



CITY COUNCIL STAFF REPORT

ITEM NO. 6.6

DATE: July 27, 2026

TO: Honorable Mayor and City Council

FROM: Brent Smith, Community Development Director

SUBJECT: Resolution approving Final Tract Map 8669, authorizing execution of a Subdivision Improvement Agreement for Cornerstone, located at the northwest corner of Constitution Drive and Collier Canyon Road, and accepting, on behalf of the public, all real property offered for dedication within Final Tract Map 8669 except for certain easements which 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 and authorizing execution of the Subdivision Improvement Agreement for Final Tract Map 8669;
3. Approving Final Tract Map 8669 for recording; and
4. Accepting, on behalf of the public, all real property offered for dedication within Final Tract Map 8669 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), Emergency Vehicle Access Easement (EVAE), Public Access Easement (PAE), and Trail Easement (TE).

SUMMARY

TH Cornerstone LLC (Builder) has completed Final Tract Map 8669 and a Subdivision Improvement Agreement in conformance with the conditions of approval for Vesting Tentative Tract Map (VTTM) 8669. TPG AG EHC III (TRU) CA 2, L.P. is the property Owner (Owner). Builder and Owner are collectively identified as the "Developer" in the Subdivision Improvement Agreement. Final Tract Map 8669 which is located at the northwest corner of the intersection of Collier Canyon Road and Constitution Drive, as shown on Attachment 1. The existing Cornerstone property consists of five lots.

The Cornerstone project includes residential development consisting of 21 three-story residential buildings and one five-story apartment building, for a total of 253 residential units, including 110 affordable units and four accessible units, along with two public parks and related landscaping, parking, stormwater, frontage, utilities, and other improvements. The proposed Subdivision Improvement

Agreement will secure construction of the required public and private improvements, including the approximately 2.5-acre neighborhood park along Constitution Drive. Final Tract Map 8669 can now be approved, and all real property offered for dedication within Final Tract Map 8669 can be accepted on behalf of the public except for the following, which the Council rejects at this time, reserving the right to accept the offers at a future date: Public Utility Easement (PUE), Emergency Vehicle Access Easement (EVAE), Public Access Easement (PAE), and Trail Easement (TE).

DISCUSSION

On January 27, 2025, the City Council adopted Resolution 2025-013 finding that the Cornerstone project is exempt from the provisions of the California Environmental Quality Act (CEQA). The City Council also adopted Resolution 2025-014 approving VTTM 8669, Subdivision (SUB) 22-006, Site Plan Design Review (SPDR) 22-004, Conditional Use Permit (CUP) 24-009, and related findings for the Cornerstone project. The approved project is located at 2620 Collier Canyon Road at the northwest corner of Collier Canyon Road and Constitution Drive.

Staff has reviewed Final Tract Map 8669 and the improvement plans and has found them to be in substantial conformance with the conditions of approval for VTTM 8669. The final map and improvement plans have been prepared for approval and recording in accordance with the Livermore Development Code and the Subdivision Map Act. The approval of a final map is a ministerial act that is not subject to CEQA pursuant to Public Resources Code section 21080(b)(1) and CEQA Guidelines section 15268. The project-level CEQA determinations for Cornerstone were completed as part of the City Council approvals on January 27, 2025.

The Developer is responsible for funding and constructing the required public and private improvements. Public improvements include, but are not limited to, frontage improvements along Collier Canyon Road and Constitution Drive, public water and sanitary sewer facilities, existing public storm drain facilities, and a portion of the new storm drain facilities at the public park, fire hydrants, public access and trail improvements along Collier Creek, and improvements associated with the neighborhood park parcel. Private and HOA-maintained improvements include, but are not limited to, the private internal streets, internal sidewalks except along Constitution Drive and Collier Canyon Road, proposed storm drain facilities, detention vaults and related infrastructure, private fire service facilities, onsite landscaping and hardscape outside of the public park, and private streetlights. The Subdivision Improvement Agreement requires the Developer to construct the improvements at its sole cost and expense, to obtain required permits, and to provide required security for faithful performance, labor and materials, and warranty obligations.

Required public and frontage improvements include work along Collier Canyon Road and Constitution Drive consistent with the Isabel Neighborhood Specific Plan, including roadway reconfiguration, bicycle lanes, signing and striping, surface treatments, utility connections, drainage improvements, and related pedestrian and accessibility improvements. The project also includes public access and trail improvements along Collier Creek, emergency vehicle access, utility easements, and other dedications and easements shown on the final map. The final map includes offers of dedication for streets, Public Utility Easement (PUE), Emergency Vehicle Access Easement (EVAE), Public Access Easement (PAE), Trail Easement (TE), the area designated as Parcel M for public park purposes, Bridge Easement, public ways, and other real property interests necessary for the project.

The approximately 2.5-acre neighborhood park along Constitution Drive is a required public amenity of

the project. The park improvements include passive open space, playgrounds, picnic areas, pathways, and related amenities, and the park parcel is to be dedicated to the City of Livermore (City) on the final map. The Subdivision Improvement Agreement requires the park to be completed prior to occupancy of the first residential unit, unless otherwise approved in accordance with the conditions of approval and agreement terms.

The project will also construct a public trail segment along Collier Creek. The trail is located along Collier Creek at the western property line of the project and connects Constitution Drive to Collier Canyon Road. The trail will be constructed with a pervious pavement surface per the conservation easement.

The Developer has provided the insurance and surety documents necessary to secure construction of the required improvements in accordance with the Subdivision Improvement Agreement. The securities will be released after the improvements have been completed, inspected, accepted, and any required maintenance or warranty obligations have been satisfied, in accordance with the Subdivision Improvement Agreement, the Subdivision Map Act, and City requirements.

Because Final Tract Map 8669 and the Subdivision Improvement Agreement are in conformance with the approved tentative map and conditions of approval, staff recommends the City Council approve Final Tract Map 8669 for recording, approve and authorize execution of the Subdivision Improvement Agreement, and accept, on behalf of the public, all real property offered for dedication within Final Tract Map 8669 except for the following, which the Council rejects at this time, reserving the right to accept the offers at a future date: Public Utility Easement (PUE), Emergency Vehicle Access Easement (EVAE), Public Access Easement (PAE), and Trail Easement (TE).

FISCAL AND ADMINISTRATIVE IMPACTS

The Developer is responsible for funding and constructing the public and private improvements required for this development. City inspection costs and applicable development fees are paid by the Developer in accordance with City requirements and the Subdivision Improvement Agreement.

The estimated annual cost for maintenance of public infrastructure, including sewer, storm, and water, is \$28,300. \$7,900 of this cost is funded by Wastewater (Fund 620), and \$18,900 of this cost is funded by Water (Fund 640). The remaining \$1,500 is funded by Stormwater (Fund 610).

Funding for public infrastructure maintenance costs associated with the Isabel Neighborhood Specific Plan is provided by Community Facilities District No. 2023-1 (Isabel Neighborhood Specific Plan Services). The Cornerstone project was annexed into CFD No. 2023-1 as Tax Zone 23 at the City Council Meeting on February 23, 2026. The FY 2025-26 Special Tax Requirement Max Cap for Tax Zone 23 is estimated at \$137,123, an average of approximately \$959 per residential unit. The City will administer CFD No. 2023-1 on an annual basis and will budget for and manage the necessary maintenance, operation, and administration. All related expenditures will be paid by the City with special taxes collected in CFD No. 2023-1.

The City will coordinate with the Developer to amend the City's license agreement with LARPD for the maintenance of the proposed park and amenities. This will be completed after the park is constructed and accepted by the City and LARPD.

COMMUNITY PILLAR

1: A Safe Community That Thrives

GOAL

7: Expand and preserve the supply of affordable housing opportunities

ATTACHMENTS

1. Vicinity Map
2. Resolution
3. Exhibit A - Final Tract Map 8669
4. Exhibit B - Subdivision Improvement Agreement

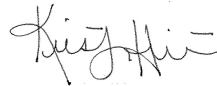
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Approved by:



Marianna A. Burch
City Manager

Fiscal Review by:



Kristen Hilton
Acting Administrative Services Director