



CITY COUNCIL STAFF REPORT

ITEM NO. 6.6

DATE: January 12, 2026

TO: Honorable Mayor and City Council

FROM: Brent Smith, Community Development Director

SUBJECT: Resolution of Intention to establish City of Livermore Community Facilities District 2026-1 (Garaventa Services).

RECOMMENDED ACTION

Staff recommends the City Council take the following actions:

1. Accept the petition from the property owner requesting initiation of formation of City of Livermore Community Facilities District No. 2026-1 Garaventa Services (CFD) located north of Altamont Creek Elementary School along Bear Creek Drive to finance certain ongoing maintenance services, and waiving the otherwise-applicable election time periods; and
2. Adopt a Resolution of Intention to form the CFD and call for a public hearing on February 23, 2026, to consider formation of the CFD.

DECISION TYPE

Administrative

SUMMARY

To meet the condition of approval for Tentative Tract Map 8094, located north of Altamont Creek Elementary School along Bear Creek Drive, the property owner, Lafferty Communities, has submitted a signed petition and consents to the formation of Community Facilities District No. 2026-1 Garaventa Services (CFD).

Under the Mello-Roos Act of 1982, a Resolution of Intention must be adopted establishing the hearing date for district formation. The Resolution of Intention describes the operation and maintenance services proposed to be included in the CFD and describes the rate and method of apportionment of the special tax rate to be levied (Rate and Method) in the CFD. The resolution also establishes the public hearing date, which must be held between 30 and 60 days after the date of the resolution. The public hearing allows for public protest of the formation of the district and enables the Council to tabulate ballots from the landowner election. If the election is successful and the Council chooses, they may adopt a Resolution of Formation to form the district. An ordinance must then be adopted levying the special tax in

perpetuity within the CFD. The ordinance authorizes the City Manager to levy the special taxes each year based on the Rate and Method.

With the formation of the CFD, the residential units within Tentative Tract 8094 will provide their pro-rata share of maintenance funds for the Garaventa Hills public infrastructure and amenities. The maximum annual operation and maintenance costs for the public amenities in the CFD is estimated at \$142,213 in FY 2025-26 to be spread over 44 residential units in Tract 8094. This estimate establishes the Max Cap of the annual assessment for the CFD and will be adjusted annually on July 1st based upon the prior calendar year's change in the Consumer Price Index - All Urban Consumers (San Francisco-Oakland-San Jose, CA) plus one percent (CPI +1%).

DISCUSSION

Development Projects with new public amenities such as trails, landscaping, and other public infrastructure are required, through condition of approval, to provide for the long-term maintenance of the new infrastructure.

The Garaventa Hills residential development Tract 8094, located north of Altamont Creek Elementary School along Bear Creek Drive, was conditioned to form a maintenance district to finance the maintenance and operation of the new storm drain outfalls to Altamont Creek, the multi-use trails located within the project's open space, long-term repair and replacement costs of the new pedestrian bridge that will connect Hawk Street to the Garaventa Hill Development for emergency vehicle access. The owners of the project have elected to form Community Facilities District 2026-1 (Garaventa Services) pursuant to the Mello-Roos Act. The boundary of CFD 2026-1 is shown in Attachment 1.

Cost for administration of the CFD maintenance items, as well as Alameda County's collection of the special taxes, will also be funded by the CFD and are further defined in the description of services attached to the Resolution of Intention.

PROCEDURE - INTENT TO FORM

The City of Livermore (City)'s consultant, NBS, has prepared the proposed boundary map and the Rate and Method for the CFD. The law firm of Jones Hall has prepared the legal documents associated with the CFD formation. Staff has reviewed the proposed Boundary Map, Rate and Method and legal documents, pursuant to which the City will levy special taxes in the CFD to pay the services described above.

Staff recommends the City Council use the following process to form the CFD:

January 12, 2026 - The City Council receives the executed petition from the landowner/developer in the proposed CFD; petition asks the City Council to establish the CFD and waives the time requirements and certain procedures otherwise applicable to the special tax election.

January 12, 2026 - The City Council adopts the Resolution of Intention to establish the CFD. The Resolution of Intention will set the date, time, and place of the public hearing, direct the City Clerk to record the boundary map for the CFD and direct the City Engineer to prepare a report (Community Facilities District Report) that describes the services that will be required to adequately meet the needs of the CFD and estimates the fair and reasonable cost of the services and incidental expenses related to

the services, and all other related costs.

Following the adoption of the Resolution of Intention, the Community Facilities District Report will be available for public review at City Hall and on the City's website. A Public Hearing Notice will be published in a local newspaper a minimum of 7 days prior to the City Council public hearing on February 23, 2026.

February 23, 2026 - The City Council holds a public hearing and adopts a Resolution of Formation which forms the CFD.

The City Clerk conducts an election of the qualified landowner electors in the CFD (mailed ballots will be mailed to the landowner electors approximately 2 weeks before the election and will be received by the City Clerk prior to the public hearing). Each landowner elector will have one vote for each acre or portion of an acre of land that they own within the CFD. If two-thirds of the votes cast at the election are in favor of levying the special tax, then the election will be successful.

Following the election, the City Council will adopt a resolution declaring the results of the election and directing recordation of a notice of special tax lien, and it will undertake the first reading of an ordinance levying special taxes in the CFD.

March 9, 2026 - The City Council adopts an ordinance levying the special tax in perpetuity in the CFD.

August 10, 2026 - Deadline to file the special tax with Alameda County for FY 2026-27.

FISCAL AND ADMINISTRATIVE IMPACTS

The City will administer the CFD on an annual basis and will budget for, and manage, the necessary maintenance, operation, and administration. All related expenditures will be paid by the CFD. The estimated annual cost for maintaining all the items in the Description of Services for the CFD is approximately \$142,213.

The FY 2025-26 Special Tax Requirement Maximum Cap is estimated at \$142,213, an average of \$3,233 per residential unit. The maximum cap will escalate on July 1, 2026, and annually each July 1 thereafter, based upon the prior calendar year's change in the Consumer Price Index (CPI) - All Urban Consumers (San Francisco-Oakland-San Jose, CA) plus one percent (CPI +1%).

COMMUNITY PILLAR

1: A Safe Community That Thrives

GOAL

9: Facilitate new development consistent with the City's General Plan

ATTACHMENTS

1. CFD 2026-1 (Garaventa Services)-Boundary Map
2. Landowner Petition

3. Resolution
4. Exhibit A - Description of Services
5. Exhibit B - Rate and Method of Apportionment for Special Taxes

Prepared by: Christopher Ferrel
Associate Civil Engineer

Approved by:



Marianna A. Burch
City Manager

Fiscal Review by:



Tina Olson
Administrative Services Director