



## **CITY COUNCIL STAFF REPORT**

**ITEM NO. 54.**

**DATE:** May 12, 2025

**TO:** Honorable Mayor and City Council

**FROM:** Brent Smith, Community Development Director

**SUBJECT:** Resolution accepting public improvements constructed by Livermore Multifamily Owner, LLC pursuant to the subdivision improvement agreement for Parcel Map 10757, located at the northwest corner of First Street and L Street, for permanent maintenance and authorizing release of security and accepting offers of dedication of First Street, sidewalk easements, storm drain easements, and pedestrian access easements.

### **RECOMMENDED ACTION**

Staff recommends the City Council adopt a resolution:

1. Accepting Parcel Map 10757 public improvements for permanent maintenance;
2. Accepting, on behalf of the public, all real property offered for dedication within Parcel Map 10757, including First Street, Sidewalk Easement, Storm Drain Easement, and Pedestrian Access Easement; and
3. Authorizing release of security provided for construction of the public improvements.

### **SUMMARY**

On November 25, 2019, final Parcel Map 10757 was approved by the City Council with a Subdivision Improvement Agreement and security for the construction of public infrastructure to serve the Legacy mixed-use project in the Downtown. The public improvements for the project include downtown streetscape standards for sidewalks, trellises, parking, and landscaping along the north of First Street. Other improvements include upgrades to Railroad Avenue, L Street, and M Street along with public utility work. The developer, Livermore Multifamily Owner, LLC, has completed the public improvements to the satisfaction of the City Engineer. The City Council can now accept Parcel Map 10757 public improvements for permanent maintenance, accept previously rejected offers of dedication, and release security.

### **DISCUSSION**

Parcel Map 10757 consists of 222 apartment units and 14,000 square feet of retail space. The project is located in the Downtown Specific Plan area bounded by First Street, Railroad Avenue, L Street, and M Street. On November 25, 2019, final Parcel Map 10757 was approved by City Council with a Subdivision

Improvement Agreement and security for public improvements. At that meeting, Council also rejected the offers of dedication for the following easements made on Parcel Map 10757:

- First Street,
- Sidewalk Easement,
- Storm Drain Easement, and
- Pedestrian Access Easement.

An offer of dedication is a formal act by a property owner to voluntarily donate land or property rights to a public entity for a specific public use, such as a street or utility easement. This offer is usually an initial step, and the public entity must accept the dedication for it to become legally binding. When Parcel Map 10757 was approved on November 19, 2019, the City Council rejected the offers of dedication made on the map but retained the right to accept the dedications at a later date when the improvements were complete.

Livermore Multifamily Owner, LLC has fulfilled all of the obligations as described in the Conditions of Approval and Subdivision Improvement Agreement for Parcel Map 10757 to the satisfaction of the City Engineer. The public improvements for the project include downtown streetscape standards for sidewalks, trellises, parking, and landscaping along the north side of First Street. Other improvements include a pedestrian path between M Street and Railroad Avenue, new sidewalks, curbs and gutters, utilities and landscaping along Railroad Avenue, L Street and M Street. The City Council can now accept Parcel Map 10757 for permanent maintenance, accept offers of dedication that were previously rejected, and release the security that was provided as surety for these public improvements as specified in the Subdivision Improvement Agreement.

### **FISCAL AND ADMINISTRATIVE IMPACTS**

The estimated annual operations and replacement costs for the public infrastructure, including sidewalk, curb and gutter, pavement and public utilities is approximately \$10,000. These costs will be partially offset by property taxes generated by the project. Utility maintenance will be funded with user fees. As part of the Downtown Landscape Maintenance District, property owners within this parcel map will also be assessed annually to provide a portion of funds to maintain public amenities within the Downtown Specific Plan.

### **COMMUNITY PILLAR**

4: Inclusive & Inviting Spaces & Places

### **GOAL**

3: Continue to implement the Downtown Specific Plan

### **ATTACHMENTS**

[1. Vicinity Map](#)

[2. Resolution](#)

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