



CITY COUNCIL STAFF REPORT

ITEM NO. 6.3

DATE: April 13, 2026

TO: Honorable Mayor and City Council

FROM: Brent Smith, Community Development Director

SUBJECT: Resolution ratifying the execution of a first amendment to the Subdivision Improvement Agreement with Civic Triad East, LLC for the Amarone project at the northeast corner of North Canyons Parkway and Triad Place, Final Tract Map 8657 - Triad Drive East Project, Amarone.

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 a first amendment to the Subdivision Improvement Agreement for Tract 8657 which includes a reduction to the faithful performance bond; and
3. Directing the City Clerk to record the amendment to the Subdivision Improvement Agreement with the County Recorder.

DECISION TYPE

Administrative

SUMMARY

On June 24, 2024, the City Council approved Tract Map 8657 and executed a Subdivision Improvement Agreement for Tract Map 8657, recorded under series No. 2024081656, dated July 5, 2024, Official Records of Alameda County, California (Agreement) with Civic Triad East, LLC (Developer). The first amendment partially releases the faithful performance bond.

DISCUSSION

On May 22, 2023, the City Council approved Vesting Tentative Tract Map 8657 (SUB 22-005) and the conditions of approval for the Triad Drive East Project, also known as Amarone, consisting of 172 attached condominium units at the northeast corner of North Canyons Parkway and Triad Place as shown in the Vicinity Map (Attachment 1). On June 24, 2024, the City Council approved Tract Map 8657 and executed a Subdivision Improvement Agreement with the Developer.

The Developer is responsible for funding and constructing public and private improvements required for this development as specified in the conditions of approval. The project includes the following public improvements: sewer, water, and a Class IV bike lane with landscaped planter islands.

The Developer has completed construction of approximately 75 percent of the performance bonded improvements for the project, and the City Engineer has found that they have satisfied the conditions required to partially reduce the bonds as required in Livermore Development Code section 10.05.080.D(1) subparagraphs (c) and (d). For this reason, the amendment includes a reduction to the faithful performance bond for the project.

FISCAL AND ADMINISTRATIVE IMPACTS

No additional operation and maintenance costs will be required based on the proposed amendment.

COMMUNITY PILLAR

2: Economy That Prospers

GOAL

4: Implement the Isabel Neighborhood Specific Plan

ATTACHMENTS

1. Vicinity Map
2. Resolution
3. Exhibit A - First Amendment to Subdivision Improvement Agreement

Prepared by: Jarrett Rasmussen
Associate Civil Engineer

Approved by:



Marianna A. Burch
City Manager

Fiscal Review by:



Tina Olson
Administrative Services Director