LIVERMORE
CALIFORNIA

CITY COUNCIL STAFF REPORT   **ITEM NO. 5.3**

DATE: July 14, 2025

TO: Honorable Mayor and City Council

FROM: Brent Smith, Community Development Director

SUBJECT: Resolution approving Final Tract Map 8714 Arroyo Vista, authorizing the execution of a Subdivision Improvement Agreement for the Arroyo Vista project located on the west side of the Arroyo Seco Channel along Las Positas Road, and accepting on behalf of the public, all real property offered for dedication within Final Tract Map 8714 except for certain dedications which the City Council reserves the right to accept at a future date.

RECOMMENDED ACTION

Staff recommends the City Council adopt a resolution:
1. Finding that the requirements of the California Environmental Quality Act have been satisfied;
2. Approving Final Tract Map 8714 for recording;
3. Approving and authorizing execution of the Subdivision Improvement Agreement for Tract 8714; and
4. Accepting, on behalf of the public, all real property offered for dedication within Final Tract Map 8714 in conformance with the terms of the offer, except for the following, which the Council rejects at this time, reserving the right to accept the offer at a future date: Public Utility Easement (PUE), Water Line Easement (WLE), and Sanitary Sewer Easement (SSE), Public Access Easement (PAE), Vilana Street, Marengo Loop, Las Positas Road and Arroyo Vista Street, and Emergency Vehicle Access Easement (EVAE).

SUMMARY

TH Arroyo Vista LLC, (Developer) has completed a Final Tract Map and Subdivision Improvement Agreement in conformance with the conditions of approval for Vesting Tentative Tract Map 8379. Tract Map 8714 is a remapping of Tract 8379 that was approved by City Council on February 12, 2024. Tract Map 8714 consists of 86 single family homes and 109 townhome units and is located on the west side of the Arroyo Seco Channel along Las Positas Road. The proposed Subdivision Improvement Agreement for Tract 8714 supersedes the original Subdivision Improvement Agreement for Tract 8379. Public improvements include public sewer, water, lighting, multi-use trail, streets, sidewalks, buffered bike lanes, and new traffic signals at the intersection of Las Positas Road and Arroyo Vista as well as at Las Positas Road and Contractors Street. Private improvements include private streets, sidewalks, storm

drain, open space, bio-retention basins, and lighting. Final Tract Map 8714 can now be approved. All real property offered for dedication on Final Tract Map 8714 can be accepted at this time except for the following: Public Utility Easement (PUE), Public Water Line Easement (WLE), and Sanitary Sewer Easement (SSE), Public Access Easement (PAE), Vilana Street, Marengo Loop, Las Positas Road and Arroyo Vista Street , and Emergency Vehicle Access Easement (EVAE), reserving the right to accept the offers at a future date.

DISCUSSION

On July 24, 2017, the City Council approved Vesting Tentative Tract Map 8379 (SUB16-010) and the conditions of approval for the Arroyo Vista development, consisting of 435 residential units in two phased maps as shown in the Vicinity Map (Attachment 1). The first phase of the tentative map, Tract 8379, consists of 86 single family homes and 109 townhome units, and is located on the west side of the Arroyo Seco Channel along Las Positas Road. The second phase of the tentative map Tract 8689 consists of 108 duet flats homes and 132 townhome units and is located on the east side of the Arroyo Seco Channel along Las Positas Road. City Council approved final Tract Map 8379 on February 12, 2024, and Tract Map 8689 on September 9, 2024.

Following City Council approval of Tract 8379, the Developer requested architectural modifications, including an increase in building height from two to three stories for all single family detached homes. The increased height also required that the private alleys where these houses are located be widened to accommodate increased space needed for the Fire Department access. This necessitated a remapping of these alleys with a new final tract map.

On July 16, 2024, the Planning Commission amended the previous entitlements approved with Specific Plan Amendment (SPPA) 24-002, Planned Development (PD) 24-001, Site Plan Design Review Modification (SPDRM) 24-002, and Development Agreement Amendment (DAA) 24-001, to accommodate these requested changes to the project.

On September 23, 2024, the City Council approved an ordinance approving Development Agreement Amendment (DAA) 24-001 with TH Arroyo Vista LLC, approving the requested changes for the Arroyo Vista neighborhood project.

The Developer has prepared new Final Tract Map 8714 in accordance with the amended conditions of approval for the project that will remap Final Tract Map 8379. Staff has found the Final Tract Map 8714 and improvement plans to be in substantial conformance with the amended conditions of approval for Vesting Tentative Tract Map 8379. The improvement plans have been approved and are on file with the City Engineer.

The proposed Subdivision Improvement Agreement for Tract 8714 supersedes the original Subdivision Improvement Agreement for Tract 8379 and will secure the construction of the public and private improvements. The Developer is responsible for funding and constructing the public and private improvements required for this development. Public improvements include public sewer, water, lighting, landscaping, a public trail along the Arroyo Seco Channel, buffered bike lanes, new public streets, and new traffic signals. The Developer has provided the required insurance and bonds securing the construction of improvements per the provisions of the Subdivision Improvement Agreement. The bonds are on file in the City Clerk's office. The bonds will be released once the public improvements have been completed and accepted by the City.

There are private infrastructure improvements, including private streets, sidewalks, storm drains, bio-retention basins, utilities, and lighting which will be privately maintained through the Homeowners Association for the project.

Final Parcel Map 8714 includes an offer of dedication for public utilities, an emergency vehicle access easement, and a public access easement. Staff recommends the Council reject the Public Utility Easement (PUE), Water Line Easement (WLE), and Sanitary Sewer Easement (SSE), the Emergency Vehicle Access Easement (EVAE), Public Access Easement (PAE), Vilana Street, Marengo Loop, Las Positas Road and Arroyo Vista Street reserving the right to accept the offers at a future date, after these public improvements have been completed.

FISCAL AND ADMINISTRATIVE IMPACTS

The estimated annual cost for maintenance of public infrastructure, including curb, gutter, sidewalk, paving, traffic signals, streetlights, sewer and water is $81,000. $13,000 of this cost is funded by Sewer (Fund 230), and $34,000 of this cost is funded by Water (Fund 250). The remaining $34,000 is funded by the General Fund (Fund 100) and other use taxes, which is partially derived from increased property taxes generated from the new development.

Funding for other public infrastructure maintenance cost not covered by user fees is provided by the Community Facilities District No. 2023-2 (Arroyo Vista Maintenance & Services) which will be collected from the property owners. Community Facilities District 2023-2 (Arroyo Vista Maintenance and Services) was formed by City Council on January 22, 2024, to fund the maintenance of the Arroyo Seco Trail between Las Positas Road and Arroyo Vista Street and public landscaping along Las Positas Road and Arroyo Vista Street. These annual maintenance costs include the Arroyo Seco Trail for $5,400 and the public landscape, drainage, and sidewalk along Las Positas Road and Arroyo Vista Street for $90,300.

COMMUNITY PILLAR

1: A Safe Community That Thrives

GOAL

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

ATTACHMENTS

1. Vicinity Map
2. Resolution
3. Exhibit A - Final Tract Map 8714
4. Exhibit B - Subdivision Improvement Agreement

Prepared by: Nidhi Thanki
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Approved by:

Fiscal Review by:

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City Manager

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Administrative Services Director