

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

TO ACCEPT THE WORK OF PULTE HOME COMPANY, LLC., FOR  
BAY 37 – PHASES 1, 2 & 3 (TRACTS 8524, 8591, 8617).

WHEREAS, on October 14, 2019, the Planning Board approved the Development Plan, Density Bonus, and Tentative Map applications by Pulte Homes for 357 residential units in the development; and

WHEREAS, on November 19, 2019, pursuant to Resolution No. 15609, the City Council approved with conditions, Tentative Tract Map 8524, Phases 1 – 3; and

WHEREAS, on October 6, 2020, pursuant to Resolution No. 15699, the City Council approved Final Map 8524 and Subdivision Improvement Agreement for Bay 37, Phase 1; and

WHEREAS, on July 6, 2021, pursuant to Resolution No. 15793, the City Council approved Final Map 8591 and Subdivision Improvement Agreement for Bay 37, Phase 2; and

WHEREAS, on April 19, 2022, pursuant to Resolution No. 15889, the City Council approved Final Map 8617 and Subdivision Improvement Agreement for Bay 37, Phase 3; and

WHEREAS, Section 16, “Final Acceptance of Work,” of the SIAs states that acceptance of the work on behalf of the City shall be made by the City Council upon recommendation of the City Engineer after final completion and inspection of all improvements; and

WHEREAS, final inspection of the public improvements has been completed and deemed acceptable by the City Engineer; and

WHEREAS, Section 17, “Guarantee and Security,” of the SIAs states that the developer shall provide a warranty security equivalent to ten percent of the improvement security; and

WHEREAS, the developer, Pulte Home Company, LLC, has provided warranty bonds for Tracts 8524, 8591, and 8617; and

WHEREAS, the public improvements within Tracts 8524, 8591, and 8617 include sanitary sewer infrastructure; and

WHEREAS, the sidewalks, roadways, streetlights, and stormwater system within Tracts 8524, 8591, and 8617 shall be owned and maintained by the Homeowners Association.

THEREFORE, BE IT RESOLVED that the City Council of the City of Alameda hereby accepts the Public Improvements for tracts 8524, 8591, and 8617 in accordance with executed subdivision improvement agreements.

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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 7<sup>th</sup> day of October 2025, 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 8<sup>th</sup> day of October 2025.

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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