

CITY OF ALAMEDA RESOLUTION NO. \_\_\_\_\_

APPROVING A FINAL MAP AND AUTHORIZING THE CITY  
MANAGER, OR DESIGNEE, TO EXECUTE A SUBDIVISION  
IMPROVEMENT AGREEMENT AND AFFORDABLE HOUSING  
AGREEMENT FOR TRACT 8654, 2015 GRAND STREET

WHEREAS, TH Grand Street, LLC, submitted an application for Tract 8654, 2015 Grand Street, to subdivide 4.1 acres located at 2015 Grand Street for residential purposes; and

WHEREAS, on December 12, 2022, the Planning Board held a duly noticed public hearing and adopted Resolution No. PB-22-24 approval of Tentative Map Tract No. 8654 to allow the subdivision of two lots on approximately 4.1 acres into 14 lots and 90 condominium units; and

WHEREAS, on February 7, 2023, pursuant to Resolution No. 16028, the City Council approved Tentative Map Tract No. 8654; and

WHEREAS, the City Engineer has determined that the Final Map for Tract No. 8654, 2015 Grand Street is substantially in accordance with the previously approved tentative subdivision map approved by the City Council and complies in all manners with the provisions of California Government Code sections 66410 et seq. (Subdivision Map Act) and the City of Alameda's local subdivision ordinance (Alameda Municipal Code (AMC) Article VI); and

WHEREAS, TH Grand Street, LLC, has hired a competent design professional, who is licensed by the State of California to practice civil engineering, to prepare plans and specifications for the construction of required public infrastructure improvements in the public right of way; and

WHEREAS, pursuant to Government Code section 66462 and AMC section 30-85.3, as a condition precedent to approval of the Final Map for Tract 8654, TH Grand Street, LLC, has executed a Subdivision Improvement Agreement (SIA) to assure the timely construction, unconditional warrantee, and prescribed maintenance of all required public infrastructure improvements; and

WHEREAS, the City Engineer has approved the improvement plans and specifications prepared by CBG Civil Engineers entitled "2015 Grand Street, Tract 8654 Improvement Plans" permitted as PWD23-0003 and filed in the office of the Public Works Director; and

WHEREAS, pursuant to Government Code section 66499 and AMC section 30-85.3, and as required by the SIA, TH Grand Street, LLC, has deposited adequate security in the form of surety bonds, and in sufficient amounts as estimated by the City Engineer,

to secure the performance of the required public infrastructure improvements identified in the SIA; and

WHEREAS, pursuant to California Environmental Quality Act (CEQA) Guidelines section 15268, approval of the Final Map for Tract 8654 is exempt from the requirements of CEQA because the project approval is ministerial; and

WHEREAS, pursuant to California Environmental Quality Act (CEQA) Guidelines section 15183, approval of the Final Map for Tract 8654 is exempt from the requirements of CEQA because the project is consistent with the General Plan for which the General Plan EIR was certified (Alameda General Plan 2040 EIR, State Clearinghouse #2021030563), and will not have any impacts that cannot be substantially mitigated by the imposition of uniformly applied development policies or standards; and

WHEREAS, the project is categorically exempt from environmental review pursuant to CEQA Guidelines Section 15332 (Infill Development) on the following basis:

1. **The project is consistent with the applicable general plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations.** The proposed development of this site for 90 townhome units and 5 accessory dwelling units is consistent with the R-4-PD-MF, Neighborhood Residential with Planned Development and Multi-Family Combining Zoning District and the Medium-Density Residential land use designation. Overall, the project is consistent with the applicable General Plan policies and zoning regulations.
2. **The proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses.** The property is less than five acres (the project site is approximately 4.14 acres), is located entirely within city limits, and is surrounded by urban residential, commercial or institutional uses.
3. **The project has no value as habitat for endangered, rare, or threatened species.** The project site was developed as a petroleum packaging and distribution facility for several decades and was only recent cleared of buildings and improvements. As a result, the project site has no value as habitat for endangered, rare or threatened species.
4. **Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.** The project is conditioned to implement a Transportation Demand Management program to reduce the automobile trips generated by the project to reduce any significant effects relating to traffic. The project would not have any significant effects to traffic, noise, air quality, or water quality.

**5. The site can be adequately served by all required utilities and public services.** The property is located within a developed urban area that is served by all required utilities and services; and

WHEREAS, on December 5, 2023, the City Council reviewed Tract Map No. 8654, 2015 Grand Street, and all pertinent maps, documents, and exhibits.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Alameda that the Final Map for Tract 8654, 2015 Grand Street, conforms to all the requirements in Government Code sections 66410 et seq., AMC Article VI, and CEQA, and is hereby approved; and

BE IT FURTHER RESOLVED, that all easements offered are accepted on behalf of the public for use in conformity with the terms of the offers of dedication; and

BE IT FURTHER RESOLVED, that the easements designated as East Bay Municipal Utility District (EBMUD) are not offered, nor accepted for dedication by the City of Alameda; and

BE IT FURTHER RESOLVED, that the approval of the Final Map and the acceptance of said parcels of land and easements are conditioned upon completion to the satisfaction of the City Engineer of public improvements as required by the SIA; and

BE IT FURTHER RESOLVED, that the City Surveyor and City Engineer, and City Clerk are hereby authorized to endorse the Final Map for Tract 8654, 2015 Grand Street; and

BE IT FURTHER RESOLVED, that the agreement for construction and completion of the public improvements in Tract 8654 pursuant to the SIA and all its terms and conditions be, and hereby are, approved and the City Manager and the City Clerk are authorized and directed to execute and attest to, respectively, said agreement on behalf of the City of Alameda; and

BE IT FURTHER RESOLVED, that upon said executions of the Final Map and SIA, the City Engineer is hereby authorized to release the Final Map and SIA for recording with the Alameda County Clerk – Recorder; and

BE IT FURTHER RESOLVED, that the security guaranteeing full and faithful performance of said public improvements, labor, and materials are hereby approved as sufficient in amount.

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I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Council of the City of Alameda in a regular meeting assembled on the 5<sup>th</sup> day of December 2023, by the following vote to wit:

Ayes:

Noes:

Absent:

Abstentions:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 6<sup>th</sup> day of December 2023.

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Lara Weisiger, City Clerk  
City of Alameda

Approved as to form:

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Yibin Shen, City Attorney  
City of Alameda