Print Form

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail: P.O. Box 3044, Sacramento, CA 95812-3044

Street Address: 1400 Tenth St., Rm 113, Sacramento, CA 95814

☒ County Clerk
County of: Alameda
Address: 1106 Madison Street
Oakland, CA 94607

From:
Public Agency: City of Newark
Address: 37101 Newark Blvd
Newark, CA 94560
Contact: Art Interiano
Phone: (510) 578-4330

ENDORSED
FILED
ALAMEDA COUNTY
DEC 12 2025
MELISSA WILK, County Clerk
By _____ Deputy

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2021110436

Project Title: Mowry Village Project

Project Applicant: Mowry Project Owner LLC

Project Location (include county): 7400 & 7550 Mowry Avenue, City of Newark, Alameda County, CA

Project Description:

The applicant is proposing development of the Mowry Village Project in the City of Newark on a 29-acre project site within the Newark Areas 3 and 4 Specific Plan that is currently developed as an auto part and scrap metal salvage lot, known as "Pick-n-Pull". The project proposes to demolish the existing onsite structures and remediate the site to construct 196 single-family market rate homes and 31 multi-family affordable housing units as well as onsite and offsite utility and infrastructure improvements

This is to advise that the City of Newark (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on 12/11/2025 (date) and has made the following determinations regarding the above described project.

1. The project [☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:
City of Newark City Hall, 37101 Newark Blvd, Newark, CA 94560

Signature (Public Agency): Arturo Interiano Title: Deputy Community Development Director

Date: 12/12/2025 Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011

State of California - Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE

CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print | StartOver | Save

3903636

RECEIPT NUMBER:
01—12/12/2025—448

STATE CLEARINGHOUSE NUMBER *(If applicable)*
2021110436

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF NEWARK		12/12/2025
COUNTY/STATE AGENCY OF FILING		DOCUMENT NUMBER
		448

PROJECT TITLE
MOWRY VILLAGE PROJECT

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
ART INTERIANO			(510) 578-4330
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
37101 NEWARK BLVD	NEWARK	CA	94560

PROJECT APPLICANT *(Check appropriate box)*

☑ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☑ Environmental Impact Report (EIR)	$4,123.50	$	4,123.50
☐ Mitigated/Negative Declaration (MND)(ND)	$2,968.75	$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,401.25	$	0.00

☐ Exempt from fee
- ☐ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$	0.00
☑ County documentary handling fee		$	50.00
☐ Other		$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☑ Check ☐ Other **TOTAL RECEIVED** $ 4,173.50

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X	H. CHEN

*ENVIRONMENTAL DECLARATION

(CALIFORNIA FISH AND GAME CODE SECTION 711.4)

LEAD AGENCY NAME AND ADDRESS

City of Newark
Attn: Art Interiano
37101 Newark Blvd
Newark CA 94560

FOR COUNTY CLERK USE ONLY

ENDORSED
FILED
ALAMEDA COUNTY

DEC 12 2025

MELISSA WILK, County Clerk
By _____ Deputy

FILE NO: 25-448

CLASSIFICATION OF ENVIRONMENTAL DOCUMENT:

(PLEASE MARK ONLY ONE CLASSIFICATION)

1. NOTICE OF EXEMPTION / STATEMENT OF EXEMPTION

[ ] A - STATUTORILY OR CATEGORICALLY EXEMPT

$ 50.00 - COUNTY CLERK HANDLING FEE

2. NOTICE OF DETERMINATION (NOD)

[ ] A - NEGATIVE DECLARATION (OR MITIGATED NEG. DEC.)

$ 2,968.75 - STATE FILING FEE

$ 50.00 - COUNTY CLERK HANDLING FEE

[X] B - ENVIRONMENTAL IMPACT REPORT (EIR)

$ 4,123.50 - STATE FILING FEE

$ 50.00 - COUNTY CLERK HANDLING FEE

3. OTHER: _____

*****A COPY OF THIS FORM MUST BE COMPLETED AND SUBMITTED WITH EACH COPY OF AN ENVIRONMENTAL DECLARATION BEING FILED WITH THE ALAMEDA COUNTY CLERK.*****

BY MAIL FILINGS:

PLEASE INCLUDE FIVE (5) COPIES OF ALL NECESSARY DOCUMENTS AND TWO (2) SELF-ADDRESSED ENVELOPES.

IN PERSON FILINGS:

PLEASE INCLUDE FIVE (5) COPIES OF ALL NECESSARY DOCUMENTS AND ONE (1) SELF-ADDRESSED ENVELOPES.

ALL APPLICABLE FEES MUST BE PAID AT THE TIME OF FILING.

FEES ARE EFFECTIVE JANUARY 1, 2025

MAKE CHECKS PAYABLE TO: ALAMEDA COUNTY CLERK

ALAMEDA COUNTY CLERK-RECORDER
1106 MADISON STREET
OAKLAND, CA 94607
(510)272-6362

ISSUED TO:
FLETCHER, DAVID / CITY OF NEWARK

RECEIPT # 3903636
DATE 12/12/2025 04:50:30 PM

SERVICE	PGS	QTY	FEE
CASHIERING			
ENVIRO IMPACT R	1	1	4,173.50
Total Amount Due			$4,173.50
CHECK 512			4,173.50
Total Amount Paid			$4,173.50

MELISSA WILK
County Clerk-Recorder
Deputy: HEIDI CHEN