



CITY COUNCIL STAFF REPORT

ITEM NO. 6.11

DATE: September 8, 2025

TO: Honorable Mayor and City Council

FROM: Brent Smith, Community Development Director

SUBJECT: Resolution determining that Parcel Map 11219, SMP 40, located south of Atlantis Street and Challenger Street is annexed to the City of Livermore Community Facilities District No. 2021-1 (Maintenance and Public Services).

RECOMMENDED ACTION

Staff recommends the City Council adopt a resolution determining that Parcel Map 11219, SMP 40, located south of Atlantis Street and Challenger Street is annexed to the City of Livermore Community Facilities District No. 2021-1 (Maintenance and Public Services) and directing the City Clerk to record the Notice of Annexation.

DECISION TYPE

Administrative

SUMMARY

The SMP 40 project, Parcel Map 11219, located south of Atlantis Street and Challenger Street, was conditioned to participate in a maintenance district to finance the maintenance of public infrastructure. The property owner, Livermore Owner LP, is fulfilling this obligation by requesting annexation to Community Facilities District (CFD) No. 2021-1 (Maintenance and Public Services) (CFD No. 2021-1) and has provided the attached Unanimous Approval document that constitutes a unanimous vote by Livermore Owner LP, in favor of annexing their property into CFD No. 2021-1.

DISCUSSION

On July 12, 2021, City Council adopted Resolution 2021-129, approving the formation of CFD No. 2021-1 and a future annexation area (Future Annexation Area) for CFD No. 2021-1 under the Mello-Roos Community Facilities Act of 1982 (Mello-Roos Act). At that meeting, a special election of qualified landowner electors in CFD No. 2021-1 was held at which at least two-thirds of the electors voting approved the levy of the special tax in the original boundaries of CFD No. 2021-1 and an appropriations limit for CFD 2021-1.

Subsequently, on July 26, 2021, City Council adopted Ordinance No. 2126, to levy special taxes within CFD No. 2021-1, including any parcels that annex into CFD No. 2021-1. The Future Annexation Area was established for CFD No. 2021-1 to create a streamlined process for projects to annex into CFD No. 2021-1 and contribute maintenance funds for the public amenities and/or infrastructure.

The Future Annexation Area coincides with the City limits. Parcels within the Future Annexation Area may annex into CFD 2021-1 without any requirement for further public hearings or additional proceedings if their owners execute a unanimous approval (Unanimous Approval), which under the Mello-Roos Act constitutes the vote of the qualified elector in favor of the matters addressed in the Unanimous Approval for purposes of California law.

CFD No. 2021-1 was formed to provide funding for all direct and incidental costs related to providing for the maintenance of public infrastructure within the area of the CFD, the future annexation area, and areas adjacent to or in the vicinity of such areas. More specifically, the services shall include but are not limited to:

- maintenance and lighting of parks, parkways, streets roads, and open space,
- flood and storm protection services, and
- other public services authorized to be funded under Section 53313 of the California Government Code.

Costs for CFD No. 2021-1 administration, as well as Alameda County's costs to collect the special taxes, will also be paid with special taxes levied in CFD No. 2021-1.

The SMP 40 project, Parcel Map 11219, is located within the Future Annexation Area. The conditions of approval for the project require the property owner to participate in a maintenance district to finance the maintenance of public infrastructure. The property owner, Livermore Owner LP, is fulfilling this obligation by requesting annexation to Community Facilities District No. 2021-1 and has executed the attached Unanimous Approval. Unanimous Approval constitutes a unanimous vote by Livermore Owner LP, in favor of annexing their property to CFD No. 2021-1 and the annual levy of special taxes according to the rate and method of apportionment of the special tax (RMA).

To complete the annexation process for the SMP 40 project, Parcel Map 11219, the City Council is asked to consider adopting a resolution determining that the property is annexed to CFD No. 2021-01. Adoption of the resolution will annex the project as Tax Zone 2 within the CFD No. 2021-1 and direct the City Clerk to record a notice of the annexation with the Alameda County Recorder. Attachment 1 shows a map of the CFD No. 2021-1 boundary with all tax zones created to date. This map will be updated as new tax zones are annexed into CFD No. 2021-1.

FISCAL AND ADMINISTRATIVE IMPACTS

The City will administer CFD No. 2021-1 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. 2021-1.

With this annexation, the SMP 40 Parcel Map 11219 project becomes Tax Zone 2 in CFD No. 2021-1. The FY 2025-26 Special Tax Requirement Max Cap for Zone 2 is estimated at \$68,211, an average of

\$1,616 per acre as shown in Table 2 of Exhibit A to the Resolution. The max cap for Tax Zone 2 will increase on July 1, 2026, and annually each July 1 thereafter, 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%).

Future annexations will be numbered sequentially as distinct tax zones. Each new zone will be assessed separately, based on their pro-rata share of the maintenance funds for the Isabel Neighborhood Specific Plan public infrastructure and amenities.

COMMUNITY PILLAR

2: Economy That Prospers

GOAL

5: Facilitate the development of commercial and industrial projects that provide high-quality local jobs and support a diverse local economy

ATTACHMENTS

1. [CFD 2021-1 Tax Zone Map](#)
2. [Resolution](#)
3. [Exhibit A - Unanimous Approval](#)

Prepared by: Jarrett Rasmussen
Associate Civil Engineer

Approved by:



Marianna A. Burch
City Manager

Fiscal Review by:



Tina Olson
Administrative Services Director