



CITY OF OAKLAND

# AGENDA REPORT

**TO:** Edward D. Reiskin,  
City Administrator

**FROM:** Fred Kelley,  
Acting Director,  
Department of  
Transportation

**SUBJECT:** Final Map Tract No. 8320 Subdivision Map,  
Phase 1, 8750 Mountain Blvd (Oak Knoll Phase 1)

**DATE:** June 20, 2022

City Administrator Approval 

Date: Jul 7, 2022

## RECOMMENDATION

**Staff Recommends That the City Council Adopt The Following Pieces of Legislation:**

**A Resolution Conditionally Approving a Final Map for Tract No. 8320 (Phase 1), Located At 8750 Mountain Boulevard (Oak Knoll Project Phase 1) For a Nineteen Parcel Subdivision As Part of Property Owned By Oak Knoll Venture Acquisition, LLC; And Making Appropriate California Environmental Quality Act (CEQA) Findings; And**

**A Resolution Authorizing The City Administrator To Enter Into A Subdivision Improvement Agreement (SIA) With Oak Knoll Venture Acquisition, LLC For Deferred Construction of Public Infrastructure Improvements As a Condition of Final Map Approval For Tract No. 8320 (Phase 1) Located At 8750 Mountain Boulevard (Oak Knoll Project Phase 1); And Making Appropriate California Environmental Quality Act (CEQA) Findings.**

## EXECUTIVE SUMMARY

The resolution conditionally approving the final subdivision map for Tract No. 8320 (Phase 1) located at 8750 Mountain Boulevard (Oak Knoll Project Phase 1) is an administrative (ministerial) action by City Council, following the approval of the vesting tentative tract map for the subdivision by the City Council on November 7, 2017. Please refer to **Exhibit A** to the Resolution for the Final Tract Map No. 8320 (Phase 1).

The resolution authorizing the approval of the Subdivision Improvement Agreement (SIA) for deferred construction of public infrastructure improvements is a discretionary action by the City Council to assure that the public improvements are completed and accepted by the City prior to occupancy. Refer to **Exhibit B** to the Resolution for the SIA and Public Infrastructure Improvements.

City Council  
July 19, 2022

Adopting the proposed resolutions will:

1. Authorize the City Engineer and City Clerk to execute the Final Subdivision Map (Tract Map No. 8032 (Phase 1)) for recordation with the Alameda County Clerk-Recorder; and
2. Authorize the City Administrator or designee to enter into the Subdivision Improvement Agreement (SIA) with Oak Knoll Venture Acquisitions LLC (Developer/Subdivider), for deferred construction of public infrastructure improvements and utilities required to service the parcels.

### **BACKGROUND/ LEGISLATIVE HISTORY**

Much of the Oak Knoll Project site was originally developed in 1924 as the Oak Knoll Country Club and Golf Course.

The U.S. Navy commissioned the property in 1942, and initially constructed a temporary hospital for medical treatment of World War II battle wounded veterans, returning from the Pacific. Expansions of the hospital facilities were made during and after the war, and the hospital evolved into a modern regional hospital serving Navy personnel who had been wounded in the Korean and Vietnam Wars. A large main hospital building was opened in 1968 and continued to provide specialized care for military personnel into the 1990s. The Defense Base Closure and Realignment Act of 1990 directed the U.S. Navy to close the hospital, and the hospital was officially decommissioned and closed in 1996.

Planning for the reuse of the Oak Knoll Project site also began in the 1990s. A Reuse Plan for the Oak Knoll Naval Medical Center Oakland was prepared in 1996, and the Navy and City of Oakland prepared a joint Environmental Impact Statement/Environmental Impact Report for the Disposal and Reuse of the Oak Knoll Naval Medical Center Oakland, which was certified in 1998.

The former Oak Knoll Naval Medical Center was acquired by the Developer in 2005, with the exception of two separate privately-owned parcels (the Sea West Credit Union and Seneca School parcels) and the City-owned Barcelona parcel.

The Developer proposed a master plan in 2006, but the plan was withdrawn due to the 2008 recession. In 2014, the Developer reinitiated planning efforts for the property, and staff conducted planning and environmental review of those plans.

On November 7, 2017, City Council approved the Vesting Tentative Tract Map for Tract No. 8320 and related land use entitlements (permit number PLN15378), subject to various conditions of approval, and certified the Supplemental Environmental Impact Report (SEIR).

Upon completion, the proposed Oak Knoll Project would include 918 residential units, 72,000 square feet of neighborhood-serving commercial uses (including relocation and rehabilitation of the historic Club Knoll building), 67.6 acres of open space and recreation areas, and new streets (the "Project"). The subject of this report is the **first phase** final map, Tract Map No. 8032 (Phase 1), which includes 19 parcels. The 19 parcels include commercial space, open space, community park areas, the Rifle Range Creek, public right-of-way, with 3 parcels designated for 85 single-family homes, and 7 parcels designated for condominiums. Phase 1 of the Oak Knoll Project would include a maximum of 346 dwelling units.

### **ANALYSIS AND POLICY ALTERNATIVES**

Approval of the proposed resolution would support the Citywide priorities of 1) **housing, economic and cultural security**, and 2) **vibrant, sustainable infrastructure**. As previously described, the Oak Knoll Project will increase the housing inventory and construct new infrastructure and amenities for the new development as well as other offsite infrastructure improvements such as new traffic signals and improved pedestrian and bicycle access.

As set forth in the California Government Code section 66474.1 (Subdivision Map Act), approval of a Final Subdivision Map is an administrative, ministerial, and mandatory action by the City Council once the City Engineer has determined that the Final Subdivision Map substantially complies with the previously approved Vesting Tentative Subdivision Map for the Project and is technically correct with map size and medium, metes and bounds, required signatures and statements, required licensures, etc. There is no alternative action or policy presented for City Council consideration.

The controlling discretionary action by the City related to a subdivision map was at the Vesting Tentative Tract Map approval stage when the City Council approved the Vesting Tentative Tract Map. At that time, the City Council's approval was final. The purpose of submitting this Final Subdivision Map to City Council is only to ensure that the final map is in substantial compliance with the approved Vesting Tentative Tract Map and that the City Council and the public remain informed about this development.

Approval of the SIA will enable the City to enter into a binding legal agreement with the Subdivider to ensure that the Subdivider complies with City-imposed conditions of approval and other legal requirements, while also delivering the public improvements promised for the Project.

Government Code section 66462 authorizes the City to enter into a Subdivision Improvement Agreement (SIA) with the Subdivider as a condition of the final map approval if at the time of the approval the required public improvements have not been completed and accepted. The SIA will guarantee construction of public infrastructure improvements and private access roadway and utilities required to service the parcels.

The SIA contains the following:

1. Construction of surface and subsurface infrastructure improvements (permit number PX1700067) per the conditions outlined in the P-Job agreement recorded at Alameda County, document number 2019247294, which is attached to the SIA at **Exhibit B** to the SIA. The SIA is attached to the Resolution at **Exhibit B**.
2. An additional \$465,400 public infrastructure improvements which were not included in the original P-Job agreement to be bonded for, including sewer laterals in Parcel 7 and street monuments. The additional public infrastructure improvements are set forth in the Engineer's Estimate, attached to the SIA at **Exhibit C**.

The Subdivider presented a Final Map to the City for subdivision of the property located at 8750 Mountain Boulevard into nineteen (19) parcels, seven (7) of which will be separate condominium projects with a total of three hundred and forty-six (346) dwelling units.

The City Engineer has determined that Final Subdivision Map is in substantial compliance with the approved vesting tentative subdivision map and recommends that the council approve the Final Map. Additionally, approving the SIA will ensure delivering public improvements promised for the Project. The recommendation herein supports the Citywide priority of housing, economic, and cultural security as well as vibrant, sustainable infrastructure, by ensuring that the public infrastructure associated with the Oak Knoll project is implemented according to City standards and the Project Conditions of Approval. The recommendation supports the Citywide priority of responsive, trustworthy government, through continuing to fulfill the City's legal obligations toward the developer, set out in the vesting tentative map approved in 2017.

### **FISCAL IMPACT**

Staff cost for processing the Final Subdivision Map has been paid by the Subdivider per the Master Fee Schedule.

### **PUBLIC OUTREACH/ INTEREST**

The adjoining property owners were notified of the project as part of the initial Vesting Tentative Tract Map approval process and have been provided the statutorily required notice for consideration of the Final Subdivision Map.

### **COORDINATION**

The Office of the City Attorney has reviewed the resolution for form and legality, and the Budget Bureau has reviewed this agenda report.

## **SUSTAINABLE OPPORTUNITIES**

**Economic:** Through this proposed development, the subdivision will provide additional housing, open and recreational space, and new streets in Oakland.

**Environmental:** Land use approvals and construction permits for new buildings require that the permittee comply with City ordinances and regional Best Management Practices for reducing nuisance noise, fugitive dust, construction debris disposal, and storm drainage pollutant runoff.

**Race and Equity:** The development will benefit the immediate neighborhood by increase living space and housing opportunities, address disparities in outcomes by advancing racial equity in areas of well-being such as housing, education, jobs and economic stability in Oakland. The project will generate approximately \$19 million in affordable housing impact fees, which will assist in advancing affordable housing throughout the city.

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

Approval of the final subdivision map is exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code section 21080(b)(1) (ministerial projects) and CEQA Guidelines section 15268 (ministerial projects).

Approval of the SIA is exempt from CEQA pursuant to CEQA Guidelines sections 15061(b)(3) (no significant effect on the environment), 15183 (projects consistent with a community plan, general plan or zoning) and 15332 (infill development projects), each as a separate and independent basis and when viewed collectively as an overall basis for CEQA clearance.

## **ACTION REQUESTED OF THE CITY COUNCIL**

Staff Recommends That The City Council Adopt The Following Pieces of Legislation

1. A Resolution Conditionally Approving a Final Map for Tract No. 8320 (Phase 1), Located At 8750 Mountain Boulevard (Oak Knoll Project Phase 1) For a Nineteen Parcel Subdivision As Part of Property Owned By Oak Knoll Venture Acquisition, LLC; And Making Appropriate California Environmental Quality Act (CEQA) Findings; And
3. A Resolution Authorizing The City Administrator Or Designee To Enter Into A Subdivision Improvement Agreement (SIA) With Oak Knoll Venture Acquisition, LLC For Deferred Construction of Public Infrastructure Improvements As a Condition of Final Map Approval For Tract No. 8320 (Phase 1) Located At 8750 Mountain Boulevard (Oak Knoll Project Phase 1); And Making Appropriate California Environmental Quality Act (CEQA) Findings.

Edward D. Reiskin, City Administrator

Subject: Final Map Tract No. 8320 (Phase 1) Subdivision Map, 8750 Mountain Blvd (Oak Knoll Project Phase 1)

Date: June 20, 2022

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For questions regarding this report, please contact Ishrat Jahan, Supervising Civil Engineer at (510) 867-5711.

Respectfully submitted,



FRED KELLEY

Acting Director, Department of Transportation

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