



AGENDA REPORT

TO: Elizabeth Lake
Interim City Administrator

FROM: Josh Rowan
Director, Oakland
Department of
Transportation

SUBJECT: Final Tract Map No. 8697 Subdivision
Map (Oak Knoll Parcel 9) and Final
Tract Map No. 8698 Subdivision Map
(Oak Knoll Parcel 10)

DATE: June 22, 2026

City Administrator Approval

Date: Jul 9, 2026

RECOMMENDATION

Staff Recommends That The City Council Adopt The Following Pieces Of Legislation:

A Resolution Conditionally Approving A Final Map For Tract No. 8697, Located At 8750 Mountain Boulevard (Oak Knoll Project Phase 1 Parcel 9), For A 35-Lot Subdivision Within Parcel 9 Of Tract 8320 As Part Of Property Owned By Oak Knoll Venture Acquisition, LLC; And Adopting Appropriate California Environmental Quality Act (CEQA) Findings; And

A Resolution Conditionally Approving A Final Map For Tract No. 8698, Located At 8750 Mountain Boulevard (Oak Knoll Project Phase 1 Parcel 10), For A 24-Lot Subdivision Within Parcel 10 Of Tract 8320 As Part Of Property Owned By Oak Knoll Venture Acquisition, LLC; And Adopting Appropriate California Environmental Quality Act (CEQA) Findings.

EXECUTIVE SUMMARY

The proposed resolution conditionally approving the final subdivision map (Final Map) for Tract No. 8697 located at 8750 Mountain Boulevard (Oak Knoll Project Parcel 9), is an administrative (ministerial) action by the City Council, finding that the final map complies with the tentative map. Please refer to **26-0877 Resolution and Exhibit A** for the Final Tract Map No. 8697.

The proposed resolution conditionally approving the final subdivision map (Final Map) for Tract No. 8698 located at 8750 Mountain Boulevard (Oak Knoll Project Parcel 10), is an administrative (ministerial) action by the City Council, finding that the final map complies with the tentative map. Please refer to **26-0878 Resolution and Exhibit A** for the Final Tract Map No. 8698.

Adopting the proposed resolutions will:

Public Works and Transportation Committee
July 14, 2026

1. Authorize the City Engineer and City Clerk to execute the Final Map (Tract Map No. 8697 (Phase 1 – Parcel 9)) and the Final Map (Tract Map No. 8698 (Phase 1 – Parcel 10)) for recordation with the Alameda County Clerk-Recorder, in furtherance of the Oak Knoll Project, which is a 183-acre project site planned for the development of up to 918 new residential units that was approved by the City Council on November 7, 2017 pursuant to [Resolution No. 86963](#).

BACKGROUND / LEGISLATIVE HISTORY

Much of the Oak Knoll Project site was originally developed in 1924 as the Oak Knoll Country Club and Golf Course. In 1942, the U.S. Navy commissioned the property 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 U.S. 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.

A Reuse Plan for the Oak Knoll Naval Medical Center Oakland was prepared in 1996, and the U.S. Navy and the City of Oakland (City) 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 Oak Knoll Venture Acquisition, LLC (Developer) in 2005, except two separate privately-owned parcels (the Sea West Credit Union and Seneca School parcels) and the City-owned Barcelona parcel.

The Subdivider 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 the Planning & Building Department staff conducted a planning and environmental review of those plans.

On November 7, 2017, the City Council approved the Oak Knoll Project, under [Resolution No. 86963](#), including 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). The Oak Knoll project consists of a 183-acre Project site, enabling the development of up to 918 residential units, as well as open space, streets, parks, and 72,000 square feet of primarily neighborhood-serving commercial uses.

On December 3, 2019, Alameda County recorded the approved P-Job Agreement, Permit No. PX1700067, under Document No. 2019-247294, authorizing construction of the public infrastructure improvements required prior to approval of the Phase 1 Final Map. Construction of these improvements is currently underway. At the request of the Subdivider, the City Council adopted Resolution No. 89324 C.M.S. on July 17, 2022, conditionally approving the Final Map for Tract No. 8320 (Phase 1), which subdivided the first phase of the project into 19 new parcels. Concurrently, the City Council adopted Resolution No. 89325 C.M.S., authorizing the

City Administrator to enter into a Subdivision Improvement Agreement (SIA) for the deferred construction of public infrastructure improvements. Alameda County recorded the SIA on October 31, 2022, under Series No. 2022-179313. Pursuant to the SIA, the Subdivider provided surety in the form of a Performance Bond in the amount of \$8,660,450 and a Labor and Materials Bond in the amount of \$4,330,225.

The approved Final Map for Tract No. 8320 (Phase 1) includes parcels designated for commercial space, open space, community park areas, the Rifle Range Creek, public right-of-way, three parcels designated for 85 single-family homes, and seven parcels designated for condominiums. Phase 1 of the Oak Knoll Project includes a maximum of 346 dwelling units.

The subject of this report is the subdivisions of Parcel 9 and Parcel 10, two of the 19 parcels created under Tract No. 8320 (Phase 1) and two of the three parcels designated for single family residential development. The Final Map for Tract No. 8697 plans to subdivide Parcel 9 into 35 residential lots and Final Map for Tract No. 8698 plans to subdivide Parcel 10 into a 24 residential lots. Each Final Map is subject to the existing Subdivision Improvement Agreement and associated bonds established with the recorded "Tract 8320 Phase 1" map, under which the Subdivider is already obligated to construct the required public infrastructure improvements, including private common access roadways and utilities necessary to serve the public and the individual parcels; therefore, no additional subdivision improvement agreement or bonding is required.

ANALYSIS AND POLICY ALTERNATIVES

As set forth in the Subdivision Map Act (California Government Code section 66462 et seq.), approval of a Final Map is a ministerial and mandatory action by the City Council once the City Engineer has determined that the Final Map substantially complies with the previously approved Tentative Tract Map and is technically correct with map size and medium, metes and bounds, required signatures and statements, and required licensures.

Per the Subdivision Map Act, there is no alternative action or policy that the City Council can make if the Final Map substantially complies with the Tentative Tract Map. The controlling discretionary action by the City related to a Final Map was at the Tentative Tract Map approval stage when the Planning Commission approved the Tentative Tract Map. At that time, the Planning Commission's discretionary approval was not appealed to the City Council and, as a result, became final. The purpose of submitting this Final Map to City Council for approval is to confirm that the Final Map substantially complies with the approved Tentative Tract Map and to ensure the City Council and the public remain informed about this development.

The City Engineer has determined that the Final Map substantially complies with the approved Tentative Tract Map and recommends that the Council approve it.

Approving the proposed Final Map supports the Citywide priority of **housing, economic, and cultural security** by advancing the development of housing units in the City. Additionally, the proposed resolution supports the Citywide priority of **responsive, trustworthy government** by

continuing to fulfill the City's legal obligations toward the developer, set out in the Tentative Tract Map approved in 2017.

FISCAL IMPACT

There is no fiscal impact to the City associated with the proposed resolution. Staff costs for processing the proposed Final Map are covered by the permit processing fees set by the Master Fee Schedule and paid by the subdivider.

PUBLIC OUTREACH / INTEREST

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

COORDINATION

The Office of the City Attorney has reviewed the Resolutions for form and legality, and the Budget Bureau has reviewed this Agenda Report.

EQUITABLE CLIMATE ACTION PLAN

Align Permit and Project Approvals with ECAP Priorities 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

ECONOMIC DEVELOPMENT ACTION PLAN

Place and Community Investment Through this proposed development, the newly created subdivision will provide additional housing in the City and increase homeownership opportunities. The Oak Knoll project is also generating approximately \$19 million in affordable housing impact fees, which will assist in advancing affordable housing throughout the city.

RACE AND EQUITY

The housing projects supported by the resolution adds housing units in one of the City's low priority neighborhoods, per the OakDOT Racial Equity Priority Neighborhoods Map. The Racial Equity Priority Neighborhoods Map gives each census tract in the City a level of priority between the lowest and highest, as determined by seven demographic factors. In the City, lowest priority neighborhoods tend to have fewer people of color, low-income households, people with disability, seniors, single-parent households, and severely rent-burdened households, along with higher educational attainment. Increasing housing density, as contemplated by this development project

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and Map, in relatively well-resourced and advantaged communities increases access to opportunities for some Oaklanders.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Approval of the Final Map is exempt from CEQA pursuant to Public Resources Code section 21080(b)(1) (ministerial projects) and CEQA Guidelines section 15268 (ministerial projects).

ACTION REQUESTED OF THE CITY COUNCIL

Staff Recommends That The City Council Adopt A Resolution Conditionally Approving A Final Map For Tract No. 8697, Located At 8750 Mountain Boulevard (Oak Knoll Project Phase 1 Parcel 9), For A 35-Lot Subdivision Within Parcel 9 Of Tract 8320 As Part Of Property Owned By Oak Knoll Venture Acquisition, LLC; And Adopting Appropriate California Environmental Quality Act (CEQA) Findings; And

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Adopt A Resolution Conditionally Approving A Final Map For Tract No. 8698, Located At 8750 Mountain Boulevard (Oak Knoll Project Phase 1 Parcel 10), For A 24-Lot Subdivision Within Parcel 10 Of Tract 8320 As Part Of Property Owned By Oak Knoll Venture Acquisition, LLC; And Adopting Appropriate California Environmental Quality Act (CEQA) Findings.

For questions regarding this report, please contact Ishrat Jahan, Supervising Civil Engineer, at 510-238-7281.

Respectfully submitted,



Jamie Parks (Acting)

Jamie Parks (Jul 9, 2026 18:16:45 PDT)

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