

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMMERCE, CALIFORNIA, APPROVING FINAL TRACT MAP NO. 83334 AND DIRECTING THE CITY ENGINEER TO SIGN AND RECORD THE FINAL MAP WITH THE LOS ANGELES COUNTY RECORDERS OFFICE**

**WHEREAS**, on February 22, 2022, the City Council considered and adopted a Resolution, approving all entitlements and a Development Agreement for development of a mixed residential and commercial use project located approximately at 7316 Gage Avenue and 6364 Zindell Avenue (APN's 6357-018-005, 6357-019-904, 6357-019-905 and 6357-018-900), known as the Modelo Project ("Project") by Comstock Gage LLC ("Developer"); and

**WHEREAS**, adoption or approval of the entitlements constitutes a "project" under the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq., Title 14 California Code of Regulations Section 15000 et seq. (CEQA Guidelines); and

**WHEREAS**, Final Tract Map No. 83334 is consistent with all elements of the City's General Plan as amended (Exhibit "A"); and

**WHEREAS**, the Project site containing approximately 17.5 acres is physically suitable to accommodate the density proposed by the Developer; the subdivision or proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish, wildlife, or their habitat; the subdivision or type of improvement will not cause serious public health problems; and, the proposed subdivision and improvements will not conflict with the easements for access through or the use of the property within the proposed subdivision; and

**WHEREAS**, the Developer is required to submit a final tract map to the City for recordation by the City in order to proceed with the remediation of the site and construction of all vertical structures; and

**WHEREAS**, the City Engineer has verified that the Final Tract Map 83334 is in substantial compliance with the previously approved tentative Tract map; and

**WHEREAS**, in conformance with Subdivision Map Act § 66462, a Subdivision Improvement Agreement between the City and the Developer for the required public improvements, including a surety bond to guarantee completion of the required public improvements has been provided to the City (Exhibit "B").

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMMERCE DOES HEARBY RESOLVE AND ORDER AS FOLLOWS:**

**Section 1.** The City Council declared that pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the

regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the “CEQA Guidelines”), the City reviewed the environmental impacts of the Modelo Project. Potential impacts from approval of the final map were previously analyzed and mitigated by the Environmental Impact Report (State Clearinghouse No. 2019080312) for the Model Project that was certified on February 22, 2022. The EIR adequately describes and considers the proposed final map. Accordingly, the final map is not subject to further environmental review.

**Section 2.** The Final Tract Map No. 83334 contained in Exhibit “A” and Subdivision Improvement Agreement contained in Exhibit “B” are hereby conditionally approved contingent upon complete performance of the following contingencies by Developer:

1. Delivery to the City Attorney of the Remediation Bond Commitment Letter referenced in Section 1 of the Land Exchange Agreement between Developer and the City of Commerce, and receipt of written approval of the form of the Remediation Bond Commitment Letter from the City Attorney and/or the City Manager.

2. Delivery to the City Attorney of the form of the Remediation Bond referenced in Section 1 of the Land Exchange Agreement between Developer and the City of Commerce, and receipt of written approval of the form of the Remediation Bond from the City Attorney and/or the City Manager.

3. Delivery to the City Attorney of a portion or portions of the terms of the remediation agreement between Developer and Suffolk Construction Company indicating the scope of the remediation work to be performed in accordance with the Development Agreement, and receipt of written approval of the terms by the City Attorney and/or the City Manager.

4. Delivery to the City Attorney of a portion or portions of the terms of the remediation agreement between Developer and Suffolk Construction Company indicating that Suffolk will provide Developer with a remediation performance bond for the completion of the remediation work required by the Development Agreement, and that the City of Commerce is a co-obligee of the bond such that the City of Commerce may enforce the bond to have the remediation work completed. The Developer must receive written approval of such terms by the City Attorney and/or the City Manager.

5. Delivery to the City Attorney of an Access Easement Grant Deed for Access to the City Parcel created as Lot 2 of Final Tract Map 83334, and receipt of written approval of the Access Easement Grant Deed by the City Attorney and/or the City Manager.

**Section 3.** Upon satisfactory completion of the five contingencies contained in Section 1 of this Resolution, the City Engineer is directed to sign Final Tract Map No. 83334 and the City Manager is authorized to sign the Subdivision Improvement Agreement in the form of Exhibit B attached to this Resolution.

**Section 4.** The City Engineer is hereby directed to file the Final Tract Map No. 83334 with the Los Angeles County Recorder's Office, and to take all actions reasonably necessary to implement this Resolution.

PASSED, APPROVED and ADOPTED this 25<sup>th</sup> day of November, 2025

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Ivan Altamirano, Mayor

ATTEST:

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Melanie Park, Deputy City Clerk

Exhibit "A"  
Vesting Tract Map No. 83334

Exhibit "B"  
Subdivision Improvement Agreement