



## **CITY COUNCIL STAFF REPORT**

**ITEM NO. 6.4**

**DATE:** October 13, 2025

**TO:** Honorable Mayor and City Council

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

**SUBJECT:** Resolution approving Final Tract Map 8388 Cherry Way, authorizing execution of a Subdivision Improvement Agreement for the Cherry Way Development, located at Cherry Way and Goldenrod Drive, and accepting on behalf of the public, all real property offered for dedication within Final Tract Map 8388 except for certain easements 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 the Final Tract Map 8388 for recording;
3. Approving and authorizing execution of the Subdivision Improvement Agreement for Final Tract Map 8388 which includes a 12-month extension (24 months in total) to complete the required improvements; and
4. Accepting, on behalf of the public, all real property offered for the dedication within Final Tract Map 8388 in conformance with the terms of the offer except for the Public Utility Easement (P.U.E.) and Street Dedications including Cherry Way and Central Avenue, which the Council rejects at this time reserving the right to accept the offer at a future date.

### **DECISION TYPE**

Administrative

### **SUMMARY**

1080 Central LLC (Developer) has completed a Final Tract Map and Subdivision Improvement Agreement for the Cherry Way Project in conformance with the conditions of approval for the Vesting Tentative Tract Map 8388. The proposed Subdivision Improvement Agreement will secure the construction of the public and private improvements. Public improvements include public streets, traffic control devices, sewer and water systems, curb, gutter, sidewalk, paving, striping and signage. Private improvements include private storm drain systems and bio-retention facilities. Final Tract Map 8388 can now be approved. All real property offered for dedication on Final Tract Map 8388 can be accepted at

this time except the Public Utility Easement (P.U.E.) and Street Dedications including Cherry Way and Central Avenue, reserving the right to accept the offers at a future date. Tract 8388 consists of 4 single family homes at the end of Cherry Way, consistent with the approved Vesting Tentative Tract Map.

## **DISCUSSION**

On November 9, 2020, the City Council approved Vesting Tentative Tract Map 8388 (SUB 18-008) and the conditions of approval for the Cherry Way Project, consisting of 4 single-family detached homes at the lot between Cherry Way as shown in the Vicinity Map (Attachment 1). The Developer has completed the Final Tract Map and improvement plans for the project and staff has found them to be in substantial conformance with the conditions of approval for Vesting Tentative Tract Map 8388. The improvement plans have been approved and are on file with the City Engineer.

The Developer is responsible for funding and constructing public and private improvements required for this development. The project includes the following public improvements: public streets, traffic control devices, sewer and water systems, curb, gutter, sidewalk, paving, striping and signage. The private infrastructure improvements include the bio-retention facilities and storm drain system. These improvements will be privately maintained through the Homeowners Association.

The proposed Subdivision Improvement Agreement will secure the construction of the public and private improvements. 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 of Livermore.

According to Development Code section 10.05.090, the subdivider must complete the improvements within 12 months from the date of recording of the final map, unless an extension is granted by City Council. The subdivider has requested a 12-month extension to complete the improvements. Staff recommends that a 12-month extension be granted to the subdivider, for a total of 24 months, to provide time to complete the improvements as required.

Final Tract Map 8388 includes an offer of dedication for public utility easements and street dedications for Cherry Way and Central Avenue. Staff recommends the Council reject Public Utility Easement (P.U.E.) and Street Dedications including Cherry Way and Central Avenue, reserving the right to accept the offers at a future date, after these public improvements have been completed.

## **FISCAL AND ADMINISTRATIVE IMPACTS**

Upon completion and acceptance of public improvements, the City will assume maintenance responsibilities for the public infrastructure. The estimated annual cost for maintenance of public infrastructure, including curb, gutter, sidewalk, paving, striping and signage, traffic control devices, and water is \$2,274. \$999 of this cost is funded by the Water Fund (Fund 640). The remaining \$1,275 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.

## **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 8388
4. Exhibit B - Subdivision Improvement Agreement

Prepared by: Christopher Ferrel  
Associate Civil Engineer

Approved by:



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Marianna A. Burch  
City Manager

Fiscal Review by:



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Tina Olson  
Administrative Services Director