

CITY OF ALAMEDA ORDINANCE NO. _____

APPROVING A PURCHASE OPTION AGREEMENT IN FURTHERANCE OF THE PURCHASE AND SALE OF CITY-OWNED PROPERTY FOR USE AS THE PACIFIC FUSION RESEARCH AND DEVELOPMENT FACILITY SITE, AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A PURCHASE AND SALE AGREEMENT AND DEED CONSISTENT WITH THE TERMS OF THE PURCHASE OPTION

WHEREAS, the City of Alameda owns approximately 13.033 acres of real property located at Alameda Point, designated as part of the following APN's 74-1369-16-1, 74-1369-16-2, 74-1369-16-3, 74-1369-16-4, 74-1369-16-5, 74-1369-17-1, 74-1369-17-2, 74-1369-18, 74-1369-19-1, 74-1369-19-2, 74-1369-19-3, within the Enterprise District of Alameda Point; and

WHEREAS, Pacific Fusion, in partnership with Hines, has proposed to develop a research and development facility focused on clean energy technologies, specifically nuclear fusion energy, on the subject property; and

WHEREAS, the City Council has determined that the proposed development aligns with the goals and policies of the Alameda 2040 General Plan and the Alameda Point Master Infrastructure Plan; and

WHEREAS, the City Council has reviewed and considered the staff report dated June 17, 2025, including the CEQA findings, the Surplus Land Act resolution, and the Purchase Option Agreement; and

WHEREAS, the City Council has determined that the proposed development will provide significant economic and environmental benefits to the City of Alameda, including the creation of high-paying jobs, advancement of clean energy research, and infrastructure improvements in the Enterprise District.

NOW, THEREFORE, the City Council of the City of Alameda does hereby ordain as follows:

Section 1. Authorization of Purchase Option Agreement: The City Manager of the City of Alameda, or their designee, is hereby authorized to negotiate and execute, for and on behalf of the City of Alameda, a Purchase Option Agreement with Pacific Fusion and Hines for approximately 13.033 acres of land located at Alameda Point for the development of a research and development facility. The Purchase Option Agreement shall be in substantial conformance with Exhibit A, attached hereto and incorporated by reference, and subject to such technical or clarifying revisions as are reasonably determined necessary by the City Manager and approved by the City Attorney. The City Clerk is hereby authorized and directed to attest to the same.

Section 2. **CEQA Findings:** The City Council hereby adopts the CEQA findings set forth in the staff report dated June 17, 2025, including the determination that the proposed project is subject to streamlined environmental review pursuant to CEQA Guidelines Section 15183.

Section 3. If any section, subsection, sentence, clause or phrase of this ordinance if, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The City Council of the City of Alameda hereby declares that it would have passed this ordinance, and each section, subsections, clause, or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases are declared to be invalid and unconstitutional.

Section 4. This ordinance shall be in full force and effect from and after the expiration of thirty (30) days from the date of its final passage.

Presiding Officer of the City Council

Attest:

Lara Weisiger, City Clerk
City of Alameda

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I, the undersigned, hereby certify that the foregoing Ordinance was duly and regularly adopted and passed by Council of the City of Alameda in regular meeting assembled on the [redacted] day of [redacted] 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 [redacted] day of [redacted] 2025.

Lara Weisiger, City Clerk
City of Alameda

APPROVED AS TO FORM:

Yibin Shen, City Attorney
City of Alameda