



CITY COUNCIL STAFF REPORT

ITEM NO. 6.3

DATE: May 11, 2026

TO: Honorable Mayor and City Council

FROM: Brent Smith, Community Development Director

SUBJECT: Resolution approving Final Parcel Map 11186, authorizing execution of a Subdivision Improvement Agreement for the Livermore Village site located at the southeast corner of the intersection of South L Street and Railroad Avenue, and accepting on behalf of the public, all real property offered for dedication within Final Parcel Map 11186 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 and authorizing execution of the Subdivision Improvement Agreement for Final Parcel Map 11186 which includes a 12-month extension (24 months in total) to complete the required improvements;
3. Approving Final Parcel Map 11186 for recording; and,
4. Accepting, on behalf of the public, all real property offered for dedication within Final Parcel Map 11186 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 offer at a future date: Sidewalk Easement (S.E).

DECISION TYPE

Administrative

SUMMARY

DTLM, L.P. (Developer) has completed a Final Parcel Map and Subdivision Improvement Agreement in conformance with the conditions of approval for Vesting Tentative Parcel Map 11186. Final Parcel Map 11186 consists of three lots with two apartment buildings located at the southeast corner of the intersection of South L Street and Railroad Avenue as shown on Attachment 1. The proposed Subdivision Improvement Agreement will secure the construction of the public and private improvements. Public improvements include a new storm drain, emergency vehicle access road, stamped concrete path, trees, lighting, and sidewalk repairs. Private improvements include private storm drain, private sewer, private water, utilities, and lighting. Final Parcel Map 11186 can now be approved. All real property offered for dedication on Final Parcel Map 11186 can be accepted at this time except for the

following: Sidewalk Easement (S.E.), reserving the right to accept the offer at a future date. Parcel Map 11186 consists of development of two apartment buildings and associated parking, lighting, landscaping, and other improvements.

DISCUSSION

On May 24, 2021, the City Council approved Vesting Tentative Parcel Map 11186 (SUB 21-003), and the conditions of approval for the Livermore Village site, consisting of 130 affordable residential units in two, four-story buildings with underground parking located at the southeast corner of the intersection of South L Street and Railroad Avenue, as shown in the Vicinity Map (Attachment 1). Staff has found the Final Parcel Map 11186 and improvement plans to be in substantial conformance with the conditions of approval for Vesting Tentative Parcel Map 11186. The improvement plans have been approved and are on file with the City Engineer.

On May 24, 2021, the City Council adopted Resolution No. 2021-071, determining that the proposed 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 the Government Code section 65457 and CEQA Guidelines Section 15182(c).

The approval of the final map is a ministerial act which is not subject to the requirements of CEQA. (Public Resources Code Section 21080(b)(1) and CEQA Guidelines 15268.)

The Developer is responsible for funding and constructing public and private improvements required for this development. The public improvements include new storm drains, an emergency vehicle access road, a stamped concrete path, trees, lighting, and sidewalk repairs. The private improvements include a private storm drain, private sewer, private water, dry utilities, and lighting. The proposed Subdivision Improvement Agreement will secure the construction of the public and private improvements. The developer has provided the required insurance and surety 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 that a 12-month extension should be granted to the subdivider, for a total of 24 months, to provide ample time to complete the improvements as required.

There are private infrastructure improvements, including storm drains, streets, landscaping, utilities, and lighting, which will be privately maintained by the property owners. The public improvements include a new storm drain, an emergency vehicle access road, stamped concrete path, trees, lighting, and sidewalk repairs.

Final Parcel Map 11186 dedicates a portion of the parcel to the City in fee for the future construction of Veteran's Park. Final Parcel Map 11186 also includes an offer of dedication for a sidewalk easement. Staff recommends the Council reject the sidewalk easement (S.E.), 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, and storm drains is \$2,511. These costs will be funded by the General Fund (Fund 100) and other use taxes. Landscape Maintenance District No. 859 (LL-859) will cover the cost of the maintenance of the stamped concrete path and the emergency vehicle access road.

COMMUNITY PILLAR:

1: A Safe Community That Thrives

GOAL:

7: Expand and preserve the supply of affordable housing opportunities

ATTACHMENTS

- 1. Vicinity Map
- 2. Resolution
- 3. Exhibit A - Final Parcel Map 11186
- 4. Exhibit B - 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