LIVERMORE
CALIFORNIA

CITY COUNCIL STAFF REPORT **ITEM NO. 6.3**

DATE: September 28, 2026

TO: Honorable Mayor and City Council

FROM: Brent Smith, Community Development Director

SUBJECT: Resolution approving Final Tract Map 8612, and authorizing execution of a Subdivision Improvement Agreement for Shea Aura located at the southeast corner of the intersection of Portola Avenue and Isabel Avenue, and accepting on behalf of the public, all real property offered for dedication within Final Tract Map 8612 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 approval of the final map is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code section 21080(b)(1), CEQA Guidelines 15268, Government Code section 65457, and CEQA Guidelines section 15182(c).
2. Approving and authorizing execution of the Subdivision Improvement Agreement for Final Tract Map 8612, which includes a 12-month extension (24 months in total) to complete the required improvements;
3. Approving Final Tract Map 8612 for recording; and
4. Accepting, on behalf of the public, all real property offered for dedication within Final Tract Map 8612 in conformance with the terms of the offer 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) and Emergency Vehicle Access Easement (EVAE).

SUMMARY

Shea Homes, Inc. (Developer) has completed Final Tract Map 8612 and a Subdivision Improvement Agreement in conformance with the conditions of approval for Vesting Tentative Tract Map (VTTM) 8612. Final Tract Map 8612 consists of 164 residential townhomes located at the southeast corner of the intersection of Portola Avenue and Isabel Avenue, as shown on Attachment 1. The proposed Subdivision Improvement Agreement will secure the construction of the public and private improvements. Public improvements include new public sidewalk, curb, gutter, sanitary sewer, and water. Private improvements include new private commons, alleys, storm drain, sewer, water, dry utilities, lighting, landscaping, walkways, bridge, and retaining walls. Final Tract Map 8612 can now be approved. All real property offered for dedication on Final Tract Map 8612 can be accepted at this time 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).

DISCUSSION

On July 8, 2024, the City Council adopted Resolution No. 2024-119 and approved VTTM 8612 (SUB 21-007) and the conditions of approval for the Shea Aura development, consisting of 164 residential townhome units in twenty-one, three-story buildings with surface parking located at the southeast corner of the intersection of Portola Avenue and Isabel Avenue, as shown in the Vicinity Map (Attachment 1). Staff has found the Final Tract Map 8612 and improvement plans to be in substantial conformance with the conditions of approval for Vesting Tentative Tract Map 8612. The improvement plans have been approved and are on file with the City Engineer.

On July 8, 2024, the City Council adopted Resolution No. 2024-118, determining that the Shea Aura project is statutorily exempt from review under the California Environmental Quality Act (CEQA) as a project that is consistent with a specific plan for which an EIR has been certified per Government Code Section 65457 and CEQA Guidelines Section 15182(c). The approval of the final map is a ministerial act that is not subject to the requirements of CEQA. [Public Resources Code Section 21080(b)(1) and CEQA Guidelines 15268.]

On June 8, 2026, the City Council adopted Resolution No. 2026-094, which, among other things, approved Subdivision Amendment (SUBA) 26-001 for the Shea Aura Development and authorized an alternative means of compliance with the City of Livermore's Affordable Housing Ordinance.

The Developer is responsible for funding and constructing public and private improvements required for this development. The public improvements include new public sidewalk, curb, gutter, sanitary sewer, and water. The private improvements include new private commons, alleys, storm drain, sewer, water, dry utilities, lighting, landscaping, walkways, a bridge, and retaining walls, which will be privately maintained by the property owners. The proposed Subdivision Improvement Agreement will secure the construction of public and private improvements. The Developer has provided the required insurance and sureties securing the construction of improvements per the provisions of the Subdivision Improvement Agreement. The sureties are on file in the City Clerk's office. The sureties will be released once the public improvements have been completed and accepted by the City.

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 the City Council. The subdivider has requested a 12-month extension to complete the improvements. Staff recommends granting a 12-month extension to the subdivider, for a total of 24 months, to provide ample time to complete the improvements as required.

Final Tract Map 8612 dedicates a portion of the parcel to the City in fee as open space. Final Tract Map 8612 also includes an offer of dedication for a PUE and EVAE. Staff recommends the Council reject the PUE and EVAE, reserving the right to accept the offer at a future date after these public improvements have been completed.

FISCAL AND ADMINISTRATIVE IMPACTS

The estimated annual cost for maintenance of public infrastructure, including the sidewalks, curb, gutter,

sewer, and water, is $15,200. $3,560 of this cost will be funded by Wastewater (Fund 620) and $10,407 of this cost will be funded by Water (Fund 640). The remaining $1,233 of this cost will be funded by the General Fund (Fund 100) and other use taxes.

Funding for public infrastructure maintenance costs not covered by user fees is provided by the Community Facilities District (CFD) No. 2016-1, Landscape Maintenance District (LMD) No. LL-857, and CFD No. 2023-1. CFD No. 2016-1 will cover the cost of the maintenance of Sage Park, stormwater bio-retention basins and drainage facilities, open space areas, and creek corridor areas. On June 8, 2026, the City Council approved the Shea Aura project to be annexed into LMD No. LL-857. The FY 2026-27 Maximum Assessment is estimated at $688,929, an estimated average of $573 per residential unit. The City will administer LMD No. LL-857 on an annual basis and will budget for and manage the necessary maintenance, operation, and administration of median landscaping at major roads, a portion of Cayetano Park, multi-use trails, and irrigation. All related expenditures will be paid by the City with special taxes collected in LMD No. LL-857.

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). On July 28, 2025, the City Council approved the Shea Aura project to be annexed into CFD No. 2023-1 as Tax Zone 6. The FY 2025-26 Special Tax Requirement Max Cap for Tax Zone 6 is estimated at $84,654, an average of approximately $516 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 of public street services and neighborhood park, trail, and plaza services associated with the Isabel Neighborhood Specific Plan. All related expenditures will be paid by the City with special taxes collected in CFD No. 2023-1.

COMMUNITY PILLAR:

2: Economy That Prospers

ATTACHMENTS

1. Vicinity Map
2. Resolution
3. Exhibit A - Final Tract Map 8612
4. Exhibit B - Subdivision Improvement Agreement

Prepared by: Leo Sum
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Approved by:

Marianna A. Burch
City Manager

Fiscal Review by:

Dustin Claussen
Administrative Services Director