

CITY OF ALAMEDA RESOLUTION NO. _____

APPROVING A FINAL MAP AND AUTHORIZING EXECUTION OF A
SUBDIVISION IMPROVEMENT AGREEMENT FOR TRACT 8610,
ALAMEDA MARINA TOWNHOMES

WHEREAS, LS-Alameda Marina LLC submitted an application to subdivide Tract 8610, Alameda Marina Townhomes consisting of one existing parcel (APN 71-291-10) into 31 lots and 25 parcels for the Alameda Marina Townhomes project located at 2021 Clement Avenue; and

WHEREAS, on June 24, 2019, the Planning Board held a duly noticed public hearing and adopted Resolution PB-19-14 recommending approval of the Tentative Map for Tract Map 8500; and

WHEREAS, on July 16, 2019, pursuant to Resolution No. 15570, the City Council approved Tentative Tract Map 8500; and

WHEREAS, on November 17, 2020, pursuant to Resolution No. 15722, the City Council approved the Final Map for Tract Map 8500; and

WHEREAS, Tract 8610 is a further subdivision of Lot 5 of Tract 8500; and

WHEREAS, the City Engineer has determined that the final map for Tract 8500 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, Alameda Marina, 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, the City Engineer has approved the plans and specifications prepared by Carlson, Barbee & Gibson entitled "Alameda Marina Tract 8610 Townhome Improvement Plans" permitted as PWD20-0008 and "Alameda Marina Townhomes Tract 8610 Waterfront Improvement Plans" permitted as PWD21-0010 and filed in the office of the Public Works Department; 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 8610, LS-Alameda Marina 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, pursuant to Government Code section 66499 and AMC section 30-85.3, and as required by the SIA, Alameda Marina, LLC has deposited adequate security in the

form of surety bonds, and in sufficient amounts as estimated by the City Engineer, to secure LS-Alameda Marina, LLC's performance of the required public infrastructure improvements identified in the SIA; and

WHEREAS, the City's approval of final map for Tract 8610 is a ministerial action that is exempt from the requirements of California Environmental Quality Act (CEQA) pursuant to Public Resources Code section 21080(b)(1) and CEQA Guidelines section 15268, and as a separate and independent basis, will not result in new environmental impacts beyond those identified in previously approved documents; and

WHEREAS, on July 16, 2019, the City Council reviewed Tract Map 8500 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 of Tract 8610 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 parcels of land offered in fee, subject to improvement, and 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 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, to direct the City Clerk to endorse the Final Map and authorize the City Engineer to release Tract Map 8610 and the SIA for recording with the Alameda County Clerk – Recorder; and

BE IT FURTHER RESOLVED, the agreement for construction and completion of the public improvements in Tract Map 8610 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 the security guaranteeing full and faithful performance of said public improvements, labor, and materials are hereby approved as sufficient in amount.

* * * * *

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 3rd day of May 2022, 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 4th day of May 2022.

Lara Weisiger, City Clerk
City of Alameda

Approved as to form:

Yibin Shen, City Attorney
City of Alameda