City of Newark
Community Development Department - Planning
37101 Newark Boulevard
Newark, CA 94560

NOTICE OF PREPARATION and NOTICE OF PUBLIC SCOPING MEETING

DATE:	**June 12, 2026**
TO:	**Reviewing Agencies, Interested Parties, and Organizations**
FROM:	**City of Newark, Lead Agency**
APPLICANT:	**Lewis Management Corporation**
SUBJECT:	**Notice of Preparation and Scoping Meeting for a Draft Environmental Impact Report for the Harvest in Newark Project**

Purpose of this Notice of Preparation: In accordance with the California Environmental Quality Act (CEQA), California Code of Regulations (CCR) Section 15082, the City of Newark (City) has prepared this Notice of Preparation (NOP) to inform responsible agencies and interested parties that an Environmental Impact Report (EIR) will be prepared for the proposed Harvest in Newark Project ("project" or "proposed project"). The purpose of this NOP is to provide sufficient information about the proposed project and its potential environmental impacts to allow Responsible and Trustee Agencies, interested public agencies, organizations, and the general public the opportunity to provide a meaningful response related to the scope and contents of the EIR, including mitigation measures that should be considered and alternatives that should be addressed.

In compliance with CEQA, the City of Newark will be the Lead Agency in preparation of the EIR. The project description, location maps, and scope of the potential environmental issues to be addressed in the EIR are attached. The NOP is available for review online at: https://www.newarkca.gov/departments/community-development/planning-division/projects-under-environmental-review

NOP Comment Period: In accordance with CEQA Guidelines Section 15082, this NOP will be circulated for a 30-day review period. The public review period is from **June 12, 2026** through **July 13, 2026**. Comments on the NOP must be received no later than the close of the 30-day review period at **5:00 p.m.** on **July 13, 2026.**

The City of Newark encourages the electronic submission of comments. Please provide a contact name, phone number, and email address with your comments and include "Harvest in Newark Project" as the subject line. All written and electronic comments must be sent to:

Carmelisa Lopez, Senior Planner
City of Newark – Community Development Department
37101 Newark Boulevard, Newark, CA 94560
carmelisa.lopez@newarkca.gov

Public Scoping Meeting: Pursuant to CEQA Guidelines Section 15082(c) and 15083, the City of Newark will conduct a scoping meeting for the proposed project during the NOP comment period. The scoping meeting will be held virtually on **July 7, 2026,** at 6:30 p.m. via Zoom at: https://us06web.zoom.us/j/81939615869**.**

Carmelisa Lopez, Senior Planner — 06/10/26 (Date)

NOTICE OF PREPARATION

Project Title: Harvest in Newark Project

Project Applicant: Lewis Management Corporation

Project Location: The approximately 20.42-acre project site is located in the southeastern portion of the Ohlone College Newark Center campus property at 39399 Cherry Street in the City of Newark, Alameda County, California. The project site is located on a portion of Assessor's Parcel Number (APN) 901-0185-13-9 and is within Area 3, Subarea F, of the Newark Areas 3 and 4 Specific Plan (Specific Plan). The proposed project is situated approximately 0.2 mile south of Cherry Street, 0.35 mile east of Mowry Avenue, and 0.9 mile south of Interstate (I-) 880. The project site is bordered by the Ohlone College Newark Center Campus (Newark Center Campus) to the north, a flood control channel managed by the Alameda County Flood Control and Water Conservation District (ACFCWCD) to the east, Union Pacific Railroad (UPRR) tracks to the south, and vacant/disturbed land owned by the Ohlone Community College District (District) and City-owned parkland to the west. See Figure 1 for the regional location of the project site and Figure 2 for an aerial of the project site.

Project Setting: The roughly "L"-shaped project site is relatively flat and situated at an elevation of approximately 10 to 20 feet above mean sea level (amsl). The project site is currently vacant and partially developed with an approximately 1.7-acre gravel overflow parking lot for the Newark Center Campus that is located in the northeastern portion of the project site. An existing Alameda County Water District (ACWD) easement and access road ("Station Road") traverse the southern portion of the project site, which provide maintenance vehicle access to an approximately 10,000-square-foot fenced parcel with a pump station owned by ACWD. This ACWD-owned fenced pump station area is bordered by the project site to the south, east, and north, but is not included within the project site itself.

PROJECT BACKGROUND

Lewis Management Corporation ("Applicant") submitted a Preliminary Application to the City pursuant to Senate Bill (SB) 330 on May 28, 2025. Subject to certain exceptions, SB 330 provides that a housing development project shall be subject only to the ordinances, policies, and standards adopted and in effect at the time a Preliminary Application was submitted. In addition, under SB 330, housing development projects that comply with the applicable objective general plan and zoning standards are subject to a maximum of five public hearings prior to final action by the city or county.

The proposed project is located within Area 3, Subarea F of the Specific Plan. The Recirculated Final Environmental Impact Report (RFEIR; State Clearing House [SCH] No. 2007052065) for the Specific Plan was certified by the City Council in March 2015. The Harvest in Newark Project EIR will incorporate the Specific Plan RFEIR by reference.

The project property is owned by the District, which owns a total land area of approximately 81 acres; the northern portion of this area is developed with the District's Newark Center Campus. As described in the 2022-2032 District Facilities Master Plan, the District has considered leasing land for development within the southern portion of the undeveloped area for potential market-rate housing development, among other uses. The proposed project would be owned and operated by Lewis Management Corporation, as the project Applicant, on land leased from the Ohlone Community College District for a term of 99 years.

PROJECT DESCRIPTION

The proposed project would include construction of 274 rental units consisting of 83 two-story duplex buildings (166 total units) and 18 three-story, six-unit townhome buildings (108 total units). The project would include a variety of floor plans, with a mix of two-, three-, and four-bedroom units, each with a private direct access garage. The architectural style for the proposed buildings would be consistent with the regional character of Spanish colonial-inspired styles. The proposed project would construct a clubhouse building which would include leasing/management offices, a resident

lounge and business center, game room, and fitness room. The project would also include a community swimming pool and spa, outdoor seating areas, a tot lot play area, and a dog park. The project would improve and expand the existing adjacent off-site walking trails on the Newark Center Campus. A stormwater treatment area would be constructed in the southeastern corner of the project site. Other utility improvements would include water and wastewater treatment connections to existing ACWD and Union Sanitary District (USD) infrastructure in the project vicinity and electrical connections to Pacific Gas & Electric (PG&E) infrastructure. Solid waste and recycling would be provided by Republic Services.

The project would include construction of a total of 718 on-site parking spaces, including 509 garage and 39 covered spaces for residents and 170 surface parking spaces for guests. Primary vehicular access to the project site would be provided by a gated and paved 26-foot-wide road from Cherry Street to the northeast. A secondary access road and/or emergency vehicle access (EVA) road may be constructed from Mowry Avenue to the southwest. A 26-foot-wide road would be constructed in the southwest corner of the project site to provide circulation with the District's proposed Newark Center Student Housing Project immediately northwest of the proposed project.

REQUIRED APPROVALS

The project is anticipated to require the following discretionary approvals:

- General Plan Amendment to change the land use from Public-Institutional to Medium Density Residential;
- Rezone to change the zoning designation from Public Facilities (PF) to Residential Medium Density (RM);
- Specific Plan Amendment for the Newark Areas 3 and 4 Specific Plan to change the project site from "No Change in the Existing General Plan or Zoning" to Residential and to amend language in the Specific Plan to allow for the proposed project;
- Minor Use Permit to allow building heights over 35 feet;
- Vesting Tentative Map;
- Design Review; and
- Grading and Building Permits

EIR PROCESS

Following the close of the 30-day NOP comment period, a Draft EIR will be prepared that will consider all NOP comments. In accordance with CEQA Guidelines Section 15105(a), the Draft EIR will be released for public review and comment for a required 45-day review period. Following the close of the 45-day public review period, the City will prepare a Final EIR, which will include responses to all substantive comments received on the Draft EIR. The Draft EIR and Final EIR will be considered by the Planning Commission and City Council in making the decision to certify the EIR and approve or deny the project.

EIR SCOPE

The City has determined that the proposed project may result in a significant effect on the environment; therefore, an EIR will be prepared. Consistent with CEQA Guidelines Section 15063(a), the City has not prepared an Initial Study and will begin work directly on the EIR, as allowed under Section 15081. The EIR will evaluate the direct and indirect significant environmental impacts resulting from construction and operation of the proposed project and will propose mitigation measures to reduce or avoid impacts determined to be significant. The EIR will discuss other topics required by CEQA, including significant and unavoidable impacts, significant irreversible impacts, and growth inducement. The EIR

will also identify potential cumulative impacts of the proposed project in combination with the impacts of other relevant past, present, and reasonably foreseeable future projects that are in the project area. A range of reasonable project alternatives that could reduce significant impacts will also be evaluated in the EIR.

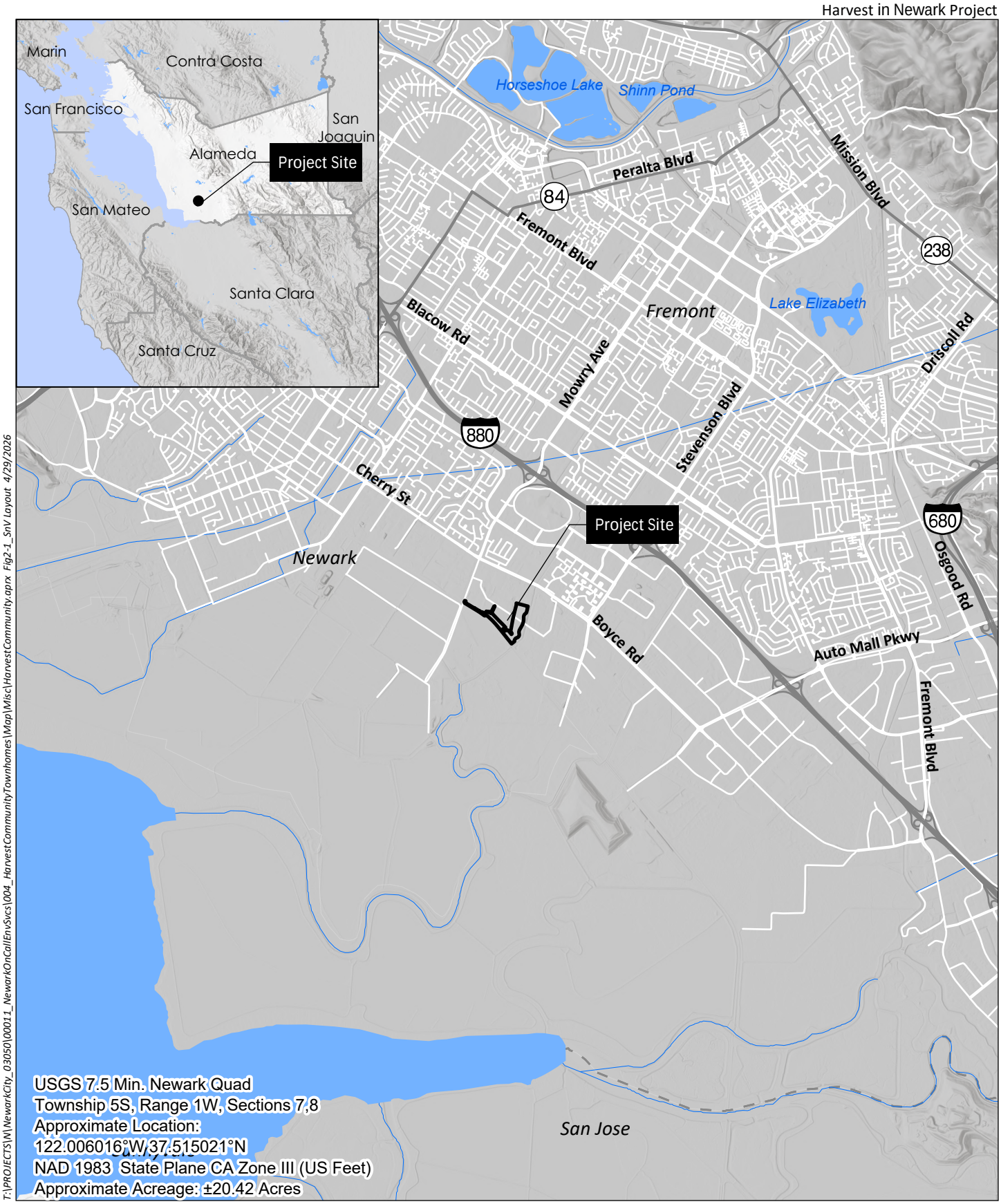
The EIR will address all environmental topics in accordance with Appendix G of the CEQA Guidelines as listed below:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

Environmental topic areas determined to result in no impact during the environmental review process will be disclosed in the Effects not Found to be Significant chapter of the EIR and will not be discussed in further detail in the EIR, pursuant to Section 15128 of the CEQA Guidelines.

ALTERNATIVES

In accordance with Section 15126.6 of the CEQA Guidelines, an EIR must "describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project and evaluate the comparative merits of the alternatives." As required by CEQA, the EIR will evaluate a No Project Alternative. Aside from the No Project Alternative, the City has not yet determined what additional alternatives to the project will be evaluated in the EIR. These will be identified during the environmental review process. Once selected, the alternatives will be analyzed at a qualitative level of detail in the EIR for comparison against the impacts identified for the proposed project, consistent with the requirements of CEQA.



Source: Base Map Layers (Esri, USGS, NGA, NASA)

T:\PROJECTS\N\NewarkCity_03050\00011_NewarkOnCallEnvSvcs\004_HarvestCommunityTownhomes\Map\Misc\HarvestCommunity.aprx Fig2-1_SnV Layout 4/29/2026

HELIX Environmental Planning

Site and Vicinity Map

Figure 1

Source: Aerial (DigitalGlobe, 7/20/2025)

HELIX Environmental Planning

Aerial Map

Figure 2