



CITY COUNCIL STAFF REPORT

ITEM NO. 7.1

DATE: February 23, 2026

TO: Honorable Mayor and City Council

FROM: Brent Smith, Community Development Director

SUBJECT: Public hearing, landowner election, declaration of results, and actions related to formation of Community Facilities District No. 2026-1 (Garaventa Services) located north of Altamont Creek Elementary School along Bear Creek Drive pursuant to the Mello-Roos Community Facilities Act of 1982.

RECOMMENDED ACTION

Staff recommends the City Council take the following actions in connection with the proposed formation of Community Facilities District No. 2026-1:

1. Conduct the public hearing and consider written and oral protests;
2. Adopt the resolution of formation of a Community Facilities District;
3. Adopt a resolution calling a special landowner election for a community facilities district, and direct the City Clerk to complete the landowner elections;
4. Adopt a resolution declaring the results of the special landowner election and, if the election is successful, direct recording of Notice of Special Tax Lien; and
5. Introduce an ordinance levying special taxes within the CFD.

DECISION TYPE

Administrative

SUMMARY

To meet the conditions of approval for Tentative Tract 8094, north of Altamont Creek Elementary School along Bear Creek Drive, the property owner, Livermore LT Ventures I Group, LLC, has submitted a signed petition and consents to the formation of Community Facilities District No. 2026-1 (Garaventa Services) (the "CFD").

A petition was filed by the property owner, Livermore LT Ventures I Group, LLC, requesting the City Council undertake proceedings under the Mello-Roos Act and waive all applicable election notices and waiting periods to expedite the completion of the district formation. On January 12, 2026, the City Council adopted a Resolution of Intention to form the CFD, approving the Rate and Method of

Apportionment of Special Tax ("RMA") for the CFD, calling for a public hearing, and directing the City Engineer to prepare and file with the City Clerk a CFD Report describing the services that will be provided by the CFD and an estimate of the fair and reasonable costs to provide the services and incidental expenses associated with the CFD.

Following the public hearing, the City Council may establish the CFD and call for a special landowner election. The property owner will vote on: (1) the levy of the special taxes on taxable property in the CFD pursuant to the RMA; and (2) the appropriation limit for the CFD. The first-year assessment of the special tax for the property will reflect the costs of maintaining the improvements and an additional amount to reimburse the City for costs of forming the CFD.

The maximum annual operation and maintenance costs for the CFD is estimated at \$142,213 for FY 2025-26. This cost will be spread over the 44 residential units within Vesting Tentative Tract 8094. This maximum annual operation and maintenance cost establishes the Max Cap of the annual assessment for the CFD and will be adjusted annually on July 1, 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 conditions 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 pedestrian and 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 of 1982.

The City Council received a petition from the property owner, Livermore LT Ventures I Group, LLC, requesting initiation of formation of a CFD to finance certain ongoing public maintenance and services and waiving the otherwise applicable election time periods and procedures. The City Council adopted a Resolution of Intention to form the CFD and set a public hearing for February 23, 2026, for consideration of the formation of the CFD, including the levy of special taxes according to the RMA and the proposed services to be financed by the special taxes. The RMA has been reviewed by the property owner and is attached to the Resolution of Formation. The boundary map was recorded in the Alameda County real property records, a notice of the public hearing has been published, and a Community Facilities District Report has been prepared and has been published on the City's website.

The areas to be maintained with the Garaventa Hills Maintenance and Services CFD funding include:

- 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

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.

On February 2, 2026, a ballot was mailed to the property owner, referencing the RMA. Ballots are due to the City Clerk no later than 7:00 pm on February 23, 2026.

The City Council will conduct the public hearing. The public hearing provides an opportunity for public inquiry into the formation of the CFD (including the RMA and the proposed services). At the conclusion of the public hearing, the City Council is asked to consider and adopt the following resolutions:

1. A Resolution of Formation of Community Facilities District and Authorizing and Directing Actions Related Thereto; and
2. A Resolution Calling a Special Landowner Election for a Community Facilities District and Authorizing and Directing Actions Thereto.

After calling the special election and receiving the sealed ballot, the City Clerk will open and tabulate the ballot and announce the results of the election. The number of votes allocated to the property owner is based on the number of acres; the Mello-Roos Act specifies that each property owner in the CFD will be allocated one vote for each acre or portion of an acre of taxable property owned in the CFD. The City Clerk will then complete the election canvass.

Assuming two-thirds of the votes cast at the election are in favor of the ballot measure, the City Council will consider and is asked to adopt the following resolution and introduce the following ordinance:

- A Resolution Declaring Results of a Special Landowner Election and Directing Recording of a Notice of Special Tax Lien, and Authorizing and Directing Actions Related Thereto (the City Clerk's canvass will be attached to this Resolution); and
- An Ordinance Levying a Special Tax within City of Livermore Community Facilities District 2026-1 (Garaventa Services) (the "Ordinance").

Following these actions, the City Clerk will record a Notice of Special Tax Lien against the parcels of the CFD within 15 days after the election. The Ordinance authorizes and levies the Special Tax in perpetuity within the CFD in accordance with the RMA. The Ordinance will go into effect 30 days from the date of final passage, which is anticipated for the City Council meeting on March 9, 2026.

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, which is 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 Report
2. Resolution of Formation
3. Exhibit A - Description of Services
4. Exhibit B - Rate and Method of Apportionment
5. Resolution Calling for Election
6. Exhibit A - Full Text of Ballot Measures
7. Exhibit B - Official Ballot
8. Resolution Declaring Results
9. Exhibit A - Canvass and Statement of Result of Election
10. Ordinance

Prepared by: Jarrett Rasmussen
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Approved by:



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City Manager

Fiscal Review by:



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