LIVERMORE
CALIFORNIA

CITY COUNCIL

AGENDA
MONDAY, JUNE 8, 2026

REGULAR MEETING – 7:00 PM

CLOSED SESSION - 6:40 PM

MEETING PARTICIPATION INFORMATION CAN BE FOUND AT THE END OF THE AGENDA

CIVIC CENTER MEETING HALL
CITY COUNCIL CHAMBER
1016 S. LIVERMORE AVENUE

CITY OF LIVERMORE YOUTUBE CHANNEL:
https://www.youtube.com/c/CityofLivermoreCalifornia

TV29:
Comcast TV Channel 29
tv29live.org

John P Marchand, Mayor
Kristie Wang, Vice Mayor
Ben Barrientos, Council Member
Evan Branning, Council Member
Steven Dunbar, Council Member

1. CLOSED SESSION - 6:40 PM

- Roll Call
- Opportunity for the the Public to Address City Council Regarding Closed Session Items
- Adjourn to Closed Session

Note: This Closed Session my be continued to the end of the Regular Meeting.

1.1 Conference with Legal Counsel – Existing Litigation. To meet with legal counsel pursuant to Government Code section 54956.9(d)(1) to discuss litigation that has been formally initiated. One Case.
Hinderliter de Llamas and Associates v. City of Livermore, Alameda County Superior Court Case No. 25CV109909

2. CALL TO ORDER

ROLL CALL

Council Member Ben Barrientos
Council Member Evan Branning
Council Member Steven Dunbar
Vice Mayor Kristie Wang
Mayor John Marchand

PLEDGE OF ALLEGIANCE

REPORT OF ACTION TAKEN IN CLOSED SESSION

3. PROCLAMATIONS AND PRESENTATIONS

3.1 Appointment of Faith Alpher as Poet Laureate for a two-year term.

Recommendation:
Staff recommends the City Council confirm the appointment of Faith Alpher as Poet Laureate for a two-year term starting July 1, 2026, and ending on June 30, 2028, and direct the City Clerk to administer the Oath of Office.
Staff Report

3.2 Presentation of the 2026 High School Junior & Senior Arts Awards.

Recommendation:
Staff recommends the Mayor and City Council present the High School Junior & Senior Arts Awards to award recipients.
Staff Report

3.3 2025 Climate Action Plan Progress Report, presented by Tricia Pontau, Sustainability Program Manager.

Recommendation:
Staff recommends the City Council receive a presentation on the 2025 Climate Action Plan Progress Report.

Staff Report
Attachments:
1. 2025 CAP Progress Report

3.4 Proclamation declaring June 2026 as Pride Month, presented to Brittni Kiick, Chair for Livermore Pride.

Recommendation:
Staff recommends City Council declare June 2026 as Pride Month.
Staff Report
Attachments:
1. Proclamation - Pride Month 2026

4. ADVISORY BODY APPOINTMENTS - NONE

5. OPEN FORUM

- In conformance with the Brown Act, no City Council action can occur on items presented during Open Forum.
- To provide public comment in person, please submit a speaker card. When your name is called, walk to the lectern to address City Council.
- Comments are limited to a maximum of 3 minutes per person, per item. The Mayor may reduce the amount of time based on the number of persons wishing to speak.
- Open Forum will conclude after 30 minutes; however, if there are additional speakers, Open Forum will reconvene before the meeting adjourns.

6. CONSENT CALENDAR

Consent Calendar items are considered routine and are acted upon by the City Council with a single action. Members of the audience wishing to provide public input must submit a speaker card found at the entrance of the Council Chambers. A speaker is limited to a single comment with a maximum of three minutes for the entire Consent Calendar. If Consent Calendar items are pulled for discussion by the City Council, a speaker will be allowed one comment per item on the items pulled for discussion and a separate comment for the remaining Consent Calendar.

6.1 Resolution adopting a list of projects for FY 2026-27 funded by Senate Bill 1: The Road Repair and Accountability Act of 2017 and approving the use of Road Maintenance and Rehabilitation Account Funds

Recommendation:
Staff recommends the City Council adopt a resolution approving a list of projects for FY 2026-27 funded by Senate Bill 1: The Road Repair and Accountability Act of 2017 and approve the use of Road Maintenance and Rehabilitation Account Funds.
Staff Report
Attachments:
1. Projects Map
2. Resolution
3. Exhibit A - SB 1 Project List

6.2 Resolution authorizing the filing of an application for Active Transportation Program Cycle 8 Funding of $2,700,000 for the East Avenue Corridor Active Transportation Plan Implementation Project TB202222

Recommendation:
Staff recommends the City Council adopt a resolution authorizing the filing of an application for $2,700,000 in Active Transportation Program Cycle 8 funds for the East Avenue Corridor Active Transportation Plan Implementation Project TB202222.
Staff Report
Attachments:
1. Project Location Map
2. Resolution

6.3 Resolution authorizing execution of an agreement with Raney Planning and Management, Inc., to provide professional on-call environmental review services, in an amount not-to-exceed $350,000.

Recommendation:
Staff recommends the City Council adopt a resolution authorizing the execution of an agreement with Raney Planning and Management, Inc., to provide professional on-call environmental review services, in an amount not-to-exceed $350,000.
Staff Report
Attachments:
1. Resolution
2. Exhibit A - Agreement

6.4 Resolution approving a standard agreement template to secure deferred payment of development impact fees pursuant to Government Code Section 66007 (SB 937)

Recommendation:
Adopt a resolution approving a standard agreement template for the deferral of development impact fees for qualifying residential projects, consistent with Government Code Section 66007.
Staff Report
Attachments:
1. Senate Bill 937
2. Resolution
3. Exhibit A - Agreement

6.5 Resolution directing the City Engineer to file the Annual Engineer's Reports for the City's Landscape Maintenance Districts, and Resolution of Intention to levy annual assessments for the Landscape Maintenance Districts for Fiscal Year 2026-27, preliminarily approve the Annual Engineer's Reports, and establish a Public Hearing date for the annual levy of assessments.

Recommendation:
Staff recommends the City Council:
1. Adopt a resolution directing the City Engineer to file the Annual Engineer's Reports for the

City's Landscape Maintenance Districts.
2. Adopt a resolution of Intention to:
a. Levy and collect landscape maintenance assessments for all Districts formed under the Landscaping and Lighting Act of 1972 for Fiscal Year 2026-27;
b. Preliminarily approve the Annual Engineer's Reports for all City Landscape Maintenance Districts; and
c. Establish a Public Hearing for June 22, 2026 for the levy of assessments for Fiscal Year 2026-27.

Staff Report

Attachments:

1. Proposed Assessments for Districts FY 2026-27
2. Proposed Assessments for DTLMD No. 859 for FY 2026-27
3. Resolution - City Engineer's Direction
4. Exhibit A - Annual Engineer's Reports for the City of Livermore's Landscape Maintenance Districts (FY 2026-27)
5. Resolution of Intention

6.6 Resolution reestablishing the Appropriations Limit consistent with State law for FY 2025-26 and establishing the Appropriations Limit FY 2026-27.

Recommendation:

Staff recommends the City Council adopt a resolution reestablishing the Appropriations Limit for FY 2025-26 and establishing the Appropriations Limit for FY 2026-27.

Staff Report

Attachments:

1. Resolution
2. Exhibit A - FY 2026-27 Appropriation Limit

6.7 Resolution amending the City of Livermore Salary Plan dated June 2026, in accordance with California Code of Regulations, Title 2, Section 570.5 and authorizing a 1.0 FTE Landscape Maintenance Specialist and a 1.0 FTE Groundskeeper I/II (Limited Duration).

Recommendation:

Staff recommends the City Council adopt a resolution amending the City of Livermore Salary Plan to incorporate an increase to the City Attorney's salary effective May 4, 2026, retitle Library Assistant (Class Code 4221), to Library Assistant I, create a new classification of Library Assistant II (Class Code 4223), retitle Library Manager (Class Code 2205) to Library Services Manager, create a new classification of Public Works Environmental Health and Occupational Safety Programs Manager (Class Code 2500), and adding two new positions to the FY 2026-27 budget, 1.0 FTE Groundskeeper I/II (Limited Duration), and 1.0 FTE Landscape Maintenance Specialist.

Staff Report

Attachments:

1. Resolution
2. Exhibit A - Salary Plan Dated June 2026

6.8 Staff recommends the City Council adopt a resolution authorizing the City Attorney to execute a Joint Powers Agreement for the City's membership, effective July 1, 2026, in the Authority

for California Cities Excess Liability (ACCEL) and to take any additional actions necessary to implement the City's participation in ACCEL

Recommendation:
Staff recommends the City Council adopt a resolution authorizing the City Attorney to execute a Joint Powers Agreement for the City's membership, effective July 1, 2026, in the Authority for California Cities Excess Liability (ACCEL) and to take any additional actions necessary to implement the City's participation in ACCEL

Staff Report

Attachments:
1. ACCEL Resolution
2. Exhibit A - ACCEL JPA Agreement

7. PUBLIC HEARINGS

7.1 Public Hearing, ballot tabulation, and actions related to the annexation of Shea Aura (Tract 8612) to City of Livermore Landscape Maintenance District No. LL-857 (Tract 7610) Montage, adopting the engineer's report, confirming the levy of the first assessment and directing actions with respect thereto.

Recommendation:
Staff Recommends the City Council take the following actions in connection with the proposed annexation of Shea Aura (Tract 8612) to Landscape Maintenance District No. LL-857 (Tract 7610) Montage:

1. Conduct the public hearing and consider written and oral protests;
2. Tabulate ballots from the landowner; and
3. If there is no majority protest represented by the landowner ballot, adopt a resolution ordering the annexation of Shea Aura (Tract 8612) to Landscape Maintenance District No. LL-857 (Tract 7610) Montage, adopting the Engineer's Report, confirming the levy of the first assessment and directing actions with respect thereto.

Staff Report

Attachments:
1. Engineer's Report
2. Resolution
3. Exhibit A - Description of Services

7.2 Hearing to consider a request to amend the project approvals for Vesting Tentative Tract Map (VTTM) 8612 - Subdivision (SUB) 21-007 and Site Plan Design Review (SPDR) 21-006, known as Aura, and Vesting Tentative Tract Map (VTTM) 8613 - Subdivision (SUB) 21-006 and Site Plan and Design Review (SPDR) 21-005, known as Serenity, to authorize an alternative means of compliance with the City's Inclusionary Housing Ordinance for each project, pursuant to Livermore Development Code Section 11.70.040. The alternative compliance method would be implemented through a future Affordable Housing Agreement for Aura and an amendment to the existing Affordable Housing Agreement for Serenity. The requested amendments would not result in any physical changes to the environment that were not otherwise considered in the original project approvals.

Recommendation:
Staff and Planning Commission recommends the City Council adopt resolutions:

1. Approving Subdivision Amendment (SUBA) 26-001 and Site Plan Design Review Modification (SPDRM) 26-013 (Shea Aura)
2. Approving Subdivision Amendment (SUBA) 26-002 and Site Plan Design Review Modification (SPDRM) 26-014 (Shea Serenity)

Staff Report
Attachments:
1. Location Map
2. Planning Commission Meeting Minutes
3. Resolution
4. Exhibit A - Planning Commission Resolution 03-26
5. Exhibit B - Planning Commission Resolution 11-24
6. Exhibit C - City Council Resolution 2024-119
7. Exhibit D - Conditions of Approval
8. Resolution
9. Exhibit A - Planning Commission 04-26
10. Exhibit B - Planning Commission Resolution 15-22
11. Exhibit C - City Council Resolution 2022-137
12. Exhibit D - Conditions of Approval

7.3 Public Hearing and Resolution of Renewal of the Livermore Valley Wine Heritage District.

Recommendation:
Staff recommends the City Council hold the Public Hearing and adopt the Resolution of Renewal of the Livermore Valley Wine Heritage District (District), if a Majority Protest does not occur. Adoption of the Resolution of Renewal would:

1. Renew the District for a five-year term beginning July 1, 2026;
2. Approve the Management District Plan; and
3. Authorize the City Manager to execute the Agreement for Services (Agreement) with the Livermore Valley Winegrowers Association (Winegrowers) to perform District services, as prescribed by the California Property and Business Improvement Law of 1994, Streets and Highways Code § 36651.

Staff Report
Attachments:
1. Public Meeting Staff Report
2. Resolution of Renewal
3. Exhibit A - Management District Plan
4. Exhibit B - Agreement for Services

8. MATTERS FOR CONSIDERATION

8.1 Resolution approving the adoption of a Technology Disruption Policy in accordance with Senate Bill 707 and Resolution amending and adopting City Council Meeting Rules of Procedure.

Recommendation:
Staff recommend City Council receive a presentation regarding Senate Bill 707 (SB 707) and adopt the following resolutions: 1) A resolution adopting a Technology Disruption Policy in accordance with SB 707; and 2) A resolution amending and adopting City Council Meeting Rules of Procedure. The proposed Rules of Procedure implement provisions of SB 707 in addition to incorporating minor miscellaneous revisions.

Staff Report

Attachments:

1. Redlined Rules of Procedure
2. Resolution - Technology Disruption Policy
3. Exhibit A - Technology Disruption Policy
4. Resolution - Rules of Procedure
5. Exhibit A - Rules of Procedure

9. COUNCIL COMMITTEE REPORTS AND MATTERS INITIATED BY CITY MANAGER, CITY ATTORNEY, AND COUNCIL MEMBERS

10. ADJOURNMENT

To a Regular City Council meeting on Monday, June 22, 2026 at 7:00 pm, Civic Center Meeting Hall, City Council Chamber, 1016 S. Livermore Avenue.

11. SUPPLEMENTAL MATERIALS

11.1 Supplemental materials received prior to the meeting.

Staff Report

Attachments:

1. Supplemental Materials

11.2 Supplemental materials received at the meeting.

Staff Report

Attachments:

1. Materials received at the meeting

12. HOW TO PARTICIPATE IN YOUR CITY COUNCIL MEETING

You can participate in the meeting in a number of ways:

Open Forum is an opportunity for the public to speak regarding items not listed on the agenda. Speakers are limited to a maximum of 3 minutes per person. To address the City Council in person, you must submit a speaker card to the City Clerk prior to the start of that item. Please note that the City Council is prohibited by State law from taking action on any items that are not listed on the agenda. However, if your item requires action, the City Council may place it on a future agenda or direct staff to work with you and/or report to the City Council on the issue.

Public Hearings - The topic of the hearing is typically summarized by staff, followed by a presentation by the applicant, and questions from the City Council. The Mayor will then open the hearing to the public and offer an opportunity for public comments. Speakers are limited to

a maximum of 3 minutes per person. To address the City Council in person, you must submit a speaker card to the City Clerk prior to the start of the presentation of the item.

Other Agenda Items are also open for public input including Advisory Body Appointments, Consent Calendar, or Matters for Consideration items. These comments are also subject to the 3-minute limit. Public comment is not accepted on Proclamations and Presentations.

Special Meetings, Workshops - The public will have the opportunity to address the City Council regarding the item that is the subject of the special meeting or workshop. Public comments are limited to a maximum of 3 minutes per person.

Platforms to Participate in Meetings:

Submission of Comments Prior to the Meeting:

Email Comments may be submitted by the public to the City Clerk's Office (cityclerk@LivermoreCA.gov). Items received no later than 12:00 pm on the day of the meeting will be provided to the City Council and available on the City website prior to the meeting. These items will NOT be read into the record.

eComments may be submitted by the public using the eComment link here. Comments may be up to 1000 characters in length and will be accepted up until 4:00 pm the day of the meeting. These items will NOT be read into the record and are viewable by the City Council and the public upon submittal.

Submission of Comments During the Meeting:

Speakers are limited to a maximum of 3 minutes per person. To submit a comment you must complete a speaker card for each item. Speaker cards are available in the Civic Center Meeting Hall lobby. Indicate on the card the item number you wish to comment on and submit the card directly to the City Clerk prior to the start of the item. Please note that the City Council is prohibited by State law from taking action on any items that are not listed on the agenda. However, if your item requires action, the City Council may place it on a future agenda or direct staff to work with you and/or report to the City Council on the issue.

The City will be using YouTube and TV29 as two tools to provide the public access to view City Council meetings. No public comment will be accepted via YouTube.

TV29: tv29live.org Comcast Cable 29

YouTube: http://youtube.com/c/CityofLivermoreCalifornia

If you would like to deliver written materials to the City Council as part of your public comment, please provide 10 copies to the City Clerk with your speaker card.

The **City Council Agenda and Agenda Reports** are prepared by City staff and are available for public review on Tuesday evening, six days prior to the City Council meeting in the Civic Center Library, 1188 South Livermore Avenue, Livermore, and at the City Clerk's Office, 1052

South Livermore Avenue, Livermore. The Agenda is also available on the City's website, http://LivermoreCA.gov/agenda.

Under Government Code §54957.5, any **supplemental material** distributed to the members of the City Council after the posting of this agenda will be available for public review in the City Clerk's Office, 1052 South Livermore Avenue, Livermore, and included in the agenda packet available on the City's web site at http://LivermoreCA.gov/agenda.

PURSUANT TO TITLE II OF THE AMERICANS WITH DISABILITIES ACT (CODIFIED AT 42 UNITED STATES CODE SECTION 12101 AND 28 CODE OF FEDERAL REGULATIONS PART 35), AND SECTION 504 OF THE REHABILITATION ACT OF 1973, THE CITY OF LIVERMORE DOES NOT DISCRIMINATE ON THE BASIS OF RACE, COLOR, RELIGION, NATIONAL ORIGIN, ANCESTRY, SEX, DISABILITY, AGE OR SEXUAL ORIENTATION IN THE PROVISION OF ANY SERVICES, PROGRAMS, OR ACTIVITIES. TO ARRANGE AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PUBLIC MEETING, PLEASE CONTACT THE ADA COORDINATOR AT ADACOORDINATOR@LIVERMORECA.GOV OR CALL (925) 960-4170 (VOICE) OR (925) 960- 4104 (TDD) AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF THE MEETING.

LIVERMORE
CALIFORNIA

CITY COUNCIL STAFF REPORT **ITEM NO. 3.1**

DATE: June 8, 2026

TO: Honorable Mayor and City Council

FROM: Allen McFarland, Management Analyst II

SUBJECT: Appointment of Faith Alpher as Poet Laureate for a two-year term.

RECOMMENDED ACTION

Staff recommends the City Council confirm the appointment of Faith Alpher as Poet Laureate for a two-year term starting July 1, 2026, and ending on June 30, 2028, and direct the City Clerk to administer the Oath of Office.

SUMMARY

The City Council established the position of Poet Laureate on October 25, 2002, and since that time has enjoyed the service of five individuals as Poet Laureate. The fifth and current Poet Laureate Peggy Schimmelman's term will expire on June 30, 2026. The consideration of candidates for the City of Livermore's sixth Poet Laureate was initially conducted by an ad hoc committee of the Commission for the Arts; the ad hoc committee formed a recommendation that was subsequently shared with the full Commission for the Arts.

The Commission for the Arts approved the Poet Laureate ad hoc committee's recommendation of Faith Alpher at their regular meeting on April 28, 2026, and recommends the City Council approve their appointment as the City's sixth Poet Laureate.

DISCUSSION

Since the City Council established the Poet Laureate position on October 25, 2002, five individuals have been appointed to serve in this role:

- Connie Post - 2005 to 2009
- Cher Wollard - 2009 to 2013
- Kevin Gunn - 2013 to 2017
- Cynthia Patton - 2017 to 2022
- Peggy Schimmelman - 2022 to 2026

As in the past, the City's Commission for the Arts formed a Poet Laureate ad hoc committee to interview

applicants for the position. The application period opened on February 26, 2026, and closed on April 3, 2026. Two applications were received, and the Poet Laureate selection committee interviewed the applicants on April 16, 2026.

The Commission for the Arts approved the recommendation of Faith Alpher at their regular meeting on April 28, 2026, and recommends the City Council approve their appointment as the City's sixth Poet Laureate. If the City Council approves their appointment, Faith Alpher's term will start on July 1, 2026, and will expire on June 30, 2028.

Staff wishes to extend thanks to current Poet Laureate Peggy Schimmelman for her four years of service.

FISCAL AND ADMINISTRATIVE IMPACTS

The Poet Laureate position does not receive a monetary stipend and is purely a volunteer and honorary position. The expenses for the Poet Laureate program and activities have a budget of up to $9,000 annually of the City General Funds and are included in the 2025-27 Financial Plan. No additional appropriation is necessary. The Poet Laureate serves at the pleasure of the City Council.

COMMUNITY PILLAR:

4: Inclusive and Inviting Spaces & Places

GOAL:

1: Further enhance Livermore's unique sense of place

ATTACHMENTS

Prepared by: Allen McFarland
Management Analyst II

Approved by:

Marianna A. Burch
City Manager

Fiscal Review by:

Kristen Hilton
Acting Administrative Services Director

LIVERMORE
CALIFORNIA

CITY COUNCIL STAFF REPORT **ITEM NO. 3.2**

DATE: June 8, 2026

TO: Honorable Mayor and City Council

FROM: Allen McFarland, Management Analyst II

SUBJECT: Presentation of the 2026 High School Junior & Senior Arts Awards.

RECOMMENDED ACTION

Staff recommends the Mayor and City Council present the High School Junior & Senior Arts Awards to award recipients.

SUMMARY

DISCUSSION

ATTACHMENTS

Prepared by: Allen McFarland
Management Analyst II

Approved by:

Marianna A. Burch
City Manager

Fiscal Review by:

Kristen Hilton
Acting Administrative Services Director

LIVERMORE
CALIFORNIA

CITY COUNCIL STAFF REPORT **ITEM NO. 3.3**

DATE: June 8, 2026

TO: Honorable Mayor and City Council

FROM: Paul Spence, Assistant City Manager

SUBJECT: 2025 Climate Action Plan Progress Report, presented by Tricia Pontau, Sustainability Program Manager.

RECOMMENDED ACTION

Staff recommends the City Council receive a presentation on the 2025 Climate Action Plan Progress Report.

SUMMARY

DISCUSSION

ATTACHMENTS

1. 2025 CAP Progress Report

Prepared by: Tricia Pontau
Sustainability Program Manager

Approved by:

Marianna A. Burch
City Manager

Fiscal Review by:

Kristen Hilton
Acting Administrative Services Director

Climate Action Plan Progress Report 2025

CITY OF LIVERMORE CALIFORNIA

ATTACHMENT 1

Our Commitment to Climate Action

IMPROVING PUBLIC HEALTH, SAFEGUARDING OUR NATURAL ENVIRONMENT, AND FOSTERING A GREEN ECONOMY.

The City of Livermore (City) adopted an updated Climate Action Plan (CAP) on November 28, 2022. The 2022 CAP was the first comprehensive update to the City's climate strategy since the first CAP in 2012.

The CAP outlines strategies to prepare Livermore for climate change impacts, reduce communitywide greenhouse gas emissions, and establish Livermore as a leader in climate action. The City prepared the CAP in collaboration with technical consultants, key stakeholders, a citizens advisory committee, and the Livermore community.

The CAP calls for the City to prepare annual reports to monitor implementation progress. **This report summarizes the City's progress implementing the Climate Action Plan in 2025.**

Civic Center solar array

ATTACHMENT 1

2025 By the Numbers

530
permits approved for solar panels
(4.83MW total)

60
permits approved for EV chargers
(333 chargers total)

167
permits approved for heat pumps
(134 HVAC & 44 water heater)

253
all-electric housing units under construction

17
electric and hybrid vehicles added to the City fleet

26,478
gallons of renewable diesel used in combustion fleet vehicles

110
new trees planted by the City

5,812
cubic yards of organic mulch spread

4,500
bags of compost given away to 2,235 residents

123
acres of open space secured for conservation

1.42
miles of new bike lanes

582M
gallons of recycled water distributed

Highlights from 2025

EV CHARGING GRANT

The City secured $1.6 million from the California Energy Commission (CEC) to expand its electric vehicle (EV) charging infrastructure. The grant funds 100 charging ports across five City facilities to support the City's transition to a clean vehicle fleet.

SOLAR & BATTERY STORAGE

The City Council adopted a 25-year Power Purchase Agreement (PPA) with Ava Community Energy to install rooftop solar and battery storage at the Civic Center Meeting Hall and the Maintenance Service Center.

HEAT MAPPING

The City continued working with Quest Science high school interns to conduct heat mapping surveys across Livermore with mobile and stationary sensors. The data is being used to develop a Local Heat Vulnerability Index and to target cooling strategies.

CLEAN TRANSPORTATION MURAL

Livermore artist Thomasin Dewhurst led a team of eight professional and six youth artists to paint a mural for the Livermore Airport that celebrates artistic expression and scientific advancement rooted in the Livermore community.

BICYCLE FRIENDLY COMMUNITY

The League of American Bicyclists recognized Livermore as a Bicycle Friendly Community at the Bronze Level for our efforts to make it easier and safer for residents and visitors to get around by bike.

WILDFIRE HAZARD MAP

Livermore's Fire Hazard Severity Zones map was updated in 2025. Hazard levels (Moderate, High, and Very High) are based on the probability of an area burning and the expected fire behavior under extreme fuel and weather conditions.

SUSTAINABILITY DESIGN STANDARDS

The City adopted new design standards for mutli-family and mixed-use developments. The new standards include architectural and site design features that help reduce energy use, mitigate extreme heat, and protect against wildfire.

NEIGHBORHOOD FOREST PROGRAM

The City and the Tri-Valley Air Quality Climate Alliance participated in the Neighborhood Forest Program, which offers free trees for kids in celebration of Earth Day and Arbor Day. Over 200 sapling trees were distributed to local kids.

CITY NATURE CHALLENGE

The City teamed up with partner agencies to organize a series of "bioblitzes" as part of the annual City Nature Challenge. A bioblitz is a community-powered effort to document wild plants and animals in a specific area.

Our Community in Action

Wingen Bakery & Restaurant was honored with the 2025 StopWaste Excellence in Sustainability at Work Award for its eco-friendly practices, including strategic waste sorting and innovative food waste reduction.

Marylin Avenue STEAM Academy was recognized as a 2025 Green Ribbon School by the CA Department of Education for excellence across three areas: resource efficiency, health and wellness, and environmental and sustainability education.

Out in the Community

Arbor Day Tree Planting
April 23, 2025

To celebrate Arbor Day, the City planted a tree in the Springtown Open Space. The City also partnered with Westernstar Nursery to donate 19 trees to local schools.

Community Compost Giveaways
April 26 & October 18, 2025

The City gave a total of 4,500 bags of free compost to 2,235 residents at two Community Compost Giveaway events. The compost is generated from local food and yard waste.

Bike to Wherever Day
May 15, 2025

The City participated in Bike to Wherever Day, an annual event that promotes bicycling as a fun and healthy alternative to vehicle travel. The City and community partners hosted four energizer stations around Livermore to keep riders fueled.

Citywide Garage Sale
June 21, 2025

A record-breaking 210 households participated in the annual Citywide Garage Sale, which invites residents to participate in a one-day garage sale at their property to keep usable items out of the landfill.

Community Service Day
September 20, 2025

Community volunteers joined the City for the annual Community Service Day event to plant 152 native plants and 16 trees.

Luna's First Birthday
October 30, 2025

The City celebrated the first "birthday" of Luna the Livermore Moon Tree. Luna is a sequoia sapling tree grown from a seed that traveled around the moon on NASA's Artemis I mission in 2022. Luna was named by local students and planted behind the Civic Center Library in 2024.

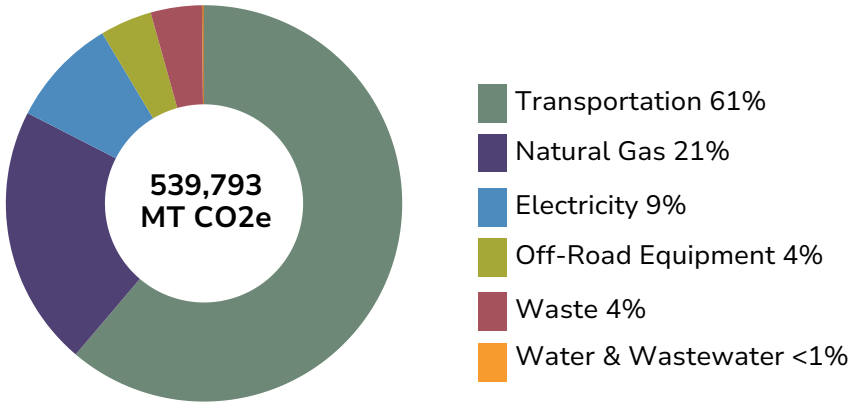
Tracking Our Emissions

The Climate Action Plan calls for the City to conduct an inventory of community greenhouse gas (GHG) emissions every two years. The inventory allows the City to track progress towards its reduction goals and identify areas where more resources are needed to stay on track. The City most recently completed an inventory for the year 2024. In addition, the City completed a municipal inventory to track emissions associated with municipal buildings and operations.

2024 COMMUNITY INVENTORY

Total community-wide emissions were approximately 539,800 metric tons of CO_2 equivalent (MT CO_2e) in 2024 (Figure 1). Transportation continues to be the largest sector of community emissions, accounting for approximately 61% of total emissions in 2024. Transportation includes both passenger vehicles and commercial vehicles, which account for roughly 34% and 27% of total emissions, respectively.

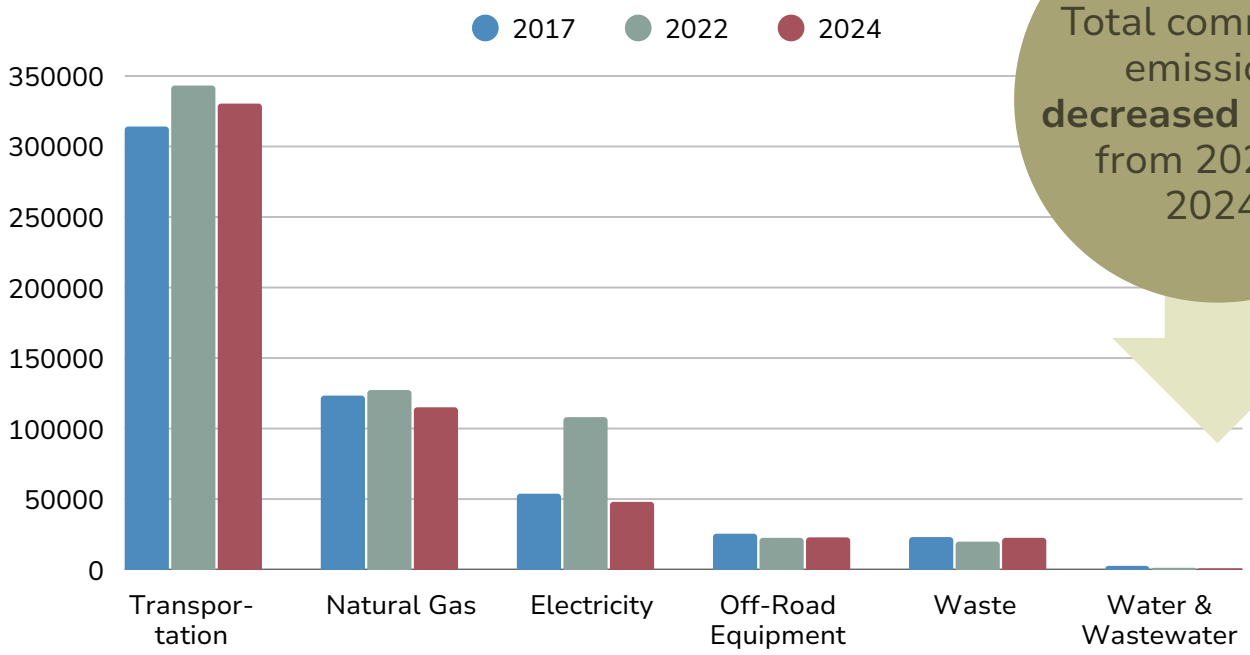
Figure 1. 2024 Community GHG Inventory



Transportation is the largest source of emissions in Livermore, representing **61%** of total community emissions in 2024.

Total emissions in 2024 represent a 13% decrease from 2022 levels. This reduction reverses the increase observed between 2017 and 2022 and brings emissions back to roughly 2017 baseline levels (less than 1% below 2017). Reductions were primarily driven by cleaner electricity from Ava Community Energy, reduced use of natural gas, and fewer vehicle miles traveled. However, achieving Livermore's 2030 target of 40% below 1990 levels will require continued and accelerated efforts—particularly in transportation and building electrification.

Figure 2. Changes in community GHGs by sector from 2017 to 2024

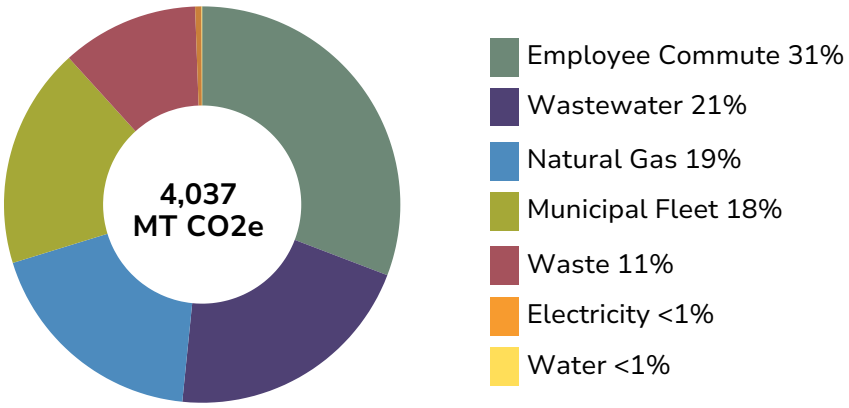


Total community emissions **decreased** by **13%** from 2022 to 2024.

2024 MUNICIPAL INVENTORY

The City completed a 2024 municipal inventory to measure emissions generated by City operations and services. The inventory includes emissions from City-owned buildings, vehicle fleets, water and wastewater operations, employee commuting, and municipal solid waste. Total municipal emissions for 2024 were approximately 4,037 MT CO_2e (Figure 3). The inventory results help the City identify priority reduction opportunities and continue its commitment to being a leader in local climate action.

Figure 3. 2024 Municipal GHG Inventory



The **municipal inventory** helps the City **prioritize reduction efforts** and continue its commitment to being **a leader in local climate action.**

Climate Action Plan
2025 PROGRESS REPORT

This report is available at www.LivermoreCA.gov/cap

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1052 South Livermore Ave., Livermore, CA 94550

LIVERMORE
CALIFORNIA

CITY COUNCIL STAFF REPORT **ITEM NO. 3.4**

DATE: June 8, 2026

TO: Honorable Mayor and City Council

FROM: Marianna A. Burch, City Manager

SUBJECT: Proclamation declaring June 2026 as Pride Month, presented to Brittni Kiick, Chair for Livermore Pride.

RECOMMENDED ACTION

Staff recommends City Council declare June 2026 as Pride Month.

SUMMARY

DISCUSSION

ATTACHMENTS

1. Proclamation - Pride Month 2026

Prepared by: Deborah Davis
Executive Assistant

Approved by:

Marianna A. Burch
City Manager

Fiscal Review by:

Kristen Hilton
Acting Administrative Services Director

Proclamation

of the

City of Livermore

Proclaiming

PRIDE MONTH

June 2026

WHEREAS, *Pride Month is a time to recognize and celebrate the history, achievements, resilience, and contributions of LGBTQ+ individuals and communities, while reaffirming the ongoing pursuit of equality, dignity, and inclusion for all people; and*

WHEREAS*, Livermore has long been, and continues to be, home to people of diverse backgrounds, identities, and experiences, and our community is strengthened by inclusion, mutual respect, and collaboration across differences; and*

WHEREAS*, the City of Livermore recognizes the importance of fostering a community where all people feel safe, valued, seen, and empowered to participate fully in civic and community life; and*

WHEREAS*, the Livermore City Council opposes bigotry, intolerance, and hate and affirms that the community is best served through leading by example and upholding shared values of welcome, inclusion, tolerance, and respect, while creating opportunities for dialogue and understanding.*

NOW, THEREFORE*, the City Council of the City of Livermore proclaims June 2026 to be Pride Month in the City of Livermore, celebrating the LGBTQ+ community and reaffirming the City's commitment to equity, inclusion, and belonging for all residents.*

Mayor John Marchand

Vice Mayor Kristie Wang

Council Member Ben Barrientos

Council Member Evan Branning

Council Member Steven Dunbar

CORPORATE SEAL OF THE CITY OF LIVERMORE, CA.

LIVERMORE
CALIFORNIA

CITY COUNCIL STAFF REPORT **ITEM NO. 6.1**

DATE: June 8, 2026

TO: Honorable Mayor and City Council

FROM: Brent Smith, Community Development Director

SUBJECT: Resolution adopting a list of projects for FY 2026-27 funded by Senate Bill 1: The Road Repair and Accountability Act of 2017 and approving the use of Road Maintenance and Rehabilitation Account Funds

RECOMMENDED ACTION

Staff recommends the City Council adopt a resolution approving a list of projects for FY 2026-27 funded by Senate Bill 1: The Road Repair and Accountability Act of 2017 and approve the use of Road Maintenance and Rehabilitation Account Funds.

SUMMARY

Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017 (Chapter 5, Statutes of 2017), created the Road Maintenance and Rehabilitation Program to address deferred maintenance on state highways and local roadways and the Road Maintenance and Rehabilitation Account (RMRA) for the deposit of various funds for the program.

SB1 stipulates that prior to receiving RMRA funds in a fiscal year, a city or county must submit to the California Transportation Commission a project list pursuant to an adopted budget. The City of Livermore (City) will receive an estimated $4,343,437 in RMRA funding in FY 2026-27 from SB 1. The FY 2025-30 Capital Improvement Plan includes RMRA funds for the projects listed in Exhibit A. Adoption of this resolution approving the list of projects will qualify them to use RMRA funding.

DISCUSSION

In April 2017, the State Legislature passed and Governor Brown approved SB 1, the Road Repair and Accountability Act of 2017 (Chapter 5, Statutes of 2017). SB 1 created the Road Maintenance and Rehabilitation Program to address deferred maintenance on the state highway system and the local street and road system. It also created the RMRA for the deposit of various funds for the program.

The State of California imposes per-gallon excise taxes on gasoline and diesel fuel, sales taxes on diesel fuel, and registration taxes on motor vehicles and dedicates these revenues to transportation purposes. Portions of these revenues flow to cities and counties through the Highway Users Tax Account and the

RMRA created by SB 1. SB 1 is projected to generate approximately $4 billion annually for state and local transportation improvements. Cities and counties are slated to receive approximately $1.7 billion for repairs to local streets and roads at full implementation of SB 1.

RMRA funding is apportioned by formula to eligible cities and counties pursuant to Streets and Highways Code section 2032(h) for basic road maintenance, rehabilitation, and critical safety projects on the local streets and roads system. The formulaic funding program is based on voter-approved tolls, vehicle registration fees, parcel/property tax revenue, voter-approved sales tax revenue, and population.

RMRA funds must be used for projects that include but are not limited to the following:

- Road maintenance and rehabilitation
- Safety improvements
- Railroad grade separations
- Traffic control devices
- Complete street components, which include active transportation projects, pedestrian and bicycle safety projects, and transit facilities
- Drainage and storm water capture projects in conjunction with other allowable road related projects
- Bridges and culverts that are road related

COMPLIANCE REQUIREMENTS OF SB 1

SB 1 stipulates that, prior to receiving RMRA funds in a fiscal year, a city or county must submit to the California Transportation Commission a project list pursuant to an adopted budget. The FY 2025-30 Capital Improvement Plan, which was adopted on June 9, 2025, includes RMRA Funds for the four projects listed below as shown in Exhibit A. The combined total of SB 1 RMRA funds (Fund 561) budgeted for FY 2026-27 for the four listed projects is $4,343,437. Depending on the timing of the project, the funding identified may be used for either project design or construction. Adoption of this resolution approving the list of projects in Exhibit A to the resolution will qualify the projects to use RMRA funds. The location of each project is shown in Attachment 1. Project descriptions are provided below.

- Collier Canyon Culvert, Drainage, and Road Improvements (Project No. SD201727): Collier Canyon Creek collects drainage from the surrounding hills and carries sediment and debris to the culvert. During the February 2017 storm event, a large amount of sediment and debris washed down Collier Canyon Creek, causing blockages at the culverts both upstream and downstream of Collier Canyon Road, which led to water overtopping the headwalls spilling along Collier Canyon Road and damaging properties, mitigation areas, and habitat. The project involves installing approximately 500 feet of 36-inch reinforced concrete pipe (RCP) storm drain, manholes, weir structures, flood walls, and other necessary components; the 36-inch RCP storm drain will act as an overflow pipe, ensuring proper drainage in the event that the existing pipes become clogged. The project has been submitted to FEMA for grant funding. Construction is anticipated to be completed in FY 2027-28 pending the obligation of grant funds. FY 2026-27 RMRA Funding is $93,437.

- Street Resurfacing (Project No. SM202501): This annual project will resurface various residential, collector, and arterial streets. The funds will be utilized for developing design plans, cost estimates, and contract documents. The streets selected for rehabilitation or wearing surface

treatment have a PCI under 50 and are consistent with the City's 2024 Pavement Management Budget Options Report prepared utilizing the MTC's StreetSaver database and the City's Pavement Management Program tools. Design and construction are anticipated to be completed in FY 2026-27. FY 2026-27 RMRA Funding is $4,000,000.

- Bridge Rehabilitation (Project No. SM202219): Approximately every two years, Caltrans inspects the City's vehicular bridges with spans exceeding 20 feet and identifies deficiencies requiring maintenance, rehabilitation, or replacement. This project funds preventative maintenance and minor rehabilitation activities for multiple bridges throughout the City in accordance with the City's Bridge Inspection and Preventative Maintenance Program (BMPP). Improvements may include deck repairs, joint sealing, scour mitigation, and other treatments to maintain structural integrity and extend the service life of existing bridge assets. The program prioritizes cost-effective maintenance to avoid more significant future repair or replacement costs and is consistent with Federal Highway Administration Bridge Preventive Maintenance Program guidelines. The scope and schedule will be refined after further analysis is performed. FY 2026-27 RMRA Funding is $50,000.

- Slurry Seal (Project No. SM202604): This annual project will slurry seal various residential, collector, and arterial streets throughout the City. Slurry seal is a preventative maintenance treatment that helps preserve pavement condition, extend pavement life, and delay the need for more costly rehabilitation. Streets will be selected based on pavement condition and will be consistent with the City's 2026 Pavement Management Budget Options Report utilizing the Metropolitan Transportation Commission's StreetSaver database and the City's Pavement Management Program tools. The project includes preparation of design plans, cost estimates, and contract documents, followed by construction. Implementation of slurry seal treatments supports maintaining and overall Pavement Condition Index (PCI) of 70 or higher. Design is anticipated to occur in FY 2026-27 with construction to follow in FY 2027-28. FY 2026-27 RMRA Funding is $200,000.

REPORTING REQUIREMENT

SB 1 emphasizes the importance of accountability and transparency in the delivery of California's transportation programs. Therefore, in order to be eligible for RMRA funding, the statute requires cities and counties to provide basic annual RMRA project reporting to the California Transportation Commission. The last report was submitted on November 20, 2025.

MAINTENANCE OF EFFORT

A city or county receiving an apportionment of RMRA funds is required to sustain a minimum maintenance of effort by spending at least the annual average of its general fund expenditures for maintenance of streets, roads, and highway purposes from FY 2009-10, FY 2010-11, and FY 2011-12 for street, road, and highway purposes from city's or county's general fund [SHC 2036]. This requirement can be satisfied with other City unrestricted funds.

- The City's annual commitment is approximately $5.1 million as established in the November 15, 2017, California State Controller's Office MOE Calculation Summary Sheet. If the City fails to meet the requirement for a particular fiscal year, then it will affect the City's eligibility for SB 1 funds for that fiscal year.

- The City meets the State's MOE requirement through General Fund expenditures on street construction contracts managed through the Engineering Division and Public Works Department's street maintenance activities. The City reports these expenses to the State Controller's Office through the Annual Street Report. In FY 2024-25, the City spent $7.4 million from the General Fund maintaining the City's streets and roads or $2.3 million more than the City's MOE requirement.

ENVIRONMENTAL DETERMINATION

The proposed action is not a project as defined by 14 California Code of Regulations Section 15378 (State CEQA Guidelines); therefore, the California Environmental Quality Act (CEQA) is not applicable. CEQA analysis will be performed in the design phase of each applicable project.

FISCAL AND ADMINISTRATIVE IMPACTS

The combined total of SB 1 RMRA funds (Fund 561) budgeted for FY 2026-27 for the four listed projects is approximately $4,343,437. The combined total budget in the FY 2025-30 Capital Improvement Plan during FY 2026-27 for Street Maintenance projects is approximately $10,320,000, which includes contributions of $6,070,000 from the following funds: Solid Waste & Recycling Impact Fee (Fund 513), Measure BB - Local Streets and Roads (Fund 552), and State – Gas Tax (Fund 560).

COMMUNITY PILLAR

1: A Safe Community That Thrives

GOAL

10: Work to maintain a safe and efficient local transportation network and address safety concerns

ATTACHMENTS

1. Projects Map
2. Resolution
3. Exhibit A - SB 1 Project List

Prepared by: Christopher Ferrel
Associate Civil Engineer

Approved by:

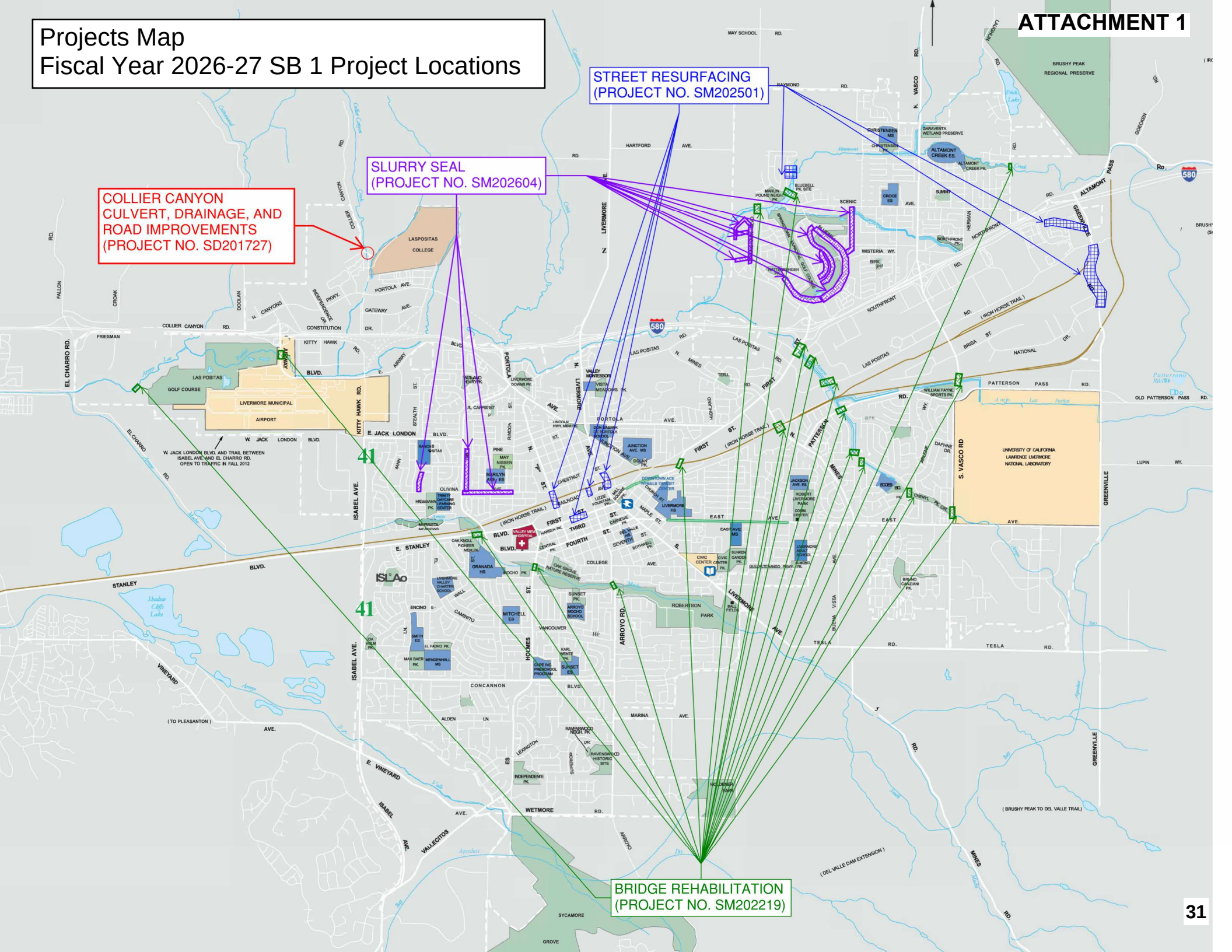
Marianna A. Burch
City Manager

Fiscal Review by:

Kristen Hilton
Acting Administrative Services Director

Projects Map
Fiscal Year 2026-27 SB 1 Project Locations

ATTACHMENT 1



IN THE CITY COUNCIL OF THE CITY OF LIVERMORE, CALIFORNIA

A RESOLUTION ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2026-27 FUNDED BY SENATE BILL 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017 AND APPROVING THE USE OF ROAD MAINTENANCE AND REHABILITATION ACCOUNT FUNDS

Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017 (Chapter 5, Statutes of 2017), created the Road Maintenance and Rehabilitation Program (RMRP) to address deferred maintenance on the State Highway System, the local street and road system, and the Road Maintenance and Rehabilitation Account (RMRA) for the deposit of various funds for the program.

The RMRA funding is apportioned by formula to eligible cities and counties pursuant to the Streets and Highways Code section 2032(h) for basic road maintenance, rehabilitation, and critical safety projects on the local streets and roads system. The Formulaic Funding Program is based on: Voter-Approved Tolls, Vehicle Registration Fee, Parcel/Property Tax Revenue, and Voter-Approved Sales Tax Revenue and Population.

The Road Repair and Accountability Act requires that prior to receiving RMRA funds in a fiscal year, a city or county must submit to the California Transportation Commission a project list pursuant to an adopted budget.

The FY 2025-30 Capital Improvement Plan budget includes RMRA funds for the projects listed below consistent with the SB 1 Project List, attached hereto as Exhibit A. Adoption of this resolution approving the list of projects will qualify the listed projects to use RMRA funding.

WHEREAS, Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017 (Chapter 5, Statutes of 2017) was passed by the Legislature and signed into law by the Governor in April 2017 to address the significant multi-modal transportation funding shortfalls statewide; and

WHEREAS, SB 1 includes accountability and transparency provisions that will ensure the residents of our City are aware of the projects proposed for funding in our community and which projects have been completed each fiscal year; and

WHEREAS, the City must adopt by resolution a list of projects proposed to receive fiscal year funding from the Road Maintenance and Rehabilitation Account (RMRA), created by SB 1, which must include a description and the location of each proposed project, a proposed schedule for the project's completion, and the estimated useful life of the improvement; and

WHEREAS, the City, will receive an estimated $4.343 million in RMRA funding in FY 2026-27 from SB 1; and

WHEREAS, this is the 9th year in which the City is receiving SB 1 funding and will enable the City to continue essential road maintenance and rehabilitation projects, safety improvements, repairing and replacing aging bridges, and increasing access and mobility options for the traveling public that would not have otherwise been possible without SB 1; and

WHEREAS, the City has a proposed projects list on its website and social media; and

WHEREAS, the City used a Pavement Management System and field review to develop the SB 1 project list to ensure revenues are being used on the most high-priority and cost-effective projects that also meet the community's priorities for transportation investment; and

WHEREAS, the funding from SB 1 will help the City maintain and rehabilitate street assets throughout the City during FY 2026-27 and FY 2027-28 of similar projects into the future; and

WHEREAS, the 2023 California Statewide Local Streets and Roads Needs Assessment found that the City's streets and roads are in a "good" condition, and this revenue will help maintain the City's streets and roads in "good" condition over the next decade; and

WHEREAS, the SB 1 project list and overall investment in our local streets and roads infrastructure with a focus on basic maintenance and safety, investing in complete streets infrastructure, and using cutting-edge technology, materials and practices, will have significant positive co-benefits statewide.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Livermore, that:

1. The foregoing recitals are true and correct.

2. The following list of newly proposed projects will be funded in-part or solely with FY 2026-27 Road Maintenance and Rehabilitation Account revenues:

   Project Title: Collier Canyon Culvert, Drainage, and Road Improvements, Project No. SD201727
   Project Description: Collier Canyon Creek collects drainage from the surrounding hills and carries sediment and debris to the culvert. During the February 2017 storm event, a large amount of sediment and debris washed down Collier Canyon Creek, causing blockages at the culverts both upstream and downstream of Collier Canyon Road, which led to water overtopping the headwalls spilling along Collier Canyon Road and damaging properties,

mitigation areas, and habitat. The project involves installing approximately 500 feet of 36-inch reinforced concrete pipe (RCP) storm drain, manholes, weir structures, flood walls, and other necessary components; the 36-inch RCP storm drain will act as an overflow pipe, ensuring proper drainage in the event that the existing pipes become clogged. The project has been submitted to FEMA for grant funding. Construction is anticipated to be completed in FY 2027-28 pending obligation of grant funds. FY 2026-27 RMRA Funding: $93,437
Project Location: Collier Canyon Road near Meritage Common
Estimated Project Schedule:
Pre-Construction: Start (03/2022) – Completion (06/2024)
Construction: Start (06/2027) – Completion (12/2027)
Estimated Project Useful Life:25 Years

Project Title: Street Resurfacing, Project No. SM202501
Project Description: This annual project will resurface various residential, collector and arterial streets. The funds will be utilized for developing design plans, cost estimates, and contract documents. The streets selected for rehabilitation of wearing surface treatment have a PCI under 50 and are consistent with the City's 2024 Pavement Management Budget Options Report prepared utilizing the MTC's StreetSaver database and City's Pavement Management Program tools. Design and construction are anticipated to be completed in FY 2026-27. FY 2026-2027 RMRA Funding: $4,000,000.
Project Location: First Street, North Livermore Avenue, Chestnut Street, North P Street, Olivina Avenue, Roan Court, Shire Court, Southfront Road, North Greenville Road, and North L Street
Estimated Project Schedule:
Pre-Construction: Start (09/2025) – Completion (07/2026)
Construction: Start (12/2026) – Completion (6/2027)
Estimated Project Useful Life:25 Years

Project Title: Bridge Rehabilitation, Project No. SM202219
Project Description: Approximately every two years, Caltrans inspects the City's vehicular bridges with spans exceeding 20 feet and identifies deficiencies requiring maintenance, rehabilitation, or replacement. This project funds preventative maintenance and minor rehabilitation activities for multiple bridges throughout the City in accordance with the City's Bridge Inspection and Preventative Maintenance Program (BMPP). Improvements may include deck repairs, joint sealing, scour mitigation, and other treatments to maintain structural integrity and extend the service life of existing bridge assets. The program prioritizes cost-effective maintenance to avoid more significant future repair or replacement costs and is consistent with Federal Highway Administration Bridge Preventive Maintenance Program guidelines. Design and construction activities are anticipated to occur on an as-needed basis throughout the program cycle. FY 2026-27 RMRA Funding: $50,000.
Project Location: Stanley Boulevard at Arroyo Mocho, South Vasco Road at Arroyo Seco, Laughlin Road at Altamont Creek, First Street at Union Pacific

Railroad, West Jack London Boulevard at Arroyo Las Positas, Arroyo Road at Arroyo Mocho, Holmes Street at Arroyo Mocho, Springtown Boulevard at Altamont Creek, South Vasco Road at Union Pacific Railroad, Bluebell Road at Altamont Creek, Las Positas Road at Arroyo Seco, Airway Boulevard at Arroyo Las Positas, North Mines Road at Union Pacific Railroad, First Street at Arroyo Seco, Arroyo Vista Road at Arroyo Seco, Patterson Pass Road at Arroyo Seco, Charlotte Way at Arroyo Seco, and Lucille Street at Arroyo Seco.

Estimated Project Schedule:

Pre-Construction: Start (03/2027) – Completion (05/2029)

Construction: Start (06/2029) – Completion (12/2029)

Estimated Project Useful Life:15 Years

Project Title: Slurry Seal, Project No. SM202604

Project Description: This annual project will slurry seal various residential, collector, and arterial streets throughout the City. Slurry seal is a preventative maintenance treatment that helps preserve pavement condition, extend pavement life, and delay the need for more costly rehabilitation. Streets will be selected based on pavement condition and will be consistent with the City's 2026 Pavement Management Budget Options Report utilizing the Metropolitan Transportation Commission's StreetSaver database and the City's Pavement Management Program tools. The project includes preparation of design plans, cost estimates, and contract documents, followed by construction. Implementation of slurry seal treatments supports maintaining an overall Pavement Condition Index (PCI) of 70 or higher. Design is anticipated to occur in FY 2026-27 with construction to follow in FY 2027-28.

FY 2026-27 RMRA Funding: $200,000.

Project Location: Hibiscus Way, Marigold Road, Larkspur Drive, Oriole Avenue, Swallow Drive, Ponderosa Drive, Monterey Drive, Torrey Pine Way, Olivina Avenue, Pinon Way, Heather Lane, and Bluebell Drive. Final street selection may be refined based on field verification, pavement condition, and available budget.

Estimated Project Schedule:

Pre-Construction: Start (08/2026) – Completion – (03/2027)

Construction: Start (07/2027) – Completion (10/2027)

Estimated Project Useful Life:15 Years

On motion of Council Member _____, seconded by Council Member _____, the foregoing resolution was passed and adopted on June 8, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

_____
Helena Graves
Acting City Clerk

APPROVED AS TO FORM:

/s/ Tara Mazzanti
Tara Mazzanti
Senior Assistant City Attorney

SB1 PROJECT LIST
FY 2026-2027

1. Collier Canyon Culvert, Drainage, and Road Improvements, Proiect No. SD201727)

Fund Name	Fund Number	FY 2026-2027
State - SB1	561	$ 93,437.00

2. Street Resurfacing, Project No. SM202501

Fund Name	Fund Number	FY 2026-2027
State - SB1	561	$ 4,000,000.00

3. Bridge Rehabilitation, Project No. SM202219

Fund Name	Fund Number	FY 2026-2027
State - SB1	561	$ 50,000.00

4. Slurry Seal, Project No. SM202604

Fund Name	Fund Number	FY 2026-2027
State - SB1	561	$ 200,000.00

Total State - SB1 $4,343,437

LIVERMORE
CALIFORNIA

CITY COUNCIL STAFF REPORT **ITEM NO. 6.2**

DATE: June 8, 2026

TO: Honorable Mayor and City Council

FROM: Brent Smith, Community Development Director

SUBJECT: Resolution authorizing the filing of an application for Active Transportation Program Cycle 8 Funding of $2,700,000 for the East Avenue Corridor Active Transportation Plan Implementation Project TB202222

RECOMMENDED ACTION

Staff recommends the City Council adopt a resolution authorizing the filing of an application for $2,700,000 in Active Transportation Program Cycle 8 funds for the East Avenue Corridor Active Transportation Plan Implementation Project TB202222.

SUMMARY

The Active Transportation Program (ATP) is a competitive state and regional funding program that supports projects intended to increase walking, bicycling, rolling, and improve safety and mobility for nonmotorized users, improve access, and benefit disadvantaged communities. The City of Livermore (City) is an eligible entity to apply for the ATP Cycle 8 funds. The East Avenue Corridor Active Transportation Plan Implementation Project TB202222 (Project) is a competitive candidate for grant funding.

The Project will upgrade the pedestrian bulb outs and medians installed as part of the 2023 Tactical East Avenue Project and install similar pedestrian improvements at three intersections in the vicinity of the Robert Livermore Community Center. The Project will also designate a bicycle boulevard on roadways through the residential neighborhoods north of East Avenue between School Street and Vasco Road. The proposed bicycle boulevard is identified in the Livermore Bicycle, Pedestrian, and Trails Active Transportation Plan (BB24, BB26, and BB37).

The ATP Cycle 8 application, due June 22, 2026, requires the local City Council to authorize the filing of an application for ATP funding. Staff recommends the City Council authorize the filing of a future application by Community Development Department staff for $2,700,000 in ATP Cycle 8 funds for the Project. The Project location is shown in Attachment 1.

DISCUSSION

The ATP was created by Senate Bill 99 and Assembly Bill 101, with additional funding directed by Senate Bill 1 from the Road Maintenance and Rehabilitation Account. ATP Cycle 8 is expected to include $574 million in federal, State SB 1, and State Highway Account (SHA) funds. Projects will be programmed over four state Fiscal Years: FY 2027-28 through FY 2030-31. Eligible projects include development of new bikeways and walkways that improve mobility, access, or safety for non-motorized users.

The City is eligible to apply for ATP Cycle 8 funds. Staff recommends the City Council authorize the filing of a future application by Community Development Department staff for $2,700,000 in ATP Cycle 8 funds for the Project.

The Project includes two components:

1. Upgrading the painted pedestrian bulb outs and ADA ramps at the six intersections improved with the 2023 Tactical East Avenue project and installing similar treatments at three intersections near the Robert Livermore Community Center.
2. Completing a bicycle boulevard between School Street and Vasco Road through the neighborhoods north of East Avenue.

East Avenue
In 2023, pedestrian improvements consisting of painted curb extensions and medians, high visibility crosswalks, and traffic bollards were installed along East Avenue at intersections with Maple Street, 7th Street, Dolores Street, Jensen Street, Estates Street, and Hillcrest Avenue through the Tactical East Avenue demonstration project. The goal to slow traffic through these intersections and make pedestrian crossings safer and more comfortable has been met. This project will improve on the original design by:

- allowing more turning space for trucks, trailers, buses, and fire trucks without compromising speed reductions for passenger cars
- improving aesthetics and reducing maintenance costs with more durable materials
- providing a clearer separation between the pedestrian and traffic areas at the bulb outs and updating curb ramps to meet current ADA standards

Similar pedestrian improvements are proposed on East Avenue at Madison Avenue, Almond Avenue, and Loyola Way. A painted crosswalk with a rectangular rapid flashing beacon is proposed at Almond Avenue.

Bicycle Boulevard
Bike boulevards provide continuous, comfortable bike routes through the local street network on streets with slow vehicle speeds and low vehicle volumes. The proposed project will designate a bicycle boulevard on roadways through the residential neighborhoods north of East Avenue between School Street and Vasco Road. The proposed bike boulevard routes are included in the 2018 Livermore Bicycle, Pedestrian, and Trails Active Transportation Plan (BB24, BB26, and BB37). Proposed improvements include:

- painted pedestrian bulb-outs at key intersections
- restriped ladder style crosswalks
- bicycle boulevard signing and markings
- bicyclist wayfinding signs

- striping and signal modifications at the intersections of North Mines Road and Charlotte Way, and North Mines Road and Audry Street to provide a two-stage bicycle left turn from North Mines Road bike lanes

The Project is currently at the 65% design phase and construction is tentatively scheduled to begin in Fiscal Year 2027-28. The project scope and schedule meet the requirements for ATP Cycle 8 funds.

FISCAL AND ADMINISTRATIVE IMPACTS

The Project is funded in the 2025-2030 Capital Improvement Plan with a total of $3,350,000 in Fiscal Years 2025-26 and 2026-27. Funding is from Measure BB-Bike/Pedestrian (Fund 551), Measure BB-Local Street & Road (Fund 552), and Gas Tax (Fund 560). This $2,700,000 ATP grant funding will augment the existing budget and help reduce the amount needed from the other current funding sources. Budget adjustments will be requested if grant funds are awarded for the project. The budget covers all design and construction costs.

COMMUNITY PILLAR

1: A Safe Community That Thrives

GOAL

10: Work to maintain a safe and efficient local transportation network and address safety concerns

ATTACHMENTS

1. Project Location Map
2. Resolution

Prepared by: Joanna Liu
Senior Transportation Engineer

Approved by:

Marianna A. Burch
City Manager

Fiscal Review by:

Kristen Hilton
Acting Administrative Services Director

Project Map

East Avenue ATP Implementation Project TB202222

LIVERMORE CALIFORNIA

IN THE CITY COUNCIL OF THE CITY OF LIVERMORE, CALIFORNIA

A RESOLUTION AUTHORIZING THE FILING OF A FUTURE APPLICATION FOR ACTIVE TRANSPORTATION PROGRAM CYCLE 8 FUNDING OF $2,700,000 FOR THE EAST AVENUE CORRIDOR ACTIVE TRANSPORTATION PLAN IMPLEMENTATION PROJECT TB202222

The Active Transportation Program (ATP) is a competitive state and regional funding program that supports projects intended to increase walking, bicycling, and rolling, improve safety and mobility for nonmotorized users, improve access, and benefit disadvantaged communities. The City of Livermore is an eligible entity to apply for the ATP Cycle 8 funds. The scope and schedule of East Avenue Corridor Active Transportation Plan (ATP) Implementation Project TB202222 meet the requirements of the ATP Cycle 8 funds.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Livermore that the City Council authorizes the filing of a future application by Community Development Department staff for Active Transportation Program Cycle 8 Funding of $2,700,000 for the East Avenue Corridor Active Transportation Plan Implementation Project TB202222.

On motion of Council Member _____, seconded by Council Member _____, the foregoing resolution was passed and adopted on June 8, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

_____
Helena Graves
Acting City Clerk

APPROVED AS TO FORM:

/s/ Tara Mazzanti
Tara Mazzanti
Senior Assistant City Attorney

LIVERMORE
CALIFORNIA

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

DATE: June 8, 2026

TO: Honorable Mayor and City Council

FROM: Brent Smith, Community Development Director

SUBJECT: Resolution authorizing execution of an agreement with Raney Planning and Management, Inc., to provide professional on-call environmental review services, in an amount not-to-exceed $350,000.

RECOMMENDED ACTION

Staff recommends the City Council adopt a resolution authorizing the execution of an agreement with Raney Planning and Management, Inc., to provide professional on-call environmental review services, in an amount not-to-exceed $350,000.

SUMMARY

The recommended on-call Professional Services Agreement (Agreement) with Raney Planning and Management, Inc., (Consultant) will position the Planning Division to efficiently deliver upcoming policy programs and provide timely development review. Implementation of the 2045 Livermore General Plan and permitting for ongoing public and private development will require professional environmental review services. The Consultant’s extensive experience preparing California Environmental Quality Act (CEQA) documentation in Livermore qualifies them for this work.

The Agreement will enable the Consultant to provide on-call environmental review services to supplement staff resources for a period of 36 months. Supplementing staffing resources in the Planning Division for this three-year period will facilitate the City's high-profile programs and complex projects. The additional resources and specialized expertise enable the Planning Division to continue providing high-quality customer service while meeting required timelines for processing of public and private development applications.

DISCUSSION

The Planning Division continues to implement significant multi-year programs, including updating the City's General Plan and Development Code. Staff also continues to develop targeted Code amendments, design guidelines and policies, and public handouts to respond to State housing legislation and other City objectives. Some of these policy programs require evaluation under CEQA.

The Planning Division also manages environmental reviews and technical analyses for various development applications and City of Livermore-sponsored projects. Development activity is occurring for wireless telecommunication facilities, small-scale industrial warehouses, infill residential projects, and other projects assigned to the Planning Division.

The Consultant will be available to assist City staff with the provision of on-call environmental review services. The Consultant's on-call environmental review services will include, but not be limited to, the following:

- Preparation of CEQA and National Environmental Policy Act (NEPA) documentation, including, but not limited to Initial Studies/Negative Declarations (IS/NDs), Initial Studies/Mitigated Negative Declarations (IS/MNDs), Addendums, Environmental Impact Reports (EIRs), and Environmental Assessments (EAs);
- Preparation of Air Quality and Greenhouse Gas (GHG) technical analyses;
- Preparation of CEQA-level peer reviews of applicant-provided technical reports;
- Attendance at meetings with staff and the applicant team, as needed; and
- Attendance at Planning Commission and City Council hearings.

Environmental assessment and CEQA/NEPA compliance is highly technical and requires subject matter expert analysis. The Consultant is uniquely qualified to prepare technically sound and legally defensible environmental clearance documents.

FISCAL AND ADMINISTRATIVE IMPACTS

The Agreement is for an amount not-to-exceed $350,000. This Agreement terminates upon the completion of the scoped services or April 6, 2029, whichever occurs first and potentially would be spent out of the Fiscal Year 2025-26, 2026-27, 2027-28, and 2028-29 budgets.

Approximately half of the agreement amount, $175,000, would be to provide environmental services for City projects and paid for by the City. The other half of the agreement amount would be to provide services for private development projects, which would be funded by the project applicants. Utilization of City staff time will be necessary to administer the consultant agreement and provide supervisory oversight of the Consultant's day-to-day performance.

COMMUNITY PILLAR

3: Environmental Stewardship

GOAL

3: Help the City fulfill its obligations under state and federal environmental regulations, and in response to regulatory oversight

ATTACHMENTS

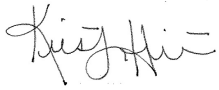
1. Resolution
2. Exhibit A - Agreement

Prepared by: Ben Murray
Principal Planner

Approved by:

Marianna A. Burch
City Manager

Fiscal Review by:



Kristen Hilton
Acting Administrative Services Director

IN THE CITY COUNCIL OF THE CITY OF LIVERMORE, CALIFORNIA

A RESOLUTION AUTHORIZING EXECUTION OF AN AGREEMENT WITH RANEY PLANNING AND MANAGEMENT, INC. TO PROVIDE ON-CALL ENVIRONMENTAL REVIEW SERVICES, IN AN AMOUNT NOT-TO-EXCEED $350,000

The Planning Division continues to implement significant multi-year programs, including updating the City's General Plan and Development Code. Staff also continue to develop targeted Code amendments, design guidelines and policies, and public handouts to respond to State housing legislation and other City objectives. Some of these policy programs require evaluation under the California Environmental Quality Act.

The Planning Division also manages environmental review and technical analyses for various development applications and City of Livermore-sponsored projects. Significant development activity is occurring in the Isabel Neighborhood Specific Plan (INSP) area following the City's adoption of the INSP in November 2020. Planning applications continue to be submitted for wireless telecommunication facilities, small-scale industrial warehouses, infill residential projects, and other projects assigned to the Planning Division.

The Planning Division requires a consultant to supplement staff with professional environmental review services to support planning projects.

The proposed Agreement with Raney Planning and Management, Inc. (the “Consultant”) is budgeted to not exceed $350,000 for a three-year term ending April 6, 2029 (Exhibit A).

The Agreement scope of work includes the provision of environmental services to support planning projects, the multi-year planning programs, and the private project submittals that the City has received and expects to continue to receive over the next 36 months. Specifically, the Consultant will provide environmental services such as the preparation of environmental compliance documentation to satisfy requirements of the California Environmental Quality Act (CEQA) and/ or National Environmental Policy Act (NEPA), Air Quality and Greenhouse Gas Emissions Analyses, as well as peer review of technical assessments submitted by applicants.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Livermore, that:

1. The City Manager is authorized to execute the Professional Services Agreement with Raney Planning and Management, Inc. to provide on-call environmental review services with a budgeted not-to-exceed amount of $350,000.00, attached hereto as Exhibit A.

2. The term of this Agreement terminates upon the completion of the Services, or April 6, 2029, whichever occurs first.

3. This Agreement will be spent out of Fiscal Year 2025-26, 2026-27, 2027-28, and 2028-29 budgets. Approximately half of the agreement amount, $175,000, will be to provide environmental services for City projects and paid for by the City. The other half of the agreement amount will be to provide services for private development projects, which will be funded by the project applicants.

On motion of Council Member _____, seconded by Council Member _____, the foregoing resolution was passed and adopted on June 8, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

_____
Helena Graves
Acting City Clerk

APPROVED AS TO FORM:

/s/ Katherine Mirassou
Katherine Mirassou
Assistant City Attorney

Exhibit A – Raney Planning and Management, Inc. Agreement

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PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT is made and entered into this ___ day of _____, 20 , by and between the City of Livermore ("City"), a municipal corporation, and Raney Planning & Management Inc ("Consultant"), a(n) California Corporation.

RECITALS

City requires professional services to perform On-Call Environmental Review Services.

Consultant represents and warrants that it possesses the distinct professional skills, qualifications, experience, and resources necessary to timely perform the services described in this Agreement. Consultant acknowledges City has relied upon these representations and warranties as inducement to award this Agreement to Consultant.

AGREEMENT

NOW, THEREFORE, City and Consultant hereby agree that the aforementioned recitals are true and correct and further agree as follows:

1. **Retention as Consultant.** City hereby retains Consultant, and Consultant hereby accepts such engagement, to perform the Services described and defined below in Section 3 *Description of Services* subject to the terms and conditions in this Agreement.

2. Relationship of Parties – Independent Contractors.

(a) The relationship of the parties shall be that of independent contractors. Consultant is and shall at all times remain as to City a wholly independent contractor during the term of this Agreement.

(b) Consultant and its personnel performing the Services on behalf of Consultant are not City officers or employees. Consultant's personnel shall at all times be under Consultant's exclusive direction, control, supervision, and management. Consultant, at its own cost and expense, is responsible for all workers compensation insurance, withholding taxes, unemployment insurance, and any other employer obligations associated with the delivery of the Services by Consultant's personnel.

(c) Consultant and its personnel providing the Services shall not qualify for or become entitled to, and hereby waive any claims to, any compensation, benefit, or any incident in employment by City, including but not limited to enrollment in the California Public Employees Retirement System (PERS) as an employee of City and any entitlement to any contribution to be paid by City for employer contributions or employee contributions for PERS benefits.

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(d) Consultant shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Consultant shall not incur or have the power to incur any debt, obligation, or liability whatsoever against City, and shall have no authority, express or implied, to bind City to any obligation whatsoever.

3. Description of Services. Consultant shall provide the services described in the recitals and more particularly set forth in Exhibit A Scope of Work, which are collectively defined as "the Services" for the purposes of this Agreement.

4. Consultant's Responsibilities. Consultant, at its own cost and expense, shall:

(a) Coordinate the Services with Stephen Riley ("Project Manager"), or such other person designated as the Project Manager by City;

(b) At all times faithfully, competently, and diligently perform the Services to the best of its ability, experience, and talent in a courteous manner to the highest industry standards when performing the Services required hereunder. For the purposes of this Agreement the phrase "highest industry standards" means those professional standards recognized by one or more professional consultants performing similar Services under similar circumstances within City's region;

(c) Provide the resources and assign competent Consultant personnel necessary to complete the Services in a timely manner;

(d) Immediately remove and replace, without any cost to City, any member of Consultant's personnel providing the Services to City, in its sole discretion and at any time during this Agreement, directs Consultant to remove and replace, and City agrees to advise Consultant of the reason for the direction for the removal and replacement;

(e) Provide all facilities, goods, materials, and equipment that may be necessary for Consultant's personnel to provide the Services. City may furnish physical facilities such as desks, filing cabinets, and conference space that may be reasonably necessary for Consultant's use for the Services, but in no event shall City be required to furnish any facilities that involve incurring a direct expense such as computer, software, long-distance telephone or other communication charges, vehicles, or document reproduction facilities;

(f) Obtain and keep in effect during the term of this Agreement all necessary licenses, permits, qualifications, insurance, and approvals legally and professionally required for Consultant to practice its profession and to provide the Services, including obtaining a business license from the City of Livermore, and keep them all in effect for the term of this Agreement;

(g) Obtain and complete the appropriate City forms for the City to pay Consultant electronically via the Automated Clearing House (ACH). Those forms may be obtained by email at accountspayable@livermoreca.gov or by calling Accounts Payable staff at (925) 960-4345. If Consultant opts-out of electronic payment, it must likewise complete the appropriate City forms that can be obtained from those same sources for payment by check. The authority granted by those forms will remain in force and effect until the City receives written notification of changes, which changes shall not take effect for at least ten business days to afford City a reasonable opportunity to act;

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(h) Provide City with a complete Request for Taxpayer Identification Number and Certification Form W-9 using the form most recently issued by the Internal Revenue Service;

(i) Comply with all applicable state and federal laws, as well as Alameda County and City of Livermore ordinances, regulations, and adopted codes, when providing the Services;

(j) Only invoice City for the Services rendered. Consultant's invoice shall be in writing and describe the Services performed for the payment requested, and if requested by the Project Manager, Consultant shall certify the correctness of any invoice or invoices for Services provided. Consultant shall not submit an invoice to City more frequently than once a calendar month;

(k) Keep and maintain invoices and records related to the Services in an organized manner. At a minimum, the records must be kept for at least three years from the date of City's final payment to Consultant and must include time sheets, work progress reports, and other documentation to adequately explain all the Services invoiced for payment. Consultant shall make the invoices and records immediately available to City upon delivery of a written request to examine, audit, or copy them at City's place of business during normal business hours. Consultant shall give City 30 calendar-days' written notice prior to destroying the invoices and records and allow City an opportunity to take possession. If City wants to take possession, then Consultant and City shall coordinate delivery of the invoices and records to City in the most efficient manner possible;

(l) Be available to the Project Manager, City staff, and other parties referred to Consultant by the Project Manager to answer questions or inquiries related to the Services or invoices;

(m) Prepare and submit a written report to the Project Manager, within three business-days of the Project Manager's written request, that identifies the Services completed and in progress, the charges incurred to date, and the anticipated cost to complete the remaining Services;

(n) Correct all errors in the Services. If Consultant fails to make such correction in a timely manner, then City may make the correction and then charge the cost thereof to Consultant or deduct that cost from the compensation payable to Consultant;

(o) Comply with the Americans with Disabilities Act (ADA) of 1990, and all amendments thereto, as well as all applicable regulations and guidelines issued pursuant to the ADA, when providing the Services; and,

(p) If applicable, Consultant shall ensure that all work for compensation is provided in compliance with the requirements of the California Labor Code including but not limited to hours of labor, nondiscrimination, payroll records, apprentices, worker's compensation and prevailing wages.

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5. **Term.** The term of this Agreement commences on 04/06/2026, and terminates upon the completion of the Services or 04/06/2029, whichever occurs first.

6. **Termination by City.** City may terminate any portion or all of the Services by giving Consultant at least 30 calendar-days' written notice. Upon receipt of a termination notice, Consultant shall immediately stop all work in progress on the Services except where necessary to preserve the benefit of the work, and Consultant shall then assemble the work on the Services for delivery to City on the termination date. All compensation for Services performed prior to the termination date shall be payable to Consultant in accordance with and subject to Section 7.

7. **Compensation and Payment.**

(a) The total compensation payable by City to Consultant for the Services **SHALL NOT EXCEED** the sum of $350,000.00 ("not-to-exceed amount").

(b) City shall compensate Consultant for the Services rendered at the hourly rates or task amounts set forth in Exhibit B Fee Schedule, and shall reimburse Consultant for travel expenses and other costs that are identified in Exhibit B, up to the not-to-exceed amount.

(c) Consultant and City acknowledge that compensation paid by City to Consultant pursuant to this Agreement is based upon Consultant's estimated costs to provide the Services, including the salaries and benefits paid by Consultant to its personnel. Consequently, Consultant and City further agree that compensation paid by City to Consultant is intended to include the costs of contributions to any pensions or annuities, or both, to which Consultant and its personnel may be eligible, and that City has no responsibility for contributions beyond the compensation paid to Consultant under this Agreement. As provided this Agreement, the hourly rates, task amounts and reimbursement for specified travel expenses and costs in the Fee Schedule are intended to be Consultant's only compensation for the Services and is inclusive of all costs of labor, licensing, permitting, overhead and administrative costs, and any-and-all other costs, expenses, and charges incurred by Consultant, its agents, and employees to provide the Services, including all taxes Consultant is required to pay.

(d) City shall pay Consultant no later than 30 days after City receives a written invoice from Consultant and verifies the Services were performed for the payment requested.

(e) City shall pay Consultant via the Automated Clearing House or as otherwise instructed by Consultant pursuant to Section 4(g) above.

8. **Ownership of Documents.** All drawings, designs, data, photographs, reports and other items prepared or obtained by Consultant in the performance of the Services are City's property and Consultant shall deliver them to City upon demand.

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9. Intellectual Property, Copyright, and Right of Use. All items created by Consultant for City under this Agreement are works made for hire, and Consultant shall give City the copyright and all intellectual property rights to all items developed, prepared,and delivered as part of the Services. Consultant agrees that all aspects of the Services and items created thereby will be original works of creation and will not use, in whole or in part, any work created by any other party, except when expressly disclosed by Consultant to City and Consultant obtains a license to such items for the benefit of City. All licenses must be perpetual, world-wide, non-exclusive, and royalty free sufficient in scope to permit City's full use and enjoyment of its ownership rights in the items created by the Services.

10. Confidentiality. Consultant shall not disclose any confidential or proprietary information received from City to anyone except Consultant's personnel who require access to the information to perform the Services. This obligation shall survive termination and remain in full force and effect until the information, and any copies thereof, are returned to City or confirmed destroyed in a manner satisfactory to City.

11. Defense, Indemnity, and Hold Harmless. To the fullest extent permitted by law, Consultant shall hold harmless, indemnify, and defend with counsel selected by or otherwise acceptable to City, City and its elected and appointed officials, officers, directors, employees, agents, and designated volunteers (collectively "Indemnified Parties") from and against any and all liability, loss, damage, claims, expenses, and costs (including without limitation, attorney's fees and costs and fees of litigation) (collectively "Liability") of every nature arising out of or in connection with Consultant's performance of the Services, or in connection with Consultant's failure to comply with any of its obligations contained in this Agreement, except for such Liability caused by the sole active negligence or willful misconduct of the Indemnified Parties. Consultant's obligations to hold harmless, indemnify, and defend shall not be excused because of Consultant's inability to evaluate Liability or because Consultant evaluates Liability and determines that Consultant is not liable to the claimant. These obligations are independent of, and shall not in any way be limited by, the minimum insurance obligations contained in this Agreement. These obligations shall survive the completion or termination of this Agreement. Consultant must respond within 30 days to the tender of any claim for defense and indemnity by City.

(a) Modification for Construction Contracts. To the extent this Agreement is a "construction contract" covered by California Civil Code section 2782, then Consultant's duty to indemnify shall not apply in a manner prohibited by California Civil Code section 2782.

(b) Modification for Design Professional Services. To the extent this Agreement is for "design professional services" defined in California Civil Code section 2782.8, then Consultant's duties to defend and indemnify shall only apply to the extent provided for in California Civil Code section 2782.8(a), unless section 2782.8(a) is not applicable for one of the reasons set forth in 2782.8(e)

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12. Insurance. Without limiting Consultant's indemnification of the Indemnified Parties, Consultant shall procure and maintain at its own expense during the term of this Agreement policies of insurance in the amounts and under the terms set forth in Exhibit C *Insurance Requirements* against claims and Liability that may arise from or in connection with this Agreement and performance of the Services. Upon reasonable written notice, Consultant shall comply with any changes in the amounts and terms of insurance as may be required from time-to-time by City's Risk Manager.

13. Force Majeure; Service Delays. Should Consultant's performance of the Services be obstructed or delayed due to changes in the Services by City, by any default, act, or omission of City, or by strikes, fire, earthquake, or any other Act of God, or by the inability to obtain goods, materials, equipment, or labor due to federal government restrictions arising out of defense or war programs, then Consultant's time for performance may, at City's sole discretion, be extended for such periods as may be agreed upon by City and Consultant. Nothing in this section restricts City's authority in Section 6 to terminate this Agreement.

14. Acceptance of Final Payment. Consultant's acceptance of final payment will release City from any and all claims and liabilities for compensation under this Agreement.

15. Acceptance of Work. City's acceptance of, or payment to Consultant for, the Services does not release Consultant from its responsibility for the accuracy, completeness, or competency of the Services, nor do the actions constitute an assumption of Consultant's responsibility or liability by City for any defect or error in the Services.

16. Conflict of Interest. Consultant represents that no City employee or official has a financial interest in Consultant. Consultant shall not offer, encourage, or accept any financial interest in any part of Consultant's business by or from a City employee or official during the term of this Agreement or as a result of being awarded this Agreement. If any of the Services are paid by reimbursement from an agreement between City and a private party, Consultant represents that it has not performed any work for that private party during the twelve-month period prior to the execution of this Agreement, and that it shall not negotiate, offer, or accept any contract for services from that party during the term of this Agreement.

17. Economic Disclosure. Consultant shall comply with City's local conflict of interest code implementing the California Political Reform Act, and shall prepare and file an economic disclosure statement if the Services involve making, or participation in making, governmental decisions or financial decisions by City that may have a material effect on Consultant's financial interests as determined by the City Attorney's Office. While it is Consultant's sole responsibility to evaluate its conflicts of interest, Consultant nevertheless agrees to prepare and file an economic disclosure statement if requested by City.

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18. Levine Act Compliance. California Government Code section 84308 (Levine Act) prohibits City officers from participating in any action related to a contract, license, permit, or entitlement if the officer receives political contributions from a party, or participant, or agent thereof, that totals more than $500 within the twelve months preceding the decision or within the twelve months following the date of the final decision. Consultant shall review and complete as necessary the City's California Levine Act Disclosure Statement that can be obtained from the City Clerk.

19. Use of Recycled Products. If fitness and quality are equal, then Consultant shall utilize recycled products consistent with the City's Environmentally Preferrable Purchasing and Practices Policy, and as defined in California Public Contract Code Section 12200 for the Services, instead of nonrecycled products whenever recycled products are available at the same or a lesser cost than nonrecycled items. Information on recycled materials can be found here:

- Sustainable Purchasing | StopWaste - Home, Work, School
- Reducing Waste at Work | StopWaste - Home, Work, School
- Recommendations of Specifications, Standards, and Ecolabels for Federal Purchasing | US EPA

20. Non-Exclusive Agreement. This Agreement is non-exclusive. City reserves the right to provide, and to retain other qualified consultants to provide, services that are the same or similar to the Services.

21. Business Entity Status. Consultant is responsible for filling all required documents and forms with the California Secretary of State and meeting all requirements of the Franchise Tax Board, as well as the California Business and Professions Code and any other state statute, to the extent such requirements apply to Consultant to provide the Services. By entering into this Agreement, Consultant represents that it is: authorized to do business in California; in good standing with the California Secretary of State; and, in good standing with all agencies having jurisdiction over Consultant, including any licensing agencies. If Consultant is a suspended entity at the time it enters into this Agreement, City may take steps to void this Agreement.

22. Authority to Execute Agreement. Consultant has taken all necessary action to authorize the execution of this Agreement, and expressly represents that the person signing this Agreement on behalf of Consultant has received and accepted the authority to sign and execute this Agreement on behalf of Consultant. Upon the Effective Date, this Agreement shall constitute a legal, valid and binding obligation of Consultant, enforceable against Consultant in accordance with its terms, which authorization is ratified and confirmed upon Consultant's acceptance of the first compensation payment by City.

23. No Subcontracting and No Assignment. Consultant's unique personal competence, experience, specialized personal knowledge, and professional reputation were a substantial inducement to City for the award of this Agreement to Consultant, therefore no part of the Services may be assigned or subcontracted without City's prior written consent. For the purposes of this section, a change of fifty percent or more in the ownership or control of Consultant constitutes an assignment.

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24. Remedies. All remedies permitted or available under this Agreement, or at law or in equity, are cumulative and alternative, and the invocation of a right or remedy will not be construed to waive or elect a remedy with respect to any other available right or remedy. As a condition precedent to commencing legal action involving a claim or dispute against City arising from this Agreement, Consultant must present a written claim to City in accordance with Livermore Municipal Code Chapter 3.40 *Claims Administration*.

25. Work Eligibility. Consultant warrants that only personnel authorized to work in the United States pursuant to the Immigration Reform and Control Act of 1986 and other applicable laws shall be provided by Consultant for the performance of the Services.

26. Non-Discrimination. In performance of the Services, Consultant agrees that it will not engage in discrimination in employment of persons because of such person's race, color, religion, sex/gender, gender identity/expression, sexual orientation, marital status, medical condition, military or veteran status, national origin, ancestry, disability, genetic information, age, or any protected classification when providing the Services. Consultant further agrees to comply with all provisions of Title VI of the Civil Rights Act of 1964, which prohibits discrimination on the basis of race, color, or national origin in all programs or activities receiving federal financial assistance. Consultant further assures that it will take necessary actions to ensure compliance with these requirements in the performance of this Agreement.

27. Construction of Language.

(a) The terms and conditions in this Agreement have been arrived at through negotiation and each party had a full and fair opportunity to review and revise this Agreement with legal counsel. Any ambiguity in this Agreement will not be resolved against either party as the drafting party. In the event of an inconsistency or conflict between the language in the body of the Agreement and any exhibit hereto, the language in the body of the Agreement controls.

(b) For the purposes of this Agreement, the terms "writing" and "written" includes electronic documents and communication via email, but not when those terms are used in Sections 6, 12, 23, and Sections 27 through 30 for notices, consent, or modifications. For the notices, consent, and modifications in Sections 6, 12, 23, and Sections 27 through 30, the terms "writing" and "written" means either a physically tangible document or an electronic document that satisfies the requirements in Livermore Municipal Code Section 2.64 Electronic Signatures.

28. Entire Agreement; Modification. This Agreement supersedes all other agreements, whether oral or written, between the parties with respect to the Services. Any modification to this Agreement must be in writing and signed by both parties. In the event the original of this Agreement is lost or destroyed, an archival copy maintained by City can be used in place of the original for all purposes with the same effect as if it was the original.

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29. Notice. Notices under this Agreement must be delivered to the addresses below by deposit in the United States mail or by overnight delivery service, with postage prepaid and delivery confirmation, with a courtesy copy delivered by email to the email addresses below:

TO CITY: Attention: Stephen Riley
City of Livermore / Community Development
1052 South Livermore Avenue Livermore, CA, 94550
spriley@livermoreca.gov

Email: purchasing@livermoreca.gov
accountspayable@livermoreca.gov
CityAttorney@livermoreca.gov

TO CONSULTANT: Attention: Angela DaRosa
Raney Planning & Management Inc
1501 Sports Drive Suite A
Sacramento, CA, 95834
United States
Email: adarosa@raneymanagement.com

30. Waiver. Failure to insist upon the strict performance of any term or condition in this Agreement, no matter how long the failure continues, is not a waiver of the term or condition and does not bar the right to subsequently demand strict performance. To be effective, a waiver must be in writing and signed by the non-breaching party.

31. Severability. If a court of competent jurisdiction determines a provision in this Agreement is invalid, void, or unenforceable, the remaining provisions will nevertheless continue in full force and effect without being impaired in any way.

32. Survival. The terms, conditions, and obligations in Sections 2, 8 through 11, 23, 24, 30, and 31 through 33 shall survive the completion or termination of this Agreement.

33. Jurisdiction and Venue. The interpretation, validity, and enforcement of this Agreement shall be governed by and construed in accordance with the laws of the State of California. Any suit, claim, or legal action of any kind related to this Agreement shall be filed and heard in a court of competent jurisdiction in the County of Alameda or in the United States District Court for the Northern District of California.

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34. Electronic Signatures. By signing this document, you are agreeing that you have reviewed this disclosure information and consent to transact business using electronic communications and to utilize electronic signatures in lieu of using paper documents pursuant to Livermore Municipal Code section 2.64 *Electronic Signatures* and all other applicable laws. You are not required to sign documents electronically. If you prefer not to do so, you may request to receive paper copies and withdraw your consent at any time.

35. Counterparts. This Agreement may be executed and delivered in one or more counterparts, each of which will be deemed to be an original copy of this Agreement, and all of which, when taken together, will be deemed to constitute one and the same agreement. The facsimile, email, or other electronically delivered signatures of the Parties shall be deemed to constitute original signatures, and facsimile or electronic copies hereof shall be deemed to constitute duplicate originals and shall be valid and effective for all purposes.

****

Signatures and Exhibit List on the Next Page

Docusign Envelope ID: B4B2BC31-7C24-423B-992B-1FD4E5387C5E

In concurrence and witness whereof, an i e g iti f the mutual consideration provided therefore, the parties have executed this Ag eeme t, effective on the date set forth in the first paragraph of this Agreement, which is the date that this Agreement was signed on behalf of City after it was signed by Consultant.

CONSULTANT: **Dated:**

Signed by:
Nick Pappani
EEC798A4B7C74BD...

4/1/2026 | 9:11 AM PDT

Nick Pappani
Vice President

CITY OF LIVERMORE: **Dated:**

Marianna A. Burch
City Manager

APPROVED AS TO FORM:

Signed by:
Katherine Mirassou
D48B6A0C4F27411...

Deputy/Assistant/Senior Assistant/City Attorney

APPROVED AS TO INSURANCE:

DocuSigned by:
Jas Sidhu
A5F7D34BB6A748A...

Risk Manager/Analyst

Exhibits:

Exhibit A – *Scope of Work*
Exhibit B – *Fee Schedule*
Exhibit C – *Insurance Requirements*

Docusign Envelope ID: B4B2BC31-7C24-423B-992B-1FD4E5387C5E

RANEY
PLANNING & MANAGEMENT, INC.

EXHIBIT A
WWW.RANEYMANAGEMENT.COM

NORTHERN CALIFORNIA
1501 SPORTS DRIVE, SUITE A
SACRAMENTO, CA 95834
TEL: 916.372.6100 · FAX: 916.419.6108

March 3, 2026

Scope of Work

ON-CALL ENVIRONMENTAL REVIEW SERVICES

Raney Planning & Management, Inc. (Raney) will be available to assist the City of Livermore with the provision of on-call environmental review services. Raney's on-call environmental review services will include, but not be limited to, the following:

- Preparation of California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) documentation, including, but not limited to Initial Studies/Negative Declarations (IS/NDs), Initial Studies/Mitigated Negative Declarations (IS/MNDs), Addendums, Environmental Impact Reports (EIRs), and Environmental Assessments (EAs);
- Preparation of Air Quality and Greenhouse Gas (GHG) technical analyses;
- Preparation of Scenic Corridor Analyses;
- Preparation of CEQA-level peer reviews of applicant-provided technical reports;
- Attendance at meetings with staff and the applicant team, as needed; and
- Attendance at Planning Commission and City Council hearings.

Raney will complete services as assigned by the City and will maintain prompt and ongoing communication regarding all authorized work. Prior to initiating any assignment, Raney will provide a project-specific scope of services, schedule, and budget for City review and authorization.

Raney shall perform all work within the authorized term and contract amount. Any changes to scope, schedule, or budget shall require a written amendment approved in accordance with City policy. Work performed outside the authorized contract amount without an executed amendment may not be reimbursed.

COMPENSATION AND CONTRACT TERM

Services will be provided on a time-and-materials basis in accordance with the billing rates included herein.

The total compensation under this Agreement shall not exceed $200,000 over the three-year term of the Agreement, unless amended in writing and approved by the City.

The Agreement term shall be three (3) years from the effective date. Individual assignments will be authorized on a task order basis. Raney will track cumulative billings to ensure total compensation does not exceed the not-to-exceed contract amount.

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RANEY
PLANNING & MANAGEMENT, INC.

WWW.RANEYMANAGEMENT.COM

NORTHERN CALIFORNIA
1501 SPORTS DRIVE, SUITE A
SACRAMENTO, CA 95834
TEL: 916.372.6100 · FAX: 916.419.6108

Billing rates for Years 1 and 2 shall be based on Raney's 2026 Billing Rates as provided herein. Effective at the commencement of Year 3, billing rates shall be increased by three percent (3%) over the then-current rates.

Compensation for subconsultants, travel, and reproduction expenses will include a 10% administration fee. Travel and printing will be billed at cost. Mileage will be billed at the current Federal IRS Standard Mileage Rate.

Raney will submit monthly invoices identifying authorized tasks performed and percentage complete. The City will notify Raney of any invoicing or work product issues that may delay payment authorization.

HOURLY RATES

Raney's hourly rates are based on the scope and skill sets of Raney's assigned personnel. Raney's. *2026 Billing Rates* are outlined on the following page.

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RANEY
PLANNING & MANAGEMENT, INC.

ENVIRONMENTAL AND PLANNING 2026 BILLING RATES

The following is a summary of Raney, a division of Raney Planning & Management, Inc., Billing Rates for the provision of environmental and planning services. Please note that Raney will provide a complete scope of services and cost estimate by task based on hours, upon request.

Tim Raney, AICP, President	$235/hour
Nick Pappani, Vice President	$215/hour
Rod Stinson, Vice President	$215/hour
Angela DaRosa, Division Manager	$195/hour
Jesse Fahrney, Assistant Division Manager	$175/hour
Kevin Valente, AICP, Senior Associate/Planner	$155/hour
Senior Associate	$155/hour
Associate	$135/hour
Administrative	$85/hour

AIR QUALITY 2026 BILLING RATES

The following is a summary of the Billing Rates for the provision of air quality and GHG analysis services. Please note that Raney will provide a complete scope of services and cost estimate by task based on hours, upon request.

Rod Stinson, Air Quality Specialist	$175/hour
Angela DaRosa, Air Quality Specialist	$175/hour
Jesse Fahrney, Air Quality Specialist	$175/hour
Air Quality Technician	$155/hour

OTHER COST INFORMATION

- Overhead charges for technical sub-consultants, travel, and copying/printing: 10%
- Travel: Billed at cost
  - It should be noted that Raney charges mileage at the Federal Standard Mileage Rate provided by the IRS.
- Copying and Printing: Billed at cost
  - Black & White (8.5" x 11"): 15¢/per page
  - Color (8.5" x 11"): 30¢/per page
  - Oversized prints (11" x 17"): 30¢/per page

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EXHIBIT C

INSURANCE REQUIREMENTS

Minimum Scope and Limits of Insurance

Consultant/Contractor shall maintain limits no less than:

1. Commercial General Liability, including operations, products, and completed operations, as applicable:
   $2,000,000 per occurrence/**$4,000,000** aggregate for bodily injury, personal injury, and property damage. If Commercial General Liability or other form of insurance with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.
2. Automobile Liability:
   $1,000,000 per accident for bodily injury and property damage.
3. Workers' Compensation and Employer's Liability:
   Statutory limits as required by the State of California including **$1,000,000** Employers' Liability per accident, per employee for bodily injury or disease. A waiver of subrogation is required for Workers' Compensation insurance. If Consultant/Contractor is a sole proprietor, then they must sign "Contractor Release of Liability."
4. Professional Liability/Errors and Omissions:
   $2,000,000 per claim. Consultant/Contractor warrants that any retroactive date under this policy shall precede the effective date of this contract and, either continuous coverage will be maintained, or an extended discovery period will be exercised for a period of two years beginning at the time work under this contract is completed.

Deductibles and Self-Insured Retention

All self-insured retentions (SIR) must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any self-insured retention (SIR) provision shall provide, or be endorsed to provide, that the SIR may be satisfied by either the named insured or the City of Livermore. The City of Livermore reserves the right to obtain a full certified copy of any insurance policy and endorsements. Failure to exercise this right shall not constitute a waiver of right to exercise later.

Acceptability of Insurers

Insurance is to be placed with insurers with a current A.M. Best rating of no less than A: VII and accepted to do business in the State of California, unless otherwise acceptable to the City of Livermore.

Other Insurance Provisions

The general liability and automobile liability policies are to contain, or be endorsed to contain, the following provisions:

1. The City of Livermore, its officers, officials, employees, and designated

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volunteers are to be covered as additional insureds as respects: liability arising out of activities performed by or on behalf of the Consultant/Contractor; or automobiles owned, leased, hired or borrowed by the Consultant/Contractor. The coverage shall contain no special limitations on the scope of protection afforded to the City of Livermore, its officers, officials, employees, or volunteers.

2. The limits of insurance required in this agreement may be satisfied by a combination of primary and umbrella or excess insurance. The additional insured coverage under the Consultant's/Contractor's policy shall be primary and non-contributory and will not seek contribution from the City's insurance or self-insurance and shall be at least as broad as ISO Form CG 20 10 04 13. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of the City of Livermore before the City's own insurance or self-insurance shall be called upon to protect it as a named insured.
3. Any failure to comply with reporting or other provisions of the policy, including breaches of warranties, shall not affect coverage provided to the City of Livermore, its officers, officials, employees, or volunteers.
4. The Consultant's/Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.
5. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be canceled by either party before expiration of the policy unless notice is delivered in accordance with policy provisions.
6. It shall be a requirement under this agreement that any available insurance proceeds broader than, or in excess of, the specified minimum insurance coverage requirements and/or limits shall be available to the additional insured. Furthermore, the requirements for coverage and limits shall be (1) the minimum coverage and limits specified in this agreement; or (2) the broader coverage and maximum limits of coverage of any insurance policy or proceeds available to the named Insured; whichever is greater.
7. Certificate Holder section of the insurance certificate should read: City of Livermore, 1052 S. Livermore Avenue, Livermore, CA 94550

Verification of Coverage

Consultant/Contractor shall furnish certificates of insurance and endorsement(s) effecting coverage to the City of Livermore for approval. The endorsements shall be on forms acceptable to the City of Livermore. All certificates and endorsements are to be received and approved by the City of Livermore before work commences. The City of Livermore reserves the right to require complete and certified copies of all insurance policies required by this Agreement.

LIVERMORE
CALIFORNIA

CITY COUNCIL STAFF REPORT **ITEM NO. 6.4**

DATE: June 8, 2026

TO: Honorable Mayor and City Council

FROM: Brent Smith, Community Development Director

SUBJECT: Resolution approving a standard agreement template to secure deferred payment of development impact fees pursuant to Government Code Section 66007 (SB 937)

RECOMMENDED ACTION

Adopt a resolution approving a standard agreement template for the deferral of development impact fees for qualifying residential projects, consistent with Government Code Section 66007.

SUMMARY

Senate Bill 937 (SB 937), codified in Government Code Section 66007, requires cities to defer the collection of development impact fees for eligible residential development projects until the issuance of a certificate of occupancy. The law also authorizes cities to require a recorded lien or other security to ensure payment of the deferred fees. The law allows cities to require the developer to enter into an agreement to ensure payment of the deferred fees if a model form of the agreement is posted on the city's website.

The proposed action approves a standard agreement template, prepared by the City Attorney, that establishes a lien against the property to secure payment of deferred development impact fees. Adoption of this template will allow the City to comply with State law while protecting its financial interests.

DISCUSSION

Historically, the City of Livermore has required payment of development impact fees prior to the issuance of building permits. Senate Bill 937 (SB 937), however, requires cities to defer the collection of certain impact fees for qualifying residential development projects upon request. Government Code Section 66007(c) provides that, upon request, cities must defer the collection of development impact fees for “designated residential development projects” until the issuance of the first certificate of occupancy. Section 66007(d) authorizes cities to require applicants to enter into an agreement to secure payment of the deferred fees as long as a model form of the agreement is posted on the city's website. The law also allows a city to authorize an officer or employee of the local agency to approve and execute the contracts on behalf of the city.

The SB 937 fee deferral requirement applies to development impact fees, including, but not limited to: Traffic Impact, Wastewater Capacity, Drainage, Park Impact, and Affordable Housing (low-income housing) fees. Fees not subject to deferral include pass-through fees collected on behalf of other agencies, such as Tri-Valley Transportation fees and school district fees. In addition, fees for service are not subject to deferral and will continue to be collected at the time of permit issuance. These include building permit fees, plan check and inspection fees, fire prevention and sprinkler permit fees, water connection fees, and other administrative or service-related charges.

To implement these requirements in a consistent and legally compliant manner, the City Attorney has prepared a standard agreement template represented in Exhibit A that:

- Defers payment of eligible development impact fees until issuance of the first certificate of occupancy;
- Establishes a lien against the property to secure payment of the deferred fees; and
- Provides enforcement mechanisms in the event of nonpayment.

Adoption of the proposed agreement template will:

- Ensure compliance with State law (SB 937);
- Provide a uniform and transparent process for applicants requesting fee deferrals;
- Protect the City's ability to collect development impact fees through a recorded lien; and
- Streamline administration by eliminating the need to draft individual agreements for each project.

The agreement requires payment of all deferred fees upon issuance of the first certificate of occupancy (including a temporary certificate of occupancy), or earlier upon transfer or sale of the property. The City retains the ability to enforce payment through lien foreclosure or other available legal remedies, if necessary.

FISCAL AND ADMINISTRATIVE IMPACT

Deferral of development impact fees will delay the timing of revenue collection and inflation may reduce the value of the fees paid to the City since they will be paid later in time than would previously have occurred. The agreement structure protects the City's financial interests by securing payment through a recorded lien on the property. There is no administrative impact.

COMMUNITY PILLAR

5. A City That Works

GOAL

15. Uphold the integrity of Livermore's Municipal Code, Development Code, and regulations.

ATTACHMENTS

1. Senate Bill 937
2. Resolution

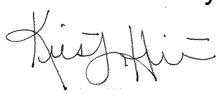
3. Exhibit A - Agreement

Prepared by: Franc Moufarrej
Chief Building Official

Approved by:

Marianna A. Burch
City Manager

Fiscal Review by:



Kristen Hilton
Acting Administrative Services Director

STATE OF CALIFORNIA
LEGISLATIVE COUNSEL BUREAU
AUTHENTICATED
ELECTRONIC LEGAL MATERIAL

Senate Bill No. 937

CHAPTER 290

An act to amend Section 66007 of the Government Code, relating to land use.

[Approved by Governor September 19, 2024. Filed with Secretary of State September 19, 2024.]

LEGISLATIVE COUNSEL'S DIGEST

SB 937, Wiener. Development projects: fees and charges.

The Mitigation Fee Act regulates fees for development projects, fees for specific purposes, including water and sewer connection fees, and fees for solar energy systems, among others. The act, among other things, requires local agencies to comply with various conditions when imposing fees, extractions, or charges as a condition of approval of a proposed development or development project.

The act prohibits a local agency that imposes fees or charges on a residential development for the construction of public improvements or facilities from requiring the payment of those fees or charges until the date of the final inspection or the date the certificate of occupancy is issued, whichever occurs first, except for utility service fees, which the local agency is authorized to collect at the time an application for utility service is received. The act exempts specified units in a residential development proposed by a nonprofit housing developer if the housing development meets certain conditions.

This bill would limit the utility service fees exception described above to utility service fees related to connections, and cap those fees at the costs incurred by the utility provider resulting from the connection activities. The bill would extend the above-described exemption for those units in a residential development that meets those conditions to any housing developer.

The act authorizes a local agency to require the payment sooner than the date of the final inspection or the date the certificate of occupancy is issued, whichever occurs first, if specified conditions are met, including if the fees or charges are to reimburse the local agency for expenditures previously made.

This bill would, for designated residential development projects, as defined, prohibit a local agency from requiring payment of fees or charges on the residential development for the construction of public improvements or facilities until the date the first certificate of occupancy or first temporary certificate of occupancy is issued, as specified. The bill would authorize the local agency to require the payment of those fees or charges at an earlier time if certain conditions are met, except as specified. For specified units,

the bill would authorize a developer to guarantee payment of certain fees or charges by posting a performance bond or a letter of credit from a federally insured, recognized depository institution. If the developer does not post a performance bond or a letter of credit, the bill would authorize the city, county, or city and county to collect certain fees or charges in accordance with a specified procedure.

If any fee or charge described above is not fully paid prior to issuance of a building permit, the act authorizes the local agency issuing the building permit to require the property owner to execute a contract to pay the fee or charge as a condition of issuance of the building permit, as specified.

This bill would authorize the governing body of a local agency to authorize an officer or employee of the local agency to approve and execute contracts described above, and would require the local agency to post a model form of contract on its internet website, if it maintains an internet website, before requiring execution of a contract under the provisions described above.

The people of the State of California do enact as follows:

SECTION 1. Section 66007 of the Government Code is amended to read:

66007. (a) Except as otherwise provided in subdivisions (b) and (h), any local agency that imposes any fees or charges on a residential development for the construction of public improvements or facilities shall not require the payment of those fees or charges, notwithstanding any other provision of law, until the date of the final inspection, or the date the certificate of occupancy is issued, whichever occurs first. However, utility service fees related to connections may be collected at the time an application for service is received, provided that those fees do not exceed the costs incurred by the utility provider resulting from the connection activities. If the residential development contains more than one dwelling, the local agency may determine whether the fees or charges shall be paid on a pro rata basis for each dwelling when it receives its final inspection or certificate of occupancy, whichever occurs first; on a pro rata basis when a certain percentage of the dwellings have received their final inspection or certificate of occupancy, whichever occurs first; or on a lump-sum basis when the first dwelling in the development receives its final inspection or certificate of occupancy, whichever occurs first.

(b) (1) Notwithstanding subdivision (a), the local agency may require the payment of those fees or charges at an earlier time if (A) the local agency determines that the fees or charges will be collected for public improvements or facilities for which an account has been established and funds appropriated and for which the local agency has adopted a proposed construction schedule or plan before final inspection or issuance of the certificate of occupancy or (B) the fees or charges are to reimburse the local agency for expenditures previously made. “Appropriated,” as used in this subdivision, means

authorization by the governing body of the local agency for which the fee is collected to make expenditures and incur obligations for specific purposes.

(2) (A) Paragraph (1) does not apply to units reserved for occupancy by lower income households included in a residential development proposed by a housing developer in which at least 49 percent of the total units are reserved for occupancy by lower income households, as defined in Section 50079.5 of the Health and Safety Code, at an affordable rent, as defined in Section 50053 of the Health and Safety Code. In addition to the contract that may be required under subdivision (d), a city, county, or city and county may require the posting of a performance bond or a letter of credit from a federally insured, recognized depository institution to guarantee payment of any fees or charges that are subject to this paragraph. Fees and charges exempted from paragraph (1) under this paragraph shall become immediately due and payable when the residential development no longer meets the requirements of this paragraph.

(B) The exception provided in subparagraph (A) does not apply to fees and charges levied pursuant to Chapter 6 (commencing with Section 17620) of Part 10.5 of Division 1 of Title 1 of the Education Code.

(c) All of the following apply to designated residential development projects:

(1) If a local agency imposes any fees or charges on the residential development for the construction of public improvements or facilities, then all of the following conditions apply:

(A) (i) Notwithstanding any other law, the local agency shall not require the payment of those fees or charges until the date the first certificate of occupancy or first temporary certificate of occupancy is issued, whichever occurs first.

(ii) Notwithstanding clause (i), utility service fees related to connections may be collected at the time an application for service is received, provided that those fees do not exceed the costs incurred by the utility provider resulting from the connection activities.

(iii) Clause (i) shall not apply if construction of the residential development does not begin within five years of the date upon which the building permit is issued.

(B) The amount of the fees and charges shall be the same amount as would have been paid had the fees and charges been paid prior to the issuance of building permits, and the local agency shall not charge interest or other fees on any amount deferred pursuant to this paragraph.

(C) If the development contains more than one dwelling, the local agency may determine whether the fees or charges described shall be paid on a pro rata basis for each dwelling when it receives its certificate of occupancy, on a pro rata basis when a certain percentage of the dwellings have received their certificate of occupancy, or on a lump-sum basis when all the dwellings in the development receive their certificate of occupancy.

(D) Notwithstanding any other law, the local agency may withhold a certificate of occupancy or a temporary certificate of occupancy until payment of those fees or charges is received.

(2) (A) Notwithstanding paragraph (1), the local agency may require the payment of those fees or charges at an earlier time if either of the following conditions is met:

(i) The fees or charges are to reimburse the local agency for expenditures previously made to the extent those expenditures have not been paid or reimbursed by another party.

(ii) The local agency determines both of the following:

(I) The fees or charges will be collected for any of the following public improvements or facilities:

(ia) Public improvements or facilities related to providing water service to the residential development.

(ib) Public improvements or facilities related to providing sewer or wastewater service to the residential development.

(ic) Public improvements or facilities related to providing fire, public safety, and emergency services to the residential development.

(id) Roads, sidewalks, or other public improvements or facilities for the transportation of people that serve the development, including the acquisition of all property, easements, and rights-of-way that may be required to carry out the improvements or facilities.

(ie) Construction and rehabilitation of school facilities, if a school district has a five-year plan pursuant to subdivision (c) of Section 17017.5 of Education Code.

(II) An account has been established and funds appropriated for the public improvements or facilities described in subclause (I). "Appropriated," as used in this subclause, means authorization by the governing body of the local agency for which the fee is collected to make expenditures and incur obligations for specific purposes.

(B) (i) Subparagraph (A) does not apply to units reserved for occupancy by lower income households included in a residential development proposed by a housing developer in which at least 49 percent of the total units are reserved for occupancy by lower income households, as defined in Section 50079.5 of the Health and Safety Code, at an affordable rent, as defined in Section 50053 of the Health and Safety Code. Fees and charges exempted from subparagraph (A) under this subparagraph shall become immediately due and payable when the residential development no longer meets the requirements of this subparagraph.

(ii) The exception provided in clause (i) does not apply to fees and charges levied pursuant to Chapter 6 (commencing with Section 17620) of Part 10.5 of Division 1 of Title 1 of the Education Code.

(iii) (I) The developer may elect to post a performance bond or a letter of credit from a federally insured, recognized depository institution to guarantee payment of any fees or charges that are subject to this subparagraph.

(II) If the developer does not post a performance bond or letter of credit pursuant to subclause (I), the city, county, or city and county may collect any fees and charges subject to this subparagraph that are not paid at the time the first certificate of occupancy or first temporary certificate of

occupancy is issued, whichever occurs first, in accordance with the following procedure:

(ia) On or before August 10 of each year, the building official of the local agency shall furnish in writing to the county auditor a description of each parcel of land for which a performance bond or letter of credit has not been posted within the local agency's jurisdiction upon which fees or charges are unpaid and the amount of the unpaid fees or charges.

(ib) The amount of the unpaid fees or charges shall constitute a lien upon the land for which the fees or charges are unpaid.

(ic) The unpaid fees or charges shall be collected in the same manner and at the same time as county ad valorem taxes.

(id) The unpaid fees or charges shall be subject to the same penalties, lien priority, and procedure and sale in case of delinquency that apply to county ad valorem taxes.

(ie) All laws applicable to the levy, collection, and enforcement of county ad valorem taxes shall be applicable to the unpaid fees and charges.

(iv) Clause (iii) does not apply to projects that dedicate 100 percent of units, exclusive of a manager's unit or units, to lower income households, as defined by Section 50079.5 of the Health and Safety Code, and have a recorded regulatory agreement with the California Tax Credit Allocation Committee, the California Debt Limit Allocation Committee, or the Department of Housing and Community Development.

(3) If the local agency does not issue certificates of occupancy for the type of residential developments described in this subdivision, the final inspection shall serve as the certificate of occupancy.

(4) For purposes of this subdivision, "designated residential development project" means a residential development project that meets any of the following conditions:

(A) The project dedicates 100 percent of units, exclusive of a manager's unit or units, to lower income households, as defined by Section 50079.5 of the Health and Safety Code.

(B) The project meets the requirements described in Section 65662.

(C) The project is approved by a local government pursuant to Article 2 (commencing with Section 65912.110) or Article 3 (commencing with Section 65912.120) of Chapter 4.1.

(D) The project meets the requirements described in subdivision (a) of Section 65913.4.

(E) The project meets the criteria described in subdivision (c) of Section 65913.16.

(F) The project is entitled to a density bonus pursuant to subdivision (b) of Section 65915.

(G) The project includes 10 or fewer units.

(d) (1) If any fee or charge specified in subdivision (a) or (c) is not fully paid prior to issuance of a building permit for construction of any portion of the residential development encumbered thereby, the local agency issuing the building permit may require the property owner, or lessee if the lessee's interest appears of record, as a condition of issuance of the building permit,

to execute a contract to pay the fee or charge, or applicable portion thereof, within the time specified in subdivision (a) or (c). If the fee or charge is prorated pursuant to subdivision (a) or (c), the obligation under the contract shall be similarly prorated.

(2) The obligation to pay the fee or charge shall inure to the benefit of, and be enforceable by, the local agency that imposed the fee or charge, regardless of whether it is a party to the contract. The contract shall contain a legal description of the property affected, shall be recorded in the office of the county recorder of the county and, from the date of recordation, shall constitute a lien for the payment of the fee or charge, which shall be enforceable against successors in interest to the property owner or lessee at the time of issuance of the building permit. The contract shall be recorded in the grantor-grantee index in the name of the public agency issuing the building permit as grantee and in the name of the property owner or lessee as grantor. The local agency shall record a release of the obligation, containing a legal description of the property, in the event the obligation is paid in full, or a partial release in the event the fee or charge is prorated pursuant to subdivision (a) or (c).

(3) The contract may require the property owner or lessee to provide appropriate notification of the opening of any escrow for the sale of the property for which the building permit was issued and to provide in the escrow instructions that the fee or charge be paid to the local agency imposing the same from the sale proceeds in escrow prior to disbursing proceeds to the seller.

(4) The governing body of a local agency may authorize an officer or employee of the local agency to approve and execute contracts under this subdivision on behalf of the local agency.

(5) Before requiring execution of a contract under this subdivision, the local agency shall post a model form of contract on its internet website, if it maintains an internet website.

(e) This section applies only to fees collected by a local agency to fund the construction of public improvements or facilities. It does not apply to fees collected to cover the cost of code enforcement or inspection services, or to other fees collected to pay for the cost of enforcement of local ordinances or state law.

(f) "Final inspection," "temporary certificate of occupancy," or "certificate of occupancy," as used in this section, has the same meaning as described in Sections 305 and 307 of the Uniform Building Code, International Conference of Building Officials, 1985 edition.

(g) Methods of complying with the requirement in subdivision (b) that a proposed construction schedule or plan be adopted, include, but are not limited to, (1) the adoption of the capital improvement plan described in Section 66002, or (2) the submittal of a five-year plan for construction and rehabilitation of school facilities pursuant to subdivision (c) of Section 17017.5 of the Education Code.

(h) A local agency may defer the collection of one or more fees up to the close of escrow. This subdivision shall not apply to fees and charges

levied pursuant to Chapter 6 (commencing with Section 17620) of Part 10.5 of Division 1 of Title 1 of the Education Code.

O

IN THE CITY COUNCIL OF THE CITY OF LIVERMORE, CALIFORNIA

A RESOLUTION APPROVING A STANDARD AGREEMENT TEMPLATE TO SECURE DEFERRED PAYMENT OF DEVELOPMENT IMPACT FEES PURSUANT TO GOVERNMENT CODE SECTION 66007

Senate Bill 937 (SB 937), codified in Government Code Section 66007, requires cities to defer the collection of development impact fees for eligible residential development projects until the issuance of a certificate of occupancy. Government Code Section 66007(d) authorizes cities to require applicants to enter into an agreement to secure the payment of deferred development impact fees as long as a model form of the agreement is posted on the city's website. The law also allows a city to authorize an officer or employee of the local agency to approve and execute the contracts on behalf of the city. The City of Livermore desires to comply with State law while ensuring the collection of development impact fees necessary to fund public facilities and infrastructure.

The City Attorney has prepared a standard agreement template entitled "Agreement Creating a Lien to Secure Deferred Payment of Development Impact Fees," which establishes a lien on the subject property to secure payment of such fees. Using a standard agreement template will promote consistency, efficiency, and protection of the City's financial interests.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Livermore, that the City Council hereby approves the use of the standard agreement template entitled "Agreement Creating a Lien to Secure Deferred Payment of Development Impact Fees," attached hereto as Exhibit A, and directs the template be posted on the City's website.

BE IT FURTHER RESOLVED, that the City Manager, or her designee, is authorized to execute such agreements, in substantially the same form as Exhibit A, with such minor modifications, or any modifications required to comply with changes to State law, as approved by the City Attorney.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately upon adoption.

On motion of Council Member _____, seconded by Council Member _____, the foregoing resolution was passed and adopted on June 8, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

_____
Helena L. Graves
Acting City Clerk

APPROVED AS TO FORM:

/s/ Katherine Mirassou
Katherine Mirassou
Assistant City Attorney

Exhibit A - Agreement

This document is recorded for the
benefit of the City of Livermore
and is entitled to be recorded
free of charge in accordance with
Section 6103 of the Government Code
After Recordation, mail to:
OFFICE OF THE CITY CLERK
1052 S. Livermore Avenue
Livermore, CA 94550

AGREEMENT CREATING A LIEN TO SECURE DEFERRED PAYMENT OF DEVELOPMENT IMPACT FEES

ADDRESS: _____, Livermore, CA (A.P.N. No._____)

This Agreement, made and executed this _____ day of _____, 20__, by and between the CITY OF LIVERMORE, a California municipal corporation ("City"), and, _____ a _____("Property Owner") to secure the payment of deferred development impact fees that would otherwise be due prior to issuance of a building permit.

RECITALS

A. Property Owner is the owner of that certain tract of land situated in the City of Livermore, County of Alameda, State of California, generally known and described as [Insert address, Livermore, California_____], more fully described in Exhibit A, (the "Property"), which is attached hereto and incorporated herein by this reference.

B. Property Owner has received approval to develop the Property pursuant to Planning Application Nos. [Insert Planning Application Nos.], subject to conditions of approval including the payment of development impact fees under the Livermore Municipal Code ("LMC").

C. The development on the Property is a "designated residential development project" subject to the requirements of Government Code Section 66007(c) ("the Project").

D. Property Owner wishes to defer payment of development impact fees associated with the Project, more fully described in Exhibit B. The total amount of development impact fees to be deferred under this Agreement is currently estimated to be $_____, pursuant to Government Code Section 66007(c) (the "Deferred Fees").

E. The City desires to allow the fee deferral subject to the execution of a fee deferral agreement authorized by Government Code Section 66007(d).

NOW, THEREFORE, for and in consideration of the approval and covenants contained herein and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Deferral of Fees.** Payment of the Deferred Fees, as described in Exhibit B, shall be deferred until the date the development is approved for occupancy. The outstanding balance of the Deferred Fees is due and payable to the City on a lump-sum basis when the first dwelling unit in the Project receives its first: (1) certificate of occupancy; or (2) temporary certificate of occupancy, whichever occurs first (the "Fee Deadline".) Any portion of the Deferred Fees that remains unpaid at the expiration of the Fee Deadline is immediately due and payable. Any unpaid Deferred Fees balance is immediately due and payable upon the sale of the entire property. Fees shall be payable at the rates in effect on the date the fees are paid, except: (1) an applicant for a vesting tentative map for a development project shall pay the fees at the rate in effect on the date the application for the vesting tentative map is deemed complete, and (2) an applicant that defers fees for a designated residential redevelopment project, as defined in California Government Code Section 66007, may elect to pay the fees at the rate in effect at the time of building permit issuance.

2. **Lien Created.** The Property Owner hereby grants to the City a lien against the Property described in Exhibit A; said lien is intended to guarantee the payment in full of the Deferred Fees described in Exhibit B, plus the City's costs of enforcement and collection, including reasonable attorney's fees, if any.

3. **City Lien Primary**. The Property Owner shall submit proof satisfactory to the City that the lien created by this Agreement is not secondary to any existing or future encumbrance.

4. **Release of Lien.** Upon full payment of the Deferred Fees to City and complete satisfaction of all terms of this Agreement by the Property Owner, the City shall promptly release the lien created hereunder by executing a lien release in substantial form as shown in Exhibit C.

5. **Building Permit Issuance.** The Property Owner represents that he or she has obtained or will obtain within sixty (60) days of the effective date of this Agreement, all building permits for the Project. If the Property Owner does not obtain the building permits within the time period required under this Section 5, then the Deferred Fees shall become due and immediately payable.

6. **Escrow**. The Property Owner shall notify the City in writing of the opening of each escrow for the sale of each parcel or dwelling in the Project. If an escrow account is opened for the sale of a parcel or dwelling in the Project, the Property Owner shall provide in those escrow instructions that the portion of the Deferred Fees attributable to the parcel or dwelling shall be paid to the City from the sale proceeds in escrow before sale proceeds are disbursed to the seller.

7. **Default**. If the Property Owner fails to pay any amount owing under this Agreement and such failure is continuing thirty (30) days after the Property Owner's receipt of written notice of such failure from the City, the City may withhold issuance of any certificates of occupancy or temporary certificates of occupancy for the Project. The City has the right to exercise all rights and remedies and to maintain any action in law or equity to enforce the terms and covenants of this Agreement. The City may pursue collection through all available legal and administrative means, including but not limited to judicial foreclosure of the recorded lien against the Property and civil judgment against the applicant for breach of this Agreement. The obligation secured by this Agreement includes, in addition to the amount of the Deferred Fees, all costs and reasonable expenses and fees, including reasonable attorneys' fees, incurred by the City in successfully enforcing the obligation secured by this Agreement, all to be taxed as costs and included in any judgment rendered.

8. **Assignment**. This Agreement shall not be assigned or otherwise transferred to a person or entity not a party to this Agreement without the express prior written consent of the City. Any person or entity seeking assignment or transfer of this Agreement shall meet all of the terms and conditions of this Agreement. Assignment is not effective until the proposed assignee executes an assignment and assumption agreement, in a form acceptable to the City Attorney, assuming all duties and obligations of the Property Owner under this Agreement. Any assignment or transfer not in strict compliance with this provision shall: (1) be null and void; (2) constitute a material breach of this Agreement; and (3) cause the Deferred Fees to become due and immediately payable at the time of the attempted assignment or transfer.

9. **Enforcement.** The City may pursue collection through all available legal and administrative means, including without limitation, judicial or non-judicial foreclosure of the recorded lien against the Property or a civil judgment against the Property Owner for breach of this Agreement and/or the security provided hereunder. The Property Owner shall be responsible for any fees required of the City for the enforcement and collection of the development impact fees, including reasonable attorney's fees.

10. **No Third-Party Beneficiaries**. There are no third-party beneficiaries to this Agreement.

11. **Indemnity**. The Property Owner agrees to defend, indemnify, and hold harmless the City, its officials, employees and agents for any and all actions, proceedings, damages, claims, costs and attorneys' fees arising out of, or related to, this Agreement, except to the extent arising from the sole negligence or willful misconduct of the City or its officials, employees, or agents.

12. **Applicable Law.** This Agreement is governed by and construed in accordance with the substantive laws of the State of California without regard to its conflict of laws rules. The venue for any legal action pertaining to this Agreement shall be in Alameda County, California.

13. **Successors in Interest.** Each Property Owner who is a party to this Agreement is jointly and severally liable for compliance with its terms. This Agreement binds the Property Owner's heirs, successors, assigns, and any other person claiming under them. If there is more than one successor in interest, all successors will be jointly and severally liable for all obligations under this Agreement. This section does not limit the effect of Section 8 (Assignment).

14. **Waiver**. If either the City or the Property Owner(s) at any time or times waives any breach of this Agreement by the other, such waiver shall not constitute a waiver of any other or succeeding breach of this Agreement, whether of the same or any other covenant, condition or obligation. Waiver shall not be effective until and unless signed by the waiving party.

15. **Severability**. If any provision of this Agreement is for any reason held to be invalid or unenforceable, the remainder of this Agreement will not be affected and remains valid and fully enforceable.

16. **Entire Agreement**. This Agreement contains the entire agreement between the parties and all prior understandings or agreements, oral or written, regarding this matter are superseded. This Agreement may not be modified except by written mutual agreement signed by the parties.

17. **Authority**. The person or persons executing this Agreement on behalf of the parties hereto warrants and represents that he/she/they has/have the authority to execute this Agreement on behalf of their entity and has/have the authority to bind their party to the performance of the obligations hereunder.

18. **Notices.** All notices hereunder shall be given in writing and mailed, postage prepaid, by certified mail, addressed as follows:

To City: Office of the City Clerk
1052 S. Livermore Avenue
Livermore, CA 94550

To Property Owner: _____
_____
_____
_____

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in duplicate the day and year first above written.

CITY OF LIVERMORE

_____

Marianna Burch, City Manager

APPROVED AS TO FORM

_____

Kimberly Cilley, City Attorney

ATTEST:

_____

_____, City Clerk

PROPERTY OWNER

_____

Name:_____

Title: _____

_____

Name:_____

Title: _____

EXHIBIT A

LEGAL DESCRIPTION

EXHIBIT B
DEFERRED DEVELOPMENT IMPACT FEES

[name of fee]	[amount of fee]

Amounts provided are estimates based on the rates in effect at the time this Agreement is executed. Fees are payable at the rates in effect on the date of payment except: (1) an applicant for a vesting tentative map for a development project shall pay the fees at the rate in effect on the date the application for the vesting tentative map is deemed complete, and (2) an applicant that defers fees for a designated residential redevelopment project, as defined in California Government Code Section 66007, may elect to pay the fees at the rate in effect at the time of building permit issuance.

EXHIBIT C - LIEN RELEASE FORM

This document is recorded for the
benefit of the City of Livermore
and is entitled to be recorded
free of charge in accordance with
Section 6103 of the Government Code
After Recordation, mail to:
OFFICE OF THE CITY CLERK
1052 S. Livermore Ave.
Livermore, CA 94550

RELEASE OF LIEN UPON REAL PROPERTY

ADDRESS: _____,
LIVERMORE, CA
A.P.N. No._____

WHEREAS, on _____, _____("Grantor") and the City of Livermore ("Grantee") entered into an Agreement Creating a Lien to Secure Deferred Payment of Development Impact Fees ("Agreement"), which Agreement was recorded as Document No._____ in the Official Records of the County of Alameda on _____; and

WHEREAS, Grantor has satisfied the conditions for the release of lien encumbering certain property under the Agreement;

NOW, THEREFORE, Grantee hereby releases all of its right, title, and interest to the lien in the real property described in Exhibit A, attached hereto.

CITY OF LIVERMORE

_____ Date: _____

Marianna Burch, City Manager

APPROVED AS TO FORM

_____

Kimberly Cilley, City Attorney

CERTIFICATE OF ACKNOWLEDGMENT
(Civil Code § 1189)

STATE OF _____)
)
COUNTY OF _____)

On _____, before me, _____, a notary public in and for said County, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

_____

CERTIFICATE OF ACKNOWLEDGMENT
(Civil Code § 1189)

STATE OF _____)
)
COUNTY OF _____)

On _____, before me, _____, a notary public in and for said County, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

_____

CERTIFICATE OF ACKNOWLEDGMENT
(Civil Code § 1189)

STATE OF _____)
)
COUNTY OF _____)

On _____, before me, _____, a notary public in and for said County, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

_____

LIVERMORE
CALIFORNIA

CITY COUNCIL STAFF REPORT **ITEM NO. 6.5**

DATE: June 8, 2026

TO: Honorable Mayor and City Council

FROM: Carl Brown, Public Works Director

SUBJECT: Resolution directing the City Engineer to file the Annual Engineer's Reports for the City's Landscape Maintenance Districts, and Resolution of Intention to levy annual assessments for the Landscape Maintenance Districts for Fiscal Year 2026-27, preliminarily approve the Annual Engineer's Reports, and establish a Public Hearing date for the annual levy of assessments.

RECOMMENDED ACTION

Staff recommends the City Council:
1. Adopt a resolution directing the City Engineer to file the Annual Engineer's Reports for the City's Landscape Maintenance Districts.
2. Adopt a resolution of Intention to:
a. Levy and collect landscape maintenance assessments for all Districts formed under the Landscaping and Lighting Act of 1972 for Fiscal Year 2026-27;
b. Preliminarily approve the Annual Engineer's Reports for all City Landscape Maintenance Districts; and
c. Establish a Public Hearing for June 22, 2026 for the levy of assessments for Fiscal Year 2026-27.

SUMMARY

In order to levy and collect annual assessments for the City of Livermore (City) Landscape Maintenance Districts (Districts) under the Landscaping and Lighting Act of 1972 (Act), the City must follow certain legal procedures. The initial procedures consist of directing the filing of the Annual Engineer's Reports and adopting a resolution of intention to levy and collect assessments, preliminarily approving the Annual Engineer's Reports, and establishing the public hearing date.

DISCUSSION

The City has previously formed the Districts listed below. Under the Act, the City Council must follow certain procedures to levy annual assessments with the Districts. The City Council should consider the initial action for FY 2026-27 by adopting the attached resolution directing the filing of the Annual Engineer's Reports. The next step under the Act is for City Council to adopt a second resolution declaring its intent to levy and collect assessments within the Districts in FY 2026-27, preliminarily

approve the attached Annual Engineer's Reports, and establish a public hearing date.

The Annual Engineer's Reports (see Attachment 4) has been prepared for the Districts listed below for FY 2026-27 in accordance with the requirements of the Act.

Maintenance District No. LL-1; Annexation Nos. 1989-1, 1989-2, 1989-4, 1990-1, 1990-2; Maintenance District No. LL-2; Annexation Nos. 1992-0, 1992-1, 1993-1, 1993-2, 1994-1, 1994-2, 1994-3, 1994-4, 1994-6, 1994-7, 1994-8, 1995-1, 1995-2, 1995-3, 1995-4, 1995-6, 1995-7, 1996-1, 1996-2, 1996-3, 1996-5, 1996-6, 1996-7, 1996-8, 1996-9, 1997-2, 1997-3, 1997-4,1997-5; and Maintenance District Nos. LL-801, LL-802, LL-803, LL-804, LL-805, LL-806, LL-807, LL-808, LL-809, LL-810, LL-811, LL-813, LL-814, LL-815, LL-817, LL-818, LL-819, LL-820, LL-821, LL-822, LL-823, LL-824, LL-826, LL-827, LL-828, LL-829, LL-830, LL-831, LL-832, LL-833, LL-835, LL-836, LL-837, LL-838, LL-839, LL-840, LL-841, LL-842, LL-843, LL-844, LL-845, LL-846, LL-847, LL-848, LL-849, LL-850, LL-851, LL-852, LL-853, LL-854, LL-855, LL-857, LL-858, LL-859, LL-860, LL-861 LL-862, and LL-863.

Proposed Schedule for the Levy of Assessments for FY 2026-27

The following tentative schedule is proposed to approve FY 2026-27 Assessments for the Districts:

- June 8, 2026 – City Council adopts a resolution directing the City Engineer to file the Annual Engineer's Reports or the City's Landscape Maintenance Districts and adopts a Resolution of Intention declaring the City's intention to levy assessments for the Districts for FY 2026-27, preliminarily approving the Annual Engineer's Reports, and establishing a public hearing date of June 22, 2026.
- June 22, 2026 – City Council holds a public hearing and considers the levy of assessments for the Districts for FY 2026-27.
- August 8, 2026- Deadline to submit assessments to the Alameda County Auditor's Office.

FY 2026-27 Assessments

Depending upon the annual assessment escalator that was approved at the time of formation or subsequently approved by the District property owners, the maximum assessment for each District and zones of benefit may be adjusted annually by either the annual change in the Consumer Price Index (All Urban Consumers) published for the San Francisco-Oakland-Hayward Area by the U.S. Bureau of Labor Statistics ("CPI") for the month of February or the annual change in CPI plus 1%. For FY 2026-27, CPI is 2.48% and therefore the maximum assessment rates for each District are increased by either 2.48% or 3.48%, as applicable.

Staff developed cost estimates that include revenue and expenditure budgets for each District based on the anticipated maintenance and reserve collection needs for FY 2026-27. Attachment 1 shows the comparison of proposed FY 2026-27 assessments versus current FY 2025-26 assessments for the Districts, except LL-859 for the Downtown Landscape Maintenance District (DTLMD). Attachment 2 compares the current and proposed assessments for the DTLMD. The proposed assessment rates to be levied for the Districts are equal to or less than each District's respective FY 2026-27 maximum assessment rate.

FISCAL AND ADMINISTRATIVE IMPACTS

Property owners within each District pay assessments to cover the cost of landscape maintenance,

utilities, operation, and maintenance of equipment. Maintenance operations are performed by staff and supplemented by private contractors under the direction of staff.

The aggregate projected maintenance costs for all Districts, except for the DTLMD, for FY 2026-27 is estimated to be approximately $4.2 million. Projected revenue for all Districts, except for the DTLMD, is estimated to be approximately $3.7 million. Any funds collected in excess of expenditures remain in each District's respective account for future needs such as asset replacement or repairs.

The DTLMD has projected maintenance costs of approximately $1,020,000 in FY 2026-27. Projected revenue for the DTLMD is approximately $640,000. The total cost for maintaining improvements benefiting the DTLMD includes approximately $200,000 attributed to general benefit to the public at large, which the City pays directly. Additionally, the City's General Fund will also make a supplemental contribution of approximately $180,000 because the maximum allowable assessments are not sufficient to cover the projected costs.

COMMUNITY PILLAR

5: A City That Works

GOAL

14: Develop and maintain the City's infrastructure, facilities, and property

ATTACHMENTS

1. Proposed Assessments for Districts FY 2026-27
2. Proposed Assessments for DTLMD No. 859 for FY 2026-27
3. Resolution - City Engineer's Direction
4. Exhibit A - Annual Engineer's Reports for the City of Livermore's Landscape Maintenance Districts (FY 2026-27)
5. Resolution of Intention

Prepared by: Marisa Gan
Management Analyst II

Approved by:

Marianna A. Burch
City Manager

Fiscal Review by:

Kristen Hilton
Acting Administrative Services Director

City of Livermore
Landscape Maintenance District
Maximum and Budgeted Assessment Rates*

District	Zone	District Name	City Org Code	Authorized Escalator	Fiscal Year 2026-27 Maximum Assessment Rate	Fiscal Year 2025-26 Budgeted Assessment Rate	Fiscal Year 2026-27 Budgeted Assessment Rate	Percent Change from FY 2025-26 to FY 2026-27 Budgeted Rates
Landscape and Lighting District No. 1	1989-1	Autumn Valley	31161270	CPI + 1%	$265.23	$256.32	$265.23	3.48%
Landscape and Lighting District No. 1	1989-2	Stratford Park	31161271	CPI + 1%	$542.42	$417.48	$431.99	3.48%
Landscape and Lighting District No. 1	1989-4	Amber Ridge	31161272	CPI + 1%	$584.58	$564.94	$584.58	3.48%
Landscape and Lighting District No. 1	1990-1	Silver Oaks	31161273	CPI	$387.23	$377.87	$387.23	2.48%
Landscape and Lighting District No. 1	1990-2	Monticello	31161268	CPI + 1%	$599.81	$579.66	$599.81	3.48%
Landscape and Lighting District No. 2	1992-0	Portola Glen	31161269	CPI + 1%	$1,194.82	$1,153.16	$1,193.26	3.48%
Landscape and Lighting District No. 2	1992-1	Scenic Arroyo Estates	31161267	CPI + 1%	$332.97	$254.30	$263.14	3.48%
Landscape and Lighting District No. 2	1993-1	Tapestry	31161203	CPI	$447.85	$437.03	$447.84	2.48%
Landscape and Lighting District No. 2	1993-2	Walmart	31161240	CPI	$109.26	$44.70	$45.80	2.48%
Landscape and Lighting District No. 2	1994-1	Danbury	31161202	CPI + 1%	$250.16	$241.74	$250.13	3.48%
Landscape and Lighting District No. 2	1994-2	Portola Meadows	31161241	CPI + 1%	$338.45	$281.68	$291.47	3.48%
Landscape and Lighting District No. 2	1994-3	California Promenade I and II	31161242	CPI + 1%	$476.16	$401.96	$415.94	3.48%
Landscape and Lighting District No. 2	1994-4	Windmill Springs	31161243	CPI + 1%	$204.06	$176.20	$182.33	3.48%
Landscape and Lighting District No. 2	1994-6	California Nugget I	31161247	CPI + 1%	$967.88	$935.35	$967.88	3.48%
Landscape and Lighting District No. 2	1994-7	Rincon Estates	31161248	CPI + 1%	$86.48	$71.74	$74.24	3.48%
Landscape and Lighting District No. 2	1994-8	Hallmark Collection	31161249	CPI + 1%	$189.39	$162.48	$168.13	3.48%
Landscape and Lighting District No. 2	1995-1	Orchard Business Park	31161244	CPI + 1%	$263.94	$246.43	$255.00	3.48%
Landscape and Lighting District No. 2	1995-2	Sandhurst	31161201	CPI + 1%	$293.55	$201.74	$208.76	3.48%
Landscape and Lighting District No. 2	1995-3	Jack London Place	31161245	CPI	$144.64	$141.13	$144.63	2.48%
Landscape and Lighting District No. 2	1995-4	Airport Business #1	31161250	CPI + 1%	$2,478.53	$1,047.05	$1,083.46	3.48%
Landscape and Lighting District No. 2	1995-6	Alden Estates	31161246	CPI + 1%	$710.10	$686.24	$710.09	3.48%
Landscape and Lighting District No. 2	1995-7	Scenic Links	31161251	CPI + 1%	$309.06	$156.43	$161.87	3.48%
Landscape and Lighting District No. 2	1996-1	Portola Collection	31161252	CPI + 1%	$544.89	$395.12	$408.86	3.48%
Landscape and Lighting District No. 2	1996-2	Altamont #1	31161253	CPI + 1%	$982.73	$362.50	$375.11	3.48%
Landscape and Lighting District No. 2	1996-3	Beck - Concannon Blvd/Murdell Lane	31161254	CPI + 1%	$805.00	$777.93	$804.97	3.48%
Landscape and Lighting District No. 2	1996-5	Sterling Reserve 1	31161255	CPI + 1%	$419.76	$349.33	$361.48	3.48%
Landscape and Lighting District No. 2	1996-6	Sterling Reserve 2	31161260	CPI + 1%	$412.15	$398.30	$412.15	3.48%
Landscape and Lighting District No. 2	1996-7	Devon Place T-6801	31161256	CPI + 1%	$1,823.97	$1,252.62	$1,296.17	3.48%
Landscape and Lighting District No. 2	1996-8	Maralisa I	31161261	CPI + 1%	$371.21	$358.74	$371.21	3.48%
Landscape and Lighting District No. 2	1996-9	California Ranch	31161262	CPI + 1%	$169.40	$163.71	$169.40	3.48%
Landscape and Lighting District No. 2	1997-2	California Mountain View - 1	31161257	CPI + 1%	$135.92	$126.18	$130.57	3.48%
Landscape and Lighting District No. 2	1997-3	California Mountain View - 2	31161258	CPI + 1%	$121.35	$102.04	$105.59	3.48%
Landscape and Lighting District No. 2	1997-4	National Drive	31161263	CPI + 1%	$121.80	$80.51	$83.30	3.48%
Landscape and Lighting District No. 2	1997-5	Dover	31161259	CPI + 1%	$786.57	$505.20	$522.76	3.48%
Maintenance District No. 801	N/A	Mt. Day	31161230	CPI + 1%	$690.27	$667.08	$690.27	3.48%
Maintenance District No. 802	N/A	Lomitas/Ryan	31161231	CPI + 1%	$149.22	$144.21	$149.22	3.48%
Maintenance District No. 803	N/A	Ridgecrest	31161232	CPI + 1%	$1,072.70	$1,036.66	$1,072.70	3.48%
Maintenance District No. 804	N/A	Sonterra	31161233	CPI + 1%	$927.61	$529.30	$547.71	3.48%
Maintenance District No. 805	N/A	The Greens, Tournament	31161228	CPI	$1,214.20	$558.68	$572.51	2.48%
Maintenance District No. 806	N/A	Saddleback	31161234	CPI + 1%	$560.01	$541.19	$560.00	3.48%
Maintenance District No. 807	N/A	Altamar	31161235	CPI + 1%	$643.66	$474.74	$491.25	3.48%
Maintenance District No. 808	N/A	Meadows	31161236	CPI + 1%	$775.70	$581.12	$601.33	3.48%
Maintenance District No. 809	N/A	Capistrano	31161237	CPI	$526.52	$69.38	$71.10	2.48%
Maintenance District No. 810	N/A	Contractor's Place T-7090	31161264	CPI + 1%	$885.65	$826.88	$855.63	3.48%
Maintenance District No. 811	N/A	Altamont #2	31161265	CPI + 1%	$749.95	$658.63	$681.53	3.48%
Maintenance District No. 813	N/A	Vintage Collection	31161229	CPI	$1,616.02	$1,237.90	$1,268.56	2.48%
Maintenance District No. 814	N/A	Maralisa II	31161266	CPI + 1%	$247.54	$239.21	$247.51	3.48%
Maintenance District No. 815	N/A	Bluffs	31161238	CPI	$658.29	$642.38	$658.29	2.48%
Maintenance District No. 817	N/A	Lomitas/Evans	31161239	CPI	$1,710.04	$1,069.41	$1,095.90	2.48%
Maintenance District No. 818	N/A	Airport Business Park Site #2	31161204	CPI	$2,563.40	$1,844.05	$1,889.72	2.48%
Maintenance District No. 819	N/A	Vintner Place	31161205	CPI	$1,863.43	$979.68	$1,003.95	2.48%
Maintenance District No. 820	N/A	Arroyo Road/Lomitas Avenue	31161206	CPI	$2,535.64	$1,416.83	$1,451.93	2.48%
Maintenance District No. 821	N/A	Shea Business Center	31161207	CPI	$542.18	$267.71	$274.34	2.48%
Maintenance District No. 822	N/A	Prima	31161208	CPI	$340.09	$331.87	$340.09	2.48%
Maintenance District No. 823	N/A	Dunsmuir	31161209	CPI + 1%	$1,476.03	$809.46	$837.60	3.48%
Maintenance District No. 824	N/A	Vintner Estates	31161210	CPI	$2,656.92	$1,222.36	$1,252.63	2.48%
Maintenance District No. 826	N/A	Park Lane	31161211	CPI	$605.15	$590.52	$605.15	2.48%
Maintenance District No. 827	N/A	Kristopher Ranch	31161212	CPI	$685.18	$423.78	$434.27	2.48%
Maintenance District No. 828	N/A	Scenic Meadows	31161213	CPI	$298.21	$120.01	$122.99	2.48%
Maintenance District No. 829	N/A	Larry's Place	31161214	CPI	$3,381.34	$2,180.05	$2,234.04	2.48%
Maintenance District No. 830	N/A	Vinsanto	31161215	CPI	$594.60	$281.20	$288.17	2.48%
Maintenance District No. 831	N/A	Sevillano	31161216	CPI	$1,179.14	$1,150.64	$1,179.14	2.48%
Maintenance District No. 832	N/A	California Nugget II	31161217	CPI	$750.12	$731.99	$750.12	2.48%
Maintenance District No. 833	N/A	Creekside	31161218	CPI + 1%	$412.17	$316.71	$327.73	3.48%
Maintenance District No. 835	N/A	Ashford Renaissance	31161219	CPI	$2,124.49	$1,230.58	$1,261.06	2.48%
Maintenance District No. 836	N/A	Legacy	31161220	CPI	$4,000.62	$1,723.98	$1,766.68	2.48%
Maintenance District No. 837	N/A	Los Olivos	31161221	CPI	$1,263.06	$1,232.53	$1,263.05	2.48%
Maintenance District No. 838	N/A	Ponderosa - Legacy	31161222	CPI	$1,704.79	$1,181.06	$1,210.31	2.48%
Maintenance District No. 839	N/A	Reserves	31161223	CPI	$305.27	$297.88	$305.26	2.48%
Maintenance District No. 840	N/A	Birchwood	31161224	CPI	$534.23	$212.82	$218.09	2.48%
Maintenance District No. 841	N/A	Vineyard Gates I	31161225	CPI	$1,101.50	$1,074.88	$1,101.50	2.48%
Maintenance District No. 842	N/A	Lennox	31161226	CPI	$3,384.74	$964.76	$988.66	2.48%

City of Livermore
Landscape Maintenance District
Maximum and Budgeted Assessment Rates*

District	Zone	District Name	City Org Code	Authorized Escalator	Fiscal Year 2026-27 Maximum Assessment Rate	Fiscal Year 2025-26 Budgeted Assessment Rate	Fiscal Year 2026-27 Budgeted Assessment Rate	Percent Change from FY 2025-26 to FY 2026-27 Budgeted Rates
Maintenance District No. 843	N/A	Parkside Tiffany Collection	31161227	CPI	$2,422.93	$2,288.69	$2,345.38	2.48%
Maintenance District No. 844	N/A	Cornerstone	31161275	CPI	$319.93	$312.20	$319.93	2.48%
Maintenance District No. 845	N/A	Alden Lane Estates	31161277	CPI + 1%	$1,146.22	$990.79	$1,025.24	3.48%
Maintenance District No. 846	N/A	Rosegate	31161278	CPI + 1%	$557.02	$163.32	$169.00	3.48%
Maintenance District No. 847	N/A	Creekside Villas	31161279	CPI + 1%	$193.81	$46.70	$48.33	3.48%
Maintenance District No. 848	N/A	Scenic 7 Hills	31161280	CPI + 1%	$1,503.09	$1,228.27	$1,270.97	3.48%
Maintenance District No. 849	N/A	Habitat for Humanity	31161282	CPI + 1%	$744.22	$369.50	$382.35	3.48%
Maintenance District No. 850	N/A	Arroyo Plaza II	31161276	CPI	$1,129.01	$452.53	$463.74	2.48%
Maintenance District No. 851	N/A	L St. Traffic Calming	31161281	CPI + 1%	$320.41	$43.39	$44.89	3.48%
Maintenance District No. 852	N/A	Vineyard Gate 2	31161283	CPI + 1%	$3,651.33	$1,621.19	$1,677.56	3.48%
Maintenance District No. 853	N/A	Ladera Estates	31161284	CPI	$4,663.65	$2,258.16	$2,314.09	2.48%
Maintenance District No. 854	N/A	Northbrook Homes-The Grove	31161285	CPI + 1%	$1,971.71	$1,343.40	$1,390.11	3.48%
Maintenance District No. 855	N/A	Oaks Business Park	31161286	CPI + 1%	$3,074.39	$678.06	$701.63	3.48%
Maintenance District No. 857	N/A	Montage	31161287	CPI + 1%	$592.09	$109.00	$112.79	3.48%
Maintenance District No. 858	N/A	Arroyo Crossings	31161288	CPI + 1%	$1,901.66	$363.24	$375.87	3.48%
Maintenance District No. 860	N/A	Orchid Place	31161290	CPI + 1%	$5,105.08	$1,920.80	$1,987.59	3.48%
Maintenance District No. 861	N/A	Kohls	31161289	CPI + 1%	$2,936.52	$870.98	$901.26	3.48%
Maintenance District No. 862	N/A	Magnolia Place	31161291	CPI + 1%	$631.76	$182.63	$188.97	3.48%
Maintenance District No. 863	N/A	The Vines	31161292	CPI + 1%	$736.36	$404.34	$418.40	3.48%

* Includes maximum and budgeted assessment rates for all City LMDs except LMD No. 859 (Downtown). Assessment information for LMD No. 859 is shown in Attachment 2.

ATTACHMENT 2

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2026-27 Assessment Roll
(Maximum Assessments may be Increased by the Prior Year's Change in the CPI plus 1% each Fiscal Year)

Parcel No.	Class	Streetscape Zone	Trail Zone	Frontage	Imp Sq Ft	Maximum Frontage Assessment	Maximum Area Assessment	Maximum Park/Plaza Assessment	Maximum Trail Assessment	Maximum Assessment	FY 2026-27 Frontage Assessment	FY 2026-27 Area Assessment	FY 2026-27 Park/Plaza Assessment	FY 2026-27 Trail Assessment	FY 2026-27 Assessment*	Property Address
097 -0001-009-00	COM	A1	2	66.260	3,791	$3,364.35	$1,704.20	$180.36	$10.60	$5,259.51	$3,364.35	$1,704.20	$72.36	$0.00	$5,140.90	2226 1ST ST
097 -0001-010-00	COM	A1	2	17.740	1,998	$900.75	$898.18	$95.05	$5.58	$1,899.56	$900.75	$898.18	$38.14	$0.00	$1,837.06	2206 1ST ST
097 -0001-011-00	COM	A1	2	25.000	2,600	$1,269.38	$1,168.80	$123.70	$7.27	$2,569.15	$1,269.38	$1,168.80	$49.63	$0.00	$2,487.80	2200 1ST ST
097 -0001-012-00	COM	A1	2	25.860	2,500	$1,313.04	$1,123.85	$118.94	$6.99	$2,562.82	$1,313.04	$1,123.85	$47.72	$0.00	$2,484.60	2196 1ST ST
097 -0001-013-00	COM	A1	2	25.000	2,600	$1,269.38	$1,168.80	$123.70	$7.27	$2,569.15	$1,269.38	$1,168.80	$49.63	$0.00	$2,487.80	2190 1ST ST
097 -0001-014-00	COM	A1	2	60.000	8,120	$3,046.50	$3,650.25	$386.31	$22.70	$7,105.76	$3,046.50	$3,650.25	$154.98	$0.00	$6,851.72	2184 1ST ST
097 -0001-015-00	COM	A1	2	105.990	4,249	$5,381.64	$1,910.09	$202.15	$11.88	$7,505.76	$5,381.64	$1,910.09	$81.10	$0.00	$7,372.82	2136 1ST ST
097 -0001-016-00	COM	A1	2	23.300	1,918	$1,183.06	$862.21	$91.25	$5.36	$2,141.88	$1,183.06	$862.21	$36.61	$0.00	$2,081.88	2118 1ST ST
097 -0001-017-00	COM	A1	2	56.000	6,608	$2,843.40	$2,970.55	$314.38	$18.47	$6,146.80	$2,843.40	$2,970.55	$126.12	$0.00	$5,940.06	2112 1ST ST
097 -0001-018-00	COM	A1	2	27.000	1,300	$1,370.93	$584.40	$61.85	$3.63	$2,020.81	$1,370.93	$584.40	$24.81	$0.00	$1,980.14	2086 1ST ST
097 -0001-020-00	COM	A1	2	26.000	1,320	$1,320.15	$593.39	$62.80	$3.69	$1,980.03	$1,320.15	$593.39	$25.19	$0.00	$1,938.72	2080 1ST ST
097 -0001-023-00	COM	A1	2	50.000	3,447	$2,538.75	$1,549.56	$163.99	$9.63	$4,261.93	$2,538.75	$1,549.56	$65.79	$0.00	$4,154.10	2032 1ST ST
097 -0001-024-01	COM	A1	2	100.000	1,620	$5,077.50	$728.25	$77.07	$4.53	$5,887.35	$5,077.50	$728.25	$30.92	$0.00	$5,836.66	2008 1ST ST
097 -0001-033-00	COM	A1	2	0.000	21,976	$0.00	$9,879.05	$1,045.51	$61.42	$10,985.98	$0.00	$9,879.05	$419.45	$0.00	$10,298.50	43 S LIVERMORE AVE
097 -0001-034-00	COM	A1	2	24.000	2,556	$1,218.60	$1,149.02	$121.60	$7.14	$2,496.36	$1,218.60	$1,149.02	$48.79	$0.00	$2,416.40	2056 1ST ST
097 -0001-035-00	COM	A1	2	36.000	5,212	$1,827.90	$2,342.99	$247.96	$14.57	$4,433.42	$1,827.90	$2,342.99	$99.48	$0.00	$4,270.36	2062 1ST ST
097 -0001-037-00	VCOM	A1	2	19.780	0	$1,004.33	$0.00	$0.00	$0.00	$1,004.33	$1,004.33	$0.00	$0.00	$0.00	$1,004.32	2038 1ST ST
097 -0001-038-00	COM	A1	2	31.500	1,320	$1,599.41	$593.39	$62.80	$3.69	$2,259.29	$1,599.41	$593.39	$25.19	$0.00	$2,217.98	2044 1ST ST
097 -0004-001-02	COM	B1	2	175.000	11,700	$1,068.90	$1,579.16	$556.63	$32.70	$3,237.39	$121.39	$179.33	$223.31	$0.00	$524.02	1870 1ST ST
097 -0004-002-02	IND	B1	2	125.000	18,566	$763.50	$2,505.87	$883.28	$51.89	$4,204.54	$86.70	$284.57	$354.36	$0.00	$725.62	1814 1ST ST
097 -0005-001-10	COM	B1	2	85.000	7,200	$519.18	$971.79	$342.54	$20.12	$1,853.63	$58.96	$110.36	$137.42	$0.00	$306.74	1790 1ST ST
097 -0005-001-11	COM	B1	2	189.900	15,844	$1,159.91	$2,138.48	$753.78	$44.28	$4,096.45	$131.72	$242.85	$302.41	$0.00	$676.98	1764 1ST ST
097 -0005-001-12	COM	B1	2	25.500	13,058	$155.75	$1,762.45	$621.23	$36.50	$2,575.93	$17.69	$200.15	$249.23	$0.00	$467.06	1722 1ST ST
097 -0008-001-00	COM	B1	2	100.000	1,875	$610.80	$253.07	$89.20	$5.24	$958.31	$69.36	$28.74	$35.79	$0.00	$133.88	1593 1ST ST
097 -0008-002-00	COM	B1	2	0.000	1,087	$0.00	$146.71	$51.71	$3.04	$201.46	$0.00	$16.66	$20.75	$0.00	$37.40	1576 2ND ST
097 -0008-003-00	SFR	B1	2	0.000	832	$0.00	$112.30	$227.50	$13.36	$353.16	$0.00	$12.75	$91.27	$0.00	$104.02	1562 2ND ST
097 -0008-004-00	COM	B1	2	100.000	10,080	$610.80	$1,360.51	$479.56	$28.17	$2,479.04	$69.36	$154.50	$192.39	$0.00	$416.24	1548 2ND ST
097 -0008-005-00	COM	B1	2	100.000	2,001	$610.80	$270.08	$95.20	$5.59	$981.67	$69.36	$30.67	$38.19	$0.00	$138.22	1543 1ST ST
097 -0009-001-00	COM	B1	2	100.000	1,032	$610.80	$139.29	$49.10	$2.88	$802.07	$69.36	$15.82	$19.70	$0.00	$104.88	1679 1ST ST
097 -0009-003-05	MFR	B1	2	0.000	1,675	$0.00	$226.08	$458.01	$26.91	$711.00	$0.00	$25.67	$183.75	$0.00	$209.42	1624 2ND ST
097 -0009-003-06	MFR	B1	2	0.000	1,675	$0.00	$226.08	$458.01	$26.91	$711.00	$0.00	$25.67	$183.75	$0.00	$209.42	1642 2ND ST
097 -0009-003-07	COM	B1	2	100.000	1,050	$610.80	$141.72	$49.95	$2.93	$805.40	$69.36	$16.09	$20.04	$0.00	$105.48	1619 1ST ST
097 -0009-003-08	MFR	B1	2	0.000	2,052	$0.00	$276.96	$561.09	$32.96	$871.01	$0.00	$31.45	$225.10	$0.00	$256.54	1610 2ND ST
097 -0009-005-01	OFF	B1	2	100.000	1,350	$610.80	$182.21	$91.84	$5.39	$890.24	$69.36	$20.69	$36.85	$0.00	$126.90	1643 1ST ST
097 -0009-006-01	COM	B1	2	0.000	8,470	$0.00	$1,143.20	$402.96	$23.67	$1,569.83	$0.00	$129.82	$161.66	$0.00	$291.48	1686 2ND ST
097 -0010-001-01	COM	B1	2	150.000	1,500	$916.20	$202.46	$71.36	$4.19	$1,194.21	$104.04	$22.99	$28.63	$0.00	$155.66	1771 1ST ST
097 -0010-002-03	COM	B1	2	0.000	950	$0.00	$128.22	$45.20	$2.66	$176.08	$0.00	$14.56	$18.13	$0.00	$32.68	157 S N ST
097 -0010-003-01	SFR	B1	2	0.000	1,554	$0.00	$209.74	$424.92	$24.96	$659.62	$0.00	$23.82	$170.47	$0.00	$194.28	1742 2ND ST
097 -0010-003-02	SFR	B1	2	0.000	957	$0.00	$129.17	$261.68	$15.37	$406.22	$0.00	$14.67	$104.98	$0.00	$119.64	1730 2ND ST
097 -0010-004-00	SFR	B1	2	0.000	1,144	$0.00	$154.41	$312.81	$18.38	$485.60	$0.00	$17.53	$125.50	$0.00	$143.02	1716 2ND ST
097 -0010-007-02	COM	B1	2	150.000	1,595	$916.20	$215.28	$75.88	$4.46	$1,211.82	$104.04	$24.45	$30.44	$0.00	$158.92	1737 1ST ST
097 -0010-008-05	COM	B1	2	0.000	4,015	$0.00	$541.91	$191.01	$11.22	$744.14	$0.00	$61.54	$76.63	$0.00	$138.16	1700 2ND ST
097 -0011-001-00	COM	B1	2	50.000	4,061	$305.40	$548.12	$193.20	$11.35	$1,058.07	$34.68	$62.24	$77.51	$0.00	$174.42	1887 1ST ST
097 -0011-004-00	COM	B1	2	54.000	2,015	$329.83	$271.97	$95.86	$5.63	$703.29	$37.46	$30.88	$38.46	$0.00	$106.80	1845 1ST ST
097 -0011-005-03	COM	B1	2	92.050	1,472	$562.24	$198.68	$70.03	$4.11	$835.06	$63.85	$22.56	$28.10	$0.00	$114.50	1817 1ST ST
097 -0011-006-00	OFF	B1	2	104.000	9,596	$635.23	$1,295.18	$652.84	$38.35	$2,621.60	$72.14	$147.08	$261.91	$0.00	$481.12	1859 1ST ST
097 -0011-007-00	OFF	B1	2	0.000	1,382	$0.00	$186.53	$94.02	$5.52	$286.07	$0.00	$21.18	$37.72	$0.00	$58.90	1859 1ST ST
097 -0012-001-01	COM	B1	2	150.000	10,800	$916.20	$1,457.69	$513.81	$30.19	$2,917.89	$104.04	$165.54	$206.14	$0.00	$475.72	1987 1ST ST
097 -0012-001-02	COM	B1	2	104.000	4,230	$635.23	$570.93	$201.24	$11.82	$1,419.22	$72.14	$64.84	$80.74	$0.00	$217.72	1931 1ST ST
097 -0012-002-01	COM	B1	2	0.000	5,770	$0.00	$778.78	$274.51	$16.13	$1,069.42	$0.00	$88.44	$110.13	$0.00	$198.56	153 S L ST
097 -0012-003-03	COM	B1	2	0.000	5,500	$0.00	$742.34	$261.66	$15.37	$1,019.37	$0.00	$84.30	$104.98	$0.00	$189.28	1986 2ND ST
097 -0012-005-00	COM	B1	2	46.000	6,900	$280.97	$931.30	$328.27	$19.29	$1,559.83	$31.91	$105.76	$131.70	$0.00	$269.36	1917 1ST ST
097 -0013-001-00	COM	A1	2	50.000	4,513	$2,538.75	$2,028.76	$214.71	$12.61	$4,794.83	$2,538.75	$2,028.76	$86.14	$0.00	$4,653.64	2083 1ST ST
097 -0013-002-00	COM	A1	2	0.000	3,164	$0.00	$1,422.34	$150.53	$8.84	$1,581.71	$0.00	$1,422.34	$60.39	$0.00	$1,482.72	2074 2ND ST
097 -0013-003-00	SFR	A1	2	0.000	3,724	$0.00	$1,674.08	$1,018.28	$59.82	$2,752.18	$0.00	$1,674.08	$408.52	$0.00	$2,082.60	2046 2ND ST

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2026-27 Assessment Roll
(Maximum Assessments may be Increased by the Prior Year's Change in the CPI plus 1% each Fiscal Year)

Parcel No.	Class	Streetscape Zone	Trail Zone	Frontage	Imp Sq Ft	Maximum Frontage Assessment	Maximum Area Assessment	Maximum Park/Plaza Assessment	Maximum Trail Assessment	Maximum Assessment	FY 2026-27 Frontage Assessment	FY 2026-27 Area Assessment	FY 2026-27 Park/Plaza Assessment	FY 2026-27 Trail Assessment	FY 2026-27 Assessment*	Property Address
097 -0013-005-00	COM	A1	2	0.000	1,375	$0.00	$618.11	$65.42	$3.84	$687.37	$0.00	$618.11	$26.24	$0.00	$644.34	174 S L ST
097 -0013-006-01	COM	A1	2	100.080	4,185	$5,081.56	$1,881.32	$199.10	$11.70	$7,173.68	$5,081.56	$1,881.32	$79.88	$0.00	$7,042.76	2017 1ST ST
097 -0013-007-03	COM	A1	2	49.920	7,150	$2,534.69	$3,214.20	$340.16	$19.98	$6,109.03	$2,534.69	$3,214.20	$136.47	$0.00	$5,885.36	2029 1ST ST
097 -0013-008-00	COM	A1	2	25.000	2,350	$1,269.38	$1,056.41	$111.80	$6.57	$2,444.16	$1,269.38	$1,056.41	$44.85	$0.00	$2,370.64	2041 1ST ST
097 -0013-009-00	VCOM	A1	2	25.000	0	$1,269.38	$0.00	$0.00	$0.00	$1,269.38	$1,269.38	$0.00	$0.00	$0.00	$1,269.38	2045 FIRST ST
097 -0013-010-00	COM	A1	2	50.000	4,700	$2,538.75	$2,112.83	$223.60	$13.14	$4,888.32	$2,538.75	$2,112.83	$89.71	$0.00	$4,741.28	2059 1ST ST
097 -0014-001-01	COM	A1	2	50.120	4,550	$2,544.84	$2,045.40	$216.47	$12.72	$4,819.43	$2,544.84	$2,045.40	$86.84	$0.00	$4,677.08	2193 1ST ST
097 -0014-002-00	INST	A1	2	0.000	10,000	$0.00	$4,495.38	$475.75	$27.95	$4,999.08	$0.00	$4,495.38	$190.87	$0.00	$4,686.24	157 S J ST
097 -0014-003-08	COM	A1	2	49.880	4,650	$2,532.66	$2,090.35	$221.22	$13.00	$4,857.23	$2,532.66	$2,090.35	$88.75	$0.00	$4,711.76	2175 1ST ST
097 -0014-004-03	OFF	A1	2	69.000	2,072	$3,503.48	$931.44	$140.96	$8.28	$4,584.16	$3,503.48	$931.44	$56.55	$0.00	$4,491.46	2151 1ST ST
097 -0014-005-02	COM	A1	2	0.000	800	$0.00	$359.63	$38.06	$2.24	$399.93	$0.00	$359.63	$15.27	$0.00	$374.90	2152 2ND ST
097 -0014-005-03	COM	A1	2	31.000	4,512	$1,574.03	$2,028.32	$214.66	$12.61	$3,829.62	$1,574.03	$2,028.32	$86.12	$0.00	$3,688.46	2139 1ST ST
097 -0014-005-05	COM	A1	2	27.000	2,800	$1,370.93	$1,258.71	$133.21	$7.83	$2,770.68	$1,370.93	$1,258.71	$53.44	$0.00	$2,683.08	2133 1ST ST
097 -0014-005-06	COM	A1	2	23.000	3,180	$1,167.83	$1,429.53	$151.29	$8.89	$2,757.54	$1,167.83	$1,429.53	$60.70	$0.00	$2,658.06	2127 1ST ST
097 -0014-006-01	COM	A1	2	0.000	5,802	$0.00	$2,608.22	$276.03	$16.22	$2,900.47	$0.00	$2,608.22	$110.74	$0.00	$2,718.96	184 S K ST
097 -0014-007-00	COM	A1	2	25.000	1,750	$1,269.38	$786.69	$83.26	$4.89	$2,144.22	$1,269.38	$786.69	$33.40	$0.00	$2,089.46	2115 1ST ST
097 -0014-008-02	COM	A1	2	25.000	1,680	$1,269.38	$755.22	$79.93	$4.70	$2,109.23	$1,269.38	$755.22	$32.07	$0.00	$2,056.66	2121 1ST ST
097 -0015-001-00	INST	A1	2	40.770	13,772	$2,070.10	$6,191.04	$655.20	$38.49	$8,954.83	$2,070.10	$6,191.04	$262.86	$0.00	$8,524.00	2247 1ST ST
097 -0015-002-00	COM	A1	2	0.000	5,750	$0.00	$2,584.84	$273.56	$16.07	$2,874.47	$0.00	$2,584.84	$109.75	$0.00	$2,694.58	167 S LIVERMORE AVE
097 -0015-004-01	COM	A1	2	50.000	6,950	$2,538.75	$3,124.29	$330.65	$19.43	$6,013.12	$2,538.75	$3,124.29	$132.65	$0.00	$5,795.68	2235 1ST ST
097 -0015-004-02	COM	A1	2	0.000	11,440	$0.00	$5,142.71	$544.26	$31.97	$5,718.94	$0.00	$5,142.71	$218.35	$0.00	$5,361.06	2222 2ND ST
097 -0015-005-01	COM	A1	2	0.000	1,460	$0.00	$656.33	$69.46	$4.08	$729.87	$0.00	$656.33	$27.87	$0.00	$684.20	160 S J ST
097 -0015-005-02	COM	A1	2	0.000	3,200	$0.00	$1,438.52	$152.24	$8.94	$1,599.70	$0.00	$1,438.52	$61.08	$0.00	$1,499.60	190 S J ST
097 -0015-006-00	COM	A1	2	30.000	2,820	$1,523.25	$1,267.70	$134.16	$7.88	$2,932.99	$1,523.25	$1,267.70	$53.82	$0.00	$2,844.76	2205 1ST ST
097 -0015-007-00	COM	A1	2	20.000	1,880	$1,015.50	$845.13	$89.44	$5.25	$1,955.32	$1,015.50	$845.13	$35.88	$0.00	$1,896.50	2211 1ST ST
097 -0015-009-00	COM	A1	2	21.580	1,297	$1,095.72	$583.05	$61.70	$3.63	$1,744.10	$1,095.72	$583.05	$24.76	$0.00	$1,703.52	2241 1ST ST #B
097 -0017-001-00	COM	A2	2	0.000	1,689	$0.00	$0.00	$80.35	$4.72	$85.07	$0.00	$0.00	$32.24	$0.00	$32.24	283 S LIVERMORE AVE
097 -0017-002-00	COM	A2	2	0.000	6,602	$0.00	$0.00	$314.09	$18.45	$332.54	$0.00	$0.00	$126.01	$0.00	$126.00	2287 2ND ST
097 -0017-003-00	COM	A2	2	0.000	506	$0.00	$0.00	$24.07	$1.41	$25.48	$0.00	$0.00	$9.66	$0.00	$9.66	255 S I ST
097 -0017-007-00	SFR	A2	2	0.000	1,128	$0.00	$0.00	$308.44	$18.12	$326.56	$0.00	$0.00	$123.74	$0.00	$123.74	2224 3RD ST
097 -0017-008-00	SFR	A2	2	0.000	2,231	$0.00	$0.00	$610.04	$35.84	$645.88	$0.00	$0.00	$244.74	$0.00	$244.74	282 S J ST
097 -0017-009-00	SFR	A2	2	0.000	937	$0.00	$0.00	$256.21	$15.05	$271.26	$0.00	$0.00	$102.79	$0.00	$102.78	266 S J ST
097 -0017-010-00	COM	A2	2	0.000	5,000	$0.00	$0.00	$237.88	$13.98	$251.86	$0.00	$0.00	$95.43	$0.00	$95.42	2217 2ND ST
097 -0017-011-02	COM	A2	2	0.000	4,210	$0.00	$0.00	$200.29	$11.77	$212.06	$0.00	$0.00	$80.35	$0.00	$80.34	2247 2ND ST
097 -0017-011-03	COM	A2	2	0.000	1,539	$0.00	$0.00	$73.22	$4.30	$77.52	$0.00	$0.00	$29.37	$0.00	$29.36	2240 3RD ST
097 -0018-001-00	COM	A2	2	0.000	2,500	$0.00	$0.00	$118.94	$6.99	$125.93	$0.00	$0.00	$47.72	$0.00	$47.72	2163 2ND ST
097 -0018-002-00	COM	A2	2	0.000	4,658	$0.00	$0.00	$221.60	$13.02	$234.62	$0.00	$0.00	$88.91	$0.00	$88.90	2180 3RD ST
097 -0018-010-02	COM	A2	2	0.000	11,523	$0.00	$0.00	$548.21	$32.21	$580.42	$0.00	$0.00	$219.94	$0.00	$219.94	2125 2ND ST
097 -0019-002-01	OFF	A2	2	0.000	4,256	$0.00	$0.00	$289.54	$17.01	$306.55	$0.00	$0.00	$116.16	$0.00	$116.16	275 S K ST
097 -0019-004-01	COM	A2	2	0.000	1,184	$0.00	$0.00	$56.33	$3.31	$59.64	$0.00	$0.00	$22.60	$0.00	$22.60	282 S L ST
097 -0019-005-00	COM	A2	2	0.000	5,129	$0.00	$0.00	$244.01	$14.34	$258.35	$0.00	$0.00	$97.90	$0.00	$97.90	202 S L ST
097 -0019-008-01	COM	A2	2	0.000	7,818	$0.00	$0.00	$371.94	$21.85	$393.79	$0.00	$0.00	$149.22	$0.00	$149.22	235 S K ST
097 -0020-007-04	COM	B2	2	0.000	41,525	$0.00	$0.00	$1,975.55	$116.06	$2,091.61	$0.00	$0.00	$792.57	$0.00	$792.56	1951 2ND ST
097 -0021-003-01	COM	B2	2	0.000	10,000	$0.00	$0.00	$475.75	$27.95	$503.70	$0.00	$0.00	$190.87	$0.00	$190.86	287 S M ST
097 -0021-004-01	SFR	B2	2	0.000	1,234	$0.00	$0.00	$337.42	$19.82	$357.24	$0.00	$0.00	$135.37	$0.00	$135.36	1856 3RD ST
097 -0021-004-02	SFR	B2	2	0.000	1,024	$0.00	$0.00	$280.00	$16.45	$296.45	$0.00	$0.00	$112.33	$0.00	$112.32	1842 3RD ST
097 -0021-005-00	SFR	B2	2	0.000	1,040	$0.00	$0.00	$284.37	$16.71	$301.08	$0.00	$0.00	$114.09	$0.00	$114.08	1828 3RD ST
097 -0021-006-00	SFR	B2	2	0.000	1,316	$0.00	$0.00	$359.84	$21.14	$380.98	$0.00	$0.00	$144.36	$0.00	$144.36	1814 3RD ST
097 -0021-007-00	COM	B2	2	0.000	1,832	$0.00	$0.00	$87.16	$5.12	$92.28	$0.00	$0.00	$34.97	$0.00	$34.96	1817 2ND ST
097 -0022-001-00	COM	B2	2	0.000	6,720	$0.00	$0.00	$319.70	$18.78	$338.48	$0.00	$0.00	$128.26	$0.00	$128.26	1783 2ND ST
097 -0022-004-02	OFF	B2	2	0.000	1,088	$0.00	$0.00	$74.02	$4.35	$78.37	$0.00	$0.00	$29.70	$0.00	$29.70	1713 2ND ST
097 -0022-004-03	SFR	B2	2	0.000	824	$0.00	$0.00	$225.31	$13.24	$238.55	$0.00	$0.00	$90.39	$0.00	$90.38	1727 2ND ST
097 -0022-004-04	SFR	B2	2	0.000	1,083	$0.00	$0.00	$296.13	$17.40	$313.53	$0.00	$0.00	$118.80	$0.00	$118.80	1741 2ND ST
097 -0023-001-00	SFR	B2	2	0.000	969	$0.00	$0.00	$264.96	$15.57	$280.53	$0.00	$0.00	$106.30	$0.00	$106.30	1683 2ND ST
097 -0023-006-01	MFR	B2	2	0.000	1,296	$0.00	$0.00	$354.37	$20.82	$375.19	$0.00	$0.00	$142.17	$0.00	$142.16	210 S P ST
097 -0023-006-05	OFF	B2	2	0.000	2,904	$0.00	$0.00	$197.56	$11.60	$209.16	$0.00	$0.00	$79.26	$0.00	$79.26	1617 2ND ST
097 -0023-008-00	SFR	B2	2	0.000	956	$0.00	$0.00	$261.40	$15.36	$276.76	$0.00	$0.00	$104.87	$0.00	$104.86	1667 2ND ST

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2026-27 Assessment Roll
(Maximum Assessments may be Increased by the Prior Year's Change in the CPI plus 1% each Fiscal Year)

Parcel No.	Class	Streetscape Zone	Trail Zone	Frontage	Imp Sq Ft	Maximum Frontage Assessment	Maximum Area Assessment	Maximum Park/Plaza Assessment	Maximum Trail Assessment	Maximum Assessment	FY 2026-27 Frontage Assessment	FY 2026-27 Area Assessment	FY 2026-27 Park/Plaza Assessment	FY 2026-27 Trail Assessment	FY 2026-27 Assessment*	Property Address
097 -0023-009-00	SFR	B2	2	0.000	1,056	$0.00	$0.00	$288.75	$16.96	$305.71	$0.00	$0.00	$115.84	$0.00	$115.84	1651 2ND ST
097 -0024-003-07	SFR	B2	2	0.000	1,304	$0.00	$0.00	$356.56	$20.95	$377.51	$0.00	$0.00	$143.05	$0.00	$143.04	220 S Q ST
097 -0024-003-08	SFR	B2	2	0.000	1,052	$0.00	$0.00	$287.65	$16.90	$304.55	$0.00	$0.00	$115.40	$0.00	$115.40	1529 2ND ST
097 -0024-005-00	SFR	B2	2	0.000	1,121	$0.00	$0.00	$306.52	$18.01	$324.53	$0.00	$0.00	$122.97	$0.00	$122.96	1565 2ND ST
097 -0024-006-00	SFR	B2	2	0.000	1,121	$0.00	$0.00	$306.52	$18.01	$324.53	$0.00	$0.00	$122.97	$0.00	$122.96	235 S P ST
097 -0024-007-00	SFR	B2	2	0.000	1,348	$0.00	$0.00	$368.59	$21.65	$390.24	$0.00	$0.00	$147.88	$0.00	$147.88	1561 2ND ST
097 -0024-008-00	SFR	B2	2	0.000	1,392	$0.00	$0.00	$380.62	$22.36	$402.98	$0.00	$0.00	$152.70	$0.00	$152.70	1557 2ND ST
097 -0024-009-00	SFR	B2	2	0.000	1,349	$0.00	$0.00	$368.87	$21.67	$390.54	$0.00	$0.00	$147.99	$0.00	$147.98	1553 2ND ST
097 -0024-010-00	SFR	B2	2	0.000	1,349	$0.00	$0.00	$368.87	$21.67	$390.54	$0.00	$0.00	$147.99	$0.00	$147.98	1549 2ND ST
097 -0024-011-00	SFR	B2	2	0.000	1,339	$0.00	$0.00	$366.13	$21.51	$387.64	$0.00	$0.00	$146.89	$0.00	$146.88	1545 2ND ST
097 -0024-012-00	SFR	B2	2	0.000	1,369	$0.00	$0.00	$374.33	$21.99	$396.32	$0.00	$0.00	$150.18	$0.00	$150.18	1541 2ND ST
097 -0028-001-00	MFR	B3	2	0.000	1,807	$0.00	$0.00	$494.10	$29.03	$523.13	$0.00	$0.00	$198.23	$0.00	$198.22	325 S M ST
097 -0028-002-01	COM	B3	2	0.000	2,400	$0.00	$0.00	$114.18	$6.71	$120.89	$0.00	$0.00	$45.81	$0.00	$45.80	381 S M ST
097 -0028-002-02	COM	B3	2	0.000	1,165	$0.00	$0.00	$55.42	$3.26	$58.68	$0.00	$0.00	$22.24	$0.00	$22.24	1858 4TH ST
097 -0028-003-06	COM	B3	2	0.000	6,412	$0.00	$0.00	$305.05	$17.92	$322.97	$0.00	$0.00	$122.38	$0.00	$122.38	1816 4TH ST
097 -0028-004-01	COM	B3	2	0.000	5,431	$0.00	$0.00	$258.38	$15.18	$273.56	$0.00	$0.00	$103.66	$0.00	$103.66	1840 4TH ST
097 -0028-005-00	SFR	B3	2	0.000	1,001	$0.00	$0.00	$273.71	$16.08	$289.79	$0.00	$0.00	$109.81	$0.00	$109.80	1853 3RD ST
097 -0028-006-00	SFR	B3	2	0.000	995	$0.00	$0.00	$272.07	$15.98	$288.05	$0.00	$0.00	$109.15	$0.00	$109.14	1869 3RD ST
097 -0029-001-01	COM	B3	2	0.000	7,750	$0.00	$0.00	$368.71	$21.66	$390.37	$0.00	$0.00	$147.92	$0.00	$147.92	325 S L ST
097 -0029-002-00	COM	B3	2	0.000	6,067	$0.00	$0.00	$288.64	$16.96	$305.60	$0.00	$0.00	$115.80	$0.00	$115.80	381 S L ST
097 -0029-004-00	COM	B3	2	0.000	1,760	$0.00	$0.00	$83.73	$4.92	$88.65	$0.00	$0.00	$33.59	$0.00	$33.58	1919 3RD ST
097 -0030-001-02	MFR	A2	2	0.000	1,177	$0.00	$0.00	$321.83	$18.91	$340.74	$0.00	$0.00	$129.12	$0.00	$129.12	2073 3RD ST
097 -0030-001-03	OFF	A2	2	0.000	1,177	$0.00	$0.00	$80.07	$4.70	$84.77	$0.00	$0.00	$32.12	$0.00	$32.12	2059 3RD ST
097 -0030-001-04	MFR	A2	2	0.000	1,700	$0.00	$0.00	$464.84	$27.31	$492.15	$0.00	$0.00	$186.49	$0.00	$186.48	2087 3RD ST
097 -0030-001-05	SFR	A2	2	0.000	1,177	$0.00	$0.00	$321.83	$18.91	$340.74	$0.00	$0.00	$129.12	$0.00	$129.12	343 S K ST
097 -0030-002-01	COM	A2	2	0.000	2,044	$0.00	$0.00	$97.24	$5.71	$102.95	$0.00	$0.00	$39.01	$0.00	$39.00	2084 4TH ST
097 -0030-002-02	COM	A2	2	0.000	1,032	$0.00	$0.00	$49.10	$2.88	$51.98	$0.00	$0.00	$19.70	$0.00	$19.70	2052 4TH ST
097 -0030-003-00	SFR	A2	2	0.000	1,181	$0.00	$0.00	$322.93	$18.97	$341.90	$0.00	$0.00	$129.56	$0.00	$129.56	2038 4TH ST
097 -0030-004-00	COM	A2	2	0.000	1,928	$0.00	$0.00	$91.72	$5.39	$97.11	$0.00	$0.00	$36.80	$0.00	$36.80	2020 4TH ST
097 -0030-007-01	COM	A2	2	0.000	5,744	$0.00	$0.00	$273.27	$16.05	$289.32	$0.00	$0.00	$109.63	$0.00	$109.62	314 S L ST
097 -0031-001-00	PUB	A2	2	0.000	5,400	$0.00	$0.00	$256.91	$15.09	$272.00	$0.00	$0.00	$103.07	$0.00	$103.06	2155 3RD ST
097 -0032-002-01	OFF	A2	2	0.000	9,560	$0.00	$0.00	$650.39	$38.20	$688.59	$0.00	$0.00	$260.93	$0.00	$260.92	325 S I ST
097 -0032-003-00	SFR	A2	2	0.000	1,717	$0.00	$0.00	$469.49	$27.58	$497.07	$0.00	$0.00	$188.35	$0.00	$188.34	2254 4TH ST
097 -0032-004-01	MFR	A2	2	0.000	1,392	$0.00	$0.00	$380.62	$22.36	$402.98	$0.00	$0.00	$152.70	$0.00	$152.70	2238 4TH ST
097 -0032-004-02	COM	A2	2	0.000	3,298	$0.00	$0.00	$156.90	$9.22	$166.12	$0.00	$0.00	$62.95	$0.00	$62.94	2210 4TH ST
097 -0032-005-00	COM	A2	2	0.000	1,358	$0.00	$0.00	$64.61	$3.80	$68.41	$0.00	$0.00	$25.92	$0.00	$25.92	2207 3RD ST
097 -0032-006-00	COM	A2	2	0.000	1,648	$0.00	$0.00	$78.40	$4.61	$83.01	$0.00	$0.00	$31.45	$0.00	$31.44	2221 3RD ST
097 -0032-007-00	SFR	A2	2	0.000	1,335	$0.00	$0.00	$365.04	$21.44	$386.48	$0.00	$0.00	$146.45	$0.00	$146.44	2235 3RD ST
097 -0032-008-00	OFF	A2	2	0.000	2,480	$0.00	$0.00	$168.72	$9.91	$178.63	$0.00	$0.00	$67.69	$0.00	$67.68	2257 3RD ST
097 -0033-001-03	COM	A3	2	0.000	2,541	$0.00	$0.00	$120.89	$7.10	$127.99	$0.00	$0.00	$48.50	$0.00	$48.50	323 S LIVERMORE AVE
097 -0033-002-00	COM	A3	2	0.000	7,616	$0.00	$0.00	$362.33	$21.29	$383.62	$0.00	$0.00	$145.36	$0.00	$145.36	357 S LIVERMORE AVE
097 -0035-001-02	OFF	A2	2	0.000	1,576	$0.00	$0.00	$107.22	$6.30	$113.52	$0.00	$0.00	$43.01	$0.00	$43.00	2273 4TH ST
097 -0035-006-00	COM	A2	2	0.000	2,173	$0.00	$0.00	$103.38	$6.07	$109.45	$0.00	$0.00	$41.48	$0.00	$41.48	2205 4TH ST
097 -0035-007-00	SFR	A2	2	0.000	902	$0.00	$0.00	$246.64	$14.49	$261.13	$0.00	$0.00	$98.95	$0.00	$98.94	2235 4TH ST
097 -0035-008-02	COM	A2	2	0.000	1,096	$0.00	$0.00	$52.14	$3.06	$55.20	$0.00	$0.00	$20.92	$0.00	$20.92	2255 4TH ST
097 -0036-001-03	COM	A2	2	0.000	2,576	$0.00	$0.00	$122.55	$7.20	$129.75	$0.00	$0.00	$49.17	$0.00	$49.16	2181 4TH ST
097 -0036-002-02	COM	A2	2	0.000	1,870	$0.00	$0.00	$88.97	$5.23	$94.20	$0.00	$0.00	$35.69	$0.00	$35.68	487 S J ST
097 -0036-003-00	OFF	A2	2	0.000	1,590	$0.00	$0.00	$108.17	$6.35	$114.52	$0.00	$0.00	$43.40	$0.00	$43.40	2162 5TH ST
097 -0036-004-00	MFR	A2	2	0.000	1,776	$0.00	$0.00	$485.62	$28.53	$514.15	$0.00	$0.00	$194.83	$0.00	$194.82	2150 5TH ST
097 -0036-005-00	SFR	A2	2	0.000	1,850	$0.00	$0.00	$505.86	$29.72	$535.58	$0.00	$0.00	$202.94	$0.00	$202.94	486 S K ST
097 -0036-007-00	OFF	A2	2	0.000	2,153	$0.00	$0.00	$146.47	$8.60	$155.07	$0.00	$0.00	$58.76	$0.00	$58.76	2109 4TH ST
097 -0036-008-00	OFF	A2	2	0.000	3,646	$0.00	$0.00	$248.04	$14.57	$262.61	$0.00	$0.00	$99.51	$0.00	$99.50	2117 4TH ST
097 -0036-009-00	COM	A2	2	0.000	1,590	$0.00	$0.00	$75.64	$4.44	$80.08	$0.00	$0.00	$30.35	$0.00	$30.34	2157 4TH ST
097 -0037-003-00	SFR	A2	2	0.000	1,460	$0.00	$0.00	$399.22	$23.45	$422.67	$0.00	$0.00	$160.16	$0.00	$160.16	485 S K ST
097 -0037-004-02	CHRCH	A2	2	0.000	30,281	$0.00	$0.00	$1,440.62	$84.64	$1,525.26	$0.00	$0.00	$577.96	$0.00	$577.96	2020 5TH ST
097 -0038-001-00	OFF	B3	2	0.000	2,824	$0.00	$0.00	$192.12	$11.28	$203.40	$0.00	$0.00	$77.08	$0.00	$77.08	411 S L ST
097 -0038-004-00	COM	B3	2	0.000	2,212	$0.00	$0.00	$105.24	$6.18	$111.42	$0.00	$0.00	$42.22	$0.00	$42.22	1915 4TH ST

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2026-27 Assessment Roll
(Maximum Assessments may be Increased by the Prior Year's Change in the CPI plus 1% each Fiscal Year)

Parcel No.	Class	Streetscape Zone	Trail Zone	Frontage	Imp Sq Ft	Maximum Frontage Assessment	Maximum Area Assessment	Maximum Park/Plaza Assessment	Maximum Trail Assessment	Maximum Assessment	FY 2026-27 Frontage Assessment	FY 2026-27 Area Assessment	FY 2026-27 Park/Plaza Assessment	FY 2026-27 Trail Assessment	FY 2026-27 Assessment*	Property Address
097 -0038-005-00	MFR	B3	2	0.000	3,424	$0.00	$0.00	$936.24	$55.00	$991.24	$0.00	$0.00	$375.61	$0.00	$375.60	1937 4TH ST
097 -0039-010-00	OFF	B3	2	0.000	6,805	$0.00	$0.00	$462.96	$27.19	$490.15	$0.00	$0.00	$185.73	$0.00	$185.72	1841 4TH ST
097 -0039-011-00	OFF	B3	2	0.000	2,887	$0.00	$0.00	$196.41	$11.54	$207.95	$0.00	$0.00	$78.80	$0.00	$78.80	1813 4TH ST
097 -0082-001-01	COM	B1	2	150.000	5,900	$916.20	$796.33	$280.69	$16.49	$2,009.71	$104.04	$90.43	$112.61	$0.00	$307.08	1485 1ST ST
097 -0082-002-00	SFR	B1	2	0.000	1,139	$0.00	$153.73	$311.44	$18.30	$483.47	$0.00	$17.46	$124.95	$0.00	$142.40	1494 2ND ST
097 -0082-003-00	SFR	B1	2	0.000	1,153	$0.00	$155.62	$315.27	$18.52	$489.41	$0.00	$17.67	$126.48	$0.00	$144.14	1478 2ND ST
097 -0082-004-00	SFR	B1	2	0.000	1,139	$0.00	$153.73	$311.44	$18.30	$483.47	$0.00	$17.46	$124.95	$0.00	$142.40	1462 2ND ST
097 -0082-005-00	SFR	B1	2	0.000	1,490	$0.00	$201.11	$407.42	$23.93	$632.46	$0.00	$22.84	$163.45	$0.00	$186.28	1446 2ND ST
097 -0082-006-00	OFF	B1	2	0.000	1,139	$0.00	$153.73	$77.49	$4.55	$235.77	$0.00	$17.46	$31.09	$0.00	$48.54	1430 2ND ST
097 -0082-007-07	COM	B1	2	0.000	266	$0.00	$35.90	$12.65	$0.74	$49.29	$0.00	$4.08	$5.08	$0.00	$9.16	160 HOLMES ST
097 -0082-007-08	COM	B1	2	156.450	8,162	$955.60	$1,101.63	$388.31	$22.81	$2,468.35	$108.52	$125.10	$155.78	$0.00	$389.40	1421 1ST ST
097 -0082-009-01	COM	B1	2	150.120	3,278	$916.93	$442.43	$155.95	$9.16	$1,524.47	$104.13	$50.24	$62.57	$0.00	$216.94	1453 1ST ST
097 -0107-001-00	SFR	A3	2	0.000	893	$0.00	$0.00	$244.18	$14.34	$258.52	$0.00	$0.00	$97.96	$0.00	$97.96	2493 4TH ST
097 -0107-008-00	MFR	A3	2	0.000	4,164	$0.00	$0.00	$1,138.59	$66.89	$1,205.48	$0.00	$0.00	$456.79	$0.00	$456.78	454 S LIVERMORE AVE
097 -0107-009-02	INST	A3	2	0.000	778	$0.00	$0.00	$37.01	$2.17	$39.18	$0.00	$0.00	$14.85	$0.00	$14.84	2475 4TH ST
097 -0107-009-03	SFR	A3	2	0.000	832	$0.00	$0.00	$227.50	$13.36	$240.86	$0.00	$0.00	$91.27	$0.00	$91.26	2417 4TH ST
097 -0107-009-04	SFR	A3	2	0.000	1,014	$0.00	$0.00	$277.26	$16.29	$293.55	$0.00	$0.00	$111.24	$0.00	$111.24	2439 4TH ST
097 -0107-009-05	SFR	A3	2	0.000	1,131	$0.00	$0.00	$309.26	$18.17	$327.43	$0.00	$0.00	$124.07	$0.00	$124.06	2455 4TH ST
097 -0108-001-00	MFR	A3	2	0.000	2,943	$0.00	$0.00	$804.72	$47.27	$851.99	$0.00	$0.00	$322.85	$0.00	$322.84	2389 3RD ST
097 -0108-002-00	SFR	A3	2	0.000	1,246	$0.00	$0.00	$340.70	$20.01	$360.71	$0.00	$0.00	$136.69	$0.00	$136.68	333 MCLEOD ST
097 -0108-003-00	MFR	A3	2	0.000	3,302	$0.00	$0.00	$902.89	$53.04	$955.93	$0.00	$0.00	$362.23	$0.00	$362.22	367 MCLEOD ST
097 -0108-004-00	MFR	A3	2	0.000	2,337	$0.00	$0.00	$639.02	$37.54	$676.56	$0.00	$0.00	$256.37	$0.00	$256.36	389 MCLEOD ST
097 -0108-005-00	COM	A3	2	0.000	4,479	$0.00	$0.00	$213.09	$12.52	$225.61	$0.00	$0.00	$85.49	$0.00	$85.48	392 S LIVERMORE AVE
097 -0108-006-00	COM	A3	2	0.000	3,492	$0.00	$0.00	$166.13	$9.76	$175.89	$0.00	$0.00	$66.65	$0.00	$66.64	358 S LIVERMORE AVE
097 -0108-008-03	COM	A3	2	0.000	4,845	$0.00	$0.00	$230.50	$13.54	$244.04	$0.00	$0.00	$92.47	$0.00	$92.46	2341 3RD ST
097 -0108-010-01	SFR	A3	2	0.000	2,052	$0.00	$0.00	$561.09	$32.96	$594.05	$0.00	$0.00	$225.10	$0.00	$225.10	2363 3RD ST
097 -0108-012-00	CON	A2	2	0.000	2,115	$0.00	$0.00	$578.32	$33.97	$612.29	$0.00	$0.00	$232.02	$0.00	$232.02	318 S LIVERMORE AVE #100
097 -0108-013-00	CON	A2	2	0.000	1,727	$0.00	$0.00	$472.22	$27.74	$499.96	$0.00	$0.00	$189.45	$0.00	$189.44	318 S LIVERMORE AVE #102
097 -0108-014-00	CON	A2	2	0.000	2,115	$0.00	$0.00	$578.32	$33.97	$612.29	$0.00	$0.00	$232.02	$0.00	$232.02	318 S LIVERMORE AVE #104
097 -0108-015-00	CON	A2	2	0.000	1,727	$0.00	$0.00	$472.22	$27.74	$499.96	$0.00	$0.00	$189.45	$0.00	$189.44	318 S LIVERMORE AVE #106
097 -0108-016-00	CON	A2	2	0.000	2,115	$0.00	$0.00	$578.32	$33.97	$612.29	$0.00	$0.00	$232.02	$0.00	$232.02	318 S LIVERMORE AVE #108
097 -0108-017-00	CON	A2	2	0.000	1,727	$0.00	$0.00	$472.22	$27.74	$499.96	$0.00	$0.00	$189.45	$0.00	$189.44	318 S LIVERMORE AVE #110
097 -0108-018-00	CON	A2	2	0.000	800	$0.00	$0.00	$218.75	$12.85	$231.60	$0.00	$0.00	$87.76	$0.00	$87.76	318 S LIVERMORE AVE #112
097 -0108-019-00	CON	A2	2	0.000	1,219	$0.00	$0.00	$333.32	$19.58	$352.90	$0.00	$0.00	$133.72	$0.00	$133.72	318 S LIVERMORE AVE #214
097 -0109-001-00	MFR	A2	2	0.000	2,170	$0.00	$0.00	$593.36	$34.86	$628.22	$0.00	$0.00	$238.05	$0.00	$238.04	209 MCLEOD ST
097 -0109-003-00	SFR	A2	2	0.000	1,342	$0.00	$0.00	$366.95	$21.56	$388.51	$0.00	$0.00	$147.22	$0.00	$147.22	253 MCLEOD ST
097 -0109-004-00	MFR	A2	2	0.000	2,324	$0.00	$0.00	$635.47	$37.33	$672.80	$0.00	$0.00	$254.94	$0.00	$254.94	277 MCLEOD ST
097 -0109-005-00	COM	A2	2	0.000	1,301	$0.00	$0.00	$61.90	$3.64	$65.54	$0.00	$0.00	$24.83	$0.00	$24.82	291 MCLEOD ST
097 -0109-006-00	COM	A2	2	0.000	1,329	$0.00	$0.00	$63.23	$3.71	$66.94	$0.00	$0.00	$25.37	$0.00	$25.36	286 S LIVERMORE AVE
097 -0109-007-00	COM	A2	2	0.000	2,250	$0.00	$0.00	$107.04	$6.29	$113.33	$0.00	$0.00	$42.94	$0.00	$42.94	254 S LIVERMORE AVE
097 -0109-008-01	COM	A2	2	0.000	15,000	$0.00	$0.00	$713.63	$41.93	$755.56	$0.00	$0.00	$286.30	$0.00	$286.30	2359 2ND ST
097 -0109-010-00	MFR	A2	2	0.000	2,104	$0.00	$0.00	$575.31	$33.80	$609.11	$0.00	$0.00	$230.81	$0.00	$230.80	2375 2ND ST
097 -0110-001-01	COM	A1	2	56.980	3,900	$2,893.16	$1,753.20	$185.54	$10.90	$4,842.80	$2,893.16	$1,753.20	$74.44	$0.00	$4,720.80	2339 1ST ST
097 -0110-004-00	COM	A1	2	0.000	4,500	$0.00	$2,022.92	$214.09	$12.58	$2,249.59	$0.00	$2,022.92	$85.89	$0.00	$2,108.80	152 S LIVERMORE AVE
097 -0110-005-03	PUB	A1	2	88.000	0	$4,468.20	$0.00	$0.00	$0.00	$4,468.20	$4,468.20	$0.00	$0.00	$0.00	$4,468.20	116 S LIVERMORE AVE
097 -0110-006-01	COM	A1	2	57.050	2,500	$2,896.71	$1,123.85	$118.94	$6.99	$4,146.49	$2,896.71	$1,123.85	$47.72	$0.00	$4,068.28	2293 1ST ST
097 -0110-009-03	COM	A1	2	85.950	6,132	$4,364.11	$2,756.57	$291.73	$17.14	$7,429.55	$4,364.11	$2,756.57	$117.04	$0.00	$7,237.72	2327 1ST ST
097 -0110-013-00	COM	A1	2	0.000	5,741	$0.00	$2,580.80	$273.13	$16.05	$2,869.98	$0.00	$2,580.80	$109.58	$0.00	$2,690.38	180 S LIVERMORE AVE
097 -0110-014-00	UTI	A1	2	0.000	22,680	$0.00	$10,195.52	$1,079.00	$63.39	$11,337.91	$0.00	$10,195.52	$432.88	$0.00	$10,628.40	2388 2ND ST
097 -0112-003-00	MFR	A1	2	0.000	2,104	$0.00	$945.83	$575.31	$33.80	$1,554.94	$0.00	$945.83	$230.81	$0.00	$1,176.64	2452 2ND ST
097 -0112-004-00	SFR	A1	2	0.000	1,288	$0.00	$579.00	$352.19	$20.69	$951.88	$0.00	$579.00	$141.29	$0.00	$720.28	2426 2ND ST
097 -0112-005-00	SFR	A1	2	0.000	1,403	$0.00	$630.70	$383.63	$22.54	$1,036.87	$0.00	$630.70	$153.91	$0.00	$784.60	2410 2ND ST
097 -0112-006-01	COM	A1	2	125.100	7,704	$6,351.95	$3,463.24	$366.52	$21.53	$10,203.24	$6,351.95	$3,463.24	$147.04	$0.00	$9,962.22	142 MCLEOD ST
097 -0112-008-01	COM	A1	2	50.080	4,250	$2,542.81	$1,910.54	$202.19	$11.88	$4,667.42	$2,542.81	$1,910.54	$81.12	$0.00	$4,534.46	2389 1ST ST
097 -0112-010-01	COM	A1	2	125.210	7,150	$6,357.54	$3,214.20	$340.16	$19.98	$9,931.88	$6,357.54	$3,214.20	$136.47	$0.00	$9,708.20	2491 1ST ST
097 -0113-001-00	MFR	A2	2	0.000	3,904	$0.00	$0.00	$1,067.49	$62.71	$1,130.20	$0.00	$0.00	$428.27	$0.00	$428.26	211 MAPLE ST
097 -0113-006-00	MFR	A2	2	0.000	2,144	$0.00	$0.00	$586.25	$34.44	$620.69	$0.00	$0.00	$235.20	$0.00	$235.20	244 MCLEOD ST

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2026-27 Assessment Roll
(Maximum Assessments may be Increased by the Prior Year's Change in the CPI plus 1% each Fiscal Year)

Parcel No.	Class	Streetscape Zone	Trail Zone	Frontage	Imp Sq Ft	Maximum Frontage Assessment	Maximum Area Assessment	Maximum Park/Plaza Assessment	Maximum Trail Assessment	Maximum Assessment	FY 2026-27 Frontage Assessment	FY 2026-27 Area Assessment	FY 2026-27 Park/Plaza Assessment	FY 2026-27 Trail Assessment	FY 2026-27 Assessment*	Property Address
097 -0113-007-03	MFR	A2	2	0.000	3,008	$0.00	$0.00	$822.50	$48.32	$870.82	$0.00	$0.00	$329.98	$0.00	$329.98	222 MCLEOD ST
097 -0113-008-01	MFR	A2	2	0.000	2,040	$0.00	$0.00	$557.81	$32.77	$590.58	$0.00	$0.00	$223.79	$0.00	$223.78	2437 2ND ST
097 -0113-009-00	MFR	A2	2	0.000	1,475	$0.00	$0.00	$403.32	$23.69	$427.01	$0.00	$0.00	$161.81	$0.00	$161.80	2453 2ND ST
097 -0113-010-00	SFR	A2	2	0.000	1,068	$0.00	$0.00	$292.03	$17.16	$309.19	$0.00	$0.00	$117.16	$0.00	$117.16	2471 2ND ST
097 -0130-002-03	OFF	C2	2	0.000	2,500	$0.00	$0.00	$170.08	$9.99	$180.07	$0.00	$0.00	$68.23	$0.00	$68.22	2551 2ND ST
097 -0130-002-07	SFR	C2	2	0.000	2,384	$0.00	$0.00	$651.87	$38.29	$690.16	$0.00	$0.00	$261.52	$0.00	$261.52	2558 3RD ST
097 -0130-006-01	SFR	C2	2	0.000	2,022	$0.00	$0.00	$552.89	$32.48	$585.37	$0.00	$0.00	$221.81	$0.00	$221.80	240 MAPLE ST
097 -0130-006-02	MFR	C2	2	0.000	4,063	$0.00	$0.00	$1,110.97	$65.26	$1,176.23	$0.00	$0.00	$445.71	$0.00	$445.70	212 MAPLE ST
097 -0131-002-02	COM	C1	2	0.000	600	$0.00	$83.00	$28.55	$1.68	$113.23	$0.00	$33.38	$11.45	$0.00	$44.82	2552 2ND ST
097 -0131-003-03	COM	C1	2	111.810	7,417	$677.68	$1,026.01	$352.86	$20.73	$2,077.28	$272.52	$412.60	$141.57	$0.00	$826.68	186 MAPLE ST
097 -0133-001-01	COM	C2	2	0.000	500	$0.00	$0.00	$23.79	$1.40	$25.19	$0.00	$0.00	$9.54	$0.00	$9.54	2778 4TH ST
097 -0133-001-02	COM	C2	2	0.000	900	$0.00	$0.00	$42.82	$2.52	$45.34	$0.00	$0.00	$17.18	$0.00	$17.18	2794 4TH ST
097 -0133-002-02	MFR	C2	2	0.000	1,644	$0.00	$0.00	$449.53	$26.41	$475.94	$0.00	$0.00	$180.35	$0.00	$180.34	2762 4TH ST
097 -0133-002-03	SFR	C2	2	0.000	1,088	$0.00	$0.00	$297.50	$17.48	$314.98	$0.00	$0.00	$119.35	$0.00	$119.34	392 CHURCH ST
097 -0133-002-04	SFR	C2	2	0.000	1,448	$0.00	$0.00	$395.94	$23.26	$419.20	$0.00	$0.00	$158.85	$0.00	$158.84	374 CHURCH ST
097 -0133-002-05	SFR	C2	2	0.000	1,268	$0.00	$0.00	$346.72	$20.37	$367.09	$0.00	$0.00	$139.10	$0.00	$139.10	356 CHURCH ST
097 -0133-002-06	SFR	C2	2	0.000	1,478	$0.00	$0.00	$404.14	$23.74	$427.88	$0.00	$0.00	$162.14	$0.00	$162.14	340 CHURCH ST
097 -0133-002-07	SFR	C2	2	0.000	1,318	$0.00	$0.00	$360.39	$21.17	$381.56	$0.00	$0.00	$144.58	$0.00	$144.58	2746 4TH ST
097 -0133-003-01	SFR	C2	2	0.000	2,188	$0.00	$0.00	$598.28	$35.15	$633.43	$0.00	$0.00	$240.02	$0.00	$240.02	2659 3RD ST
097 -0133-003-03	SFR	C2	2	0.000	1,038	$0.00	$0.00	$283.83	$16.67	$300.50	$0.00	$0.00	$113.87	$0.00	$113.86	2643 3RD ST
097 -0133-003-04	MFR	C2	2	0.000	750	$0.00	$0.00	$205.08	$12.05	$217.13	$0.00	$0.00	$82.27	$0.00	$82.26	326 CHURCH ST
097 -0133-003-05	SFR	C2	2	0.000	840	$0.00	$0.00	$229.69	$13.49	$243.18	$0.00	$0.00	$92.15	$0.00	$92.14	306 CHURCH ST
097 -0136-001-02	VCOM	C1	2	99.620	0	$603.80	$0.00	$0.00	$0.00	$603.80	$242.81	$0.00	$0.00	$0.00	$242.80	2ND ST
097 -0136-002-07	MFR	C1	2	223.830	57,528	$1,356.63	$7,957.96	$15,730.23	$924.07	$25,968.89	$545.55	$3,200.19	$6,310.81	$0.00	$10,056.54	2256 3RD ST
097 -0136-004-06	COM	C1	2	122.000	2,734	$739.44	$378.20	$130.07	$7.64	$1,255.35	$297.36	$152.09	$52.18	$0.00	$501.62	3252 4TH ST
097 -0136-004-12	COM	C1	2	0.000	5,591	$0.00	$773.41	$265.99	$15.63	$1,055.03	$0.00	$311.02	$106.71	$0.00	$417.72	2954 4TH ST
097 -0136-004-23	IND	C1	2	169.000	10,200	$1,024.31	$1,410.99	$485.27	$28.51	$2,949.08	$411.91	$567.41	$194.68	$0.00	$1,174.00	3170 4TH ST
097 -0152-006-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2800 FOURTH ST #101
097 -0152-007-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2800 FOURTH ST #102
097 -0152-008-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2800 FOURTH ST #103
097 -0152-009-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2800 FOURTH ST #104
097 -0152-011-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	350 WOOD ST #201
097 -0152-012-00	CON	C1	2	7.435	1,117	$45.06	$154.52	$305.43	$17.94	$522.95	$18.12	$62.14	$122.53	$0.00	$202.78	350 WOOD ST #202
097 -0152-013-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	350 WOOD ST #203
097 -0152-014-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	350 WOOD ST #204
097 -0152-015-00	CON	C1	2	7.435	1,117	$45.06	$154.52	$305.43	$17.94	$522.95	$18.12	$62.14	$122.53	$0.00	$202.78	350 WOOD ST #205
097 -0152-016-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	350 WOOD ST #206
097 -0152-018-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2812 FOURTH ST #301
097 -0152-019-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2812 FOURTH ST #302
097 -0152-020-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2812 FOURTH ST #303
097 -0152-021-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2812 FOURTH ST #304
097 -0152-023-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	266 WOOD ST #401
097 -0152-024-00	CON	C1	2	7.435	1,117	$45.06	$154.52	$305.43	$17.94	$522.95	$18.12	$62.14	$122.53	$0.00	$202.78	266 WOOD ST #402
097 -0152-025-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	266 WOOD ST #403
097 -0152-026-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	266 WOOD ST #404
097 -0152-027-00	CON	C1	2	7.435	1,117	$45.06	$154.52	$305.43	$17.94	$522.95	$18.12	$62.14	$122.53	$0.00	$202.78	266 WOOD ST #405
097 -0152-028-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	266 WOOD ST #406
097 -0152-030-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	274 WOOD ST #501
097 -0152-031-00	CON	C1	2	7.435	1,117	$45.06	$154.52	$305.43	$17.94	$522.95	$18.12	$62.14	$122.53	$0.00	$202.78	274 WOOD ST #502
097 -0152-032-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	274 WOOD ST #503
097 -0152-033-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	274 WOOD ST #504
097 -0152-034-00	CON	C1	2	7.435	1,117	$45.06	$154.52	$305.43	$17.94	$522.95	$18.12	$62.14	$122.53	$0.00	$202.78	274 WOOD ST #505
097 -0152-035-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	274 WOOD ST #506
097 -0152-037-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2878 FOURTH ST #1401
097 -0152-038-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2878 FOURTH ST #1402
097 -0152-039-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2878 FOURTH ST #1403
097 -0152-040-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2878 FOURTH ST #1404

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2026-27 Assessment Roll
(Maximum Assessments may be Increased by the Prior Year's Change in the CPI plus 1% each Fiscal Year)

Parcel No.	Class	Streetscape Zone	Trail Zone	Frontage	Imp Sq Ft	Maximum Frontage Assessment	Maximum Area Assessment	Maximum Park/Plaza Assessment	Maximum Trail Assessment	Maximum Assessment	FY 2026-27 Frontage Assessment	FY 2026-27 Area Assessment	FY 2026-27 Park/Plaza Assessment	FY 2026-27 Trail Assessment	FY 2026-27 Assessment*	Property Address
097 -0152-043-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2933 FIRST ST #1001
097 -0152-044-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2933 FIRST ST #1002
097 -0152-045-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2933 FIRST ST #1003
097 -0152-046-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2933 FIRST ST #1004
097 -0152-048-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2834 FOURTH ST #1101
097 -0152-049-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2834 FOURTH ST #1102
097 -0152-050-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2834 FOURTH ST #1103
097 -0152-051-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2834 FOURTH ST #1104
097 -0152-053-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2985 FIRST ST #1201
097 -0152-054-00	CON	C1	2	7.435	1,117	$45.06	$154.52	$305.43	$17.94	$522.95	$18.12	$62.14	$122.53	$0.00	$202.78	2985 FIRST ST #1202
097 -0152-055-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2985 FIRST ST #1203
097 -0152-056-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2985 FIRST ST #1204
097 -0152-057-00	CON	C1	2	7.435	1,117	$45.06	$154.52	$305.43	$17.94	$522.95	$18.12	$62.14	$122.53	$0.00	$202.78	2985 FIRST ST #1205
097 -0152-058-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2985 FIRST ST #1206
097 -0152-060-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2856 FOURTH ST #1301
097 -0152-061-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2856 FOURTH ST #1302
097 -0152-062-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2856 FOURTH ST #1303
097 -0152-063-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2856 FOURTH ST #1304
097 -0152-066-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	220 WOOD ST #601
097 -0152-067-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	220 WOOD ST #602
097 -0152-068-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	220 WOOD ST #603
097 -0152-069-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	220 WOOD ST #604
097 -0152-071-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	238 WOOD ST #701
097 -0152-072-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	238 WOOD ST #702
097 -0152-073-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	238 WOOD ST #703
097 -0152-074-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	238 WOOD ST #704
097 -0152-076-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2827 FIRST ST #801
097 -0152-077-00	CON	C1	2	7.435	1,117	$45.06	$154.52	$305.43	$17.94	$522.95	$18.12	$62.14	$122.53	$0.00	$202.78	2827 FIRST ST #802
097 -0152-078-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2827 FIRST ST #803
097 -0152-079-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2827 FIRST ST #804
097 -0152-080-00	CON	C1	2	7.435	1,117	$45.06	$154.52	$305.43	$17.94	$522.95	$18.12	$62.14	$122.53	$0.00	$202.78	2827 FIRST ST #805
097 -0152-081-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2827 FIRST ST #806
097 -0152-083-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2871 FIRST ST #901
097 -0152-084-00	CON	C1	2	7.435	1,117	$45.06	$154.52	$305.43	$17.94	$522.95	$18.12	$62.14	$122.53	$0.00	$202.78	2871 FIRST ST #902
097 -0152-085-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2871 FIRST ST #903
097 -0152-086-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2871 FIRST ST #904
097 -0152-087-00	CON	C1	2	7.435	1,117	$45.06	$154.52	$305.43	$17.94	$522.95	$18.12	$62.14	$122.53	$0.00	$202.78	2871 FIRST ST #905
097 -0152-088-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2871 FOURTH ST #906
097 -0152-092-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2755 1ST ST
097 -0152-093-00	CON	C1	2	7.435	1,117	$45.06	$154.52	$305.43	$17.94	$522.95	$18.12	$62.14	$122.53	$0.00	$202.78	2755 1ST ST
097 -0152-094-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2755 1ST ST
097 -0152-095-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2755 1ST ST
097 -0152-096-00	CON	C1	2	7.435	1,117	$45.06	$154.52	$305.43	$17.94	$522.95	$18.12	$62.14	$122.53	$0.00	$202.78	2755 1ST ST
097 -0152-097-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2755 1ST ST
097 -0152-099-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	212 WOOD ST
097 -0152-100-00	CON	C1	2	7.435	1,117	$45.06	$154.52	$305.43	$17.94	$522.95	$18.12	$62.14	$122.53	$0.00	$202.78	212 WOOD ST
097 -0152-101-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	212 WOOD ST
097 -0152-102-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	212 WOOD ST
097 -0152-103-00	CON	C1	2	7.435	1,117	$45.06	$154.52	$305.43	$17.94	$522.95	$18.12	$62.14	$122.53	$0.00	$202.78	212 WOOD ST
097 -0152-104-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	212 WOOD ST
097 -0152-106-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2676 3RD ST #1701
097 -0152-107-00	CON	C1	2	7.435	1,117	$45.06	$154.52	$305.43	$17.94	$522.95	$18.12	$62.14	$122.53	$0.00	$202.78	2676 3RD ST #1702
097 -0152-108-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2676 3RD ST #1703
097 -0152-109-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2676 3RD ST #1704
097 -0152-110-00	CON	C1	2	7.435	1,117	$45.06	$154.52	$305.43	$17.94	$522.95	$18.12	$62.14	$122.53	$0.00	$202.78	2676 3RD ST #1705
097 -0152-111-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2676 3RD ST #1706
097 -0152-113-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2695 3RD ST

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2026-27 Assessment Roll
(Maximum Assessments may be Increased by the Prior Year's Change in the CPI plus 1% each Fiscal Year)

Parcel No.	Class	Streetscape Zone	Trail Zone	Frontage	Imp Sq Ft	Maximum Frontage Assessment	Maximum Area Assessment	Maximum Park/Plaza Assessment	Maximum Trail Assessment	Maximum Assessment	FY 2026-27 Frontage Assessment	FY 2026-27 Area Assessment	FY 2026-27 Park/Plaza Assessment	FY 2026-27 Trail Assessment	FY 2026-27 Assessment*	Property Address
097 -0152-114-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2695 3RD ST
097 -0152-115-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2695 3RD ST
097 -0152-116-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2695 3RD ST
098 -0249-002-00	MFR	B3	1	0.000	62,236	$0.00	$0.00	$17,017.56	$1,999.46	$19,017.02	$0.00	$0.00	$6,827.28	$0.00	$6,827.28	1651 CHESTNUT ST
098 -0249-003-00	MFR	B3	1	0.000	57,658	$0.00	$0.00	$15,765.77	$1,852.38	$17,618.15	$0.00	$0.00	$6,325.07	$0.00	$6,325.06	1665 CHESTNUT ST
098 -0250-001-01	SFR	B3	1	0.000	832	$0.00	$0.00	$227.50	$26.73	$254.23	$0.00	$0.00	$91.27	$0.00	$91.26	1881 CHESTNUT ST
098 -0250-001-02	SFR	B3	1	0.000	975	$0.00	$0.00	$266.60	$31.32	$297.92	$0.00	$0.00	$106.96	$0.00	$106.96	1867 CHESTNUT ST
098 -0250-001-03	PUB	B3	1	0.000	2,400	$0.00	$0.00	$114.18	$13.42	$127.60	$0.00	$0.00	$45.81	$0.00	$45.80	241 N M ST
098 -0250-002-05	COM	B3	1	0.000	5,600	$0.00	$0.00	$266.42	$31.30	$297.72	$0.00	$0.00	$106.89	$0.00	$106.88	1815 CHESTNUT ST
098 -0250-003-00	SFR	B3	1	0.000	832	$0.00	$0.00	$227.50	$26.73	$254.23	$0.00	$0.00	$91.27	$0.00	$91.26	1839 CHESTNUT ST
098 -0250-004-00	SFR	B3	1	0.000	832	$0.00	$0.00	$227.50	$26.73	$254.23	$0.00	$0.00	$91.27	$0.00	$91.26	1853 CHESTNUT ST
098 -0251-004-01	SFR	B3	1	0.000	794	$0.00	$0.00	$217.11	$25.51	$242.62	$0.00	$0.00	$87.10	$0.00	$87.10	258 N M ST
098 -0251-005-00	MFR	B3	1	0.000	1,400	$0.00	$0.00	$382.81	$44.98	$427.79	$0.00	$0.00	$153.58	$0.00	$153.58	276 N M ST
098 -0251-006-00	SFR	B3	1	0.000	988	$0.00	$0.00	$270.15	$31.74	$301.89	$0.00	$0.00	$108.38	$0.00	$108.38	1917 CHESTNUT ST
098 -0251-007-01	MFR	B3	1	0.000	1,484	$0.00	$0.00	$405.78	$47.68	$453.46	$0.00	$0.00	$162.79	$0.00	$162.78	1949 CHESTNUT ST
098 -0251-008-00	MFR	B3	1	0.000	2,874	$0.00	$0.00	$785.86	$92.33	$878.19	$0.00	$0.00	$315.28	$0.00	$315.28	1963 CHESTNUT ST
098 -0251-010-00	SFR	B3	1	0.000	1,363	$0.00	$0.00	$372.69	$43.79	$416.48	$0.00	$0.00	$149.52	$0.00	$149.52	277 N L ST
098 -0251-011-00	SFR	B3	1	0.000	1,519	$0.00	$0.00	$415.35	$48.80	$464.15	$0.00	$0.00	$166.63	$0.00	$166.62	1989 CHESTNUT ST
098 -0251-012-00	SFR	B3	1	0.000	1,704	$0.00	$0.00	$465.93	$54.74	$520.67	$0.00	$0.00	$186.93	$0.00	$186.92	1985 CHESTNUT ST
098 -0251-013-00	SFR	B3	1	0.000	1,510	$0.00	$0.00	$412.89	$48.51	$461.40	$0.00	$0.00	$165.65	$0.00	$165.64	277 N L ST
098 -0251-014-00	SFR	B3	1	0.000	1,510	$0.00	$0.00	$412.89	$48.51	$461.40	$0.00	$0.00	$165.65	$0.00	$165.64	269 N L ST
098 -0251-015-00	SFR	B3	1	0.000	1,704	$0.00	$0.00	$465.93	$54.74	$520.67	$0.00	$0.00	$186.93	$0.00	$186.92	267 N L ST
098 -0251-016-00	SFR	B3	1	0.000	1,519	$0.00	$0.00	$415.35	$48.80	$464.15	$0.00	$0.00	$166.63	$0.00	$166.62	265 N L ST
098 -0251-017-00	SFR	B3	1	0.000	1,521	$0.00	$0.00	$415.90	$48.87	$464.77	$0.00	$0.00	$166.85	$0.00	$166.84	261 N L ST
098 -0252-002-02	MFR	A3	1	0.000	1,892	$0.00	$0.00	$517.34	$60.78	$578.12	$0.00	$0.00	$207.55	$0.00	$207.54	279 N K ST
098 -0252-002-03	SFR	A3	1	0.000	756	$0.00	$0.00	$206.72	$24.29	$231.01	$0.00	$0.00	$82.93	$0.00	$82.92	263 N K ST
098 -0252-003-02	MFR	A3	1	0.000	2,906	$0.00	$0.00	$794.61	$93.36	$887.97	$0.00	$0.00	$318.79	$0.00	$318.78	241 N K ST
098 -0252-004-01	COM	A3	1	0.000	3,400	$0.00	$0.00	$161.76	$19.01	$180.77	$0.00	$0.00	$64.89	$0.00	$64.88	242 N L ST
098 -0252-005-01	COM	A3	1	0.000	3,168	$0.00	$0.00	$150.72	$17.71	$168.43	$0.00	$0.00	$60.47	$0.00	$60.46	260 N L ST
098 -0252-007-02	COM	A3	1	0.000	2,688	$0.00	$0.00	$127.88	$15.03	$142.91	$0.00	$0.00	$51.30	$0.00	$51.30	220 N L ST
098 -0252-008-00	MFR	A3	1	0.000	3,720	$0.00	$0.00	$1,017.18	$119.51	$1,136.69	$0.00	$0.00	$408.08	$0.00	$408.08	231 N K ST
098 -0252-010-00	MFR	A3	1	0.000	24,188	$0.00	$0.00	$6,613.87	$777.09	$7,390.96	$0.00	$0.00	$2,653.42	$0.00	$2,653.42	2083 CHESTNUT ST
098 -0253-001-02	MFR	A3	1	0.000	1,698	$0.00	$0.00	$464.29	$54.55	$518.84	$0.00	$0.00	$186.27	$0.00	$186.26	269 N LIVERMORE AVE
098 -0253-001-03	MFR	A3	1	0.000	2,804	$0.00	$0.00	$766.71	$90.08	$856.79	$0.00	$0.00	$307.60	$0.00	$307.60	2155 CHESTNUT ST
098 -0253-002-01	MFR	A3	1	0.000	1,698	$0.00	$0.00	$464.29	$54.55	$518.84	$0.00	$0.00	$186.27	$0.00	$186.26	245 N LIVERMORE AVE
098 -0253-003-01	MFR	A3	1	0.000	5,616	$0.00	$0.00	$1,535.62	$180.43	$1,716.05	$0.00	$0.00	$616.07	$0.00	$616.06	207 N LIVERMORE AVE
098 -0253-005-00	SFR	A3	1	0.000	714	$0.00	$0.00	$195.23	$22.94	$218.17	$0.00	$0.00	$78.33	$0.00	$78.32	2152 OAK ST
098 -0253-006-00	SFR	A3	1	0.000	1,220	$0.00	$0.00	$333.59	$39.19	$372.78	$0.00	$0.00	$133.83	$0.00	$133.82	210 N K ST
098 -0253-007-01	SFR	A3	1	0.000	1,458	$0.00	$0.00	$398.67	$46.84	$445.51	$0.00	$0.00	$159.94	$0.00	$159.94	228 N K ST
098 -0253-007-03	MFR	A3	1	0.000	1,698	$0.00	$0.00	$464.29	$54.55	$518.84	$0.00	$0.00	$186.27	$0.00	$186.26	240 N K ST
098 -0253-007-04	MFR	A3	1	0.000	1,698	$0.00	$0.00	$464.29	$54.55	$518.84	$0.00	$0.00	$186.27	$0.00	$186.26	264 N K ST
098 -0253-008-01	MFR	A3	1	0.000	1,825	$0.00	$0.00	$499.02	$58.63	$557.65	$0.00	$0.00	$200.20	$0.00	$200.20	278 N K ST
098 -0253-009-00	MFR	A3	1	0.000	2,070	$0.00	$0.00	$566.01	$66.50	$632.51	$0.00	$0.00	$227.08	$0.00	$227.08	2177 CHESTNUT ST
098 -0253-010-00	MFR	A3	1	0.000	2,070	$0.00	$0.00	$566.01	$66.50	$632.51	$0.00	$0.00	$227.08	$0.00	$227.08	2183 CHESTNUT ST
098 -0253-011-00	MFR	A3	1	0.000	2,208	$0.00	$0.00	$603.75	$70.94	$674.69	$0.00	$0.00	$242.22	$0.00	$242.22	2121 CHESTNUT ST
098 -0253-012-00	MFR	A3	1	0.000	1,680	$0.00	$0.00	$459.37	$53.97	$513.34	$0.00	$0.00	$184.30	$0.00	$184.30	2147 CHESTNUT ST
098 -0260-006-04	COM	C2	1	0.000	960	$0.00	$0.00	$45.67	$5.37	$51.04	$0.00	$0.00	$18.32	$0.00	$18.32	2680 OLD 1ST ST
098 -0260-008-04	COM	C2	1	0.000	1,440	$0.00	$0.00	$68.51	$8.05	$76.56	$0.00	$0.00	$27.48	$0.00	$27.48	2620 OLD 1ST ST
098 -0260-009-06	COM	C1	1	0.000	2,967	$0.00	$410.43	$141.16	$16.59	$568.18	$0.00	$165.05	$56.63	$0.00	$221.68	2582 OLD 1ST ST
098 -0260-009-08	COM	C2	1	0.000	5,466	$0.00	$0.00	$260.04	$30.55	$290.59	$0.00	$0.00	$104.33	$0.00	$104.32	2602 OLD 1ST ST
098 -0260-010-02	COM	C1	1	0.000	2,720	$0.00	$376.26	$129.40	$15.20	$520.86	$0.00	$151.31	$51.92	$0.00	$203.22	2574 OLD 1ST ST
098 -0260-014-01	COM	C1	1	0.000	2,577	$0.00	$356.48	$122.60	$14.41	$493.49	$0.00	$143.35	$49.19	$0.00	$192.54	2560 OLD 1ST ST
098 -0260-015-01	COM	C1	1	0.000	7,655	$0.00	$1,058.93	$364.19	$42.79	$1,465.91	$0.00	$425.83	$146.11	$0.00	$571.94	2558 OLD 1ST ST
098 -0260-016-01	COM	C2	1	0.000	3,120	$0.00	$0.00	$148.43	$17.44	$165.87	$0.00	$0.00	$59.55	$0.00	$59.54	2456 RAILROAD AVE
098 -0260-016-02	COM	C2	1	0.000	2,699	$0.00	$0.00	$128.40	$15.09	$143.49	$0.00	$0.00	$51.51	$0.00	$51.50	2494 RAILROAD AVE
098 -0264-001-01	COM	C2	1	0.000	1,388	$0.00	$0.00	$66.03	$7.76	$73.79	$0.00	$0.00	$26.49	$0.00	$26.48	2730 1ST ST
098 -0275-002-06	COM	C1	1	60.000	1,984	$363.66	$274.45	$94.39	$11.09	$743.59	$146.24	$110.37	$37.87	$0.00	$294.48	2589 OLD 1ST ST

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2026-27 Assessment Roll
(Maximum Assessments may be Increased by the Prior Year's Change in the CPI plus 1% each Fiscal Year)

Parcel No.	Class	Streetscape Zone	Trail Zone	Frontage	Imp Sq Ft	Maximum Frontage Assessment	Maximum Area Assessment	Maximum Park/Plaza Assessment	Maximum Trail Assessment	Maximum Assessment	FY 2026-27 Frontage Assessment	FY 2026-27 Area Assessment	FY 2026-27 Park/Plaza Assessment	FY 2026-27 Trail Assessment	FY 2026-27 Assessment*	Property Address
098 -0275-002-08	COM	C1	1	50.000	1,944	$303.05	$268.92	$92.49	$10.87	$675.33	$121.87	$108.14	$37.10	$0.00	$267.10	2589 OLD 1ST ST
098 -0275-003-00	COM	C1	1	82.860	720	$502.21	$99.60	$34.25	$4.02	$640.08	$201.96	$40.05	$13.74	$0.00	$255.74	2605 OLD 1ST ST
098 -0275-004-00	VCOM	C1	1	100.000	0	$606.10	$0.00	$0.00	$0.00	$606.10	$243.73	$0.00	$0.00	$0.00	$243.72	2617 OLD 1ST ST
098 -0275-005-00	COM	C1	1	60.000	2,100	$363.66	$290.50	$99.91	$11.74	$765.81	$146.24	$116.82	$40.08	$0.00	$303.14	2617 OLD 1ST ST
098 -0275-007-03	COM	C1	1	65.740	2,000	$398.45	$276.66	$95.15	$11.18	$781.44	$160.23	$111.26	$38.17	$0.00	$309.66	2677 OLD 1ST ST
098 -0275-008-04	COM	C1	1	84.630	10,214	$512.94	$1,412.92	$485.93	$57.10	$2,468.89	$206.27	$568.19	$194.95	$0.00	$969.40	2752 1ST ST
098 -0275-011-00	COM	C1	1	0.000	2,481	$0.00	$343.20	$118.03	$13.87	$475.10	$0.00	$138.01	$47.35	$0.00	$185.36	2787 OLD 1ST ST
098 -0275-012-00	COM	C1	1	0.000	5,262	$0.00	$727.90	$250.34	$29.41	$1,007.65	$0.00	$292.72	$100.43	$0.00	$393.14	2821 OLD 1ST ST
098 -0275-017-00	COM	C1	1	93.960	3,200	$569.49	$442.66	$152.24	$17.89	$1,182.28	$229.01	$178.01	$61.08	$0.00	$468.10	2653 OLD 1ST ST
098 -0281-002-00	COM	A2	1	0.000	2,000	$0.00	$0.00	$95.15	$11.18	$106.33	$0.00	$0.00	$38.17	$0.00	$38.16	183 N LIVERMORE AVE
098 -0281-004-01	COM	A2	1	0.000	2,176	$0.00	$0.00	$103.52	$12.16	$115.68	$0.00	$0.00	$41.53	$0.00	$41.52	145 N LIVERMORE AVE
098 -0281-004-03	COM	A2	1	0.000	2,816	$0.00	$0.00	$133.97	$15.74	$149.71	$0.00	$0.00	$53.75	$0.00	$53.74	145 N LIVERMORE AVE
098 -0281-005-00	COM	A2	1	0.000	3,200	$0.00	$0.00	$152.24	$17.89	$170.13	$0.00	$0.00	$61.08	$0.00	$61.08	101 N LIVERMORE AVE
098 -0281-006-00	COM	A2	1	0.000	1,560	$0.00	$0.00	$74.22	$8.72	$82.94	$0.00	$0.00	$29.78	$0.00	$29.78	2160 RAILROAD AVE
098 -0281-007-00	COM	A2	1	0.000	3,046	$0.00	$0.00	$144.91	$17.03	$161.94	$0.00	$0.00	$58.14	$0.00	$58.14	2136 RAILROAD AVE
098 -0281-008-00	COM	A2	1	0.000	5,010	$0.00	$0.00	$238.35	$28.01	$266.36	$0.00	$0.00	$95.62	$0.00	$95.62	2120 RAILROAD AVE
098 -0282-002-01	COM	A2	1	0.000	5,175	$0.00	$0.00	$246.20	$28.93	$275.13	$0.00	$0.00	$98.77	$0.00	$98.76	116 N L ST
098 -0282-004-05	COM	A2	1	0.000	9,116	$0.00	$0.00	$433.69	$50.96	$484.65	$0.00	$0.00	$173.99	$0.00	$173.98	150 N L ST
098 -0282-007-00	COM	A2	1	0.000	2,000	$0.00	$0.00	$95.15	$11.18	$106.33	$0.00	$0.00	$38.17	$0.00	$38.16	170 N L ST
098 -0282-008-00	COM	A2	1	0.000	4,760	$0.00	$0.00	$226.46	$26.61	$253.07	$0.00	$0.00	$90.85	$0.00	$90.84	181 N K ST
098 -0289-001-00	COM	A1	2	0.000	3,924	$0.00	$1,763.99	$186.68	$10.97	$1,961.64	$0.00	$1,763.99	$74.90	$0.00	$1,838.88	21 S LIVERMORE AVE
098 -0289-022-00	VMFR	A1	2	0.000	141,789	$0.00	$63,739.54	$6,745.61	$396.30	$70,881.45	$0.00	$63,739.54	$2,706.27	$0.00	$66,445.80	2038 1ST ST
098 -0289-026-00	VCOM	A1	2	0.000	5,969	$0.00	$2,683.29	$283.98	$16.68	$2,983.95	$0.00	$2,683.29	$113.93	$0.00	$2,797.22	2038 1ST ST
098 -0289-032-00	COM	A1	2	0.000	9,373	$0.00	$4,213.52	$445.92	$26.20	$4,685.64	$0.00	$4,213.52	$178.90	$0.00	$4,392.42	37 S LIVERMORE AVE
098 -0289-033-00	COM	A1	2	20.000	1,664	$1,015.50	$748.03	$79.16	$4.65	$1,847.34	$1,015.50	$748.03	$31.76	$0.00	$1,795.28	2038 1ST ST
098 -0290-001-11	COM	B2	1	0.000	37,912	$0.00	$0.00	$1,803.66	$211.93	$2,015.59	$0.00	$0.00	$723.61	$0.00	$723.60	1620 RAILROAD AVE
098 -0290-001-16	COM	B2	1	0.000	21,200	$0.00	$0.00	$1,008.59	$118.51	$1,127.10	$0.00	$0.00	$404.64	$0.00	$404.64	1784 RAILROAD AVE
098 -0290-002-07	COM	B2	1	0.000	20,100	$0.00	$0.00	$956.26	$112.36	$1,068.62	$0.00	$0.00	$383.64	$0.00	$383.64	1456 RAILROAD AVE
098 -0290-002-11	COM	B2	1	0.000	7,043	$0.00	$0.00	$335.07	$39.37	$374.44	$0.00	$0.00	$134.43	$0.00	$134.42	1344 RAILROAD AVE
098 -0290-002-15	COM	B2	1	0.000	66,816	$0.00	$0.00	$3,178.77	$373.50	$3,552.27	$0.00	$0.00	$1,275.29	$0.00	$1,275.28	1490 RAILROAD AVE
098 -0290-021-00	COM	B2	1	0.000	2,880	$0.00	$0.00	$137.02	$16.10	$153.12	$0.00	$0.00	$54.97	$0.00	$54.96	1114 E STANLEY BLVD
098 -0290-022-00	COM	B2	1	0.000	4,980	$0.00	$0.00	$236.92	$27.84	$264.76	$0.00	$0.00	$95.05	$0.00	$95.04	1116 E STANLEY BLVD
098 -0290-024-03	COM	B2	1	0.000	104,000	$0.00	$0.00	$4,947.80	$581.36	$5,529.16	$0.00	$0.00	$1,985.01	$0.00	$1,985.00	1088 E STANLEY BLVD
098 -0403-003-00	COM	B1	2	0.000	5,800	$0.00	$782.83	$275.94	$16.21	$1,074.98	$0.00	$88.90	$110.70	$0.00	$199.60	34 S P ST
098 -0403-006-01	COM	B1	2	0.000	3,350	$0.00	$452.15	$159.38	$9.36	$620.89	$0.00	$51.35	$63.94	$0.00	$115.28	41 S O ST
098 -0403-006-02	COM	B1	2	0.000	3,255	$0.00	$439.33	$154.86	$9.10	$603.29	$0.00	$49.89	$62.13	$0.00	$112.02	41 S O ST
098 -0403-012-00	COM	B1	2	140.020	4,200	$855.24	$566.88	$199.82	$11.74	$1,633.68	$97.12	$64.38	$80.16	$0.00	$241.66	76 S ST
098 -0403-019-00	COM	B1	2	770.050	144,058	$4,703.47	$19,443.65	$6,853.56	$402.64	$31,403.32	$534.13	$2,208.05	$2,749.58	$0.00	$5,491.76	1410 1ST ST
098 -0403-020-00	COM	B1	2	151.350	9,205	$924.45	$1,242.41	$437.93	$25.73	$2,630.52	$104.98	$141.09	$175.69	$0.00	$421.76	1334 1ST ST
098 -0403-021-00	COM	B1	2	236.950	15,580	$1,447.29	$2,102.85	$741.22	$43.55	$4,334.91	$164.36	$238.80	$297.37	$0.00	$700.52	1620 1ST ST
098 -0403-022-00	COM	B1	2	63.050	1,250	$385.11	$168.71	$59.47	$3.49	$616.78	$43.73	$19.16	$23.86	$0.00	$86.74	1620 1ST ST
098 -0405-001-00	COM	B1	2	0.000	12,640	$0.00	$1,706.03	$601.35	$35.33	$2,342.71	$0.00	$193.74	$241.25	$0.00	$434.98	1601 RAILROAD AVE
098 -0405-002-00	COM	B1	2	0.000	7,500	$0.00	$1,012.28	$356.81	$20.96	$1,390.05	$0.00	$114.96	$143.15	$0.00	$258.10	28 S P ST
098 -0405-003-00	MFR	B1	2	0.000	178,938	$0.00	$24,151.44	$48,928.09	$2,874.28	$75,953.81	$0.00	$2,742.67	$19,629.46	$0.00	$22,372.12	1809 RAILROAD AVE
098 -0407-001-00	COM	C1	1	128.690	6,521	$779.99	$902.06	$310.24	$36.45	$2,028.74	$313.66	$362.75	$124.46	$0.00	$800.86	RAILROAD AVE
098 -0407-011-00	OFF	A1	2	47.620	2,648	$2,417.91	$1,190.38	$180.15	$10.58	$3,799.02	$2,417.91	$1,190.38	$72.27	$0.00	$3,680.56	2250 1ST ST
098 -0407-012-00	COM	A1	2	0.000	4,980	$0.00	$2,238.70	$236.92	$13.92	$2,489.54	$0.00	$2,238.70	$95.05	$0.00	$2,333.74	56 S LIVERMORE AVE
098 -0407-023-00	COM	A1	2	99.660	34,567	$5,060.24	$15,539.18	$1,644.53	$96.61	$22,340.56	$5,060.24	$15,539.18	$659.77	$0.00	$21,259.18	2490 FIRST ST
098 -0407-024-00	COM	A1	2	167.200	24,409	$8,489.58	$10,972.77	$1,161.26	$68.22	$20,691.83	$8,489.58	$10,972.77	$465.89	$0.00	$19,928.24	2470 1ST ST
098 -0407-025-00	COM	A1	2	0.000	5,775	$0.00	$2,596.08	$274.75	$16.14	$2,886.97	$0.00	$2,596.08	$110.23	$0.00	$2,706.30	2375 RAILROAD AVE
098 -0407-027-00	COM	A1	2	224.280	45,640	$11,387.82	$20,516.91	$2,171.32	$127.56	$34,203.61	$11,387.82	$20,516.91	$871.11	$0.00	$32,775.84	2300 1ST ST
098 -0407-028-01	PUB	A1	2	0.000	33,845	$0.00	$15,214.61	$1,610.18	$94.60	$16,919.39	$0.00	$15,214.61	$645.99	$0.00	$15,860.60	2400 1ST ST
098 -0408-001-00	COM	B2	1	0.000	1,200	$0.00	$0.00	$57.09	$6.71	$63.80	$0.00	$0.00	$22.90	$0.00	$22.90	187 N L ST
098 -0408-002-00	COM	B2	1	0.000	1,400	$0.00	$0.00	$66.61	$7.83	$74.44	$0.00	$0.00	$26.72	$0.00	$26.72	1984 RAILROAD AVE
098 -0408-021-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	1926 RAILROAD AVE #100
098 -0408-022-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	1926 RAILROAD AVE #102
098 -0408-023-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$313.08	$36.79	$349.87	$0.00	$0.00	$125.61	$0.00	$125.60	1926 RAILROAD AVE #104

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2026-27 Assessment Roll
(Maximum Assessments may be Increased by the Prior Year's Change in the CPI plus 1% each Fiscal Year)

Parcel No.	Class	Streetscape Zone	Trail Zone	Frontage	Imp Sq Ft	Maximum Frontage Assessment	Maximum Area Assessment	Maximum Park/Plaza Assessment	Maximum Trail Assessment	Maximum Assessment	FY 2026-27 Frontage Assessment	FY 2026-27 Area Assessment	FY 2026-27 Park/Plaza Assessment	FY 2026-27 Trail Assessment	FY 2026-27 Assessment*	Property Address
098 -0408-024-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$377.62	$44.37	$421.99	$0.00	$0.00	$151.50	$0.00	$151.50	1926 RAILROAD AVE #106
098 -0408-025-00	CON	B2	1	0.000	1,163	$0.00	$0.00	$318.01	$37.36	$355.37	$0.00	$0.00	$127.58	$0.00	$127.58	1926 RAILROAD AVE #108
098 -0408-026-00	CON	B2	1	0.000	1,399	$0.00	$0.00	$382.54	$44.95	$427.49	$0.00	$0.00	$153.47	$0.00	$153.46	1926 RAILROAD AVE #110
098 -0408-027-00	CON	B2	1	0.000	1,399	$0.00	$0.00	$382.54	$44.95	$427.49	$0.00	$0.00	$153.47	$0.00	$153.46	1926 RAILROAD AVE #112
098 -0408-028-00	CON	B2	1	0.000	1,163	$0.00	$0.00	$318.01	$37.36	$355.37	$0.00	$0.00	$127.58	$0.00	$127.58	1926 RAILROAD AVE #114
098 -0408-029-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$377.62	$44.37	$421.99	$0.00	$0.00	$151.50	$0.00	$151.50	1926 RAILROAD AVE #116
098 -0408-030-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$313.08	$36.79	$349.87	$0.00	$0.00	$125.61	$0.00	$125.60	1926 RAILROAD AVE #118
098 -0408-031-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	1926 RAILROAD AVE #120
098 -0408-032-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	1926 RAILROAD AVE #122
098 -0408-034-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	1948 RAILROAD AVE #100
098 -0408-035-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	1948 RAILROAD AVE #102
098 -0408-036-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$377.62	$44.37	$421.99	$0.00	$0.00	$151.50	$0.00	$151.50	1948 RAILROAD AVE #104
098 -0408-037-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$313.08	$36.79	$349.87	$0.00	$0.00	$125.61	$0.00	$125.60	1948 RAILROAD AVE #106
098 -0408-038-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	1948 RAILROAD AVE #108
098 -0408-039-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	1948 RAILROAD AVE #110
098 -0408-041-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	161 N L ST #101
098 -0408-042-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	161 N L ST #103
098 -0408-043-00	CON	B2	1	0.000	1,166	$0.00	$0.00	$318.83	$37.46	$356.29	$0.00	$0.00	$127.91	$0.00	$127.90	161 N L ST #105
098 -0408-044-00	CON	B2	1	0.000	1,402	$0.00	$0.00	$383.36	$45.04	$428.40	$0.00	$0.00	$153.80	$0.00	$153.80	161 N L ST #107
098 -0408-045-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$377.62	$44.37	$421.99	$0.00	$0.00	$151.50	$0.00	$151.50	161 N L ST #109
098 -0408-046-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$313.08	$36.79	$349.87	$0.00	$0.00	$125.61	$0.00	$125.60	161 N L ST #111
098 -0408-047-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	161 N L ST #113
098 -0408-048-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	161 N L ST #115
098 -0408-050-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	1976 LOCOMOTIVE LN #101
098 -0408-051-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	1976 LOCOMOTIVE LN #103
098 -0408-052-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$313.08	$36.79	$349.87	$0.00	$0.00	$125.61	$0.00	$125.60	1976 LOCOMOTIVE LN #105
098 -0408-053-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$377.62	$44.37	$421.99	$0.00	$0.00	$151.50	$0.00	$151.50	1976 LOCOMOTIVE LN #107
098 -0408-054-00	CON	B2	1	0.000	1,976	$0.00	$0.00	$540.31	$63.48	$603.79	$0.00	$0.00	$216.77	$0.00	$216.76	1976 LOCOMOTIVE LN #109
098 -0408-055-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	1976 LOCOMOTIVE LN #111
098 -0408-056-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	1976 LOCOMOTIVE LN #113
098 -0408-058-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	1930 DEPOT DR #114
098 -0408-059-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	1930 DEPOT DR #112
098 -0408-060-00	CON	B2	1	0.000	1,976	$0.00	$0.00	$540.31	$63.48	$603.79	$0.00	$0.00	$216.77	$0.00	$216.76	1930 DEPOT DR #110
098 -0408-061-00	CON	B2	1	0.000	2,001	$0.00	$0.00	$547.15	$64.29	$611.44	$0.00	$0.00	$219.51	$0.00	$219.50	1930 DEPOT DR #108
098 -0408-062-00	CON	B2	1	0.000	2,001	$0.00	$0.00	$547.15	$64.29	$611.44	$0.00	$0.00	$219.51	$0.00	$219.50	1930 DEPOT DR #106
098 -0408-063-00	CON	B2	1	0.000	1,976	$0.00	$0.00	$540.31	$63.48	$603.79	$0.00	$0.00	$216.77	$0.00	$216.76	1930 DEPOT DR #104
098 -0408-064-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	1930 DEPOT DR #102
098 -0408-065-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	1930 DEPOT DR #100
098 -0408-067-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	1921 DEPOT DR #101
098 -0408-068-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	1921 DEPOT DR #103
098 -0408-069-00	CON	B2	1	0.000	1,976	$0.00	$0.00	$540.31	$63.48	$603.79	$0.00	$0.00	$216.77	$0.00	$216.76	1921 DEPOT DR #105
098 -0408-070-00	CON	B2	1	0.000	2,001	$0.00	$0.00	$547.15	$64.29	$611.44	$0.00	$0.00	$219.51	$0.00	$219.50	1921 DEPOT DR #107
098 -0408-071-00	CON	B2	1	0.000	2,001	$0.00	$0.00	$547.15	$64.29	$611.44	$0.00	$0.00	$219.51	$0.00	$219.50	1921 DEPOT DR #109
098 -0408-072-00	CON	B2	1	0.000	1,976	$0.00	$0.00	$540.31	$63.48	$603.79	$0.00	$0.00	$216.77	$0.00	$216.76	1921 DEPOT DR #111
098 -0408-073-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	1921 DEPOT DR #113
098 -0408-074-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	1921 DEPOT DR #115
098 -0408-076-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	153 GILLETTE PL #114
098 -0408-077-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	153 GILLETTE PL #112
098 -0408-078-00	CON	B2	1	0.000	1,976	$0.00	$0.00	$540.31	$63.48	$603.79	$0.00	$0.00	$216.77	$0.00	$216.76	153 GILLETTE PL #110
098 -0408-079-00	CON	B2	1	0.000	2,001	$0.00	$0.00	$547.15	$64.29	$611.44	$0.00	$0.00	$219.51	$0.00	$219.50	153 GILLETTE PL #108
098 -0408-080-00	CON	B2	1	0.000	2,001	$0.00	$0.00	$547.15	$64.29	$611.44	$0.00	$0.00	$219.51	$0.00	$219.50	153 GILLETTE PL #106
098 -0408-081-00	CON	B2	1	0.000	1,976	$0.00	$0.00	$540.31	$63.48	$603.79	$0.00	$0.00	$216.77	$0.00	$216.76	153 GILLETTE PL #104
098 -0408-082-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	153 GILLETTE PL #102
098 -0408-083-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	153 GILLETTE PL #100
098 -0408-121-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	1832 RAILROAD AVE #100
098 -0408-122-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	1832 RAILROAD AVE #102
098 -0408-123-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$313.08	$36.79	$349.87	$0.00	$0.00	$125.61	$0.00	$125.60	1832 RAILROAD AVE #104

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2026-27 Assessment Roll
(Maximum Assessments may be Increased by the Prior Year's Change in the CPI plus 1% each Fiscal Year)

Parcel No.	Class	Streetscape Zone	Trail Zone	Frontage	Imp Sq Ft	Maximum Frontage Assessment	Maximum Area Assessment	Maximum Park/Plaza Assessment	Maximum Trail Assessment	Maximum Assessment	FY 2026-27 Frontage Assessment	FY 2026-27 Area Assessment	FY 2026-27 Park/Plaza Assessment	FY 2026-27 Trail Assessment	FY 2026-27 Assessment*	Property Address
098 -0408-124-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$377.62	$44.37	$421.99	$0.00	$0.00	$151.50	$0.00	$151.50	1832 RAILROAD AVE #106
098 -0408-125-00	CON	B2	1	0.000	1,402	$0.00	$0.00	$383.36	$45.04	$428.40	$0.00	$0.00	$153.80	$0.00	$153.80	1832 RAILROAD AVE #108
098 -0408-126-00	CON	B2	1	0.000	1,166	$0.00	$0.00	$318.83	$37.46	$356.29	$0.00	$0.00	$127.91	$0.00	$127.90	1832 RAILROAD AVE #110
098 -0408-127-00	CON	B2	1	0.000	1,402	$0.00	$0.00	$383.36	$45.04	$428.40	$0.00	$0.00	$153.80	$0.00	$153.80	1832 RAILROAD AVE #112
098 -0408-128-00	CON	B2	1	0.000	1,166	$0.00	$0.00	$318.83	$37.46	$356.29	$0.00	$0.00	$127.91	$0.00	$127.90	1832 RAILROAD AVE #114
098 -0408-129-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	1832 RAILROAD AVE #116
098 -0408-130-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	1832 RAILROAD AVE #118
098 -0408-132-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	1874 RAILROAD AVE #100
098 -0408-133-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	1874 RAILROAD AVE #102
098 -0408-134-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$313.08	$36.79	$349.87	$0.00	$0.00	$125.61	$0.00	$125.60	1874 RAILROAD AVE #104
098 -0408-135-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$377.62	$44.37	$421.99	$0.00	$0.00	$151.50	$0.00	$151.50	1874 RAILROAD AVE #106
098 -0408-136-00	CON	B2	1	0.000	1,976	$0.00	$0.00	$540.31	$63.48	$603.79	$0.00	$0.00	$216.77	$0.00	$216.76	1874 RAILROAD AVE #108
098 -0408-137-00	CON	B2	1	0.000	1,399	$0.00	$0.00	$382.54	$44.95	$427.49	$0.00	$0.00	$153.47	$0.00	$153.46	1874 RAILROAD AVE #110
098 -0408-138-00	CON	B2	1	0.000	1,163	$0.00	$0.00	$318.01	$37.36	$355.37	$0.00	$0.00	$127.58	$0.00	$127.58	1874 RAILROAD AVE #112
098 -0408-139-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$377.62	$44.37	$421.99	$0.00	$0.00	$151.50	$0.00	$151.50	1874 RAILROAD AVE #114
098 -0408-140-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$313.08	$36.79	$349.87	$0.00	$0.00	$125.61	$0.00	$125.60	1874 RAILROAD AVE #116
098 -0408-141-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	1874 RAILROAD AVE #118
098 -0408-142-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	1874 RAILROAD AVE #120
098 -0408-148-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	170 N N ST #118
098 -0408-149-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	170 N N ST #116
098 -0408-150-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$313.08	$36.79	$349.87	$0.00	$0.00	$125.61	$0.00	$125.60	170 N N ST #114
098 -0408-151-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$377.62	$44.37	$421.99	$0.00	$0.00	$151.50	$0.00	$151.50	170 N N ST #112
098 -0408-152-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$313.08	$36.79	$349.87	$0.00	$0.00	$125.61	$0.00	$125.60	170 N N ST #110
098 -0408-153-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$377.62	$44.37	$421.99	$0.00	$0.00	$151.50	$0.00	$151.50	170 N N ST #108
098 -0408-154-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$377.62	$44.37	$421.99	$0.00	$0.00	$151.50	$0.00	$151.50	170 N N ST #106
098 -0408-155-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$313.08	$36.79	$349.87	$0.00	$0.00	$125.61	$0.00	$125.60	170 N N ST #104
098 -0408-156-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	170 N N ST #102
098 -0408-157-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	170 N N ST #100
098 -0408-159-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	162 ZEPHYR PL #100
098 -0408-160-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	162 ZEPHYR PL #102
098 -0408-161-00	CON	B2	1	0.000	1,734	$0.00	$0.00	$474.14	$55.71	$529.85	$0.00	$0.00	$190.22	$0.00	$190.22	162 ZEPHYR PL #104
098 -0408-162-00	CON	B2	1	0.000	1,734	$0.00	$0.00	$474.14	$55.71	$529.85	$0.00	$0.00	$190.22	$0.00	$190.22	162 ZEPHYR PL #106
098 -0408-163-00	CON	B2	1	0.000	1,734	$0.00	$0.00	$474.14	$55.71	$529.85	$0.00	$0.00	$190.22	$0.00	$190.22	162 ZEPHYR PL #108
098 -0408-164-00	CON	B2	1	0.000	1,734	$0.00	$0.00	$474.14	$55.71	$529.85	$0.00	$0.00	$190.22	$0.00	$190.22	162 ZEPHYR PL #110
098 -0408-165-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	162 ZEPHYR PL #112
098 -0408-166-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	162 ZEPHYR PL #114
098 -0408-168-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	157 ZEPHYR PL #115
098 -0408-169-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	157 ZEPHYR PL #113
098 -0408-170-00	CON	B2	1	0.000	1,734	$0.00	$0.00	$474.14	$55.71	$529.85	$0.00	$0.00	$190.22	$0.00	$190.22	157 ZEPHYR PL #111
098 -0408-171-00	CON	B2	1	0.000	1,734	$0.00	$0.00	$474.14	$55.71	$529.85	$0.00	$0.00	$190.22	$0.00	$190.22	157 ZEPHYR PL #109
098 -0408-172-00	CON	B2	1	0.000	1,734	$0.00	$0.00	$474.14	$55.71	$529.85	$0.00	$0.00	$190.22	$0.00	$190.22	157 ZEPHYR PL #107
098 -0408-173-00	CON	B2	1	0.000	1,734	$0.00	$0.00	$474.14	$55.71	$529.85	$0.00	$0.00	$190.22	$0.00	$190.22	157 ZEPHYR PL #105
098 -0408-174-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	157 ZEPHYR PL #103
098 -0408-175-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	157 ZEPHYR PL #101
098 -0408-177-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	168 GILLETTE PL #100
098 -0408-178-00	CON	B2	1	0.000	1,880	$0.00	$0.00	$514.06	$60.40	$574.46	$0.00	$0.00	$206.24	$0.00	$206.24	168 GILLETTE PL #102
098 -0408-179-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$313.08	$36.79	$349.87	$0.00	$0.00	$125.61	$0.00	$125.60	168 GILLETTE PL #104
098 -0408-180-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$377.62	$44.37	$421.99	$0.00	$0.00	$151.50	$0.00	$151.50	168 GILLETTE PL #106
098 -0408-181-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$377.62	$44.37	$421.99	$0.00	$0.00	$151.50	$0.00	$151.50	168 GILLETTE PL #108
098 -0408-182-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$313.08	$36.79	$349.87	$0.00	$0.00	$125.61	$0.00	$125.60	168 GILLETTE PL #110
098 -0408-183-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$377.62	$44.37	$421.99	$0.00	$0.00	$151.50	$0.00	$151.50	168 GILLETTE PL #112
098 -0408-184-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$313.08	$36.79	$349.87	$0.00	$0.00	$125.61	$0.00	$125.60	168 GILLETTE PL #114
098 -0408-185-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	168 GILLETTE PL #116
098 -0408-186-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	168 GILLETTE PL #118
098 -0409-001-00	SFR	C1	1	8.084	1,802	$49.00	$249.27	$492.73	$57.89	$848.89	$19.70	$100.24	$197.68	$0.00	$317.62	2704 HOLLINGBURY CMN
098 -0409-002-00	SFR	C1	1	8.084	1,948	$49.00	$269.47	$532.65	$62.58	$913.70	$19.70	$108.36	$213.70	$0.00	$341.76	2712 HOLLINGBURY CMN
098 -0409-003-00	SFR	C1	1	8.084	1,786	$49.00	$247.06	$488.36	$57.38	$841.80	$19.70	$99.35	$195.92	$0.00	$314.96	2718 HOLLINGBURY CMN

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2026-27 Assessment Roll
(Maximum Assessments may be Increased by the Prior Year's Change in the CPI plus 1% each Fiscal Year)

Parcel No.	Class	Streetscape Zone	Trail Zone	Frontage	Imp Sq Ft	Maximum Frontage Assessment	Maximum Area Assessment	Maximum Park/Plaza Assessment	Maximum Trail Assessment	Maximum Assessment	FY 2026-27 Frontage Assessment	FY 2026-27 Area Assessment	FY 2026-27 Park/Plaza Assessment	FY 2026-27 Trail Assessment	FY 2026-27 Assessment*	Property Address
098 -0409-004-00	SFR	C1	1	8.084	1,915	$49.00	$264.91	$523.63	$61.52	$899.06	$19.70	$106.53	$210.08	$0.00	$336.30	2707 HOLLINGBURY CMN
098 -0409-005-00	SFR	C1	1	8.084	1,843	$49.00	$254.95	$503.94	$59.21	$867.10	$19.70	$102.52	$202.18	$0.00	$324.40	2713 HOLLINGBURY CMN
098 -0409-006-00	SFR	C1	1	8.084	1,927	$49.00	$266.57	$526.91	$61.91	$904.39	$19.70	$107.20	$211.39	$0.00	$338.28	2719 HOLLINGBURY CMN
098 -0409-007-00	SFR	C1	1	8.084	1,843	$49.00	$254.95	$503.94	$59.21	$867.10	$19.70	$102.52	$202.18	$0.00	$324.40	2776 PATCHAM CMN
098 -0409-008-00	SFR	C1	1	8.084	1,927	$49.00	$266.57	$526.91	$61.91	$904.39	$19.70	$107.20	$211.39	$0.00	$338.28	2784 PATCHAM CMN
098 -0409-009-00	SFR	C1	1	8.084	1,830	$49.00	$253.15	$500.39	$58.79	$861.33	$19.70	$101.80	$200.75	$0.00	$322.24	2792 PATCHAM CMN
098 -0409-010-00	SFR	C1	1	8.084	1,786	$49.00	$247.06	$488.36	$57.38	$841.80	$19.70	$99.35	$195.92	$0.00	$314.96	2701 PATCHAM CMN
098 -0409-011-00	SFR	C1	1	8.084	1,948	$49.00	$269.47	$532.65	$62.58	$913.70	$19.70	$108.36	$213.70	$0.00	$341.76	2709 PATCHAM CMN
098 -0409-012-00	SFR	C1	1	8.084	1,955	$49.00	$270.44	$534.57	$62.81	$916.82	$19.70	$108.75	$214.46	$0.00	$342.90	2717 PATCHAM CMN
098 -0409-013-00	SFR	C1	1	8.084	1,955	$49.00	$270.44	$534.57	$62.81	$916.82	$19.70	$108.75	$214.46	$0.00	$342.90	2725 PATCHAM CMN
098 -0409-014-00	SFR	C1	1	8.084	1,802	$49.00	$249.27	$492.73	$57.89	$848.89	$19.70	$100.24	$197.68	$0.00	$317.62	2733 PATCHAM CMN
098 -0409-015-00	SFR	C1	1	8.084	1,955	$49.00	$270.44	$534.57	$62.81	$916.82	$19.70	$108.75	$214.46	$0.00	$342.90	2741 PATCHAM CMN
098 -0409-016-00	SFR	C1	1	8.084	1,955	$49.00	$270.44	$534.57	$62.81	$916.82	$19.70	$108.75	$214.46	$0.00	$342.90	2749 PATCHAM CMN
098 -0409-017-00	SFR	C1	1	8.084	1,802	$49.00	$249.27	$492.73	$57.89	$848.89	$19.70	$100.24	$197.68	$0.00	$317.62	2757 PATCHAM CMN
098 -0409-018-00	SFR	C1	1	8.084	1,915	$49.00	$264.91	$523.63	$61.52	$899.06	$19.70	$106.53	$210.08	$0.00	$336.30	2765 PATCHAM CMN
098 -0409-019-00	SFR	C1	1	8.084	1,830	$49.00	$253.15	$500.39	$58.79	$861.33	$19.70	$101.80	$200.75	$0.00	$322.24	2773 PATCHAM CMN
098 -0409-020-00	SFR	C1	1	8.084	1,927	$49.00	$266.57	$526.91	$61.91	$904.39	$19.70	$107.20	$211.39	$0.00	$338.28	2781 PATCHAM CMN
098 -0409-021-00	SFR	C1	1	8.084	1,830	$49.00	$253.15	$500.39	$58.79	$861.33	$19.70	$101.80	$200.75	$0.00	$322.24	2789 PATCHAM CMN
098 -0409-022-00	SFR	C1	1	8.084	1,915	$49.00	$264.91	$523.63	$61.52	$899.06	$19.70	$106.53	$210.08	$0.00	$336.30	2797 PATCHAM CMN
098 -0409-023-00	SFR	C1	1	8.084	1,843	$49.00	$254.95	$503.94	$59.21	$867.10	$19.70	$102.52	$202.18	$0.00	$324.40	2805 PATCHAM CMN
098 -0409-024-00	SFR	C1	1	8.084	1,927	$49.00	$266.57	$526.91	$61.91	$904.39	$19.70	$107.20	$211.39	$0.00	$338.28	2813 PATCHAM CMN
098 -0409-025-00	SFR	C1	1	8.084	1,830	$49.00	$253.15	$500.39	$58.79	$861.33	$19.70	$101.80	$200.75	$0.00	$322.24	2821 PATCHAM CMN
098 -0409-026-00	SFR	C1	1	8.084	1,927	$49.00	$266.57	$526.91	$61.91	$904.39	$19.70	$107.20	$211.39	$0.00	$338.28	2829 PATCHAM CMN
098 -0409-027-00	SFR	C1	1	8.084	1,830	$49.00	$253.15	$500.39	$58.79	$861.33	$19.70	$101.80	$200.75	$0.00	$322.24	2837 PATCHAM CMN
098 -0409-028-00	SFR	C1	1	8.084	1,915	$49.00	$264.91	$523.63	$61.52	$899.06	$19.70	$106.53	$210.08	$0.00	$336.30	2845 PATCHAM CMN
098 -0409-029-00	SFR	C1	1	8.084	1,843	$49.00	$254.95	$503.94	$59.21	$867.10	$19.70	$102.52	$202.18	$0.00	$324.40	2853 PATCHAM CMN
098 -0409-030-00	SFR	C1	1	8.084	1,927	$49.00	$266.57	$526.91	$61.91	$904.39	$19.70	$107.20	$211.39	$0.00	$338.28	2861 PATCHAM CMN
098 -0409-031-00	SFR	C1	1	8.084	1,830	$49.00	$253.15	$500.39	$58.79	$861.33	$19.70	$101.80	$200.75	$0.00	$322.24	2869 PATCHAM CMN
098 -0409-032-00	SFR	C1	1	8.084	1,927	$49.00	$266.57	$526.91	$61.91	$904.39	$19.70	$107.20	$211.39	$0.00	$338.28	2877 PATCHAM CMN
098 -0409-033-00	SFR	C1	1	8.084	1,830	$49.00	$253.15	$500.39	$58.79	$861.33	$19.70	$101.80	$200.75	$0.00	$322.24	2885 PATCHAM CMN
098 -0409-034-00	SFR	C1	1	8.084	1,927	$49.00	$266.57	$526.91	$61.91	$904.39	$19.70	$107.20	$211.39	$0.00	$338.28	2891 PATCHAM CMN
098 -0409-035-00	SFR	C1	1	8.084	1,830	$49.00	$253.15	$500.39	$58.79	$861.33	$19.70	$101.80	$200.75	$0.00	$322.24	2895 PATCHAM CMN
098 -0409-036-00	SFR	C1	1	8.084	1,927	$49.00	$266.57	$526.91	$61.91	$904.39	$19.70	$107.20	$211.39	$0.00	$338.28	2899 PATCHAM CMN
098 -0409-037-00	SFR	C1	1	8.084	1,806	$49.00	$249.83	$493.83	$58.02	$850.68	$19.70	$100.46	$198.12	$0.00	$318.28	2858 PATCHAM CMN
098 -0409-038-00	SFR	C1	1	8.084	1,806	$49.00	$249.83	$493.83	$58.02	$850.68	$19.70	$100.46	$198.12	$0.00	$318.28	2874 PATCHAM CMN
098 -0409-039-00	SFR	C1	1	8.084	1,802	$49.00	$249.27	$492.73	$57.89	$848.89	$19.70	$100.24	$197.68	$0.00	$317.62	2880 PATCHAM CMN
098 -0409-040-00	SFR	C1	1	8.084	1,948	$49.00	$269.47	$532.65	$62.58	$913.70	$19.70	$108.36	$213.70	$0.00	$341.76	2888 PATCHAM CMN
098 -0409-041-00	SFR	C1	1	8.084	1,955	$49.00	$270.44	$534.57	$62.81	$916.82	$19.70	$108.75	$214.46	$0.00	$342.90	2892 PATCHAM CMN
098 -0409-042-00	SFR	C1	1	8.084	1,786	$49.00	$247.06	$488.36	$57.38	$841.80	$19.70	$99.35	$195.92	$0.00	$314.96	2896 PATCHAM CMN
098 -0409-057-00	SFR	C1	1	0.000	1,825	$0.00	$252.46	$499.02	$58.63	$810.11	$0.00	$101.52	$200.20	$0.00	$301.72	2801 POIPU CMN
098 -0409-058-00	SFR	C1	1	0.000	1,993	$0.00	$275.70	$544.96	$64.03	$884.69	$0.00	$110.87	$218.63	$0.00	$329.50	2805 POIPU CMN
098 -0409-059-00	SFR	C1	1	0.000	1,843	$0.00	$254.95	$503.94	$59.21	$818.10	$0.00	$102.52	$202.18	$0.00	$304.70	2809 POIPU CMN
098 -0409-060-00	SFR	C1	1	0.000	1,993	$0.00	$275.70	$544.96	$64.03	$884.69	$0.00	$110.87	$218.63	$0.00	$329.50	2813 POIPU CMN
098 -0409-061-00	SFR	C1	1	0.000	1,821	$0.00	$251.90	$497.93	$58.50	$808.33	$0.00	$101.30	$199.76	$0.00	$301.06	2872 KALAPAKI CMN
098 -0409-062-00	SFR	C1	1	0.000	1,929	$0.00	$266.84	$527.46	$61.97	$856.27	$0.00	$107.31	$211.61	$0.00	$318.92	2876 KALAPAKI CMN
098 -0409-063-00	SFR	C1	1	0.000	1,821	$0.00	$251.90	$497.93	$58.50	$808.33	$0.00	$101.30	$199.76	$0.00	$301.06	2880 KALAPAKI CMN
098 -0409-064-00	SFR	C1	1	0.000	1,916	$0.00	$265.04	$523.90	$61.56	$850.50	$0.00	$106.58	$210.18	$0.00	$316.76	2884 KALAPAKI CMN
098 -0409-065-00	SFR	C1	1	0.000	1,916	$0.00	$265.04	$523.90	$61.56	$850.50	$0.00	$106.58	$210.18	$0.00	$316.76	2840 SALT POND CMN
098 -0409-066-00	SFR	C1	1	0.000	1,821	$0.00	$251.90	$497.93	$58.50	$808.33	$0.00	$101.30	$199.76	$0.00	$301.06	2846 SALT POND CMN
098 -0409-067-00	SFR	C1	1	0.000	1,929	$0.00	$266.84	$527.46	$61.97	$856.27	$0.00	$107.31	$211.61	$0.00	$318.92	2850 SALT POND CMN
098 -0409-068-00	SFR	C1	1	0.000	1,821	$0.00	$251.90	$497.93	$58.50	$808.33	$0.00	$101.30	$199.76	$0.00	$301.06	2854 SALT POND CMN
098 -0409-069-00	SFR	C1	1	0.000	1,843	$0.00	$254.95	$503.94	$59.21	$818.10	$0.00	$102.52	$202.18	$0.00	$304.70	2833 SALT POND CMN
098 -0409-070-00	SFR	C1	1	0.000	1,825	$0.00	$252.46	$499.02	$58.63	$810.11	$0.00	$101.52	$200.20	$0.00	$301.72	2829 SALT POND CMN
098 -0409-071-00	SFR	C1	1	0.000	1,843	$0.00	$254.95	$503.94	$59.21	$818.10	$0.00	$102.52	$202.18	$0.00	$304.70	2825 SALT POND CMN
098 -0409-072-00	SFR	C1	1	0.000	1,993	$0.00	$275.70	$544.96	$64.03	$884.69	$0.00	$110.87	$218.63	$0.00	$329.50	2821 POIPU CMN
098 -0409-073-00	SFR	C1	1	0.000	1,843	$0.00	$254.95	$503.94	$59.21	$818.10	$0.00	$102.52	$202.18	$0.00	$304.70	2817 POIPU CMN
098 -0410-001-00	SFR	C1	1	8.084	1,802	$49.00	$249.27	$492.73	$57.89	$848.89	$19.70	$100.24	$197.68	$0.00	$317.62	2902 WORTHING CMN

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2026-27 Assessment Roll
(Maximum Assessments may be Increased by the Prior Year's Change in the CPI plus 1% each Fiscal Year)

Parcel No.	Class	Streetscape Zone	Trail Zone	Frontage	Imp Sq Ft	Maximum Frontage Assessment	Maximum Area Assessment	Maximum Park/Plaza Assessment	Maximum Trail Assessment	Maximum Assessment	FY 2026-27 Frontage Assessment	FY 2026-27 Area Assessment	FY 2026-27 Park/Plaza Assessment	FY 2026-27 Trail Assessment	FY 2026-27 Assessment*	Property Address
098 -0410-002-00	SFR	C1	1	8.084	1,786	$49.00	$247.06	$488.36	$57.38	$841.80	$19.70	$99.35	$195.92	$0.00	$314.96	2904 WORTHING CMN
098 -0410-003-00	SFR	C1	1	8.084	1,948	$49.00	$269.47	$532.65	$62.58	$913.70	$19.70	$108.36	$213.70	$0.00	$341.76	2906 WORTHING CMN
098 -0410-004-00	SFR	C1	1	8.084	1,955	$49.00	$270.44	$534.57	$62.81	$916.82	$19.70	$108.75	$214.46	$0.00	$342.90	2908 WORTHING CMN
098 -0410-005-00	SFR	C1	1	8.084	2,013	$49.00	$278.46	$550.43	$64.67	$942.56	$19.70	$111.98	$220.83	$0.00	$352.50	2912 WORTHING CMN
098 -0410-006-00	SFR	C1	1	8.084	1,806	$49.00	$249.83	$493.83	$58.02	$850.68	$19.70	$100.46	$198.12	$0.00	$318.28	2914 WORTHING CMN
098 -0410-007-00	SFR	C1	1	8.084	1,802	$49.00	$249.27	$492.73	$57.89	$848.89	$19.70	$100.24	$197.68	$0.00	$317.62	2916 WORTHING CMN
098 -0410-008-00	SFR	C1	1	8.084	1,955	$49.00	$270.44	$534.57	$62.81	$916.82	$19.70	$108.75	$214.46	$0.00	$342.90	2920 WORTHING CMN
098 -0410-009-00	SFR	C1	1	8.084	1,948	$49.00	$269.47	$532.65	$62.58	$913.70	$19.70	$108.36	$213.70	$0.00	$341.76	2922 WORTHING CMN
098 -0410-010-00	SFR	C1	1	8.084	1,802	$49.00	$249.27	$492.73	$57.89	$848.89	$19.70	$100.24	$197.68	$0.00	$317.62	2928 WORTHING CMN
098 -0410-011-00	SFR	C1	1	8.084	1,948	$49.00	$269.47	$532.65	$62.58	$913.70	$19.70	$108.36	$213.70	$0.00	$341.76	2934 WORTHING CMN
098 -0410-012-00	SFR	C1	1	8.084	1,802	$49.00	$249.27	$492.73	$57.89	$848.89	$19.70	$100.24	$197.68	$0.00	$317.62	2938 WORTHING CMN
098 -0410-013-00	SFR	C1	1	8.084	1,955	$49.00	$270.44	$534.57	$62.81	$916.82	$19.70	$108.75	$214.46	$0.00	$342.90	2946 WORTHING CMN
098 -0410-014-00	SFR	C1	1	8.084	1,802	$49.00	$249.27	$492.73	$57.89	$848.89	$19.70	$100.24	$197.68	$0.00	$317.62	2950 WORTHING CMN
098 -0410-015-00	SFR	C1	1	8.084	1,955	$49.00	$270.44	$534.57	$62.81	$916.82	$19.70	$108.75	$214.46	$0.00	$342.90	2954 WORTHING CMN
098 -0410-016-00	SFR	C1	1	8.084	1,955	$49.00	$270.44	$534.57	$62.81	$916.82	$19.70	$108.75	$214.46	$0.00	$342.90	2960 WORTHING CMN
098 -0410-017-00	SFR	C1	1	8.084	1,955	$49.00	$270.44	$534.57	$62.81	$916.82	$19.70	$108.75	$214.46	$0.00	$342.90	2968 WORTHING CMN
098 -0410-018-00	SFR	C1	1	8.084	1,802	$49.00	$249.27	$492.73	$57.89	$848.89	$19.70	$100.24	$197.68	$0.00	$317.62	2974 WORTHING CMN
098 -0410-019-00	SFR	C1	1	8.084	1,955	$49.00	$270.44	$534.57	$62.81	$916.82	$19.70	$108.75	$214.46	$0.00	$342.90	2980 WORTHING CMN
098 -0410-020-00	SFR	C1	1	8.084	1,955	$49.00	$270.44	$534.57	$62.81	$916.82	$19.70	$108.75	$214.46	$0.00	$342.90	2986 WORTHING CMN
098 -0410-021-00	SFR	C1	1	8.084	1,948	$49.00	$269.47	$532.65	$62.58	$913.70	$19.70	$108.36	$213.70	$0.00	$341.76	2992 WORTHING CMN
098 -0410-022-00	SFR	C1	1	8.084	1,802	$49.00	$249.27	$492.73	$57.89	$848.89	$19.70	$100.24	$197.68	$0.00	$317.62	2998 WORTHING CMN
098 -0410-023-00	SFR	C1	1	8.084	1,830	$49.00	$253.15	$500.39	$58.79	$861.33	$19.70	$101.80	$200.75	$0.00	$322.24	2999 WORTHING CMN
098 -0410-024-00	SFR	C1	1	8.084	1,927	$49.00	$266.57	$526.91	$61.91	$904.39	$19.70	$107.20	$211.39	$0.00	$338.28	2995 WORTHING CMN
098 -0410-025-00	SFR	C1	1	8.084	1,830	$49.00	$253.15	$500.39	$58.79	$861.33	$19.70	$101.80	$200.75	$0.00	$322.24	2991 WORTHING CMN
098 -0410-026-00	SFR	C1	1	8.084	1,927	$49.00	$266.57	$526.91	$61.91	$904.39	$19.70	$107.20	$211.39	$0.00	$338.28	2885 WORTHING CMN
098 -0410-027-00	SFR	C1	1	8.084	1,786	$49.00	$247.06	$488.36	$57.38	$841.80	$19.70	$99.35	$195.92	$0.00	$314.96	2977 PATCHAM CMN
098 -0410-028-00	SFR	C1	1	8.084	1,948	$49.00	$269.47	$532.65	$62.58	$913.70	$19.70	$108.36	$213.70	$0.00	$341.76	2973 PATCHAM CMN
098 -0410-030-00	SFR	C1	1	8.084	1,915	$49.00	$264.91	$523.63	$61.52	$899.06	$19.70	$106.53	$210.08	$0.00	$336.30	2951 PATCHAM CMN
098 -0410-031-00	SFR	C1	1	8.084	1,830	$49.00	$253.15	$500.39	$58.79	$861.33	$19.70	$101.80	$200.75	$0.00	$322.24	2945 PATCHAM CMN
098 -0410-032-00	SFR	C1	1	8.084	1,927	$49.00	$266.57	$526.91	$61.91	$904.39	$19.70	$107.20	$211.39	$0.00	$338.28	2937 PATCHAM CMN
098 -0410-033-00	SFR	C1	1	8.084	1,830	$49.00	$253.15	$500.39	$58.79	$861.33	$19.70	$101.80	$200.75	$0.00	$322.24	2929 PATCHAM CMN
098 -0410-034-00	SFR	C1	1	8.084	1,927	$49.00	$266.57	$526.91	$61.91	$904.39	$19.70	$107.20	$211.39	$0.00	$338.28	2921 PATCHAM CMN
098 -0410-035-00	SFR	C1	1	8.084	1,843	$49.00	$254.95	$503.94	$59.21	$867.10	$19.70	$102.52	$202.18	$0.00	$324.40	2915 PATCHAM CMN
098 -0410-036-00	SFR	C1	1	8.084	1,915	$49.00	$264.91	$523.63	$61.52	$899.06	$19.70	$106.53	$210.08	$0.00	$336.30	2907 PATCHAM CMN
098 -0410-037-00	SFR	C1	1	8.084	1,927	$49.00	$266.57	$526.91	$61.91	$904.39	$19.70	$107.20	$211.39	$0.00	$338.28	2910 PATCHAM CMN
098 -0410-038-00	SFR	C1	1	8.084	1,830	$49.00	$253.15	$500.39	$58.79	$861.33	$19.70	$101.80	$200.75	$0.00	$322.24	2918 PATCHAM CMN
098 -0410-039-00	SFR	C1	1	8.084	1,915	$49.00	$264.91	$523.63	$61.52	$899.06	$19.70	$106.53	$210.08	$0.00	$336.30	2924 PATCHAM CMN
098 -0410-040-00	SFR	C1	1	8.084	1,843	$49.00	$254.95	$503.94	$59.21	$867.10	$19.70	$102.52	$202.18	$0.00	$324.40	2932 PATCHAM CMN
098 -0410-041-00	SFR	C1	1	8.084	1,927	$49.00	$266.57	$526.91	$61.91	$904.39	$19.70	$107.20	$211.39	$0.00	$338.28	2940 PATCHAM CMN
098 -0410-042-00	SFR	C1	1	8.084	1,830	$49.00	$253.15	$500.39	$58.79	$861.33	$19.70	$101.80	$200.75	$0.00	$322.24	2948 PATCHAM CMN
098 -0410-043-00	SFR	C1	1	8.084	1,802	$49.00	$249.27	$492.73	$57.89	$848.89	$19.70	$100.24	$197.68	$0.00	$317.62	2956 PATCHAM CMN
098 -0410-044-00	SFR	C1	1	8.084	1,927	$49.00	$266.57	$526.91	$61.91	$904.39	$19.70	$107.20	$211.39	$0.00	$338.28	2951 WORTHING CMN
098 -0410-045-00	SFR	C1	1	8.084	1,843	$49.00	$254.95	$503.94	$59.21	$867.10	$19.70	$102.52	$202.18	$0.00	$324.40	2949 WORTHING CMN
098 -0410-046-00	SFR	C1	1	8.084	1,915	$49.00	$264.91	$523.63	$61.52	$899.06	$19.70	$106.53	$210.08	$0.00	$336.30	2943 WORTHING CMN
098 -0410-047-00	SFR	C1	1	8.084	1,830	$49.00	$253.15	$500.39	$58.79	$861.33	$19.70	$101.80	$200.75	$0.00	$322.24	2937 WORTHING CMN
098 -0410-048-00	SFR	C1	1	8.084	1,915	$49.00	$264.91	$523.63	$61.52	$899.06	$19.70	$106.53	$210.08	$0.00	$336.30	2735 OLD 1ST ST
098 -0410-049-00	SFR	C1	1	8.084	1,830	$49.00	$253.15	$500.39	$58.79	$861.33	$19.70	$101.80	$200.75	$0.00	$322.24	2925 WORTHING CMN
098 -0410-050-00	SFR	C1	1	8.084	1,927	$49.00	$266.57	$526.91	$61.91	$904.39	$19.70	$107.20	$211.39	$0.00	$338.28	2921 WORTHING CMN
098 -0410-061-00	SFR	C1	1	8.084	1,948	$49.00	$269.47	$532.65	$62.58	$913.70	$19.70	$108.36	$213.70	$0.00	$341.76	2959 PATCHAM CMN
098 -0410-062-00	SFR	C1	1	8.084	1,955	$49.00	$270.44	$534.57	$62.81	$916.82	$19.70	$108.75	$214.46	$0.00	$342.90	2967 PATCHAM CMN
098 -0410-063-00	SFR	C1	1	8.084	1,786	$49.00	$247.06	$488.36	$57.38	$841.80	$19.70	$99.35	$195.92	$0.00	$314.96	2961 PATCHAM CMN
098 -0410-070-00	SFR	C1	1	8.084	1,806	$49.00	$249.83	$493.83	$58.02	$850.68	$19.70	$100.46	$198.12	$0.00	$318.28	3000 WORTHING CMN
098 -0410-071-00	SFR	C1	1	8.084	1,806	$49.00	$249.83	$493.83	$58.02	$850.68	$19.70	$100.46	$198.12	$0.00	$318.28	3004 WORTHING CMN
098 -0410-072-00	SFR	C1	1	8.084	1,806	$49.00	$249.83	$493.83	$58.02	$850.68	$19.70	$100.46	$198.12	$0.00	$318.28	3008 WORTHING CMN
098 -0410-073-00	SFR	C1	1	8.084	1,955	$49.00	$270.44	$534.57	$62.81	$916.82	$19.70	$108.75	$214.46	$0.00	$342.90	3012 WORTHING CMN
098 -0410-074-00	SFR	C1	1	8.084	1,786	$49.00	$247.06	$488.36	$57.38	$841.80	$19.70	$99.35	$195.92	$0.00	$314.96	3015 WORTHING CMN
098 -0410-075-00	SFR	C1	1	8.084	1,786	$49.00	$247.06	$488.36	$57.38	$841.80	$19.70	$99.35	$195.92	$0.00	$314.96	3009 WORTHING CMN

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2026-27 Assessment Roll
(Maximum Assessments may be Increased by the Prior Year's Change in the CPI plus 1% each Fiscal Year)

Parcel No.	Class	Streetscape Zone	Trail Zone	Frontage	Imp Sq Ft	Maximum Frontage Assessment	Maximum Area Assessment	Maximum Park/Plaza Assessment	Maximum Trail Assessment	Maximum Assessment	FY 2026-27 Frontage Assessment	FY 2026-27 Area Assessment	FY 2026-27 Park/Plaza Assessment	FY 2026-27 Trail Assessment	FY 2026-27 Assessment*	Property Address
098 -0410-076-00	SFR	C1	1	8.084	1,927	$49.00	$266.57	$526.91	$61.91	$904.39	$19.70	$107.20	$211.39	$0.00	$338.28	3007 WORTHING CMN
098 -0410-077-00	SFR	C1	1	8.084	1,927	$49.00	$266.57	$526.91	$61.91	$904.39	$19.70	$107.20	$211.39	$0.00	$338.28	3005 WORTHING CMN
098 -0410-078-00	SFR	C1	1	8.084	1,915	$49.00	$264.91	$523.63	$61.52	$899.06	$19.70	$106.53	$210.08	$0.00	$336.30	3003 WORTHING CMN
098 -0410-079-00	SFR	C1	1	8.084	1,927	$49.00	$266.57	$526.91	$61.91	$904.39	$19.70	$107.20	$211.39	$0.00	$338.28	3001 WORTHING CMN
098 -0412-014-00	CON	B3	1	0.000	1,694	$0.00	$0.00	$463.20	$54.42	$517.62	$0.00	$0.00	$185.83	$0.00	$185.82	1681 CHESTNUT ST
098 -0412-015-00	CON	B3	1	0.000	1,674	$0.00	$0.00	$457.73	$53.78	$511.51	$0.00	$0.00	$183.64	$0.00	$183.64	1683 CHESTNUT ST
098 -0412-016-00	CON	B3	1	0.000	1,694	$0.00	$0.00	$463.20	$54.42	$517.62	$0.00	$0.00	$185.83	$0.00	$185.82	1687 CHESTNUT ST
098 -0412-017-00	CON	B3	1	0.000	1,674	$0.00	$0.00	$457.73	$53.78	$511.51	$0.00	$0.00	$183.64	$0.00	$183.64	1685 CHESTNUT ST
098 -0412-018-00	CON	B3	1	0.000	1,674	$0.00	$0.00	$457.73	$53.78	$511.51	$0.00	$0.00	$183.64	$0.00	$183.64	1715 CHESTNUT ST
098 -0412-019-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$527.46	$61.97	$589.43	$0.00	$0.00	$211.61	$0.00	$211.60	1718 PEDROZZI CMN
098 -0412-020-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$527.46	$61.97	$589.43	$0.00	$0.00	$211.61	$0.00	$211.60	1716 PEDROZZI CMN
098 -0412-021-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$587.89	$69.07	$656.96	$0.00	$0.00	$235.85	$0.00	$235.84	1714 PEDROZZI CMN
098 -0412-022-00	CON	B3	1	0.000	1,674	$0.00	$0.00	$457.73	$53.78	$511.51	$0.00	$0.00	$183.64	$0.00	$183.64	1727 CHESTNUT ST
098 -0412-023-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$527.46	$61.97	$589.43	$0.00	$0.00	$211.61	$0.00	$211.60	1735 PEDROZZI CMN
098 -0412-024-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$527.46	$61.97	$589.43	$0.00	$0.00	$211.61	$0.00	$211.60	1733 PEDROZZI CMN
098 -0412-025-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$587.89	$69.07	$656.96	$0.00	$0.00	$235.85	$0.00	$235.84	1731 PEDROZZI CMN
098 -0412-026-00	CON	B3	1	0.000	1,674	$0.00	$0.00	$457.73	$53.78	$511.51	$0.00	$0.00	$183.64	$0.00	$183.64	1757 CHESTNUT ST
098 -0412-027-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$527.46	$61.97	$589.43	$0.00	$0.00	$211.61	$0.00	$211.60	1758 PEDROZZI CMN
098 -0412-028-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$527.46	$61.97	$589.43	$0.00	$0.00	$211.61	$0.00	$211.60	1756 PEDROZZI CMN
098 -0412-029-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$587.89	$69.07	$656.96	$0.00	$0.00	$235.85	$0.00	$235.84	1754 PEDROZZI CMN
098 -0412-030-00	CON	B3	1	0.000	1,674	$0.00	$0.00	$457.73	$53.78	$511.51	$0.00	$0.00	$183.64	$0.00	$183.64	1767 CHESTNUT ST
098 -0412-031-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$527.46	$61.97	$589.43	$0.00	$0.00	$211.61	$0.00	$211.60	249 N N ST
098 -0412-032-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$527.46	$61.97	$589.43	$0.00	$0.00	$211.61	$0.00	$211.60	247 N N ST
098 -0412-033-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$587.89	$69.07	$656.96	$0.00	$0.00	$235.85	$0.00	$235.84	245 N N ST
098 -0412-034-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$587.89	$69.07	$656.96	$0.00	$0.00	$235.85	$0.00	$235.84	241 N N ST
098 -0412-035-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$527.46	$61.97	$589.43	$0.00	$0.00	$211.61	$0.00	$211.60	239 N N ST
098 -0412-036-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$527.46	$61.97	$589.43	$0.00	$0.00	$211.61	$0.00	$211.60	237 N N ST
098 -0412-037-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$527.46	$61.97	$589.43	$0.00	$0.00	$211.61	$0.00	$211.60	235 N N ST
098 -0412-038-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$587.89	$69.07	$656.96	$0.00	$0.00	$235.85	$0.00	$235.84	233 N N ST
098 -0412-039-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$587.89	$69.07	$656.96	$0.00	$0.00	$235.85	$0.00	$235.84	231 N N ST
098 -0412-040-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$587.89	$69.07	$656.96	$0.00	$0.00	$235.85	$0.00	$235.84	1742 PEDROZZI CMN
098 -0412-041-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$587.89	$69.07	$656.96	$0.00	$0.00	$235.85	$0.00	$235.84	1744 PEDROZZI CMN
098 -0412-042-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$527.46	$61.97	$589.43	$0.00	$0.00	$211.61	$0.00	$211.60	1746 PEDROZZI CMN
098 -0412-043-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$527.46	$61.97	$589.43	$0.00	$0.00	$211.61	$0.00	$211.60	1748 PEDROZZI CMN
098 -0412-044-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$527.46	$61.97	$589.43	$0.00	$0.00	$211.61	$0.00	$211.60	1750 PEDROZZI CMN
098 -0412-045-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$587.89	$69.07	$656.96	$0.00	$0.00	$235.85	$0.00	$235.84	1752 PEDROZZI CMN
098 -0412-046-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$587.89	$69.07	$656.96	$0.00	$0.00	$235.85	$0.00	$235.84	1729 PEDROZZI CMN
098 -0412-047-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$527.46	$61.97	$589.43	$0.00	$0.00	$211.61	$0.00	$211.60	1727 PEDROZZI CMN
098 -0412-048-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$527.46	$61.97	$589.43	$0.00	$0.00	$211.61	$0.00	$211.60	1725 PEDROZZI CMN
098 -0412-049-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$527.46	$61.97	$589.43	$0.00	$0.00	$211.61	$0.00	$211.60	1723 PEDROZZI CMN
098 -0412-050-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$587.89	$69.07	$656.96	$0.00	$0.00	$235.85	$0.00	$235.84	1721 PEDROZZI CMN
098 -0412-051-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$587.89	$69.07	$656.96	$0.00	$0.00	$235.85	$0.00	$235.84	1719 PEDROZZI CMN
098 -0412-052-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$587.89	$69.07	$656.96	$0.00	$0.00	$235.85	$0.00	$235.84	1702 PEDROZZI CMN
098 -0412-053-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$587.89	$69.07	$656.96	$0.00	$0.00	$235.85	$0.00	$235.84	1704 PEDROZZI CMN
098 -0412-054-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$527.46	$61.97	$589.43	$0.00	$0.00	$211.61	$0.00	$211.60	1706 PEDROZZI CMN
098 -0412-055-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$527.46	$61.97	$589.43	$0.00	$0.00	$211.61	$0.00	$211.60	1708 PEDROZZI CMN
098 -0412-056-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$527.46	$61.97	$589.43	$0.00	$0.00	$211.61	$0.00	$211.60	1710 PEDROZZI CMN
098 -0412-057-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$527.46	$61.97	$589.43	$0.00	$0.00	$211.61	$0.00	$211.60	1712 PEDROZZI CMN
098 -0413-001-00	COM	B1	2	300.000	11,584	$1,832.40	$1,563.50	$551.11	$32.38	$3,979.39	$208.09	$177.55	$221.10	$0.00	$606.74	1934 1ST ST
098 -0413-001-00	MFR	B1	2	0.000	265,499	$0.00	$35,834.67	$72,596.98	$4,264.71	$112,696.36	$0.00	$4,069.44	$29,125.18	$0.00	$33,194.62	1934 1ST ST
099 -0175-021-01	COM	B2	1	0.000	16,382	$0.00	$0.00	$779.37	$91.58	$870.95	$0.00	$0.00	$312.68	$0.00	$312.68	1002 E STANLEY BLVD
099 -0175-022-01	COM	B2	1	0.000	984	$0.00	$0.00	$46.81	$5.50	$52.31	$0.00	$0.00	$18.78	$0.00	$18.78	E STANLEY BLVD
				9,809.376	3,173,176	$177,202.00	$443,634.61	$486,023.82	$40,800.86	$1,147,661.29	$143,627.94	$300,818.58	$194,987.80	$0.00	$639,430.46	

* The Fiscal Year 2026-27 Assessments have been rounded to the nearest even penny to meet the County of Alameda Auditor Controller submittal requirements.

IN THE CITY COUNCIL OF THE CITY OF LIVERMORE, CALIFORNIA

A RESOLUTION DIRECTING THE CITY ENGINEER TO FILE THE ANNUAL ENGINEER'S REPORTS FOR LANDSCAPE MAINTENANCE DISTRICTS ORGANIZED UNDER THE LANDSCAPING AND LIGHTING ACT OF 1972

MAINTENANCE DISTRICT NO. LL-1: ANNEXATION NOS. 1989-1, 1989-2, 1989-4, 1990-1, 1990-2.

MAINTENANCE DISTRICT NO. LL-2: ANNEXATION NOS. 1992-0, 1992-1, 1993-1, 1993-2, 1994-1, 1994-2, 1994-3, 1994-4, 1994-6, 1994-7, 1994-8, 1995-1, 1995-2, 1995-3, 1995-4, 1995-6, 1995-7, 1996-1, 1996-2, 1996-3, 1996-5, 1996-6, 1996-7, 1996-8, 1996-9, 1997-2, 1997-3, 1997-4, 1997-5.

MAINTENANCE DISTRICT NOS. LL-801, LL-802, LL-803, LL-804, LL-805, LL-806, LL-807, LL-808, LL-809, LL-810, LL-811, LL-813, LL-814, LL-815, LL-817, LL-818, LL-819, LL-820, LL-821, LL-822, LL-823, LL-824, LL-826, LL-827, LL-828, LL-829, LL-830, LL-831, LL-832, LL-833, LL-835, LL-836, LL-837, LL-838, LL-839, LL-840, LL-841, LL-842, LL-843, LL-844, LL-845, LL-846, LL-847, LL-848, LL-849, LL-850, LL-851, LL-852, LL-853, LL-854, LL-855, LL-857, LL-858, LL-859, LL-860, LL-861, LL-862, LL-863 (800 Series Maintenance Districts).

There are 92 Landscaping and Lighting Districts within the City of Livermore. Under the regulations governing Landscape and Lighting Districts, the City Council must follow certain procedures to levy annual assessments. The first step in this process requires the preparation and filing of the *Annual Engineer's Reports for the City of Livermore's Landscape Maintenance Districts* ("Annual Engineer's Reports") for the 92 districts. Any proposed new improvements, or substantial changes in existing improvements, must also be described.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Livermore that it:

1. Authorizes and directs the City Engineer of record to file with the City Clerk, the Annual Engineer's Reports for the maintenance districts, a copy of which is attached hereto as Exhibit A and incorporated herein by this reference. The improvements are the same as the ones described in the prior year's Annual Engineer's Reports for the City of Livermore's Landscape Maintenance Districts, and no new improvements or substantial changes to existing improvements are proposed.

2. Authorizes the City Manager, or her designee, to take whatever actions are necessary and appropriate to carry out the purpose and intent of this resolution.

On motion of Council Member _____, seconded by Council Member _____, the foregoing resolution was passed and adopted on June 8, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

_____
Helena L. Graves
Acting City Clerk

APPROVED AS TO FORM:

/s/ Molly A. O'Toole
Molly A. O'Toole
Assistant City Attorney

Exhibit A – Annual Engineer's Reports for the City of Livermore's Landscape Maintenance Districts (FY 2026-27)

EXHIBIT A

LIVERMORE
CALIFORNIA

Annual Engineer's Reports for the City of Livermore's Landscape Maintenance Districts

Fiscal Year 2026-27

June 8, 2026

Prepared by

FRANCISCO AND ASSOCIATES
Where Innovative Strategies Fund Tomorrow's Communities

CITY OF LIVERMORE
LANDSCAPE MAINTENANCE DISTRICT ANNUAL ENGINEER'S REPORTS

Certificates

PART I: Landscape Maintenance District Consolidated Engineer's Report

PART II: Landscape Maintenance District No. 859 (Downtown) Engineer's Report

ENGINEER'S REPORTS

CITY OF LIVERMORE
ANNUAL ENGINEER'S REPORTS FOR THE CITY'S LANDSCAPE MAINTENANCE DISTRICTS

Fiscal Year 2026-27

The undersigned, acting on behalf of the City of Livermore, respectfully submits the enclosed Engineer's Reports as directed by the City of Livermore City Council pursuant to the provisions of Article XIIID, Section 4 of the California Constitution, and provisions of the Landscaping and Lighting Act of 1972 (Section 22500 et. seq. of the California Streets and Highways Code). The undersigned certifies that he is a Professional Engineer, registered in the State of California.

Dated: _____

By: _____
Joel Waxdeck, P.E., City Engineer
RCE No. 49965

I HEREBY CERTIFY that the Engineer's Reports, together with the Assessment Rolls and Assessment District Diagrams thereto attached were filed with me on the ___ day of _____, 2026.

Helena Graves, Acting City Clerk
City of Livermore
Alameda County, California

By:_____

I HEREBY CERTIFY that the enclosed Engineer's Reports, together with the Assessment Rolls and the Assessment District Diagrams thereto attached, were approved, and confirmed by the City Council of the City of Livermore, Alameda County, California, on the ___day of _____, 2026.

Helena Graves, Acting City Clerk
City of Livermore
Alameda County, California

By:_____

EXHIBIT A

LIVERMORE
CALIFORNIA

Annual Engineer's Reports

Part I

Landscape Maintenance District
Consolidated Engineer's Report

Fiscal Year 2026-27

June 8, 2026

Prepared by

FRANCISCO AND ASSOCIATES
Where Innovative Strategies Fund Tomorrow's Communities

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Appendix A - Fiscal Year 2026-27 Estimates of Cost

Appendix B – City Parks System Benefit Diagram

Appendix C - Assessment Roll

CITY OF LIVERMORE
CITY COUNCIL MEMBERS AND CITY STAFF

FISCAL YEAR 2026-27

City Council Members

John Marchand
Mayor

Kristie Wang
Vice Mayor

Ben Barrientos
Council Member

Steven Dunbar
Council Member

Evan Branning
Council Member

City Staff Members

Marianna Burch
City Manager

Helena Graves
Acting City Clerk

Joel Waxdeck
City Engineer

Carl Brown
Public Works Director

Joe Prime
Maintenance and Golf Operations Manager

Marisa Gan
Interim Public Works Manager

SECTION I

INTRODUCTION
ENGINEER'S REPORT

CITY OF LIVERMORE
CONSOLIDATED ENGINEER'S REPORT FOR THE CITY'S LANDSCAPE MAINTENANCE DISTRICTS

Fiscal Year 2026-27

Background Information

To ensure the proper flow of funds for the ongoing operation, maintenance, and servicing of specific improvements within the boundaries of the City of Livermore, the City Council, through the Landscaping and Lighting Act of 1972, has previously approved the formation of ninety-two (92) Landscape Maintenance Districts/benefit zones, ninety-one (91) of which are summarized in this Report. The Annual Engineer's Report for the Downtown Maintenance District No. 859 is prepared under separate cover due to the unique nature of the assessment district. Improvements, which may be constructed, operated, maintained, and serviced by the Landscape Maintenance Districts, include, but are not limited to:

> *Landscaping, parks, open space facilities, trails, and associated appurtenant facilities.*

Generally, developers construct these public improvements as conditions of approval for their permits for new housing or commercial/industrial developments. However, the ongoing operation, maintenance and servicing of these improvements are financed through the Landscape Maintenance Districts. The formation of these Landscape Maintenance Districts ensures that the operation, maintenance, and servicing of the improvements are specifically paid for by those property owners who directly benefit from the improvements.

Current Annual Administration

As required by the Landscaping and Lighting Act of 1972, the Engineer's Report includes: (1) a description of the improvements to be operated, maintained, and serviced by each Landscape Maintenance District, (2) a cost estimate for each Landscape Maintenance District, and (3) a listing of the proposed Fiscal Year 2026-27 assessments to be levied upon each assessable lot or parcel within each Landscape Maintenance District.

The City of Livermore will hold a Public Hearing on June 22, 2026, regarding these various Landscape Maintenance Districts which will provide an opportunity for any interested person to be heard. At the conclusion of the Public Hearing, the City Council may adopt a resolution confirming the assessment rates as originally proposed or as modified.

Payment of these annual assessments for each parcel will be made in the same manner and at the same time as payments are made for their annual property taxes. All funds collected through the assessments must be placed in a special fund and can only be used for the purposes stated within this Report.

SECTION II

IMPACTS OF PROPOSITION 218

Fiscal Year 2026-27

On November 5, 1996, California voters approved Proposition 218 entitled "Right to Vote on Taxes Act" which added Articles XIIIC and XIIID to the California Constitution. While its title refers only to taxes, Proposition 218 established new procedural requirements for the formation and administration of assessment districts.

These procedures establish that even if assessments are initially exempt from Proposition 218, future increases in assessments must comply with the provisions of Articles XIIIC and XIIID of the California Constitution. However, if the increase in assessments were anticipated in the assessment formula (e.g., Consumer Price Index ("CPI") increase or assessment cap) then the assessment would comply with the intent and provisions of Proposition 218.

SECTION III

ENGINEER'S REPORT PREPARED PURSUANT TO THE PROVISIONS OF THE LANDSCAPING AND LIGHTING ACT OF 1972 SECTION 22500 THROUGH 22679 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE

Pursuant to the Landscaping and Lighting Act of 1972 (Part 2 of Division 15 of the Streets and Highways Code of the State of California), and in accordance with the annual Resolution of Initiation, which directs the preparation and filing of the Engineer's Report, adopted by the City Council of the City of Livermore, on June 8, 2026, and in connection with the proceedings for:

CITY OF LIVERMORE
CONSOLIDATED ENGINEER'S REPORT FOR THE CITY'S LANDSCAPE MAINTENANCE DISTRICTS

Herein after referred to as the "District", I, Joel Waxdeck, P.E., the duly appointed ENGINEER OF WORK, submit herewith the "Report" consisting of five (5) parts as follows:

PART A: PLANS AND SPECIFICATIONS

This part describes the improvements in each District. Plans and specifications for the improvements are as set forth on the lists thereof, attached hereto, and are on file in the City of Livermore Engineering Department and are incorporated herein by reference.

PART B: ESTIMATE OF COST

This part contains an estimate of the cost of the proposed improvements, including incidental costs and expenses in connection therewith, is as set forth on the lists thereof, attached hereto, and is on file in the City's Public Works Department.

PART C: ASSESSMENT DISTRICT DIAGRAM

This part incorporates by reference a diagram of the Districts showing the exterior boundaries of each District, the boundaries of any zones within each District and the lines and dimensions of each lot or parcel of land within each District. The diagram has been prepared by the Engineer of Work and is on file in the Office of the Livermore City Clerk and the Public Works Department. The lines and dimensions of each lot or parcel within each District are those lines and dimensions shown on the maps of the Alameda County Assessor for the year when this Report was prepared. The Assessor's maps and records are incorporated by reference herein and made part of this Report.

PART D: METHOD OF APPORTIONMENT OF ASSESSMENT

This part contains the method of apportionment of assessments, based upon parcel classification of land within each District, in proportion to the estimated benefits to be received.

PART E: PROPERTY OWNER LIST & ASSESSMENT ROLL

This part contains a list of the Alameda County Assessor's Parcel numbers, and the net amount to be assessed upon the benefited lands within each District. The Assessment Roll is filed in the Office of the Livermore City Clerk and is incorporated in this Report by reference. The list is keyed to the records of the Alameda County Assessor, which are incorporated herein by reference.

PART A

PLANS AND SPECIFICATIONS

IMPROVEMENTS AND SERVICES

The improvements and services authorized by the provisions of the Landscape and Lighting Act of 1972, being Part 2 of Division 15 of the Streets and Highways Code, commencing with Section 22500 (hereafter referred to as the "1972 Act"), that may be applicable to these Districts and associated assessments may include one or more of the following definitions:

- "Improvement" means one or any combination of the following:
    - The installation or planting of landscaping.
    - The installation or construction of statuary, fountains, and other ornamental structures and facilities.
    - The installation or construction of public lighting facilities, including, but not limited to, traffic signals.
    - The installation or construction of any facilities which are appurtenant to any of the forgoing, or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
    - The installation of park or recreational improvements, including, but not limited to all the following:
        - Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.
        - Lights, playground equipment, play courts, and public restrooms.
    - The maintenance or servicing, or both, of any of the forgoing, and of any improvements authorized below.
    - The acquisition of land for park, recreational, or open space purposes.
    - The acquisition of any existing improvement otherwise authorized herein.
    - The acquisition or construction of any community center, municipal auditorium or hall, or similar public facility for the indoor presentation of performances, shows, stage productions, fairs, conventions, exhibitions, pageants, meetings, parties, or other group events, activities, or functions, whether those events, activities, or functions are public or private.

- "Incidental expenses" include all the following:
    - The costs of preparation of the report, including plans, specifications, estimates, diagram, and assessment.
    - The costs of printing, advertising, and giving of published, posted, and mailed notices.
    - Compensation payable to the county for collection of assessments.
    - Compensation of any engineer or attorney employed to render services in proceedings pursuant to this part.

- Any other expenses incidental to the construction, installation, or maintenance and servicing of improvements.
- Any expenses incidental to the construction, installation, or maintenance and servicing of the improvements.
- Any expenses incidental to the issuance of bonds or notes.
- Costs associated with any elections held for the approval of a new or increased assessment.

- "Landscaping" means trees, shrubs, grass, or other ornamental vegetation.

- "Maintain" or "maintenance" means the furnishing of services and materials for the ordinary and usual maintenance, operation, and services of any improvement, including:
  - Repair, removal or replacement of all or any part of any improvement.
  - Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
  - The removal of trimmings, rubbish, debris, and other solid waste.
  - The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

- "Public lighting facilities" means all works or improvements used or useful for the lighting of any public places, including ornamental standards, luminaries, poles, supports, tunnels, manholes, vaults, conduits, pipes, wires, conductors, guys, stubs, platforms, braces, transformers, insulators, contacts, switches, capacitors, meters, communication circuits, appliances, attachments, and appurtenances.

- "Service" or "servicing" means the furnishing of:
  - Electric current or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements.
  - Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.

DESCRIPTION OF DISTRICT IMPROVEMENTS

The improvements, which have been constructed within the City of Livermore, and those which may be subsequently constructed, and will be operated, maintained, and serviced are generally described as follows:

> *The construction, operation, maintenance, servicing, and replacement of landscaping located along arterial and local roadways, trail improvements, parks and recreational improvements, and appurtenant facilities located within the public rights-of-way and dedicated easements, including but not limited to; personnel, electrical energy, utilities such as water, materials, contractual services, and other items necessary for the satisfactory operation of these services and improvements as described below.*

A more detailed listing of specific improvements maintained by each District and each associated zone of benefit may include but is not limited to the following.

- **Landscape and Lighting District No. 1**

    - **Zone No. 1989-1 (Autumn Valley)**
        - Strip landscaping and irrigation on the north side of Shawna Street.
        - Strip landscaping, irrigation, and a bench on the north side of Maureen Circle.
        - Masonry wall along north tract boundary adjacent to railroad right of way.

    - **Zone No. 1989-2 (Stratford Park)**
        - Backing lot landscaping and irrigation on Patterson Pass Road.
        - Backing lot landscaping and irrigation on Vasco Road between Patterson Pass Road and Emily Way.
        - Backing lot landscaping on Daphne Drive between S Vasco Road and Rebecca Drive.
        - Park landscaping within Parcel B of Tract 6862.
        - Median landscaping and textured paving at Daphne Drive entrance.
        - Median landscaping and textured paving at Arlene Way entrance.
        - Wall adjacent to Vasco Road and Patterson Pass Road.
        - Landscaping and irrigation adjacent to the Arroyo Seco within Parcel A of Tract 6931.
        - The bike path and pedestrian bridge over the Arroyo Seco.

    - **Zone No. 1989-4 (Amber Ridge)**
        - Planter strip and backing lot landscaping and irrigation on both the north side and the south side of North Mines Road from First Street to the northwest boundary of Tract 6423.
        - Planter strip and backing lot landscaping and irrigation on First Street from west boundary of Tract 5970 to Las Positas Road.
        - Planter strip and backing lot landscaping and irrigation on Newbury Street.
        - Planter strip landscaping and irrigation on Highland Street at the North Mines Road entrance.
        - Median landscaping, irrigation, and textured paving on N. Mines Road.
        - Median landscaping, decorative lighting, and textured paving on Newbury Street.
        - Special entry walls, signs, lighting and landscaping at N. Mines Road and First Street intersection.
        - 6-foot masonry wall adjacent to N. Mines Road and Newbury Street.
        - 8-foot masonry wall adjacent to First Street.
        - All front yard street trees located within the public right-of-way.
        - Landscaping and irrigation within Lot B of Tract 6758 (at the end of Dickens Court).

- **Zone No. 1990-1 (Silver Oaks)**
  - Plans and specifications for Tract 6154 were prepared by Associated Profession, Inc., dated October 18, 1989.
    - Landscaping and irrigation contained in Lot B of Tract Map 6154.
    - Landscaping in the public right-of-way and Lot A behind sidewalk along the easterly side of Thrasher Avenue south of Lot 1 as shown on Tract Map 6154.
    - Landscaping in the public right-of-way and 20-foot landscape easement behind sidewalk along the southerly side of Olivina Avenue as shown on Tract Map 6154.
    - 3-foot masonry walls along Olivina Avenue adjacent to Lots 1 and 2 of Tract Map 6154.
    - 6-foot masonry wall along the easterly boundary line of Tract Map 6154 south of Lot 1.

- **Zone No. 1990-2 (Monticello)**
  - Backing lot landscaping and irrigation along E Jack London Boulevard adjacent to Lots 1, 51-56, 92-94 and along Murrieta Boulevard adjacent to Lots 77-83.
  - Public backing lot walls more specifically identified as: the masonry wall along East Jack London Boulevard on Lots 1, 51-56, 92-94 and along Murrieta Boulevard on Lots 77-83.
  - The special entry features at the intersections of East Jack London Boulevard at Roma and Turino Streets. These entry features include the special street paving and landscaping at the entries.
  - Landscaping and irrigation along the south side of Firenza Street and Firenza Court.
  - One side of the wall facing Firenza Street and Firenza Court will be maintained (painted as required) by the zone. The opposite side is to be maintained by the adjacent homeowners. Any repairs for the common wall shall be shared equally, by both the zone, and the adjacent homeowners of the Tracts.

- **Landscape and Lighting District No. 2**

  - **Zone No. 1992-0 (Portola Glen)**
    - <u>Phase I – Tract 6177 and 5645 (Portion)</u>
      - Backing lot landscaping, irrigation, and sound walls on Portola Avenue.
      - Backing lot landscaping, irrigation, and sound walls on Highland Street.
      - Wall adjacent to Portola Avenue and Highland Street.
      - Landscaping and irrigation adjacent to Edinburgh Drive, including the bike path.

- Phase II - Tract 6347
  - Mini-Park adjacent to Yorkshire Court and Edinburgh Drive, including concrete v-ditch.
- Landscaping and irrigation adjacent to Edinburgh Street including the bike path.

- **Zone No. 1992-1 (Scenic Arroyo Estates)**
  - 4-foot high steel fence along the channel east of Arrowhead.
  - Asphalt/concrete bike path east of Arrowhead.
  - Special entry walls, signs, landscaping, and irrigation at the Central Avenue and Woodrose Way intersection.
  - Special entry walls, signs, landscaping, and irrigation at the Lobelia Way and Central Avenue intersection.
  - Median landscaping and on Woodrose Way at Central Avenue.
  - Median landscaping on Lobelia Way at Central Avenue.
  - Landscaping and irrigation north of the channel, east of Arrowhead.
  - Landscaping and irrigation south of the channel, east of Arrowhead
  - Landscaping and irrigation adjacent to Wildflower Drive, south of the channel.

- **Zone No. 1993-1 (Tapestry)**
  - Landscape and irrigation plan for Tract 6583 prepared by Bissell & Karn, and on the improvement plans for said tract or as specified in the City of Livermore standard details and specifications and further described as:
    - Backing lot landscaping and irrigation on Arroyo Road from the southerly tract boundary to approximately 180 feet north of Latour Avenue, and from approximately 300 feet south of Concannon Boulevard to Bess Avenue.
    - Backing lot landscaping and irrigation on Concannon Boulevard from Arroyo Road to east boundary of Tract 6583.
    - Landscaping, irrigation, and textured paving at Foscalina Way entrance to Concannon Boulevard.
    - Landscaping, irrigation, and textured paving at Normandy Circle entrance and at Normandy Way entrance to Concannon Boulevard.
    - Walls adjacent to Concannon Boulevard from Arroyo Road to the easterly boundary of Tract 6583.
    - Wall adjacent to Arroyo Road from the southerly tract boundary to approximately 180 feet north of Latour Avenue, from approximately 300 feet south of Concannon Boulevard to Concannon Boulevard, and from approximately 200 feet south of Bess Avenue to Bess Avenue.
    - Wall on Normandy Circle (adjacent to the Tennis Club) from Concannon Boulevard to Lot 2.
    - Walls at the Focsalina Way, Normandy Circle, and Normandy Way entrances to Concannon Boulevard.

- **Zone No. 1993-2 (Walmart)**
  - Maintenance, servicing, and replacement of public landscaping, as delineated on the Landscape Plan of the On-Site Improvement Plans prepared for Parcel Map 5812 by Borrecco/Kilian & Associates, Inc., and further described as:
    - Landscaping and maintenance of 8-foot wide asphalt bike path between top of bank of Arroyo Las Positas Channel and shopping center curb, and landscape strip varying in width from four to ten feet from North Livermore Avenue to the east line of Parcel Map 5812.

- **Zone No. 1994-1 (Danbury)**
  - Plans and specifications for the improvements are those prepared by Melvin Lee Associates for Tract 6155:
    - The landscape improvements along the Central Avenue frontage include approximately 1,117 linear feet of 6-foot tall masonry wall located 8 feet in back of the sidewalk.
    - The entry wall configuration at the Central Avenue and Wisteria Way intersection following the 45-degree diagonal for the street right-of-way, with the name Danbury Park in brass letters approximately 9 inches tall affixed to the wall on both sides of the entry. No special signage will be installed on the wall at the intersection of Central Avenue and Bobby Drive.
    - The landscaping along the Central Avenue frontage includes trees, shrubs, vines, and ground cover planting covering an area of 9,100 square feet.
  - Irrigation of the landscape improvements described above.

- **Zone No. 1994-2 (Portola Meadows)**
  - Plans and specifications for the improvements are those prepared by MacKay and Somps, Civil Engineers, Inc., for Tracts 6522 & 6610 dated January 1993, and production landscape plans are those prepared by Rose Associates dated May 16, 1993:
    - Public landscaping as delineated in the Landscape and Lighting District No. 2 and production landscape plans prepared by Rose Associates and approved by the City of Livermore. Public landscaping is defined as all natural and passive park areas, irrigation, decorative concrete, tot lot, trellis, picnic tables and benches, drainage ditches, and retaining walls located with the 4.2 acre park site (comprised of Parcel G of Final Map 6522 and Parcel B of Final Map 6610).
    - Weed abatement and clearing of open space within the park site.

- **Zone No. 1994-3 (California Promenade I and II)**
  - Plans and specifications for the improvements are those prepared by John Nicol & Associates and by Bryan and Murphy Associates for Tract 6652 dated September 1994:
    - Public landscaping and irrigation on the north side of Scenic Avenue and the west side of Laughlin Road.
    - Median landscaping and entry lighting at the Brookdale Lane entrance to Scenic Avenue.
    - Public backing lot wall on Scenic Avenue and Laughlin Road (approximately 1300 linear feet).
    - Any public special amenities located within the public right-of-way or easements.
    - Landscaping, irrigation, lighting, structure, surface paving and all other facilities within the area designated as Parcel 'A' of Tract 6652 and other facilities within the area designated as Village Green.
    - All improvements in the access areas at the ends of cul-de-sacs, including irrigation.

- **Zone No. 1994-4 (Windmill Springs)**
  - Plans and specifications for the improvements are those prepared by Associated Professions, Inc., for Tract 5958 and 6628, and the plans by Thomas E. Baak and Associates dated October 1994:
    - Planter strip and backing lot landscaping and irrigation on Hollice Lane.
    - Masonry backing lot wall on Hollice Lane.

- **Zone No. 1994-6 (California Nugget I)**
  - Plans and specifications for the improvements are those prepared by John Nicol & Associates and by Bryan and Murphy Associates for Tract 6741 dated June 1, 1994:
    - 11/18 of the landscaping, irrigation, and sidewalk within Parcel A of Tract 6741 located on the north side of Shawna Street will be applied to Zone No. 1994-6 (California Nugget I) (7,100 s.f. x 11/18 = 4,339 s.f.). 7/18 of the landscaping within Parcel A of Tract 6741 will be applied to Maintenance District No. 832 (California Nugget II) (7,100 s.f. x 7/18 = 2,761 s.f.).
    - 11/18 of 75% of the landscaping and maintenance road on the northerly slope of North Mines Road from the southwest corner of Lot 1 of Tract 6808 to the northwest corner of Parcel A of Tract 6808 will be applied to Maintenance District No. LL2, Zone No. 1994-6 (California Nugget I) (11/18 x .75 x 25,000 s.f. = 11,458 s.f.). 7/18 of 75% of the landscaping and maintenance road on the northerly slope of North Mines Road will be applied to Maintenance District No. 832 (California Nugget II) (7/18 x .75 x 25,000 = 7,292 s.f.). The maintenance

of the remaining 25% landscaping and maintenance road on the northerly slope of North Mines Road will be paid for by the City of Livermore (.25 x 25,000 s.f. = 6,250 s.f.).
- 11/18 of the masonry wall, 5-foot concrete sidewalk and entry monument on Shawna Street.
- 11/18 of the masonry wall on North Mines Road

- **Zone No. 1994-7 (Rincon Estates)**
  - Plans and specifications for the improvements are those prepared by Triple "E" Engineering & Surveying Company for Tract 6426 dated May 25, 1995:
    - Landscaping, irrigation, and entry monuments at Rincon Avenue entrance to Marseille Avenue.
    - Median landscaping on Marseille Avenue.

- **Zone No. 1994-8 (Hallmark Collection)**
  - Plans and specifications for the improvements are those prepared by M.D. Fotheringham, Landscape Architect for Tract 6742 dated May 31, 1995:
    - Landscaping and irrigation improvements at Parcel B of Tract 6742, including, but not limited to, trees, shrubs, ground cover, decorative interlocking concrete pavers, benches, lighting, masonry wall, and irrigation system components.

- **Zone No. 1995-1 (Orchard Business Park)**
  - Plans and specifications for the improvements are those prepared by Singer and Hodges, dated March 18, 1988 for Tract 5406 and July 30, 1990 for Tract 6068, or improvement plans prepared by Nolte dated May 23, 1988 and Bissell & Karn dated December 28, 1990:
    - A storm drain easement 80 feet wide (measured from the right of way line) along the southerly line of Las Positas Road extending a distance of 769 feet westerly of the centerline intersection of North Greenville Road and Las Positas Road; and a continuation of the same easement with a width of 90 feet southerly along the westerly line of North Greenville Road to a point 215 feet southerly of the centerline intersection of North Greenville Road and Los Positas Road.
    - Decorative entry walls, four each, two located at the intersection of Las Positas Road at Greenville Road, one at the intersection of Southfront Road at the Freeway off-ramp, and one at the intersection of Southfront Road and Lawrence Drive.
    - Median landscaping and irrigation at the following locations:
      - Las Positas Road from a point approximately 800 feet west of Lawrence Drive to its intersection with North Greenville Road.
      - Southfront Road from a point approximately 300 feet

west of Longard Road to its intersection with North Greenville Road.
- North Greenville Road from a point approximately 450 feet south of Los Positas Road to a point approximately 950 feet north of Southfront Road.
- Mountain Vista Parkway from the intersection with Los Positas Road to the intersection with Southfront Road.
- Lawrence Drive at the intersection with Southfront Road to a point approximately 100 feet south of the intersection.

- **Zone No. 1995-2 (Sandhurst)**
  - Plans and specifications for the improvements for Tracts 5866 and 6416 are those filed by Associated Professions, Inc., dated June, 1994, and those prepared by Robert Mitchell & Associates, dated June 26, 1995, and those prepared by Robert Gray & Associates. Improvement plans for Tracts 6711 and 6712 are those prepared by MacKay and Somps, dated July, 1994, and those prepared by Robert Mitchell & Associates, dated January 8, 1996:
    - Trees, shrubs, groundcover, and irrigation between sidewalk and wall along the northern side of Concannon Boulevard between Isabel Avenue and Murdell Lane.
    - Trees, shrubs, groundcover, and irrigation between existing path and wall along the eastern side of Isabel Avenue between Concannon Boulevard and the zone's northern boundary.
    - Backing lot walls along the eastern side of Isabel Avenue between Concannon Boulevard and the zone's northern boundary.
    - Backing lot walls along the northern side of Concannon Boulevard between Isabel Avenue and Murdell Lane.
    - Entry sign at the northeast corner of Isabel Avenue and Concannon Boulevard.
    - Approximately 2,300 square feet of turf located at the northern end of Tourmaline Court.
    - Crosswalks and entry signs/columns at the Verdite Street entrance to Concannon Boulevard and at the Carnelian Lane entrance to Murdell Lane.

- **Zone No. 1995-3 (Jack London Place)**
  - Plans and specifications for the improvements are those prepared by Greiner, Inc., and Manuel C. Fernandez & Associates for Tract 6527, dated May 1995:
    - 7-foot high masonry wall along East Jack London Boulevard and at the corner of East Jack London Boulevard and Curlew Road; 6-foot masonry wall along the east property line and the wall and landscaping along the 15-foot walkway easement at

the southeast corner of the subdivision, between Tanager Road and School District property.
- Planting and irrigation at East Jack London Boulevard, between the masonry wall and the street.

- **Zone No. 1995-4 (Airport Business Park #1)**
  - Plans and specifications for the improvements are those prepared by Greiner, Inc., and Greg Inc. & Associates, dated September, 1995:
    - 8-foot high wall along East Jack London Boulevard with brick columns and brick cap.
    - 6-foot high wall along both sides of Zeppelin Street.
    - Entry monument at the northeast corner of East Jack London Boulevard and Isabel Avenue.
    - Entry monument at the northwest corner of East Jack London Boulevard and Zeppelin Drive.
    - Meandering concrete walkway along East Jack London Boulevard.
    - Planting and irrigation between the wall and face of curb on East Jack London Boulevard along Tract 6720 frontage.
    - Planting and irrigation between the wall and face of curb along both sides of Zeppelin Street.

- **Zone No. 1995-6 (Alden Estates)**
  - Plans and specifications for the improvements are those prepared by Associated Professions Inc. for Tract 6073, and the plans by A.S. Dutchover & Associates:
    - Planter strip and backing lot landscaping and irrigation on Concannon Boulevard.
    - Planter strip and backing lot landscaping and irrigation on Murdell Lane.
    - Masonry backing lot wall on Concannon Boulevard.
    - Masonry backing lot wall on Murdell Lane.

- **Zone No. 1995-7 (Scenic Links)**
  - Plans and specifications for the improvements are those prepared by Cunha Engineering Inc., and for landscaping are those prepared by M.D. Fotheringham Landscape Architects, for Tract 6687 dated March 20, 1996 for Tract 6757 dated June 12, 1996:
    - Backing lot landscaping and irrigation on Vasco Road.
    - Wall adjacent to Vasco Road.
    - Decorative concrete paving in Augusta Way and in Big Basin Road.

- **Zone No. 1996-1 (Portola Collection)**
  - Plans and specifications for the improvements are those prepared by Nuvis, or as included in the improvement plans prepared by

Associated Professions, Inc.

- Planter strip and backing lot landscaping and irrigation along Portola Avenue, adjacent to Lots 1- 3 and 18-24.
- Special entry walls, signs, lighting, crosswalk, and landscaping at Blackwood Common and Portola Avenue Intersection.
- 7-foot masonry backing lot wall with 18-inch high planter walls and 18-inch wide concrete mow- band along Portola Avenue, adjacent to Lots 1-3 and 18-24.

- **Zone No. 1996-2 (Altamont #1)**
  - Plans and specifications for the improvements are those prepared by O'Dell Engineering dated April 5, 1996 and Baak & Associates dated July 25, 1996 for Tract 6751:
    - Backing lot landscaping and irrigation along the west side of Laughlin Road approximately 400 feet south of Altamont Creek Drive to approximately 200 feet north of Altamont Creek.
    - Public backing lot wall along the west side of Laughlin Road from approximately 400 feet south of Altamont Creek Drive to approximately 200 feet north of Altamont Creek Drive.
    - Decorative concrete crosswalk at the Altamont Creek Drive entrance to Laughlin Road.
    - Decorative surface paving, public improvements, and all other appurtenant facilities within Lots D, E, and F of Tract 6751.
    - 54/123 of the landscaping and open space within Lot B of Tract 6751 will be applied to Zone No. 1996-2 (Altamont #1), Tract 6751 (0.82 acres x 54/123 = 0.36 acres). 69/123 of the landscaping and open space within Lot B of Tract 6751 will be applied to Maintenance District No. 811 (Altamont #2), Tract 6880 (0.82 acres x 69/123 = 0.46 acres).
    - 54/123 of the landscaping, irrigation, and open space from north toe of slope to south toe of slope within Lot C of Tract 6751 will be applied to Zone No. 1996-2 (Altamont #1), Tract 6751 (3.54 acres x 54/123 = 1.55 acres). 69/123 of the landscaping, irrigation, and open space from north toe of slope to south toe of slope within Lot C of Tract 6751 will be applied to Maintenance District No. 811 (Altamont #2), Tract 6880 (3.54 acres x 69/123 = 1.99 acres).
    - 54/123 of the weed abatement and clearing for open space within Lot C of Tract 6751 will be applied to Zone No. 1996-2 (Altamont #1), Tract 6751 (4.21 acres x 54/123 = 1.85 acres). 69/123 of the weed abatement and clearing for open space within Lot C of Tract 6751 will be applied to Maintenance District No. 811 (Altamont I#2), Tract 6880 (4.21 acres x 69/123 = 2.36 acres).

- 54/123 of the landscaping and open space within Lot C of Tract 6751, north of Altamont Creek and north of the bike path from Edgewater Lane to Altamont Creek and near Blackhawk Court will be applied to Altamont I, (1996-2) Tract 6751 (0.67 acres x 54/123 = 0.30 acres). 69/123 of the landscaping and open space within Lot C of Tract 6751, north of Altamont Creek and north of the bike path from Edgewater Lane to Altamont Creek and near Blackhawk Court will be applied to Maintenance District No. 811, Altamont II, Tract 6880 (0.67 acres x 69/123 = 0.37 acres).

- **Zone No. 1996-3 (Beck – Concannon Blvd/Murdell Lane)**
  - Plans and specifications for the improvements are those prepared for Tract 6054 by Associated Professions, Inc. dated October 1996, and the plans by A.S. Dutchover, dated September 1990:
    - Backing lot landscaping and irrigation on the south side of Concannon Boulevard along the Tract 6054 frontage.
    - Backing lot landscaping and irrigation on the east side of Murdell Lane along the Tract 6054 frontage.
    - Masonry backing lot wall on the south side of Concannon Boulevard along the Tract 6054 frontage.
    - Masonry backing lot wall on the east side of Murdell Lane along the 6054 frontages.

- **Zone No. 1996-5 (Sterling Reserve 1)**
  - Plans and specifications for the improvements are those prepared for Tract 6387 by Alexander & Associates, Inc., dated April 3, 1997, landscaping plans for said tract prepared by A. S. Dutchover & Associates, dated April 3, 1997, and the Street light plans prepared by Robert Gray and Associates, dated April 3, 1997:
    - Installation, maintenance, and operation, to include repair, replacement and servicing of trees, shrubs, plantings, and irrigation systems, together with earth-berms, slopes, curbs, root deflectors, masonry walls, and concrete or wood appurtenances, all as delineated on the landscape and irrigation plans for Tract 6387 prepared by A. S. Dutchover & Associates, and on the improvement plans for said tract prepared by Alexander & Associates, Inc. or as specified in the City of Livermore standards details and specifications and further described as:
    - Backing lot landscaping on the west side of Murdell Lane from Alden Lane to the northerly Tract line.
    - Entry median islands at South Sea Way and White Fang Way.

- **Zone No. 1996-6 (Sterling Reserve 2)**
  - Plans and specifications for the improvements are those prepared for Tract 6208 by Alexander & Associates, Inc. dated April 3, 1997,

and the landscaping plans for said tract prepared by A. S. Dutchover 7 Associates, dated November 28, 1995:

- Installation, maintenance, and operation, to include repair, replacement and servicing of street trees, shrubs, plantings, and irrigation systems, together with earth-berms, slopes, curbs, root deflectors, masonry walls, and concrete or wood appurtenances, all as delineated on the landscape and irrigation plans for Tract 6208 prepared by A. S. Dutchover & Associates, and on the improvement plans for said tract prepared by Alexander & Associates Inc., or as specified in the City of Livermore standard details and specifications and further described as:
  - Backing lot landscaping and irrigation on the west side of Murdell Lane from the southerly tract line of Tract 6208 to the northerly tract line of Tract 6208.

- **Zone No. 1996-7 (Devon Place T-6801)**
  - Plans and specifications for the improvements are those prepared by DeBolt Civil Engineering for Tract 6801, dated April 3, 1996, and the landscaping plans for said tract prepared by Borrecco-Kilian & Associates, dated July 30, 1995:
    - 18-foot wide landscape strip, irrigation, and sidewalk on the south side of Devon Place from Hillcrest Avenue to west of the tract boundary and the west end of Devon Place.
    - Stone pilaster and wrought iron fencing along the south tract boundary from Hillcrest Avenue to the west boundary of Tract 6801.

- **Zone No. 1996-8 (Maralisa I)**
  - Plans and specifications for the improvements are those prepared by John Nicol & Associates and by Bryan Murphy and Associates, Inc. for Tracts 6433, 6941, 6942, 6943, and 6863 dated November 1996 through March 1998. 251/312 of the cost for the following improvements will be applied to Maintenance District No. 814 of Maralisa Tracts 6863, 6941, 6942, 6943, and Parcel 'O' of Tract 6433, and 61/312 of the cost for the following improvements will be applied to Zone No. 1996-8 (Maralisa I) Tract 6433:
    - Backing lot landscaping, irrigation, and masonry wall on the south side of Garaventa Ranch Road and on the west side of Garaventa Ranch Road from the west end of Lot 55, Tract 6433, to the south end of Lot 84, Tract 6433.
    - Entry median island at Garaventa Ranch Road.
    - Entry monument features and landscaping at the northeast corner of Vasco Road and Garaventa Ranch Road.
    - Public landscaping for the east side of Vasco Road from Garaventa Ranch Road to the north line of Parcel 'O'.
    - All improvements in the access areas at the ends of cul-de-

sacs including but not limited to:
- Trees, turf, shrubs and all planting and ground cover.
- Irrigation.
- 5-foot concrete walks connecting courts with Garaventa Ranch Road.
- Concrete mow band.
- Wood bench.
- Masonry wall.

- Backing lot landscaping and masonry wall on the north side of Garaventa Ranch Road from the southwest corner line of Lot 8, Tract 6941, to Hawk Street.
- Backing lot landscaping and masonry wall on the east side of Garaventa Ranch Road from Altamont Creek Drive to the end of Garaventa Ranch Road also being the southwest corner of Lot 110, Tract 6943.

- **Zone No. 1996-9 (California Ranch)**
  - Plans and specifications for the improvements are those prepared by Ruggeri-Jensen and Associates, dated January 7, 1997, and landscaping plans prepared by John Nichol & Associates, dated September 26, 1996.
    - Landscaping, irrigation, sidewalk, benches, and masonry walls south of Sutter Street (extension), south of Stetson Way and south and east of Stetson Court.
    - Gate assembly and gravel surfacing northeast of Stetson Court (east of Lot 25 or Tract 6840).

- **Zone No. 1997-2 (California Mountain View - 1)**
  - Plans and specifications for the improvements are those prepared by John Nichol & Associates and by Bryan & Murphy Associates for Tract 6846, dated August 1996:
    - Median island at Big Basin Road from Scenic Avenue to the southerly property line of lot 78.

- **Zone No. 1997-3 (California Mountain View - 2)**
  - Plans and specifications for the improvements are those prepared by John Nichol & Associates and by Bryan & Murphy Associates for Tract 6847, dated August 1996:
    - Landscaping and irrigation, lighting, and hard surfacing on Parcel 'B'.

- **Zone No. 1997-4 (National Drive)**
  - Plans and specifications for the improvements are those prepared for Tract 6783 by DeBolt Civil Engineering, dated December, 1996, and the landscaping plans for said tract prepared by Aitken & Associates, dated December, 1996:
    - The median island on National Drive at the intersection with

Greenville Road.
- The new island and modified island at the Brisa/National Drive intersection.
- The parcel adjacent to Lot 10 of Tract 5432 created with the re-alignment of National Drive (Station 28+10± to Station 32.05±).
- The parcel west of Lot 21 created with the re-alignment of National Drive (Station 36+50± to Station 38+70±).

▪ Irrigation of the landscape improvements described above.

- **Zone No. 1997-5 (Dover)**
  - Plans and specifications for the improvements are those prepared for Tract 6688 by Thompson Hysell Engineers, Inc., dated December 4, 1996, and the landscaping plans for said tract prepared by Polhemus Enterprises by Ron Polhemus, dated November 1996:
    - Backing lot landscaping and irrigation on the east side of Vasco Road adjacent to Tract 6688; from 130 linear feet south of Augusta Way to 350 linear feet south of Augusta Way.
    - Backing lot masonry wall on the east side of Vasco Road, adjacent to the project.
    - Decorative paving at the intersection of Big Basin Road and Saint Andrews Way.
    - Landscaping and irrigation in the median islands in Big Basin Road.
    - Landscaping and irrigation in Parcel B.
    - Landscaping and sidewalk in Parcel E.
    - Landscaping and sidewalk in Parcel F.

- **Landscape Maintenance District No. 801 (Mt. Day)**
  - Plans and specifications for the improvements are those prepared for Tract 6537 by Cunha Engineering Inc., dated January 15, 1997.
    - Landscaping and irrigation at the end of Mt. Day Drive.

- **Landscape Maintenance District No. 802 (Lomitas/Ryan)**
  - Plans and specifications for the improvements are those prepared by Earl E. Mason, Civil & Structural Engineer, dated August, 1997.
    - Landscaping, irrigation, and concrete split-rail fences on Lomitas Avenue at the entrance to Kara Place, Ryan Street & Jeffrey Street, both sides of the streets, with approximately 800 square feet on each of the six corners.
    - Landscaping in a 20-foot diameter island at the south end of Kara Place.

- **Landscape Maintenance District No. 803 (Ridgecrest)**
  - Plans and specifications for the improvements are those prepared for Tract 6807 by Thompson- Hysell Engineers, Inc., dated June 18, 1997, and the

landscaping plans for said tract prepared by Calvin E. Bright and Marjorie H. Bright, dated March 1997.

- Backing lot landscaping, irrigation, and sidewalk on the north side of First Street adjacent to Tract 6807; from 480 linear feet east of Scott Street to 900 linear feet west of Portola Avenue.
- Backing lot landscaping, irrigation, and sidewalk on the south side of Portola Avenue adjacent to Tract 6807; from 380 linear feet east of Mitchell Street to 800 linear feet west of First Street.
- Backing lot masonry walls on First Street and Portola Avenue, adjacent to project.
- Landscaping, irrigation, sidewalks, and masonry walls for pedestrian access way between Ridgecrest Circle and Murphy Street.

- **Landscape Maintenance District No. 804 (Sonterra)**
  - Plans and specifications for the improvements are those prepared by Associated Professions, Inc., dated May, 1997, for Tract 6811 and 6812, and landscape and irrigation plans by Ralph Sherman Associates dated August 19, 1997.
    - Backing lot landscaping and irrigation on the west side of Vasco Road along the Tract 6811 and Tract 6812 frontage.
    - Masonry backing lot wall on the west side of Vasco Road along Tract 6811 and Tract 6812 frontage.
    - Public landscaping and irrigation along Lobelia Way.
    - Wrought iron fencing along the path on the south side of Lobelia Way, east of Central Avenue.

- **Landscape Maintenance District No. 805 (The Greens, Tournament)**
  - Plans and specifications for the improvements are those prepared for Tract 6328 by David Evans and Associates, Inc., dated February 22, 2000.
    - Landscaping and irrigation on the south side of Quince Court from the back of curb to the north edge of the existing bicycle path from Heather Lane to the west end of Lot 7.

- **Landscape Maintenance District No. 806 (Saddleback)**
  - Plans and specifications for the improvements are those prepared by Udi-Tetrad Consulting Engineers, Inc., dated September 1997, including the landscape plans contained therein.
    - Backing lot landscaping and irrigation on the north side of Dalton Avenue for Lots 1 through 12 and 78.
    - Landscaping, irrigation, and weed abatement at the Gelding Lane and Martingale Lane subdivision entrances along Dalton Avenue, with open space Parcels A & B.
    - Wall along the rear of the lots adjacent to Dalton Avenue and Ames Street and at the Gelding Lane and Martingale Lane subdivision entrances. Wall is located within a public landscape easement as shown on the Final Map for Tract 6886.
    - Weed abatement along the backing lot areas adjacent to open

space.
- Maintenance of swales.

- **Landscape Maintenance District No. 807 (Altamar)**
  - Plans and specifications for the improvements are those prepared for Tract 6776 by Thompson- Hysell, Inc., dated September, 1997, and the landscaping plans for said tract prepared by John Nichol & Associates, dated September, 1997.
    - Backing lot landscaping on the east side of Vasco Road adjacent to Tract 6776; from approximately 33 linear feet south of Garaventa Ranch Drive centerline to approximately 710 linear feet south of Garaventa Ranch Drive centerline.
    - Backing lot landscaping and irrigation on the south side of Garaventa Ranch Drive adjacent to Tract 6776; from approximately 90 linear feet east of Vasco Road centerline to approximately 785 feet east of Vasco Road centerline.
    - Backing lot landscaping and irrigation on the west side of Altamar Way from Garaventa Ranch Drive to approximately 160 linear feet south of Garaventa Ranch Drive centerline.
    - Backing lot masonry wall on east side of Vasco Road, adjacent to Tract 6776 (Lots 25-32).
    - Backing lot masonry wall on south side of Garaventa Ranch Drive, adjacent to Tract 6776(Lots 1, 33-38).
    - The backing lot masonry wall on west side of Altamar Way adjacent to Lot 38.

- **Landscape Maintenance District No. 808 (Meadows)**
  - Plans and specifications for the improvements are those prepared by Associated Professions, Inc., dated July, 1997, for Tract 6903, and the landscape and irrigation plans by BAAK & Associates.
    - Backing lot landscaping and irrigation on the west side of Laughlin Road along the Tract 6903 frontage.
    - Masonry backing lot wall on the west side of Laughlin Road along the Tract 6903 frontage.
    - Post and rail fence on the west side of Laughlin Road along the Tract 6903 frontage.
    - Lot 'A' open space, weed abatement.
    - Multi-Use trail on Laughlin Road.
    - Access path and fence along the northerly property line of Lot 13.
    - Landscaping and irrigation along the back of Lots 7 through 13 and between detention basins.

- **Landscape Maintenance District No. 809 (Capistrano)**
  - Plans and specifications for the improvements are those prepared for Tract 6972 by Ruggeri-Jensen- Azar & Associates, dated September 4, 1997 and Thomas Baak & Associates, dated September 3, 1997.
    - Streetlighting within Tract 6972.

- **Landscape Maintenance District No. 810 (Contractor's Place T-7090)**
  - Plans and specifications for the improvements are those prepared by Kier & Wright Civil Engineers & Surveyors, Inc., Robert Gray & Associates, and Guzzardo and Associates, Inc., dated October, 1997.
    - Landscaping and irrigation within the 10-foot wide strip between the south side of Contractors Place and the Southern Pacific Railroad right of way. This strip is also the proposed 10-foot wide bicycle and pedestrian trail easement.

- **Landscape Maintenance District No. 811 (Altamont #2)**
  - Plans and specifications for the improvements are those prepared by O'Dell Engineering, dated December 10, 1996, and Isaacson, Wood & Associates, dated February 18, 1997.
    - Backing lot landscaping and irrigation along the west side of Laughlin Road from approximately 300 feet north of Altamont Creek Drive to approximately 1200 feet north of Altamont Creek Drive.
    - Public backing lot wall along the west side of Laughlin Road from approximately 300 feet north of Altamont Creek Drive to approximately 1200 feet north of Altamont Creek Drive.
    - Decorative surface paving, public-improvement wood fence, bollard lighting, irrigation, and all other appurtenant facilities within Lot A of Tract 6880.
    - Weed abatement and clearing of open space within Lot A of Tract 6880.
    - Landscaping and open space along the rear and side property lines of Lots 27-29, 34-39, 42-52 and 67-69 within Lot A of Tract 6880.
    - 69/123 of the landscaping and open space within Lot B of Tract 6751 will be applied to Maintenance District No. 811 (Altamont #2), Tract 6880 (0.82 acres x 69/123 = 0.46 acres). 54/123 of the landscaping and opens space within Lot B of Tract 6751 will be applied to Landscape and Lighting Assessment District No. 2 Zone 1996-2 (Altamont #1), Tract 6751 (0.82 acres x 54/123 = 0.36 acres).
    - 69/123 of the landscaping, irrigation, and open space from North toe of slope to South toe of slope within Lot C of Tract 6751 will be applied to Maintenance District No. 811 (Altamont #2), Tract 6880 (3.54 acres x 69/123 = 1.99 acres). 54/123 of the landscaping and opens space from north toe of slope to south toe of slope within Lot C of Tract 6751 will be applied to Landscape and Lighting Assessment District No. 2 Zone 1996-2 (Altamont #1) Tract 6751 (3.54 acres x 54/123 = 1.55 acres).
    - 69/123 of weed abatement and clearing for open space within Lot C of Tract 6751 will be applied to Maintenance District No. 811 (Altamont #2), Tract 6880 (4.21 acres x 69/123 = 2.36 acres). 54/123 of weed abatement and clearing for open space within Lot C of Tract 6751 will be applied to Landscape and Lighting Assessment District No. 2 Zone 1996-2 (Altamont #1) Tract 6751 (4.21 acres x 54/123 = 1.85 acres).

- 69/123 of the landscaping and open space within Lot C of Tract 6751, north of Altamont Creek and north of the bike path from Edgewater Lane to Altamont Creek and near Blackhawk Court will be applied to Maintenance District No. 811 (Altamont #2), Tract 6880 (0.67 acres x 69/123 = 0.37 acres). 54/123 of the landscaping and opens space within Lot C of Tract 6751, north of Altamont Creek and north of the bike path from Edgewater Lane to Altamont Creek and near Blackhawk Court will be applied to Landscape and Lighting Assessment District No. 2 Zone 1996-2 (Altamont #1) Tract 6751 (0.67 acres x 54/123 = 0.30 acres).

- **Landscape Maintenance District No. 813 (Vintage Collection)**
  - Plans and specifications for the improvements are those prepared for Tract 6219 by Alexander & Associates, Inc., dated August 24, 1998, and the landscaping plans for said tract prepared by Ralph Sherman Associates, dated June 29, 1998.
    - Backing lot landscaping and irrigation on the east side of Murdell Lane from the northerly tract boundary of Tract 6219 to Alden Lane.
    - Wall on the east side of Murdell Lane from the northerly tract boundary of Tract 6219 to Alden Lane.

- **Landscape Maintenance District No. 814 (Maralisa II)**
  - Plans and specifications for the improvements are those prepared by John Nicol & Associates, Inc. and David Evans and Associates, Inc. dated from November 1996 to March 1998.
    - Backing lot landscaping and masonry wall on the south side of Garaventa Ranch Road and on the west side of Garaventa Ranch Road from the west end of Lot 55, Tract 6433, to the south end of Lot 84, Tract 6433. Entry median-island at Garaventa Ranch Road.
    - Entry monument features and landscaping at the northeast corner of Vasco Road and Garaventa Ranch Road.
    - Public landscaping as follows:
      - Backing lot landscaping and irrigation on the east side of Vasco Road from Garaventa Ranch Road to the north line of Parcel O.
      - All improvements in the access areas at the ends of cul-de-sacs including but not limited to: trees, turf, shrubs and all planting and ground cover, irrigation, 5-foot concrete walks connecting courts with Garaventa Ranch Road, concrete mow band, wood bench and masonry wall.
      - Backing lot landscaping, irrigation, and masonry wall on the north side of Garaventa Ranch Road from the southwest corner line of Lot 8, Tract 6941, to Hawk Street.
      - Backing lot landscaping, irrigation, and masonry wall on the east side of Garaventa Ranch Road from Altamont Creek Drive to the end of Garaventa Ranch Road also being the southwest corner of Lot 110, Tract 6943.

- **Landscape Maintenance District No. 815 (The Bluffs)**
  - Plans and specifications as delineated on the improvement plans for Tract 6696 prepared by Carlson, Barbee & Gibson and Thomas Baak Associates or as specified in the City of Livermore.
    - Backing lot landscaping and irrigation on Laughlin Road for Tract 6696 from the southerly tract boundary to the northerly tract boundary.
    - Median and entry landscaping at Bluffs Drive and Lake Drive.
    - Wall adjacent to Laughlin Road for Tract 6696 from the southerly tract boundary to the northerly tract boundary.
    - Landscaping within Parcel A of Tract 6696.

- **Landscape Maintenance District No. 817 (Lomitas/Evans)**
  - Plans and specifications for the improvements are those prepared for Tract 6986 by Earl E. Mason, Civil Engineer and Ralph Sherman, Landscape Architect, August, 1998.
    - Backing lot landscaping on the north side of Dalton Avenue for Lots 1 through 12 and 78.
    - Landscaping and irrigation on the north side of Lomitas Avenue, approximately 600 feet long, east of Evans Street.
    - Masonry wall along the north side of Lomitas Avenue, from Evans Street to the eastern boundary of Tract 6986, approximately 600 feet long.

- **Landscape Maintenance District No. 818 (Airport Business Park #2)**
  - Plans and specifications for the improvements are those prepared for Tract 6889 by Robert Bein, William Frost and Associates. Landscaping:
    - Within a 25-foot wide strip within Lots 3 and 15 as shown on Tract Map 6889 and labeled "25' LME".
    - Between the face of curb and the 4-foot to 8-foot high wall along the eastern side of Stealth Street within Parcel A.
    - Between the back of walk and westerly right-of-way of Stealth Street, between the northern property line of Lot 11 and Sonic Avenue.
    - Within a strip of varied width along Jack London Boulevard adjacent to Lots 1,2 and 3, as shown on Tract Map 6889 and labeled "6' LME", "16' LME" and "26' LME".
      - Irrigation included within this landscaping area as well.
    - Within a 35-foot strip of land between said 25' LME and the east wall across from Lot 15.
  - Path and sound wall along the east side of Stealth Street from East Jack London Boulevard to the northerly district boundary.
  - Sound wall along the north side of East Jack London Boulevard from the westerly district boundary to Stealth Street.

- **Landscape Maintenance District No. 819 (Vintner Place)**
  - Plans and specifications for the improvements are those prepared for Tract

6980 by Al Pascual & Associates, dated September, 1998.
  - Wall along the easterly tract boundary from College Avenue to the southerly tract boundary.
  - Landscaping and irrigation within Parcel A of Tract 6980.

- **Landscape Maintenance District No. 820 (Arroyo Road/Lomitas Avenue)**
  - Plans and specifications for the improvements are those prepared for Tract 7020 by Al Pascual & Associated dated March, 1998.
    - Landscaping on Arroyo Road for Tract 7020 from the northerly tract boundary to Lomitas Avenue.
    - A 15-foot wide landscaping and irrigation along Lomitas Avenue frontage.
    - The masonry wall adjacent to Arroyo Road for Tract 7020 from the northerly tract boundary to Lomitas Avenue.

- **Landscape Maintenance District No. 821 (Shea Business Center)**
  - Plans and specifications for the improvements are those prepared for Parcel Map 7341 (Phase 1) by MacKay & Somps, dated September 1999.
    - Median landscaping in Portola Avenue between Collier Canyon Road and the end of Phase One.
    - Median landscaping in Portola Avenue for Phase Two area.
    - Decorative paving within the Phase Two median of Portola Avenue.

- **Landscape Maintenance District No. 822 (Prima)**
  - Plans and specifications for the improvements are those prepared for Tract 7087 by Mel Lee Associates, dated February 28, 2000.
    - Backing lot landscaping and irrigation on Concannon Boulevard for Tract 7087 from the westerly tract boundary to the easterly tract boundary.
    - Backing lot landscaping and irrigation on Isabel Avenue for Tract 7087 from the southerly tract boundary to the northerly tract boundary.
    - Median and entry landscaping and irrigation located at Concannon Boulevard and Prima Drive.
    - Median landscaping and irrigation located at the intersection of Prima Drive and Acorn Way.
    - Median landscaping and irrigation located near the intersection of Acorn Way and Cascina Court.
    - Wall and masonry rock walls adjacent to Concannon Boulevard and Isabel Avenue running from the Northeastern corner of Tract 7087 to the Southwestern corner of Tract 7087.
    - Entry sign at the southeast corner of Concannon Boulevard and Isabel Avenue.
    - Decorative paving located at the intersection of Prima Drive and Concannon Boulevard and Prima Drive and Acorn Way.
    - Median entry decorative fencing, columns and low rock walls located at the intersection of Prima Drive and Concannon Boulevard.

- **Landscape Maintenance District No. 823 (Dunsmuir)**
  - Plans & specifications for the improvements are those prepared for Tract 6989, 7116 Lindenwood, 7116 South Vasco, 7280, 7331, 7333, 7375, 7404, 7443 & 7444 prepared by Carlson, Barbee & Gibson, Inc., Meridian Associates, Inc., and Guzzardo &Associates Inc. Plans and specifications and the assessment diagram have been filed separately with the legislative body and are incorporated in this Report by reference.
  - Improvements, which are the subject of this report, are briefly described as any or all of the following:
    - The installation, maintenance and operation to include repair, replacement and servicing of street trees, shrubs, plantings and irrigation systems together with earth berms, slopes, curbs, root deflectors, decorative paving, masonry walls and concrete or wood appurtenances, all as delineated on the improvement plans for the above referenced tracts or as specified in the City of Livermore standard details and specifications and further described as:

      <u>Subdivision 6989</u>
      - Median landscaping and irrigation within public rights of way of Maintenance District No. 823 (Carnegie Way, Maybeck Lane, Hill Circle).
      - Landscaping and irrigation within Parcels A, C, and E, and H as shown on Tract Map 6989, Charlotte Way Landscaping and Median Island Landscaping within Maintenance District No. 823.
      - Swale landscaping on the west side of Carnegie Loop adjacent to open space within Maintenance District No. 823.
      - Landscaping on the north and south sides of Carnegie Way between the back of curb and sidewalk and swale landscaping adjacent to the northwest side of Parcel E.
      - Split-rail fencing adjacent to open space along the south side of Lawson Circle and along the west side of Carnegie Loop.
      - Pedestrian path within Parcels B of Tract 7116 and Parcel B as shown on Tract Map 6989.
      - Split-rail fencing, landscaping, and irrigation adjacent to East Avenue (west of Charlotte Way) and Parcels A, B, and H as shown on the Improvement Plans for Tract Map 6989 within Maintenance District No. 823.

      <u>Subdivision 7116 Lindenwood</u>
      - Median landscaping and irrigation within public rights of way along Charlotte Way from Flagg Lane to South Vasco Road.
      - Landscaping along the south side of Rees Circle.
      - Landscaping and irrigation within Parcels A, B, and E as shown on Tract Map 7116, which includes Charlotte Way E. side frontage, and the East Side Trail.

- Landscaping and irrigation between the sidewalk and curb on the west side and south side of Charlotte Way from Flagg Lane south to South Vasco Road.
- Landscaping and irrigation between the sidewalk and curb on the eastside of Charlotte Way from Flagg Lane south to South Vasco Road.

Subdivision 7116 South Vasco

- Landscaping and irrigation within public rights of way on the West side of South Vasco Road from Tesla Road to East Avenue.

Subdivision 7280

- Swale landscaping on the south side of Lawson Circle adjacent to open space within Maintenance District No. 823.

Subdivision 7331

- Median landscaping within public rights of way of Maintenance District No. 823 (Senger Way, Elston Way).
- Landscaping within Parcels A & B as shown on Tract Map 7331, which is landscaping behind sidewalk along the north side of Charlotte Way.
- Landscaping adjacent to Elston Street and Charlotte Way within Parcel C as shown on Tract Map 7331.
- Split-rail fencing adjacent to the Vineyard (Parcel C of Tract 7331).

Subdivision 7333

- Landscaping within Parcels A & B as shown on Tract Map 7333, west side of Vasco Road.
- Split-rail fencing adjacent to Parcels A & B of Tract 7333.
- Landscaping and irrigation within Parcel C as shown on Tract Map 7333, which is a buffer between Robinson Circle and Decker Lane.

Subdivision 7375

- Median landscaping and irrigation within public rights of way of Maintenance District No. 823 (Tilden Way).
- Swale landscaping on the north side of Moreland Way (or Tufts Way) adjacent to open space within Maintenance District No. 823.
- Landscaping and irrigation between the sidewalk and curb on the north side of Charlotte Way (Parcel D).
- Landscaping and irrigation between the sidewalk and curb on the south side of Charlotte Way (Parcels E & F).
- Landscaping and irrigation within Parcels A & B as shown on

Tract Map 7375, which is behind the sidewalk along the north side of Charlotte Way.

Subdivision 7404

- Median landscaping and irrigation within public rights of way of Maintenance District No. 823 (Kellog Loop (or Tilden Way), Kellog Court, and Kellog Place).
- Landscaping and irrigation within Parcels A & B as shown on Tract Map 7404, which is behind the sidewalk along the south side of Charlotte Way.
- Landscaping, irrigation, and split-rail fencing within Lot D as shown on Tract Map 7404.
- Split-rail fencing behind Parcel B and Kellog Court.
- Future public landscaping and special amenities on Tentative Tract Map 6989 within Maintenance District No. 823.

Subdivision 7443

- Median landscaping and irrigation within public rights of way of Maintenance District No. 823 (Flagg Lane, Stockton Loop).
- Landscaping and irrigation within Parcel C as shown on Tract Map 7443, which is entry landscaping along Stockton Loop.
- Swale landscaping on the west side of Stockton Loop adjacent to open space within Maintenance District No. 823.
- Swale landscaping on the north side of Flagg Lane adjacent to open space within Maintenance District No. 823.
- Landscaping and irrigation within Parcel B as shown on Tract Map 7443, which is behind sidewalk along the west side of Charlotte Way.

Subdivision 7444

- Median landscaping and irrigation within public rights of way of Maintenance District No. 823 (McLarren Court and Thomas Court).
- Landscaping, irrigation, and split-rail fencing at the south end of McLarren Court and Thomas Court.
- Landscaping on the south side of Cooper Circle adjacent to Lots 39 & 48.
- Landscaping on the south and east side of White Crane Circle within Lots B & C of Tract 7444.
- Landscaping on the south side of Gates Circle heading north to the east side of Gates Circle.

- **Landscape Maintenance District No. 824 (Vintner Estates)**
  - Plans and specifications for the improvements are those prepared for Tract 7080 by Cunha Engineering, dated June 1999.
    - Landscaping and irrigation on the west side of Almond Avenue along

Tract 7080 frontage.
- Pilasters, split rail fencing and entry wall on the west side of Almond Avenue along Tract 7080 frontage.
- Landscaping within the islands on Country Lane.
- Decorative concrete paving at Country Lane entrance to Almond Avenue.

- **Landscape Maintenance District No. 826 (Park Lane)**
  - Plans and specifications for the improvements are those prepared for Tract 7086 by Carlson, Barbee & Gibson, Inc., dated June 1, 1999.
    - Backing lot landscaping and wall on Vasco Road for Tract 7086 from the southerly tract boundary to the northerly tract boundary.
    - Landscaping, irrigation, and open-rail fence/wall on Scenic Avenue for Tract 7086 from the east tract boundary to the west tract boundary.
    - Landscaping, irrigation, entry monument, and special amenities within Parcel A of Tract 7086.

- **Landscape Maintenance District No. 827 (Kristopher Ranch)**
  - Plans and specifications for the improvements are those prepared for Tracts 7088, 7089, 7101, 7121, 7122, 7123, 7234, 7165, & 7247 by Carlson, Barbee & Gibson.
    - Backing lot landscaping and irrigation on Holmes Street/Vallecitos Road for Tentative Tract 7088 from the southerly tract boundary to the northerly tract boundary.
    - Traffic circle, entry landscaping, irrigation, entry monument, and decorative concrete paving at Lexington Way and Holmes Street.
    - Wall adjacent to Holmes Street/Vallecitos Road for Tentative Tract 7088 from the southerly tract boundary to the northerly tract boundary.
    - Median island landscaping and irrigation on San Marco Street, Capella Road, Allegro Street, Trinity Hills Lane as shown on Tentative Tract 7089.
    - Entry sign at the Capella Road entrance to Alden Lane.
    - Public landscaping and irrigation adjacent to the southern side of Siena Road and Traviso Circle.

- **Landscape Maintenance District No. 828 (Scenic Meadows)**
  - Plans and specifications for the improvements are those prepared for Tract 7105 by David Evans and Associates, Inc., dated March 1999.
    - Landscaping and irrigation on the east and west sides of Garaventa Ranch road from Village Drive and El Capitan Drive to northern tract boundary measured from the back of sidewalk to the masonry wall.
    - Masonry walls on the east and west sides of Garaventa Ranch road from Village Drive and El Capitan Drive to northern tract boundary.
    - Landscaping on the northeast corner of Garaventa Ranch Road and El Capitan Drive bounded by the curb, sidewalk, and access ramp.

- **Landscape Maintenance District No. 829 (Larry's Place)**
  - Plans and specifications for the improvements are those prepared for Parcel Map 7210 by Earl E. Mason, dated 7/18/99.
    - Backing lot landscaping and irrigation on the southside of Concannon Blvd. for Parcel Map 7210 from the easterly tract boundary to the westerly tract boundary.
    - Wall adjacent to Concannon Blvd. for Parcel Map 7210 from the East tract boundary to the east side of Larry's Place.
    - Landscaping and irrigation on the west side of Larry's Place.

- **Landscape Maintenance District No. 830 (Vinsanto)**
  - Plans and specifications for the improvements are those prepared for Tentative Tract 7038, 7384, 7412 by Ruggeri-Jensen-Azar & Associates.
    - Median and entry landscaping on San Vicente Drive.
    - Split-rail fencing at the San Vicente Drive entrance to Concannon Boulevard.
    - Median landscaping and irrigation on Calibria Drive.
    - Island landscaping and irrigation on Montarossa Court.
    - Landscaping along the south side of Robertson Park Road between the Vinsanto Trail outlet and Santa Croce Court.
    - Landscaping and irrigation adjacent to the Vinsanto Trail on San Vicente Drive and Lucca Circle.
    - Landscaping and irrigation at the northern end of Santa Croce Court, Mezzamonte Court, and Autinori Court.
    - Landscaping, irrigation, and split-rail fencing along the east side of Mezzamonte Drive.
    - Landscaping and split-rail fencing along the east side of Francesco Court.
    - Pedestrian path between Calibria Court and Louvre Lane.
    - Median landscaping, entry landscaping, irrigation, and split-rail fencing on Caldeira Drive.
    - Island landscaping on San Minete Drive, Santa Croce Drive, Mezzamonte Drive, Mezzamonte Court, Autinori Court, Francesco Court and Vernazza Drive.

- **Landscape Maintenance District No. 831 (Sevillano)**
  - Plans and specifications for the improvements are those prepared for Tentative Tract 7071 by Ruggeri-Jensen-Azar & Associates dated December 25, 2000.
    - Entry median, landscaping, and irrigation on Ascalano Lane off Arroyo Road for Tentative Tract 7071 from the west tract boundary to Mission Lane.
    - Farm court median landscaping and irrigation for Leccino Ct., Minerva Ct., and Barouni Ct.
    - Median island in Pendolino Lane.
    - Split-rail fencing adjacent to open space within Maintenance District No. 831.

- Public landscaping, irrigation, and special amenities in Tract 7071 within Maintenance District No. 831.

- **Landscape Maintenance District No. 832 (California Nugget II)**
  - Plans and specifications for the improvements are those prepared for Tract 6808 by David Evans and Associates, Inc., dated February 2000.
    - 7/18 of the landscaping, irrigation, and sidewalk within Parcel A of Tract 6741 located on the north side of Shawna Street will be applied to Maintenance District No. 832 (California Nugget II) (7,100 s.f. x 7/18= 2,761 s.f.). 11/18 of the landscaping within Parcel A of Tract 6741 will be applied to Landscape and Lighting District No. 2 Zone No. 1994-6 (California Nugget I) (7,100 s.f. x 11/18= 4,339 s.f.).
    - 7/18 of 75% of the landscaping on the northerly slope of North Mines Road from the southwest corner of Lot 1 of Tract 6808 to the northwest corner of Parcel A of Tract 6808 will be applied to Maintenance District No. 832 (California Nugget II) (7/18 x .75 x 25,000 s.f. = 7,292 s.f.). 11/18 of 75% of the landscaping on the northerly slope of North Mines Road will be applied to Landscape and Lighting District No. 2 Zone No. 1994-6 (California Nugget I) (11/18 x .75 x 25,000 s.f. = 11,458 s.f.). The maintenance of the remaining 25% of the landscaping on the northerly slope of North Mines Road will be paid for by the City of Livermore (.25 x 25,000 s.f.= 6,250 s.f.).
    - 7/18 of the masonry wall 5' concrete sidewalk and entry monument on Shawna Street.
    - 7/18 of the masonry wall on North Mines Road.

- **Landscape Maintenance District No. 833 (Creekside)**
  - Plans and specifications for the improvements are those prepared for Tract 7081 by John Nicol and Associates, Inc., dated July 7, 2000.
    - Backing lot landscaping and irrigation on Herman Ave from northerly tract boundary to Northfront Road.
    - Entry landscaping and decorative paving at Rubicon Way and Herman Way.
    - Masonry Wall on Herman Ave from Lot 8 to Lot 99.
    - Landscaping and irrigation within the full width of the Big Basin Emergency Vehicle Access.
    - Landscaping and irrigation within Parcel B of Tract 7081.

- **Landscape Maintenance District No. 835 (Ashford Renaissance)**
  - Plans and specifications for the improvements are those prepared for Tract 7188 by Cunha Engineering, dated February 1, 2001.
    - Backing landscaping and irrigation on the north side of Northfront Road and the east side of Central Avenue along the Tract 7188 frontage.
    - Decorative arbors on the east side of Central Avenue.
    - Landscaping on the northwest corner of the intersection of Central

Avenue and Northfront Road.
- Wall on the north side of Northfront Road and the east side of Central Avenue along the Tract 7188 frontage.

- **Landscape Maintenance District No. 836 (Legacy)**
  - Plans and specifications for the improvements are those prepared for Tract 7189 by Cunha Engineering, dated February 1, 2001.
    - Landscaping and irrigation on the north side of Patterson Pass Road and the east side of North Mines Road along the Tract 7189 frontage.
    - Wall on the north side of Patterson Pass Road and the east side of North Mines Road along Tract 7189 frontage.
    - Decorative concrete paving at Patterson Pass Road entrance to Kyle Common within the public right-of-way.

- **Landscape Maintenance District No. 837 (Los Olivos)**
  - Improvement Plans prepared for Wetmore Road, Tracts 7171, 7202, 7082, 7291, 7343, 7506, 7507, 7508 prepared by Ruggeri-Jensen-Azar & Associates and by Gates and Associates.

    <u>Wetmore Road</u>
    - Median landscaping, entry landscaping, and irrigation on Wetmore Road, Holmes Street, and Vallecitos Road.

    <u>Tract 7171 - Los Olivos</u>
    - Median landscaping, entry landscaping, irrigation, and split-rail fencing on Hansen Road.
    - Landscaping and irrigation on Arroyo Road adjacent to the Hansen Road entrance.
    - Entry landscaping, split-rail fencing, and monuments on Talinga Drive.
    - Median islands on Lusitana Drive, Bertolli Drive, Talinga Drive, Verdala Drive, and Lerida Court.
    - Irrigation on the Lerida Court median.
    - Earth swales and landscape strips adjacent to open space only on Hansen Road.
    - Park and playground on Parcel A of Tentative Tract 7171.

    <u>Tract 7082 - Twin Oak Estates</u>
    - Median landscaping on Hansen Road.
    - Earth swales and landscape strips adjacent to open space only on Hansen Road.
    - Open space within Parcel D of Tentative Tract 7082.

    <u>Tracts 7202, 7506, 7507, 7508 - The Corners</u>
    - Landscaping, irrigation, earth swales, and split-rail fencing adjacent to open space, on Hansen Road, and on Lagiss Drive.
    - Landscaping and split-rail fencing on Wetmore Road adjacent to the

Lagiss Drive entrance.
- Decorative entry walls at the Lagiss Drive entrance to Wetmore Road.
- Open space and landscaping within Parcel B of Tentative Tract 7202.
- Landscaping adjacent to Parcel D of Tentative Tract 7202.
- Median island landscaping within Tentative Tract 7202.

Tract 7291
- Landscaping and irrigation within open space adjacent to Vallecitos Road.
- Earth swales landscaping strips, and irrigation along Wetmore Road.
- Median landscaping and irrigation on Wetmore Road.
- Earth swales and landscaping outside Livermore Area Recreation and Park District ("LARPD") trail easement on Holmes Street.
- Landscaping within open space between Wetmore Road and Holmes Street.

- **Landscape Maintenance District No. 838 (Ponderosa - Legacy)**
  - Plans and specifications for the improvements are those improvement plans for Tract 7119, 7310, & 7178 prepared by Ruggeri-Jensen-Azar & Associates and those landscape plans prepared by Gates & Associates.
    - Entry landscaping, median landscaping, and decorative entry wall on Hansen Road.
    - Parkways with earth swale and landscaping, including areas adjacent to open space and park.
    - Wooden split-rail fencing adjacent to open space.
    - All landscaping, irrigation, sidewalk, benches, gazebo, decorative paving, and all park appurtenances within Parcel E Tentative Tract 7119.
    - Public landscaping and irrigation in Tract 7178, including, but not limited, to median islands, farm compound islands, parkways with earth swales and landscaping adjacent to open spaces.

- **Landscape Maintenance District No. 839 (Reserves)**
  - Installation and maintenance, to include repair, replacement and servicing, of street trees, shrubs, plantings and irrigation systems, together with earth-berms, slopes, pathways, curbs, root deflectors, drainage systems including swales, fences, concrete or special pavement material, masonry walls, and concrete or wood appurtenances all as delineated on the improvement plans for Tract 7195 – The Reserve prepared by Milani & Associates or as specified in the City of Livermore, Community Development Department, Engineering Division Standard Details and Specifications and further described as:
    - Backing lot landscaping and irrigation on North Livermore Avenue for Tract 7195 - The Reserve, from the southerly tract boundary to the northerly tract boundary.
    - Backing lot landscaping on Cromwell Avenue for Tract 7195 - The

Reserve, from the westerly limits of Cromwell Way, a public street, to the easterly tract boundary.
- Wall adjacent to North Livermore Avenue for Tract 7195 – The Reserve, from the southerly tract boundary to the northerly tract boundary and Cromwell Way from the westerly end of the public street, Cromwell Way, to the easterly tract boundary.

- **Landscape Maintenance District No. 840 (Birchwood)**
  - Installation and maintenance, to include repair, replacement and servicing, of street trees, shrubs, plantings and irrigation systems, together with earth-berms, slopes, pathways, curbs, root deflectors, drainage systems including swales, fences, concrete or special pavement material, masonry walls, and concrete or wood appurtenances all as delineated on the improvement plans for Tract 7203 – The Reserve, prepared by Milani & Associates or as specified in the City of Livermore Community Development Department, Engineering Division Standard Details and Specifications and further described as:
    - Landscaping, irrigation, and concrete sidewalks adjacent to East Avenue and South Vasco Road within the public right-of-way and within Parcels A and B within Tract 7203.
    - Masonry wall adjacent to East Avenue and South Vasco Road on Parcels A and B within Tract 7203.
  - Together with any and all incidental expenses in connection therewith all as more particularly authorized pursuant to the Landscaping and Lighting Act of 1972.

- **Landscape Maintenance District No. 841 (Vineyard Gates I)**
  - Installation and maintenance, to include repair, replacement and servicing, of street trees, shrubs, plantings and irrigation systems, together with earth-berms, slopes, pathways, curbs, root deflectors, drainage systems including swales, fences, concrete or special pavement material, masonry walls, and concrete or wood appurtenances all as delineated on the improvement plans for Tract 7164 prepared by Milani & Associates and Anthony M. Guzzardo & Associates or as specified in the City of Livermore Community Development Department, Engineering Division Standard Details and Specifications and further described as:
    - Median and entry landscaping and irrigation within the public right-of-way of Tentative Tract 7164.
    - Swale and parkway landscaping and irrigation on Oakville Lane adjacent to open space only within Tract 7164.
    - Split rail fencing adjacent to open space.
    - Public landscaping along the future extension of Oakville Lane within Tentative Tract 7164.
    - Median landscaping, irrigation, and benches within the future development areas within Tentative Tract 7164.
    - Future swale and parkway landscaping within Tentative Tract 7164 (between the sidewalk and the back of the curb) which is not

contiguous to a residential lot.
    - Future park landscaping within Phase II of Tentative Tract 7164.
    - Future landscape buffer within Phase II of Tentative Tract 7164.
  - Together with any and all incidental expenses in connection therewith all as more particularly authorized pursuant to the Landscaping and Lighting Act of 1972.

- **Landscape Maintenance District No. 842 (Lennox)**
  - Plans and specifications for the improvements are those prepared for Tract 7290 by Thomas S. Plummer, P.E., dated November 2001.
    - Landscaping and irrigation on the east side and at the southern end of Lennox Court within Parcel A, the southeastern corner of Lot 1, and the median island in Lennox Court.
    - The wrought iron fence and rock pilasters along on the east side and at the southern end of Lennox Court along the Tract 7290 boundary.
    - Decorative stamped concrete on Lennox Lane at the entry to Tract 7290.

- **Landscape Maintenance District No. 843 (Parkside Tiffany Collection)**
  - Plans and specifications for the improvements are those prepared for Tract 7289 by Associated Professions, Inc.
    - Landscaping and irrigation on the east side of Parkside Court, parcels A, B, C, and D of Tract 7289.
    - The concrete wall along on the eastside of Parkside Court, along the east of Tract 7289 boundary.
    - The arbors in Parcels A and B and decorative concrete at the entrance to Parkside Court.

- **Landscape Maintenance District No. 844 (Cornerstone)**
  - Installation and maintenance, to include repair, replacement and servicing, of street trees, shrubs, plantings and irrigation systems, together with earth-berms, slopes, pathways, curbs, root deflectors, drainage systems including swales, fences, concrete or special pavement material, masonry walls, and concrete or wood appurtenances all as delineated on the improvement plans for Tract 7125 – Cornerstone, prepared by Carlson Barbee & Gibson and Bradanini & Associates or as specified in the City of Livermore Community Development Department, Engineering Division Standard Details and Specifications and further described as:
    - Landscaping and irrigation adjacent to Stanley Boulevard, Murdell Lane and Albert Way.
    - Masonry wall adjacent to Stanley Boulevard, Murdell Lane and Albert Way.
    - Monument at the southeast corner of Stanley Boulevard and Murdell Lane.
    - Decorative paving at the Cornerstone Common entrance to Albert Way.
    - Concrete path connecting Stanley Boulevard to Sandstone

Common.
  - Together with any and all incidental expenses in connection therewith all as more particularly authorized pursuant to the Landscaping and Lighting Act of 1972.

- **Landscape Maintenance District No. 845 (Alden Lane Estates)**
  - Plans and specifications for the improvements are those prepared by Carlson, Barbee & Gibson for Tract 7345.
    - Backing lot landscaping on Holmes Street for Tract 7345 from the southerly tract boundary to the northerly tract boundary.
    - Wall adjacent to Holmes Street for Tract 7345 from the southerly tract boundary to the northerly tract boundary.
    - Landscaping within Parcel A of Tract 7345.

- **Landscape Maintenance District No. 846 (Rosegate)**
  - Plans and specifications for the improvements are those prepared by Carlson, Barbee & Gibson for Tract 7330.
    - Landscaping, irrigation, and concrete sidewalks adjacent to Scenic Avenue, within Parcel C, as shown on Tract Map 7330 within Maintenance District No. -846.
    - Masonry wall adjacent to Scenic Avenue.

- **Landscape Maintenance District No. 847 (Creekside Villas)**
  - Plans and specifications for the improvements are those prepared by John Nicol and Associates, Inc. and by David Evans and Associates, Inc. for Parcel Map 7941.
    - Entry landscaping and irrigation at Vasco Road and Forget-Me-Not Common.
    - Masonry wall along Vasco Road adjacent to Parcel Map 7941.
    - Landscaping and irrigation along the east side of the Vasco Road right of way adjacent to Parcel Map 7941 within the landscape easement.
    - Decorative crosswalk paving within the Vasco Road right of way at the entrance to Forget-Me-Not Common.
    - Path connecting Vasco Road to the properties within Parcel Map 7941.

- **Landscape Maintenance District No. 848 (Scenic 7 Hills)**
  - Plans and specifications for the improvements are those prepared by Cunha Engineering, Inc. for Tract 7392.
    - Backing lot landscaping on Vasco Road for Tract 7392 from the southerly tract boundary to the northerly tract boundary.
    - Backing lot landscaping and irrigation on Scenic Avenue for Tract 7392 from the easterly tract boundary to the westerly tract boundary.
    - Wall adjacent to Vasco Road for Tract 7392 from the southerly tract boundary to the northerly tract boundary.
    - Wall adjacent to Scenic Avenue for Tract 7392 from the easterly tract

boundary to the westerly tract boundary
- Landscaping within the islands on Baltusrol Court, Winged Foot Court, and Riviera Court.

- **Landscape Maintenance District No. 849 (Habitat for Humanity)**
  - Plans and specifications for the improvements are those prepared by Luk and Associates, for Tract 7403.
    - Landscaping, irrigation, and masonry wall within Parcel A of Tract 7403.
    - Island median at bulb of Freeda Court.

- **Landscape Maintenance District No. 850 (Arroyo Plaza II)**
  - Plans and specifications for the improvements are those prepared for Parcel Map 7914 by MacKay & Somps, dated August 2002.
    - Maintenance, operation, repair and replacement of the parcel map's public multi-use trail and any landscaping and irrigation within and adjacent to the twenty foot trail corridor.

- **Landscape Maintenance District No. 851 (L St. Traffic Calming)**
  - Plans and specifications for the improvements are those prepared by City staff for the traffic circle at South L Street and Sixth Street intersection. These improvements generally include a traffic circle, traffic signage, lighting, and landscaping.

- **Landscape Maintenance District No. 852 (Vineyard Gate 2)**
  - Plans and specifications for the improvements are those prepared by Carlson, Barbee & Gibson, Inc. and Anthony M. Guzzardo & Associates, Inc. for Tract 7167.
    - Landscaping, irrigation, and sidewalks on both sides of Rutherford Lane from Vasco Road up to, and including, the emergency vehicle access adjacent to Lot 20 on the north side of Rutherford Lane and up to Lot 1 on the south side of Rutherford Lane as shown on Tract 7167 within Maintenance District No. 852.
    - Median landscaping, irrigation, and benches within public rights of way of Maintenance District No. 852.
    - Swale landscaping on both sides of Rutherford Lane between Vasco Road and Lot 20 on the north side of Rutherford Lane and between Vasco Road and Lot 1 on the south side of Rutherford Lane.
    - Landscaping adjacent to open space on Bella Oaks Court.
    - Split-rail fencing adjacent to open space along Rutherford Lane.

- **Landscape Maintenance District No. 853 (Ladera Estates)**
  - Plans and specifications for the improvements are those prepared by Carlson, Barbee & Gibson, Inc. and Rose & Associates, Inc. for Tract 7342.
    - Median landscaping, irrigation, and benches within public rights of way of Maintenance District No. 853.
    - Swale landscaping on Detert Street, Gillette Street, Gillette Court,

and Cowan Way adjacent to open space within Maintenance District No. 853.
- Split-rail fencing adjacent to open space along Bargemann Lane and Cowan Way.
- Concrete v-ditches within Parcel D, Parcel E and Parcel F, as shown on Tract Map 7342 within Maintenance District No. 853.
- Public landscape Parcel F as shown on Tract Map 7342 within Maintenance District No. 853.
- Public park Parcel D and Parcel H as shown on Tract Map 7342 within Maintenance District No. 853.
- Split-rail fencing, tables, and benches within Parcel H as shown on Tract Map 7342 within Maintenance District No. 853.

- **Landscape Maintenance District No. 854 (Northbrook Homes – The Grove)**
  - Plans and specifications for the improvements are those prepared by Ruggeri-Jensen-Azar & Associates for Tract 7421 and Tract 7552.

    Subdivision 7421
    - Median landscaping within Tentative Tract 7421.
    - Median landscaping at the intersection of Sonia Street and North Mines Road.
    - Play area and play equipment within the Lot C park area.
    - Pedestrian walkways and footbridges, benches, trash receptacles, recycling receptacles, recreation areas and decorative pedestrian lighting within Lots B and C.
    - Landscaping, irrigation, and sidewalk within Lots A, B, C and F.
    - Entry monument within Lot A.
    - EVA (emergency vehicle access) road and public access road, landscaping and irrigation and decorative pedestrian lighting within Lot D and the Hillcrest Avenue right-of-way area.

    Subdivision 7552
    - Landscaping, irrigation, and pedestrian lighting within Lot A.

    Subdivision 7782
    - Landscaping and irrigation within Lots A, B, and F.
    - Entry monument within Lot F.
    - Path within Lot C.
  - Wall along the northerly district boundary.

- **Landscape Maintenance District No. 855 (Oaks Business Park)**
  - Plans and specifications for the improvements are those prepared by Kier & Wright and Reed & Associates for Tract 7300.

    Subdivision 7300
    - Installation, maintenance and operation to include repair, replacement and servicing of street trees, shrubs, plantings and

irrigation systems together with earth berms, slopes, curbs, root deflectors, decorative paving, lighting, sidewalks and concrete or wood appurtenances, all as delineated on the improvement plans for Tract 7300 prepared by Kier & Wright and Reed & Associates or as specified in the City of Livermore Community Development Department, Engineering Division standard details and specifications and further described as:

- Median landscaping within public rights of way of Maintenance District No. 855
- Landscaping along Isabel Avenue western buffer strip.
- Multi-use trail, swale, landscaping, and irrigation along the south side of Jack London Boulevard within the trail and 35 foot landscape easement.
- Detention basin maintenance within Lot 9 as shown on the improvement plans for Tract Map 7300.
- Multi-use trail along the eastern side of Lot 9 as shown on improvement plans for Tract Map 7610.
- Multi-use trail between Lot 9 and Lot 7 as shown on the improvement plans for Tract Map 7300.

- Together with any and all incidental expenses in connection therewith all as more particularly authorized pursuant to the Landscaping and Lighting Act of 1972.

- **Landscape Maintenance District No. 857 (Montage)**
  - Plans and specifications for the improvements are those prepared by McKay & Somps for Tract 7610.

    <u>Subdivision 7610</u>
    - Installation, maintenance and operation to include repair, replacement and servicing of street trees, shrubs, plantings and irrigation systems together with earth berms, slopes, curbs, root deflectors, decorative paving, lighting, sidewalks and concrete or wood appurtenances, all as delineated on the improvement plans for Tract 7610 prepared by McKay and Somps or as specified in the City of Livermore Community Development Department, Engineering Division standard details and specifications and further described as:
      - Median landscaping within public right-of-way on Campus Hill Drive.
      - Median landscaping within public right-of-way on Portola Avenue east of Campus Hill Dr.
      - Cayetano Park area east of Campus Hill Drive (portion of the cost to maintain), including park amenities such as landscaping, benches, decorative paving, sculptures, walls, play areas, sports facilities, seating areas.
      - Trail along Campus Hill Drive and adjacent to the northern property line of Tract 7610.

- Irrigation along west side of Campus Hill Drive.
- Future landscaping and special amenities installed with the future residential development east of future Isabel Avenue and south of Portola Avenue which includes additional medians on Portola Avenue east of Isabel Avenue and a multi-use trail from Collier Canyon Creek to just south of the Portola overcrossing.

o Together with any and all incidental expenses in connection therewith all as more particularly authorized pursuant to the Landscaping and Lighting Act of 1972.

- **Landscape Maintenance District No. 858 (Arroyo Crossings)**
  - o Plans and specifications for the improvements are those prepared by McKay & Somps for Tract 7561.

    Subdivision 7561
    - Installation, maintenance and operation to include repair, replacement and servicing of trees, shrubs, plantings and irrigation systems, and a tot lot together with median swales, AC paving pathway, concrete pathway and other appurtenances, all as delineated on the improvement plans for Tract 7561 prepared by Ruggeri-Jenson-Azar & Associates and Ripley Design Group or as specified in the City of Livermore Community Development Department, Engineering Division standard details and specifications and further described as:
      - All landscaping and concrete pedestrian pathway within Parcel A and the public pedestrian access easement in Lot A within Tract 7561.
      - All landscaping and swales within the medians along Rivers Bend Circle.
      - All landscaping, irrigation, and the masonry wall with entry features along Arroyo Road within Parcels B and C of Tract 7561.
      - All landscaping on the Livermore Area Recreation and Parks District ("LARPD") property along the south side of Robertson Park Road and the eastern boundary of Tract 7561.
      - AC pedestrian pathway and landscaping on the Livermore Area Recreation and Parks District ("LARPD") property along the north side of Robertson Park Road from Arroyo Road to the Public Pedestrian Access Pathway.
      - Entry features at the entrance of Robertson Park Road on the Livermore Area Recreation and Parks District ("LARPD") property.
  - o Together with any and all incidental expenses in connection therewith all as more particularly authorized pursuant to the Landscaping and Lighting Act of 1972.

- **Landscape Maintenance District No. 860 (Orchid Place)**
  - Plans and specifications for the improvements are those prepared by Alexander and Associates, Civil Engineers, for Tract 7428.

    Subdivision 7428
    - Installation, maintenance and operation to include repair, replacement and servicing of trees, shrubs, plantings and irrigation systems together with AC paving, pathways and other appurtenances, all as delineated on the improvement plans for Parcel Map 9189 prepared by Alexander & Associates or as specified in the City of Livermore Community Development Department, Engineering Division standard details and specifications and further described as:
      - Backing lot landscaping and irrigation on Vasco Road including the masonry wall, landscaping within Parcel A and the multi-use trail.
  - Together with any and all incidental expenses in connection therewith all as more particularly authorized pursuant to the Landscaping and Lighting Act of 1972.

- **Landscape Maintenance District No. 861 (Kohl's)**
  - Plans and specifications for the improvements are those prepared by Kier and Wright, Civil Engineers, for Parcel Map 9189.

    Subdivision 9189
    - Installation, maintenance and operation to include repair, replacement and servicing of trees, shrubs, plantings and irrigation systems together with earth berms , slopes, curbs, root deflectors, decorative paving, lighting, sidewalks and concrete and wood appurtenances, all as delineated on the improvement plans for Parcel Map 9189 prepared by Kier & Wright and Reed & Associates or as specified in the City of Livermore Community Development Department, Engineering Division standard details and specifications and further described as:
      - Multi-use trail and landscaping and irrigation along the north side of Parcel Map 9189 within the 20.5 foot trail and creek buffer zone as shown within the improvement plans for Parcel Map 9189.
      - Wood rail fence along the southern edge of the multi-use trail and the wire mesh "view" fence along the northern edge of the multi-use trail
      - Seating area including the stamped concrete path, drinking fountain, and benches.
  - Together with any and all incidental expenses in connection therewith all as more particularly authorized pursuant to the Landscaping and Lighting Act of 1972.

- **Landscape Maintenance District No. 862 (Magnolia Place)**
  - Plans and specifications for the improvements are those prepared by Kier and Wright, Civil Engineers, for Parcel Map 9189

    Subdivision 8061
    - Installation, maintenance and operation to include repair, replacement and servicing of trees, shrubs, plantings and irrigation systems together with earth berms , slopes, curbs, root deflectors, masonry walls and concrete or wood appurtenances, all as delineated on the improvement plans for Tract 8061 prepared by MacKay & Somps (Civil) and Gates & Associates (Landscape Architect) or as specified in the City of Livermore Community Development Department, Engineering Division standard details and specifications and further described as:
      - Backing lot landscaping, wrought iron fencing, and decorative columns on Central Avenue for Tract 8061 from the southerly tract boundary to the northerly tract boundary.
      - Frontage landscaping and irrigation adjacent to North Vasco Road for Tract 8061 from the southerly tract boundary to the northerly tract boundary.
      - Wall adjacent to North Vasco Road for Tract 8061 from the southerly tract boundary to the northerly tract boundary.
      - Concrete walkway in backing lot area adjacent to North Vasco Road for Tract 8061 from the southerly tract boundary to the northerly tract boundary.
  - Together with any and all incidental expenses in connection therewith all as more particularly authorized pursuant to the Landscaping and Lighting Act of 1972.

- **Landscape Maintenance District No. 863 (The Vines)**
  - Plans and specifications for the improvements are those prepared by MacKay & Somps (Civil) and Ripley Design (Landscape Architect), for Tract 8195.
    - Installation, maintenance and operation to include repair, replacement and servicing of trees, shrubs, plantings and irrigation systems together with earth berms , slopes, curbs, root deflectors, and concrete or wood appurtenances, all as delineated on the improvement plans for Tract 8195 prepared by MacKay & Somps (Civil) and Ripley Design (Landscape Architect) or as specified in the City of Livermore Community Development Department, Engineering Division standard details and specifications and further described as:
      - Backing lot landscaping along South Vasco Road from the southerly tract boundary to the northerly tract boundary.
      - Backing lot landscaping and irrigation along East Avenue from the westerly tract boundary to the easterly tract boundary.
      - Concrete walkway in backing lot landscaping along South

Vasco Road from the southerly tract boundary to the northerly tract boundary.

- Concrete walkway in backing lot landscaping along East Avenue from the westerly tract boundary to the easterly tract boundary.
- Monument sign, wine barrel and associated lighting at the northeasterly corner of the tract boundary.

- Together with any and all incidental expenses in connection therewith all as more particularly authorized pursuant to the Landscaping and Lighting Act of 1972.

Improvement diagrams have been prepared identifying all the improvements and areas that are to be maintained by the Districts. A copy of these diagrams is on file with the City Public Works Department.

PART B

ESTIMATE OF COST

The 1972 Act requires that a special fund be set up for the collection of revenues and expenditures of each District. The Act provides that the total cost of construction, operation, and maintenance and servicing of the public landscaping, street lighting, parks, trails, and open space improvements, etc. can be recovered by each District. Incidental expenses including administration of the Districts, engineering fees, legal fees and all other costs associated with the construction, operation and maintenance and servicing of the Districts can also be included.

Revenues collected from the assessments shall be used only for the types of expenditures represented above. A contribution to each District by the City may be made to reduce assessments as the City deems appropriate. Any balance remaining on July 1 at the end of the fiscal year must be carried over to the next fiscal year unless the funds are being accumulated for future capital improvements or operating reserves.

A summary of the estimated revenues and cost estimates for Fiscal Year 2026-27 is included herein. For a detailed breakdown of the revenues and cost estimates for each District please refer to both Appendix A in this report, and the City's budget for Fiscal Year 2026-27.

General definitions of words, phrases, and abbreviations shown on the "Fiscal Year 2026-27 Estimates of Cost" for each District in Appendix A follow.

Fiscal Year – One year period of time beginning July 1st of a given year and ending June 30th of the following year.

Personnel Costs – The estimated cost of labor and non-labor tasks along with materials necessary for maintaining and servicing the trees, shrubs, turf, and ground cover areas within the District.

Contract Services – The estimated cost of labor and non-labor tasks necessary for maintaining and servicing the trees, shrubs, turf, and ground cover areas within the District as provided by a contractor.

Maintenance Materials – The estimated cost of materials necessary for maintaining and servicing the trees, shrubs, turf, and ground cover areas within the Districts.

Irrigation Water – The cost of water used for irrigating the landscaping improvements of the Districts.

Electrical – The cost of electricity used to power irrigation controllers and lighting.

Phone – The cost of the service to have a phone connection to the irrigation controller from the City's central computer at the maintenance department.

Equipment Maintenance & Operation – The cost of materials and labor necessary for maintaining, repairing, and operating equipment/vehicles used for all aspects of maintenance in the Districts.

Equipment Purchase Repayment – One eighth of each District's share of the cost necessary to purchase and replace equipment/vehicles in the eighth year of maintenance. This dollar amount is based on the square footage of each District.

Program Administration – Direct and overhead costs of the City related to the administration of the Districts.

Alameda County Collection Charge – The service charge (currently 1.7%) that Alameda County charges for collecting the assessment revenue for the City.

Total Units – The total number of units to be assessed within the Districts based on the Method of Apportionment.

Assessment Per Parcel – The amount to be assessed on each unit within the Districts.

FY – Fiscal Year.

SF – Square Foot.

KSF – Thousand Square Feet.

C.P.I. – Consumer Price Index.

City of Livermore
Maintenance Assessment District
Fiscal Year 2026-27 Cost Estimate Summary

District	Zone	District Name	City Org Code	Projected 7/1/2026 Fund Balance	Revenue	Expense	Projected 6/30/2027 Fund Balance
Landscape and Lighting District No. 1	1989-1	Autumn Valley	31161270	$125,448.61	$33,682.94	$18,287.49	$140,844.06
Landscape and Lighting District No. 1	1989-2	Stratford Park	31161271	$443,006.98	$205,190.50	$356,875.66	$291,321.82
Landscape and Lighting District No. 1	1989-4	Amber Ridge	31161272	$36,454.19	$206,356.74	$232,978.91	$9,832.02
Landscape and Lighting District No. 1	1990-1	Silver Oaks	31161273	($42,371.99)	$3,872.20	$10,010.68	($48,510.47)
Landscape and Lighting District No. 1	1990-2	Monticello	31161268	$71,782.07	$56,381.20	$67,319.05	$60,844.22
Landscape and Lighting District No. 2	1992-0	Portola Glen	31161269	$524,708.52	$175,409.22	$138,029.11	$562,088.63
Landscape and Lighting District No. 2	1992-1	Scenic Arroyo Estates	31161267	$62,126.59	$22,630.04	$21,743.44	$63,013.19
Landscape and Lighting District No. 2	1993-1	Tapestry	31161203	$57,530.08	$73,445.76	$81,699.08	$49,276.76
Landscape and Lighting District No. 2	1993-2	Walmart	31161240	$52,463.11	$2,047.10	$66.63	$54,443.58
Landscape and Lighting District No. 2	1994-1	Danbury	31161202	$9,828.51	$16,758.04	$19,924.11	$6,662.44
Landscape and Lighting District No. 2	1994-2	Portola Meadows	31161241	$94,025.66	$38,472.72	$34,211.61	$98,286.77
Landscape and Lighting District No. 2	1994-3	California Promenade I and II	31161242	$202,571.39	$63,222.88	$72,816.19	$192,978.08
Landscape and Lighting District No. 2	1994-4	Windmill Springs	31161243	$94,808.97	$20,602.16	$13,638.84	$101,772.29
Landscape and Lighting District No. 2	1994-6	California Nugget I	31161247	$24,539.96	$10,646.68	$8,329.81	$26,856.83
Landscape and Lighting District No. 2	1994-7	Rincon Estates	31161248	$22,269.69	$3,118.08	$2,204.99	$23,182.78
Landscape and Lighting District No. 2	1994-8	Hallmark Collection	31161249	$9,711.67	$2,858.04	$2,567.65	$10,002.06
Landscape and Lighting District No. 2	1995-1	Orchard Business Park	31161244	$145,647.27	$47,327.04	$24,506.42	$168,467.89
Landscape and Lighting District No. 2	1995-2	Sandhurst	31161201	$35,468.87	$35,071.68	$23,673.19	$46,867.36
Landscape and Lighting District No. 2	1995-3	Jack London Place	31161245	($35,437.41)	$3,037.02	$7,249.96	($39,650.35)
Landscape and Lighting District No. 2	1995-4	Airport Business #1	31161250	$3,694.83	$35,754.18	$13,206.83	$26,242.18
Landscape and Lighting District No. 2	1995-6	Alden Estates	31161246	$49,368.95	$14,201.60	$4,652.22	$58,918.33
Landscape and Lighting District No. 2	1995-7	Scenic Links	31161251	$38,053.46	$8,254.86	$9,281.25	$37,027.07
Landscape and Lighting District No. 2	1996-1	Portola Collection	31161252	$25,279.60	$11,856.94	$7,805.88	$29,330.66
Landscape and Lighting District No. 2	1996-2	Altamont #1	31161253	$101,941.37	$20,255.40	$28,530.09	$93,666.68
Landscape and Lighting District No. 2	1996-3	Beck - Concannon Blvd/Murdell Lane	31161254	$135,945.30	$31,393.44	$25,345.14	$141,993.60
Landscape and Lighting District No. 2	1996-5	Sterling Reserve 1	31161255	$43,887.58	$10,844.40	$5,544.38	$49,187.60
Landscape and Lighting District No. 2	1996-6	Sterling Reserve 2	31161260	$14,369.14	$4,121.40	$2,421.05	$16,069.49
Landscape and Lighting District No. 2	1996-7	Devon Place T-6801	31161256	($6,484.70)	$11,665.44	$10,955.40	($5,774.66)
Landscape and Lighting District No. 2	1996-8	Maralisa I	31161261	$65,476.52	$22,643.20	$42,797.47	$45,322.25
Landscape and Lighting District No. 2	1996-9	California Ranch	31161262	($79,741.34)	$15,246.00	$23,129.47	($87,624.81)
Landscape and Lighting District No. 2	1997-2	California Mountain View - 1	31161257	$18,642.47	$10,836.48	$10,462.42	$19,016.53
Landscape and Lighting District No. 2	1997-3	California Mountain View - 2	31161258	$22,937.44	$6,334.80	$9,214.95	$20,057.29
Landscape and Lighting District No. 2	1997-4	National Drive	31161263	$57,160.44	$14,150.72	$12,717.50	$58,593.66
Landscape and Lighting District No. 2	1997-5	Dover	31161259	$75,518.61	$23,001.44	$29,802.54	$68,717.51
Maintenance District No. 801	N/A	Mt. Day	31161230	($322.40)	$4,141.56	$2,447.06	$1,372.10
Maintenance District No. 802	N/A	Lomitas/Ryan	31161231	$951.38	$4,327.38	$4,680.66	$598.10
Maintenance District No. 803	N/A	Ridgecrest	31161232	$82,361.49	$41,835.30	$55,636.21	$68,560.58
Maintenance District No. 804	N/A	Sonterra	31161233	$81,347.56	$19,169.50	$23,516.61	$77,000.45
Maintenance District No. 805	N/A	The Greens, Tournament	31161228	$15,913.11	$4,007.50	$7,644.95	$12,275.66
Maintenance District No. 806	N/A	Saddleback	31161234	$115,730.32	$43,680.00	$44,024.01	$115,386.31
Maintenance District No. 807	N/A	Altamar	31161235	$118,063.64	$27,018.20	$28,607.09	$116,474.75
Maintenance District No. 808	N/A	Meadows	31161236	$60,517.67	$12,627.72	$10,467.57	$62,677.82
Maintenance District No. 809	N/A	Capistrano	31161237	$32,187.77	$2,701.80	$2,953.31	$31,936.26
Maintenance District No. 810	N/A	Contractor's Place T-7090	31161264	$84,406.65	$15,212.98	$16,475.64	$83,143.99
Maintenance District No. 811	N/A	Altamont #2	31161265	$82,249.99	$47,024.88	$77,278.07	$51,996.80
Maintenance District No. 813	N/A	Vintage Collection	31161229	$52,905.32	$12,685.60	$10,014.68	$55,576.24
Maintenance District No. 814	N/A	Maralisa II	31161266	$188,652.32	$62,123.00	$75,227.43	$175,547.89
Maintenance District No. 815	N/A	Bluffs	31161238	$117,875.34	$33,572.28	$54,450.41	$96,997.21
Maintenance District No. 817	N/A	Lomitas/Evans	31161239	$51,640.67	$8,767.20	$4,527.55	$55,880.32
Maintenance District No. 818	N/A	Airport Business Park Site #2	31161204	$51,077.47	$36,925.06	$35,885.43	$52,117.10
Maintenance District No. 819	N/A	Vintner Place	31161205	$27,853.71	$7,027.58	$17,997.12	$16,884.17
Maintenance District No. 820	N/A	Arroyo Road/Lomitas Avenue	31161206	$36,896.54	$7,259.60	$4,763.59	$39,392.55
Maintenance District No. 821	N/A	Shea Business Center	31161207	$9,906.59	$24,566.14	$22,710.43	$11,762.30
Maintenance District No. 822	N/A	Prima	31161208	$282,335.46	$50,671.92	$26,546.85	$306,460.53
Maintenance District No. 823	N/A	Dunsmuir	31161209	$978,495.17	$443,928.00	$543,532.46	$878,890.71
Maintenance District No. 824	N/A	Vintner Estates	31161210	$35,432.96	$10,020.96	$7,958.05	$37,495.87
Maintenance District No. 826	N/A	Park Lane	31161211	$139,943.73	$37,518.68	$58,319.06	$119,143.35
Maintenance District No. 827	N/A	Kristopher Ranch	31161212	$733,997.79	$140,700.24	$105,088.63	$769,609.40
Maintenance District No. 828	N/A	Scenic Meadows	31161213	$19,407.19	$5,411.12	$6,160.97	$18,657.34
Maintenance District No. 829	N/A	Larry's Place	31161214	$31,408.44	$8,936.16	$5,847.00	$34,497.60
Maintenance District No. 830	N/A	Vinsanto	31161215	$180,568.52	$70,022.88	$114,316.79	$136,274.61
Maintenance District No. 831	N/A	Sevillano	31161216	($8,772.22)	$58,957.00	$72,619.35	($22,434.57)
Maintenance District No. 832	N/A	California Nugget II	31161217	$40,287.90	$5,250.84	$2,809.70	$42,729.04
Maintenance District No. 833	N/A	Creekside	31161218	$134,877.81	$36,704.64	$42,874.03	$128,708.42
Maintenance District No. 835	N/A	Ashford Renaissance	31161219	$64,072.55	$16,393.78	$18,039.15	$62,427.18
Maintenance District No. 836	N/A	Legacy	31161220	$34,584.92	$10,600.08	$6,351.59	$38,833.41
Maintenance District No. 837	N/A	Los Olivos	31161221	$49,841.82	$223,558.08	$258,474.32	$14,925.58
Maintenance District No. 838	N/A	Ponderosa - Legacy	31161222	$289,550.18	$99,244.60	$77,291.29	$311,503.49
Maintenance District No. 839	N/A	Reserves	31161223	$69,789.66	$15,263.00	$9,997.11	$75,055.55
Maintenance District No. 840	N/A	Birchwood	31161224	$102,541.07	$14,393.28	$18,053.40	$98,880.95
Maintenance District No. 841	N/A	Vineyard Gates I	31161225	$92,133.83	$76,003.50	$73,483.38	$94,653.95
Maintenance District No. 842	N/A	Lennox	31161226	$29,159.51	$5,931.96	$8,600.03	$26,491.44
Maintenance District No. 843	N/A	Parkside Tiffany Collection	31161227	$41,827.10	$18,763.04	$17,510.36	$43,079.78
Maintenance District No. 844	N/A	Cornerstone	31161275	($75,091.93)	$16,315.92	$21,366.33	($80,142.34)
Maintenance District No. 845	N/A	Alden Lane Estates	31161277	$110,553.16	$25,631.00	$24,668.16	$111,516.00
Maintenance District No. 846	N/A	Rosegate	31161278	$69,294.94	$6,253.00	$6,384.14	$69,163.80
Maintenance District No. 847	N/A	Creekside Villas	31161279	$76,522.09	$5,605.12	$10,542.82	$71,584.39
Maintenance District No. 848	N/A	Scenic 7 Hills	31161280	$69,727.42	$26,690.16	$30,942.21	$65,475.37
Maintenance District No. 849	N/A	Habitat for Humanity	31161282	$37,528.01	$8,411.48	$12,928.58	$33,010.91
Maintenance District No. 850	N/A	Arroyo Plaza II	31161276	$29,302.74	$10,538.00	$8,334.78	$31,505.96
Maintenance District No. 851	N/A	L St. Traffic Calming	31161281	$19,874.45	$1,705.44	$828.86	$20,751.03
Maintenance District No. 852	N/A	Vineyard Gate 2	31161283	$128,103.91	$33,551.20	$30,458.89	$131,196.22
Maintenance District No. 853	N/A	Ladera Estates	31161284	$355,536.97	$101,819.52	$120,188.82	$337,167.67
Maintenance District No. 854	N/A	Northbrook Homes-The Grove	31161285	$650,713.91	$164,031.80	$148,450.13	$666,295.58
Maintenance District No. 855	N/A	Oaks Business Park	31161286	$606,247.68	$92,527.40	$130,230.21	$568,544.87
Maintenance District No. 857	N/A	Montage	31161287	$180,844.94	$117,291.20	$209,451.50	$88,684.64
Maintenance District No. 858	N/A	Arroyo Crossings	31161288	$309,340.33	$58,258.30	$65,590.22	$302,008.41
Maintenance District No. 860	N/A	Orchid Place	31161290	$64,514.31	$9,937.90	$20,610.37	$53,841.84
Maintenance District No. 861	N/A	Kohls	31161289	$84,007.01	$8,598.02	$4,499.52	$88,105.51
Maintenance District No. 862	N/A	Magnolia Place	31161291	$110,238.38	$9,448.00	$18,749.90	$100,936.48
Maintenance District No. 863	N/A	The Vines	31161292	$2,377.97	$20,501.60	$17,179.73	$5,699.84

The purpose of the fund balance carryover is to ensure the District will have funds available for cashflow purposes and to repair or reconstruct the improvements that are the responsibility of the District.

The Recommended Operating Reserve target is fifty percent (50%) of the projected expenditures. Maintaining a fully funded Operating Reserve eliminates the need for the City to transfer funds from non-District accounts to pay for operational expenses during the first half of the fiscal year and provides the District with sufficient funds to address any unforeseen or unusual expenditures that may occur during the year.

Additionally, another purpose of collecting and holding funds is so that when improvements need to be replaced or expenditures are greater than can be conveniently raised from a single year's assessment, funds are available so that the District can respond and address the need promptly.

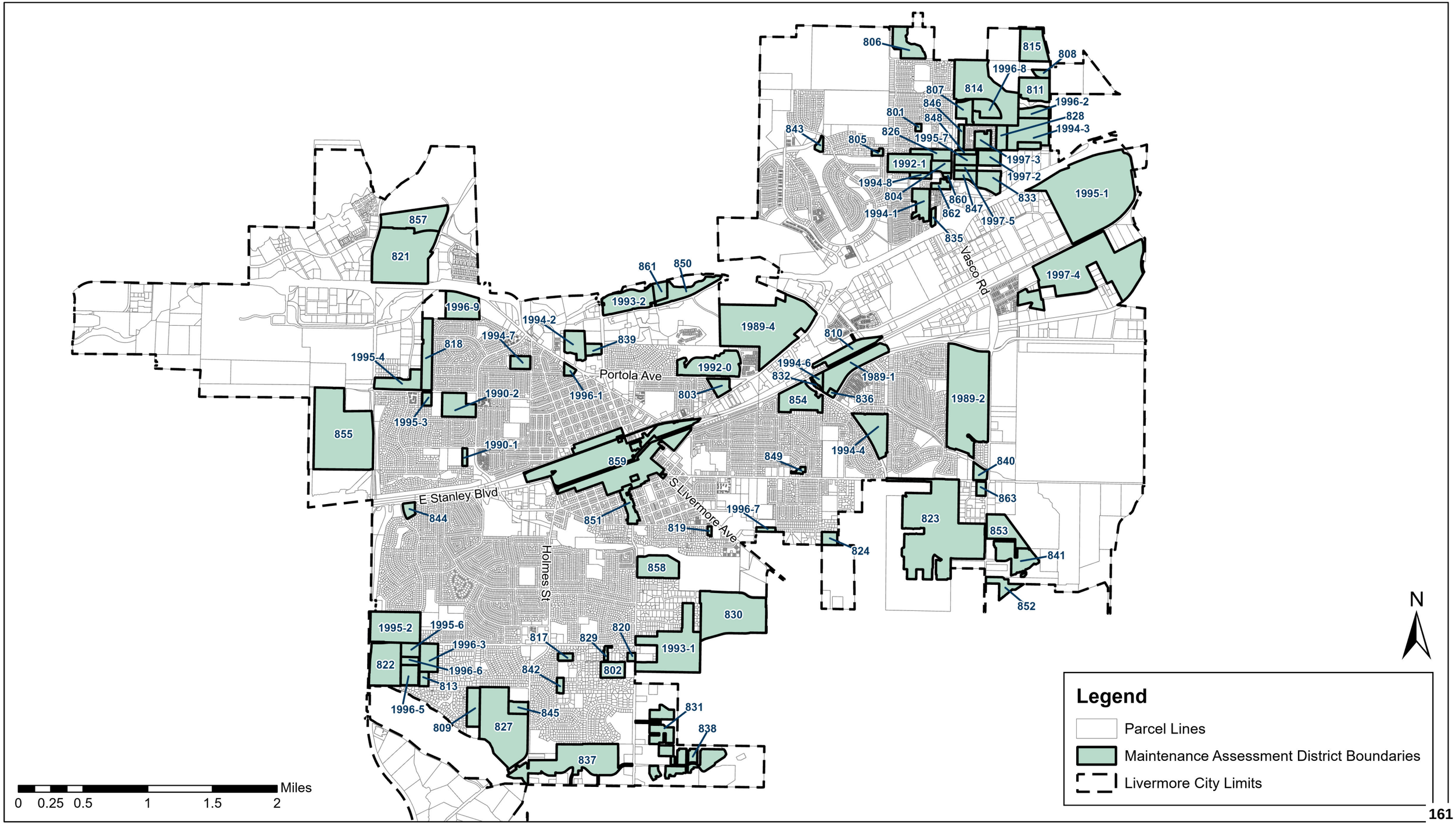
PART C

ASSESSMENT DISTRICT DIAGRAM

The boundaries of each of the Districts are completely within the boundaries of the City of Livermore. The consolidated Assessment Diagram for the Districts is on file in the Office of the City Clerk and the Public Works Department of the City of Livermore and shown on the following page of this Report. The assessor's parcel numbers (APN) and lines and dimensions of each lot or parcel within each District are those lines and dimensions shown on the maps of the Alameda County Assessor, for the year when this Report was prepared, and are incorporated by reference herein and made part of this Report.

City of Livermore
Maintenance Assessment District Diagram

EXHIBIT A



PART D

METHOD OF APPORTIONMENT OF ASSESSMENT

Part 2 of Division 15 of the Streets and Highways Code, the Landscaping and Lighting Act of 1972, permits the establishment of assessment districts by Agencies for the purpose of providing certain public improvements which include the operation, maintenance, servicing, and replacement of streetlights, landscaping, trails, open space, and park improvements.

Section 22573 of the Landscape and Lighting Act of 1972 requires that maintenance assessments must be levied according to benefit rather than according to assessed value. This Section states:

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefit to be received by each such lot or parcel from the improvements."*

As a benefit-based assessment, parcels receiving benefit from improvements maintained by the Districts are subject to an assessment and will not be exempted if benefit is received. The improvements provided by these Districts and for which properties will be assessed have been identified as necessary, required and/or desired for the orderly development of the properties within each District to their full potential, consistent with the development plans and applicable portions of the City's General Plan. Therefore, the improvements and the annual costs of ensuring the maintenance and operation of the improvements are a distinct and special benefit to the properties within the Districts. In addition, Article XIIID, Section 4(a) of the California Constitution limits the amount of any assessment to the proportional special benefit conferred on the property, which must be determined in relationship to the entirety of the maintenance and operation expense of the public improvement. Because assessments are levied on the basis of benefit, they are not considered a tax, and therefore, are not governed by Article XIIIA of the California Constitution.

The 1972 Act permits the designation of zones of benefit within any individual assessment district if "by reasons or variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvements" (Sec. 22574). Thus, the 1972 Act requires the levy of a true "assessment" rather than a "special tax."

Article XIIID provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment. Exempted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways, public greenbelts and public parkways (all of which are typically not assigned an Assessor Parcel Number ("APN") by the County), and that portion

of public property that is not developed and used for business purposes similar to private commercial, industrial, and institutional activities (such as office buildings like a City Hall, etc.). Also exempted from the assessment would be utility rights-of-ways, common areas (such as in condominium complexes), and any other property that is deemed to be unable to develop by the City. These types of parcels do not benefit from the improvements.

QUANTIFICATION OF BENEFIT

Each District provides a funding source for the operation, maintenance, servicing, and replacement of streetlighting, landscaping, recreation/trail, and park improvements authorized under the statute and that benefit properties within the boundaries of each District.

In order for the City to quantify and separate the general versus special benefits conferred by each improvement type, an analysis of each improvement was conducted. The analysis reviewed the location, purpose, and utilization of each improvement, and then identified the properties that benefit from the improvement both within and outside the City and within and outside each District, and then allocated the costs to maintain, service, and replace each improvement type to each benefitting property and District.

Because general benefits are not assessable, any costs attributed to general benefits or special benefits assigned to properties (both within and outside and the City) that are not in a District are to be paid for by the City. Only the costs attributed to the special benefits conferred on property within each District from the authorized improvements are assessable, and therefore assessed herein. A summary of the benefit analysis by improvement type is described below.

BENEFIT DETERMINATION FOR ARTERIAL/MAJOR ROADWAY LANDSCAPING AND STREETLIGHTING

City arterial/major roadways provide reliable access to all areas of the City and therefore confer a special and direct benefit to all properties within City limits. The special and direct benefit conferred on properties within the City from roadside and median landscaping and streetlighting located along arterial/major roadways consists of the following:

- Enhanced desirability of property through association with the improvements.
- Improved aesthetic appeal of properties providing a positive representation of the area and properties.
- Enhanced quality of life through well-maintained green space and landscaped areas.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties through well-maintained surroundings and amenities including abatement of graffiti.
- Environmental enhancement through improved erosion control, dust and debris control, and fire prevention.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.

- Increased nighttime visibility resulting in enhanced safety on roads and in public areas.

If these landscaping and streetlighting improvements were not installed, properties in the City would not be as appealing to property owners, patrons, and prospective buyers which would adversely affect the desirability of property. Therefore, the landscaping and streetlighting improvements located along arterials/major roadways provide a specific enhancement to property values in the City and not a general enhancement of property values. In addition to the special and direct benefits property owners within the City receive from arterial/major roadway landscaping and streetlighting improvements, there are also some incidental general benefits received by vehicular and pedestrian flow-through traffic (traffic that does not stop within the City) which originates from properties outside City limits and traverses the City's arterial/major roadway system to travel to another destination outside of the City.

Google Maps was utilized to determine if the City's arterial/major roadways are likely to be traversed by people commencing from locations outside City limits to access other destinations outside City limits. An analysis of virtually all viable routes from all directions was performed using locations outside City limits as a starting point to ending destinations outside City limits. The results of this analysis confirmed that traversing City arterial/major roadways is seldom the preferred route. Vehicular flow-through traffic is much more likely to utilize Interstate 580 and Highway 84 than City arterial/major roadways. However, the Circulation Element of the City's General Plan ("Circulation Element") states that City arterial/major roadways experience increased traffic when there is congestion on Interstate 580. Per the Circulation Element, an average of 25% of traffic travels through critical arterial segments near the freeway, including Isabel Avenue, Livermore Avenue, First Street, Vasco Road, and Greenville Road is nonlocal, flow-through traffic. These critical arterial segments represent less than a quarter of the total length of the overall arterial/major roadway system in the City. Therefore, it is conservatively estimated that 10% of the traffic for the City's overall arterial/major roadway system is attributed to flow-through traffic and is assigned as general benefit and 90% is assigned as special benefit to properties within City limits proportionately. The annual cost to operate, maintain, service and replace arterial/major roadway landscaping and streetlighting improvements is apportioned as follows: special benefits assigned to properties within the City and not in a District, special benefits assigned to properties within the City and in a District, and general benefit attributed to flow-through traffic. Therefore, property owners within each District will be assessed for their portion of costs attributed to the special benefits conferred to their property from the arterial/major roadway landscaping and streetlighting improvements, and the City will pay for the portion of costs attributed to special benefits assigned to properties within the City and not in a District and the general benefit attributed to flow-through traffic.

BENEFIT DETERMINATION FOR PARKS

The City is served by an extensive network of parks, ranging from large community parks to small neighborhood parks with tot lots. Existing parks within the City are listed and shown in Appendix B (City Parks System Benefit Diagram) of this Report. The City owns and operates several of the smaller parks in the City. The Livermore Area Parks and Recreation District ("LAPRD"), however, has the primary responsibility to provide, plan for, and maintain parks in the City and the surrounding area.

Community parks in the City attract property owners and residents from the entire City because they offer a wide variety of amenities and recreational opportunities, including but not limited to, sports fields, tennis courts and aquatic facilities, open play fields, hiking and bicycle trails, tot lots, picnic areas and space for public events. Also, well maintained Community Parks provide an enhanced desirability of property in the City through association with these facilities. For this reason, the City's Community Parks are of special and direct benefit to all parcels within the City and general benefit is attributed to people coming in from outside of the City to utilize the City's Community Parks. Per an analysis performed at the time of formation of the City's Downtown Maintenance District No. 859 determined that 40% of the costs to annually operate, maintain, service and replace the Community Park improvements can be attributed to general benefit. Therefore, the annual cost to operate, maintain, service and replace Community Parks improvements is apportioned as follows: special benefits assigned to properties within the City and not in a District, special benefits assigned to properties within the City and in a District authorized to fund parks, special benefits assigned to properties within the City and in a District not authorized to fund parks, and general benefit attributed to utilization of Community Parks by people coming in from outside of the City. Therefore, property owners within each District will be assessed for their portion of costs attributed to the special benefits conferred to their property from the Community Parks. The portion of costs attributed to special benefits assigned to properties within the City and not in a District or in a District not authorized to fund parks, and the general benefit attributed to utilization of Community Parks by people coming in from outside of the City will be funded by a non-District assessment revenue source.

Neighborhood parks are generally much smaller than Community Parks with less amenities, limited parking, and little to no visibility to the public at large. Neighborhood Parks provide for more aesthetically pleasing neighborhoods, environmental and health benefits, community gathering places, and an overall improved and healthier community image, etc. If these Neighborhood Park improvements were not installed, property nearby would not look as appealing to property owners, prospective property owners, and patrons alike, which would adversely affect the value of their property. Based on the Parks and Economic Development Report published by the American Planning Association, homes adjacent and near parks and open space are typically valued at 8-20% higher than comparable properties, with positive price effect declining to zero about ½ mile away. Also, property owners and residents located within a ½ mile +/- radius from a Neighborhood Park tend to be the primary users due to convenience by proximity. Therefore, Neighborhood Parks provide a special and direct benefit to property located within a ½ mile of a Neighborhood Park or Neighborhood Park components of Community Parks.

Most of the properties in the City are located within the ½ special benefit radius as shown in Appendix B (City Parks System Benefit Diagram) of this Report. Although determined to be infrequent, it is reasonable to conclude that some residents who live outside of the ½ mile radius may utilize the City's Neighborhood Parks and this benefit must be accounted for and cannot be assigned to properties within the ½ mile special benefit radius. Based on the possibility that users from outside the ½ mile special benefit radius may use the City's Neighborhood Parks, it is conservatively estimated that approximately 5% of the costs to annually operate, maintain, service and replace the Neighborhood Park improvements can be attributed to general benefit. Therefore, the annual cost to operate, maintain, service and replace Neighborhood Parks improvements is apportioned as follows: special benefits assigned to properties not in a District and within a ½ mile radius to a Neighborhood Park or a Neighborhood Park component of a Community Park, special benefits assigned to properties in a District authorized to fund parks and within a ½ mile radius to a Neighborhood Park or a Neighborhood Park component of a Community Park, special benefits assigned to properties in a District not authorized to fund parks and within a ½ mile radius to a Neighborhood Park or a Neighborhood Park component of a Community Park, and general benefit attributed to utilization of Neighborhood Parks by people coming in from outside of the ½ mile special benefit radius. Therefore, property owners within each District authorized to fund parks will be assessed for their portion of costs attributed to the special benefits conferred to their property from the Neighborhood Parks or a Neighborhood Park component of a Community Park. The portion of costs attributed to special benefits assigned to properties not in a District and within the ½ mile special benefit radius and the general benefit attributed to utilization of Neighborhood Parks by people coming in from outside of the ½ mile special benefit radius will be funded by a non-District assessment revenue source.

BENEFIT DETERMINATION FOR LOCAL IN-TRACT LANDSCAPING AND STREETLIGHTING

Landscaping and streetlighting located along local in-tract streets provide a special and direct benefit to parcels within their respective developments. The special and direct benefits from in-tract landscaping and streetlighting consists of enhanced beautification and safety to entrances and interior of developments. Property owners who reside within these developments realize these enhanced aesthetic and safety benefits when they are entering and exiting the development. If these in-tract landscaping and streetlighting improvements were not installed, the developments would not look appealing to property owners and prospective property buyers which would adversely affect the value of their property. Therefore, these landscaping and streetlighting improvements provide a specific enhancement to property values and not a general enhancement of property values.

Since in-tract streets within developments corresponding to the Districts are designed to have minimal flow-through traffic, there are few reasons for vehicles to access the in-tract streets unless their destination is to or from a property within the development. However, it is reasonable to conclude that some vehicular traffic may on a rare occasion utilize the in-tract streets due to the need to turn around or a mistaken turn into the development. The rare circumstance where a pedestrian or vehicle mistakenly uses the in-tract streets, have been determined to be a rare and infrequent circumstance. Even though these are

rare and infrequent circumstances, they must be accounted for and cannot be assessed to the properties within the Districts. Therefore, based on flow-through traffic it is conservatively estimated that approximately 98% of the annual trips along local in-tract streets within developments corresponding to the Districts are of special and direct benefit to the properties within the Districts and 2% of the annual trips along local in-tract streets within developments corresponding to the Districts are of general benefit. Therefore, 2% of the cost to operate, maintain, service and replace in-tract landscaping and streetlighting for the Districts will be paid by the City and the remaining 98% will be assigned each respective District and spread proportionately based on the Assessment Methodology below.

ASSESSMENT METHODOLOGY FOR SPECIAL BENEFIT

As certain subdivisions have developed and continue to develop throughout the City, they may be annexed into an existing District or a new District may be created. Each new subdivision or development is evaluated to determine which improvements are of a specific and direct benefit to the parcels within the subdivision or development and then a determination is made whether to annex them into an existing District or form a new District. The parcels, which benefit from the improvements, are then identified and a benefit assessment methodology is developed to allocate the costs of the improvements to the benefiting parcels.

Since the assessments are levied on the owners of properties as shown on the secured property tax rolls, the final charges must be assigned by Assessor's Parcel Number. Land use is taken into consideration when allocating assessments because if not considered, benefit would not be allocated accurately. For example, a single-family parcel should not pay the same annual assessment as a 50-unit apartment parcel or a large commercial establishment. Therefore, as previously stated, the total costs are allocated to each parcel of land based on the share of special benefit received over and above general benefit to the public at large.

Each District is apportioned the special benefit received from landscaping, parks, open space, and streetlighting improvements first. Currently, the same land use type comprises each respective existing District and therefore the assessable parcels within each respective District are deemed to receive equal special benefit from the improvements. The annual assessment per parcel for residential properties, the annual assessment rate per unit for apartment properties, and the annual assessment rate per acre for non-residential properties is calculated by dividing the total estimated costs and reserve collection for the ensuing fiscal year assigned to each District by the total number of parcels (if a residential District) or assessable acres (if a non-residential District) within each respective District.

Publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the improvements. Exempted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways, public greenbelts and public parkways (all of which are typically not assigned an APN by

the County), and that portion of public property that is not developed and used for business purposes similar to private commercial, industrial, and institutional activities (such as office buildings like a City Hall, etc.). Also exempted from the assessment would be utility rights-of-ways, common areas (such as in condominium complexes), and any other property that is deemed to be unable to develop by the City. These types of parcels do not benefit from the improvements. Also exempted from the assessments are private streets, utility easements, HOA common areas that do not receive a special and direct benefit from the improvements.

Parcels within each District may be assessed once the final maps have been approved by the City or it is anticipated that improvements will need to be maintained or reserve funds will need to be collected for the ensuing fiscal year. Please refer to the Fiscal Year 2026-27 Estimates of Cost included in this Report as Appendix A in this Report for the total calculated assessment amount within each District.

MAXIMUM ASSESSMENT RATE INCREASES AND FISCAL YEAR 2026-27 ASSESSMENT RATES

Depending upon the annual assessment escalator that was approved at the time of formation or subsequently by the District property owners, the maximum assessment for each District and zones of benefit may be adjusted annually by either the annual change in the Consumer Price Index (All Urban Consumers) published for the San Francisco-Oakland-Hayward Area by the U.S. Bureau of Labor Statistics ("CPI") for the month of February or the annual change in CPI plus 1%. For Fiscal Year 2026-27, CPI is 2.48% and therefore the maximum assessment rates for each District are increased by either 2.48% or 3.48%, as applicable.

The following table provides a summary of the authorized assessment escalator, the Fiscal Year 2026-27 Maximum Assessment Rate, and the proposed Fiscal Year 2026-27 Assessment Rate.

City of Livermore
Landscape Maintenance District
Maximum and Budgeted Assessment Rates*

District	Zone	District Name	City Org Code	Authorized Escalator	Fiscal Year 2026-27 Maximum Assessment Rate	Fiscal Year 2025-26 Budgeted Assessment Rate	Fiscal Year 2026-27 Budgeted Assessment Rate	Percent Change from FY 2025-26 to FY 2026-27 Budgeted Rates
Landscape and Lighting District No. 1	1989-1	Autumn Valley	31161270	CPI + 1%	$265.23	$256.32	$265.23	3.48%
Landscape and Lighting District No. 1	1989-2	Stratford Park	31161271	CPI + 1%	$542.42	$417.48	$431.99	3.48%
Landscape and Lighting District No. 1	1989-4	Amber Ridge	31161272	CPI + 1%	$584.58	$564.94	$584.58	3.48%
Landscape and Lighting District No. 1	1990-1	Silver Oaks	31161273	CPI	$387.23	$377.87	$387.23	2.48%
Landscape and Lighting District No. 1	1990-2	Monticello	31161268	CPI + 1%	$599.81	$579.66	$599.81	3.48%
Landscape and Lighting District No. 2	1992-0	Portola Glen	31161269	CPI + 1%	$1,194.82	$1,153.16	$1,193.26	3.48%
Landscape and Lighting District No. 2	1992-1	Scenic Arroyo Estates	31161267	CPI + 1%	$332.97	$254.30	$263.14	3.48%
Landscape and Lighting District No. 2	1993-1	Tapestry	31161203	CPI	$447.85	$437.03	$447.84	2.48%
Landscape and Lighting District No. 2	1993-2	Walmart	31161240	CPI	$109.26	$44.70	$45.80	2.48%
Landscape and Lighting District No. 2	1994-1	Danbury	31161202	CPI + 1%	$250.16	$241.74	$250.13	3.48%
Landscape and Lighting District No. 2	1994-2	Portola Meadows	31161241	CPI + 1%	$338.45	$281.68	$291.47	3.48%
Landscape and Lighting District No. 2	1994-3	California Promenade I and II	31161242	CPI + 1%	$476.16	$401.96	$415.94	3.48%
Landscape and Lighting District No. 2	1994-4	Windmill Springs	31161243	CPI + 1%	$204.06	$176.20	$182.33	3.48%
Landscape and Lighting District No. 2	1994-6	California Nugget I	31161247	CPI + 1%	$967.88	$935.35	$967.88	3.48%
Landscape and Lighting District No. 2	1994-7	Rincon Estates	31161248	CPI + 1%	$86.48	$71.74	$74.24	3.48%
Landscape and Lighting District No. 2	1994-8	Hallmark Collection	31161249	CPI + 1%	$189.39	$162.48	$168.13	3.48%
Landscape and Lighting District No. 2	1995-1	Orchard Business Park	31161244	CPI + 1%	$263.94	$246.43	$255.00	3.48%
Landscape and Lighting District No. 2	1995-2	Sandhurst	31161201	CPI + 1%	$293.55	$201.74	$208.76	3.48%
Landscape and Lighting District No. 2	1995-3	Jack London Place	31161245	CPI	$144.64	$141.13	$144.63	2.48%
Landscape and Lighting District No. 2	1995-4	Airport Business #1	31161250	CPI + 1%	$2,478.53	$1,047.05	$1,083.46	3.48%
Landscape and Lighting District No. 2	1995-6	Alden Estates	31161246	CPI + 1%	$710.10	$686.24	$710.09	3.48%
Landscape and Lighting District No. 2	1995-7	Scenic Links	31161251	CPI + 1%	$309.06	$156.43	$161.87	3.48%
Landscape and Lighting District No. 2	1996-1	Portola Collection	31161252	CPI + 1%	$544.89	$395.12	$408.86	3.48%
Landscape and Lighting District No. 2	1996-2	Altamont #1	31161253	CPI + 1%	$982.73	$362.50	$375.11	3.48%
Landscape and Lighting District No. 2	1996-3	Beck - Concannon Blvd/Murdell Lane	31161254	CPI + 1%	$805.00	$777.93	$804.97	3.48%
Landscape and Lighting District No. 2	1996-5	Sterling Reserve 1	31161255	CPI + 1%	$419.76	$349.33	$361.48	3.48%
Landscape and Lighting District No. 2	1996-6	Sterling Reserve 2	31161260	CPI + 1%	$412.15	$398.30	$412.15	3.48%
Landscape and Lighting District No. 2	1996-7	Devon Place T-6801	31161256	CPI + 1%	$1,823.97	$1,252.62	$1,296.17	3.48%
Landscape and Lighting District No. 2	1996-8	Maralisa I	31161261	CPI + 1%	$371.21	$358.74	$371.21	3.48%
Landscape and Lighting District No. 2	1996-9	California Ranch	31161262	CPI + 1%	$169.40	$163.71	$169.40	3.48%
Landscape and Lighting District No. 2	1997-2	California Mountain View - 1	31161257	CPI + 1%	$135.92	$126.18	$130.57	3.48%
Landscape and Lighting District No. 2	1997-3	California Mountain View - 2	31161258	CPI + 1%	$121.35	$102.04	$105.59	3.48%
Landscape and Lighting District No. 2	1997-4	National Drive	31161263	CPI + 1%	$121.80	$80.51	$83.30	3.48%
Landscape and Lighting District No. 2	1997-5	Dover	31161259	CPI + 1%	$786.57	$505.20	$522.76	3.48%
Maintenance District No. 801	N/A	Mt. Day	31161230	CPI + 1%	$690.27	$667.08	$690.27	3.48%
Maintenance District No. 802	N/A	Lomitas/Ryan	31161231	CPI + 1%	$149.22	$144.21	$149.22	3.48%
Maintenance District No. 803	N/A	Ridgecrest	31161232	CPI + 1%	$1,072.70	$1,036.66	$1,072.70	3.48%
Maintenance District No. 804	N/A	Sonterra	31161233	CPI + 1%	$927.61	$529.30	$547.71	3.48%
Maintenance District No. 805	N/A	The Greens, Tournament	31161228	CPI	$1,214.20	$558.68	$572.51	2.48%
Maintenance District No. 806	N/A	Saddleback	31161234	CPI + 1%	$560.01	$541.19	$560.00	3.48%
Maintenance District No. 807	N/A	Altamar	31161235	CPI + 1%	$643.66	$474.74	$491.25	3.48%
Maintenance District No. 808	N/A	Meadows	31161236	CPI + 1%	$775.70	$581.12	$601.33	3.48%
Maintenance District No. 809	N/A	Capistrano	31161237	CPI	$526.52	$69.38	$71.10	2.48%
Maintenance District No. 810	N/A	Contractor's Place T-7090	31161264	CPI + 1%	$885.65	$826.88	$855.63	3.48%
Maintenance District No. 811	N/A	Altamont #2	31161265	CPI + 1%	$749.95	$658.63	$681.53	3.48%
Maintenance District No. 813	N/A	Vintage Collection	31161229	CPI	$1,616.02	$1,237.90	$1,268.56	2.48%
Maintenance District No. 814	N/A	Maralisa II	31161266	CPI + 1%	$247.54	$239.21	$247.51	3.48%
Maintenance District No. 815	N/A	Bluffs	31161238	CPI	$658.29	$642.38	$658.29	2.48%
Maintenance District No. 817	N/A	Lomitas/Evans	31161239	CPI	$1,710.04	$1,069.41	$1,095.90	2.48%
Maintenance District No. 818	N/A	Airport Business Park Site #2	31161204	CPI	$2,563.40	$1,844.05	$1,889.72	2.48%
Maintenance District No. 819	N/A	Vintner Place	31161205	CPI	$1,863.43	$979.68	$1,003.95	2.48%
Maintenance District No. 820	N/A	Arroyo Road/Lomitas Avenue	31161206	CPI	$2,535.64	$1,416.83	$1,451.93	2.48%
Maintenance District No. 821	N/A	Shea Business Center	31161207	CPI	$542.18	$267.71	$274.34	2.48%
Maintenance District No. 822	N/A	Prima	31161208	CPI	$340.09	$331.87	$340.09	2.48%
Maintenance District No. 823	N/A	Dunsmuir	31161209	CPI + 1%	$1,476.03	$809.46	$837.60	3.48%
Maintenance District No. 824	N/A	Vintner Estates	31161210	CPI	$2,656.92	$1,222.36	$1,252.63	2.48%
Maintenance District No. 826	N/A	Park Lane	31161211	CPI	$605.15	$590.52	$605.15	2.48%
Maintenance District No. 827	N/A	Kristopher Ranch	31161212	CPI	$685.18	$423.78	$434.27	2.48%
Maintenance District No. 828	N/A	Scenic Meadows	31161213	CPI	$298.21	$120.01	$122.99	2.48%
Maintenance District No. 829	N/A	Larry's Place	31161214	CPI	$3,381.34	$2,180.05	$2,234.04	2.48%
Maintenance District No. 830	N/A	Vinsanto	31161215	CPI	$594.60	$281.20	$288.17	2.48%
Maintenance District No. 831	N/A	Sevillano	31161216	CPI	$1,179.14	$1,150.64	$1,179.14	2.48%
Maintenance District No. 832	N/A	California Nugget II	31161217	CPI	$750.12	$731.99	$750.12	2.48%
Maintenance District No. 833	N/A	Creekside	31161218	CPI + 1%	$412.17	$316.71	$327.73	3.48%
Maintenance District No. 835	N/A	Ashford Renaissance	31161219	CPI	$2,124.49	$1,230.58	$1,261.06	2.48%
Maintenance District No. 836	N/A	Legacy	31161220	CPI	$4,000.62	$1,723.98	$1,766.68	2.48%
Maintenance District No. 837	N/A	Los Olivos	31161221	CPI	$1,263.06	$1,232.53	$1,263.05	2.48%
Maintenance District No. 838	N/A	Ponderosa - Legacy	31161222	CPI	$1,704.79	$1,181.06	$1,210.31	2.48%
Maintenance District No. 839	N/A	Reserves	31161223	CPI	$305.27	$297.88	$305.26	2.48%
Maintenance District No. 840	N/A	Birchwood	31161224	CPI	$534.23	$212.82	$218.09	2.48%
Maintenance District No. 841	N/A	Vineyard Gates I	31161225	CPI	$1,101.50	$1,074.88	$1,101.50	2.48%
Maintenance District No. 842	N/A	Lennox	31161226	CPI	$3,384.74	$964.76	$988.66	2.48%
Maintenance District No. 843	N/A	Parkside Tiffany Collection	31161227	CPI	$2,422.93	$2,288.69	$2,345.38	2.48%
Maintenance District No. 844	N/A	Cornerstone	31161275	CPI	$319.93	$312.20	$319.93	2.48%
Maintenance District No. 845	N/A	Alden Lane Estates	31161277	CPI + 1%	$1,146.22	$990.79	$1,025.24	3.48%
Maintenance District No. 846	N/A	Rosegate	31161278	CPI + 1%	$557.02	$163.32	$169.00	3.48%
Maintenance District No. 847	N/A	Creekside Villas	31161279	CPI + 1%	$193.81	$46.70	$48.33	3.48%
Maintenance District No. 848	N/A	Scenic 7 Hills	31161280	CPI + 1%	$1,503.09	$1,228.27	$1,270.97	3.48%
Maintenance District No. 849	N/A	Habitat for Humanity	31161282	CPI + 1%	$744.22	$369.50	$382.35	3.48%
Maintenance District No. 850	N/A	Arroyo Plaza II	31161276	CPI	$1,129.01	$452.53	$463.74	2.48%
Maintenance District No. 851	N/A	L St. Traffic Calming	31161281	CPI + 1%	$320.41	$43.39	$44.89	3.48%
Maintenance District No. 852	N/A	Vineyard Gate 2	31161283	CPI + 1%	$3,651.33	$1,621.19	$1,677.56	3.48%
Maintenance District No. 853	N/A	Ladera Estates	31161284	CPI	$4,663.65	$2,258.16	$2,314.09	2.48%
Maintenance District No. 854	N/A	Northbrook Homes-The Grove	31161285	CPI + 1%	$1,971.71	$1,343.40	$1,390.11	3.48%
Maintenance District No. 855	N/A	Oaks Business Park	31161286	CPI + 1%	$3,074.39	$678.06	$701.63	3.48%
Maintenance District No. 857	N/A	Montage	31161287	CPI + 1%	$592.09	$109.00	$112.79	3.48%
Maintenance District No. 858	N/A	Arroyo Crossings	31161288	CPI + 1%	$1,901.66	$363.24	$375.87	3.48%
Maintenance District No. 860	N/A	Orchid Place	31161290	CPI + 1%	$5,105.08	$1,920.80	$1,987.59	3.48%
Maintenance District No. 861	N/A	Kohls	31161289	CPI + 1%	$2,936.52	$870.98	$901.26	3.48%
Maintenance District No. 862	N/A	Magnolia Place	31161291	CPI + 1%	$631.76	$182.63	$188.97	3.48%
Maintenance District No. 863	N/A	The Vines	31161292	CPI + 1%	$736.36	$404.34	$418.40	3.48%

* Includes maximum and budgeted assessment rates for all City LMDs except LMD No. 859 (Downtown). Assessment information for LMD No. 859 is shown in Attachment 2.

APPEAL OF ASSESSMENTS

Any property owner claiming that the amount or application of the special assessment is not correct and requesting a refund, may file a written notice of appeal and refund to that effect with the City's Public Works Director not later than one calendar year after having paid the special assessment that is disputed. The Public Works Director shall promptly review the appeal, and if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the special assessment, and decide the appeal. If the Public Works Director's decision requires that the special assessment be modified or changed in favor of the property owner, a refund shall be made or an adjustment may be made to the next annual special assessment levy. Any dispute over the decision of the Public Works Director shall be referred to the City Council and the decision of the City Council shall be final. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to any legal action by such owner.

PART E

PROPERTY OWNER LIST & ASSESSMENT ROLL

A list of names and addresses of the owners of all parcels, and the description of each lot or parcel within each of the Districts is shown on the last equalized Property Tax Roll of the Alameda County Assessor, which by reference is hereby made a part of this Report.

This list is keyed to the Assessor's Parcel Numbers as shown on the Assessment Roll, which includes the proposed amount of assessments apportioned to each lot or parcel. The Assessment Roll is on file in the Office of the City Clerk of the City of Livermore.

APPENDIX A

FISCAL YEAR 2026-27
ESTIMATES OF COST

CITY OF LIVERMORE

District Name: The Greens, Tournament Number: 805

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

4,853 SF comprised of 7.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$1,963.00
Contractor Services			$2,653.51
Irrigation Water			$1,996.35
Maintenance Materials			$78.00
Equipment Maintenance & Operations			$41.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$156.09
Phone Costs			$0.00
Subtotal:			$6,887.95
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$689.00
Alameda County Charge	1.7% of Assessment Revenue		$68.00
Subtotal:			$757.00
Total cost of maintenance			$7,644.95
Total Revenue (FY2026-27 Assessment x No. of Units)			$4,007.60
Assessment Net Change			$13.84
Estimated fund balance as of June 30, 2026			$15,913.11
Estimated fund balance as of June 30, 2027			$12,275.76

CITY OF LIVERMORE

District Name: Capistrano
Number: 809

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

1,038 SF comprised of 38.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$1,756.00
Contractor Services			$37.78
Irrigation Water			$796.53
Maintenance Materials			$16.00
Equipment Maintenance & Operations			$37.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$2,643.31
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$264.00
Alameda County Charge	1.7% of Assessment Revenue		$46.00
Subtotal:			$310.00
Total cost of maintenance			$2,953.31
Total Revenue (FY2026-27 Assessment x No. of Units)			$2,701.82
Assessment Net Change			$1.72
Estimated fund balance as of June 30, 2026			$32,187.77
Estimated fund balance as of June 30, 2027			$31,936.28

CITY OF LIVERMORE

District Name: Vintage
Collection Number: 813

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

11,294 SF comprised of
10.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$5,373.00
Contractor Services			$177.38
Irrigation Water			$2,922.77
Maintenance Materials			$49.00
Equipment Maintenance & Operations			$112.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$273.53
Subtotal:			$8,907.68
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$891.00
Alameda County Charge	1.7% of Assessment Revenue		$216.00
Subtotal:			$1,107.00
Total cost of maintenance			$10,014.68
Total Revenue (FY2026-27 Assessment x No. of Units)			$12,685.59
Assessment Net Change			$30.66
Estimated fund balance as of June 30, 2026			$52,905.32
Estimated fund balance as of June 30, 2027			$55,576.23

CITY OF LIVERMORE

District Name: Bluffs
Number: 815

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

37,731 SF comprised of
51.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$22,009.00
Contractor Services			$21,878.53
Irrigation Water			$3,977.38
Maintenance Materials			$200.00
Equipment Maintenance & Operations			$457.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$218.55
Phone Costs			$240.94
Subtotal:			$48,981.41
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$4,898.00
Alameda County Charge	1.7% of Assessment Revenue		$571.00
Subtotal:			$5,469.00
Total cost of maintenance			$54,450.41
Total Revenue (FY2026-27 Assessment x No. of Units)			$33,572.96
Assessment Net Change			$15.91
Estimated fund balance as of June 30, 2026			$117,875.34
Estimated fund balance as of June 30, 2027			$96,997.89

CITY OF LIVERMORE

District Name:
Lomitas/Evans Number:
817

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

7,002 SF comprised of 8.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$2,686.00
Contractor Services			$122.59
Irrigation Water			$676.13
Maintenance Materials			$24.00
Equipment Maintenance & Operations			$56.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$214.97
Phone Costs			$200.86
Subtotal:			$3,980.55
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$398.00
Alameda County Charge	1.7% of Assessment Revenue		$149.00
Subtotal:			$547.00
Total cost of maintenance			$4,527.55
Total Revenue (FY2026-27 Assessment x No. of Units)			$8,767.20
Assessment Net Change			$26.49
Estimated fund balance as of June 30, 2026			$51,640.67
Estimated fund balance as of June 30, 2027			$55,880.32

CITY OF LIVERMORE

District Name: Airport
Business Park Site #2
Number: 818

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

80,000 SF comprised of
19.54 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$24,799.00
Contractor Services			$516.27
Irrigation Water			$5,927.76
Maintenance Materials			$226.00
Equipment Maintenance & Operations			$515.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$68.40
Subtotal:			$32,052.43
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$3,205.00
Alameda County Charge	1.7% of Assessment Revenue		$628.00
Subtotal:			$3,833.00
Total cost of maintenance			$35,885.43
Total Revenue (FY2026-27 Assessment x No. of Units)			$36,925.22
Assessment Net Change			$45.68
Estimated fund balance as of June 30, 2026			$51,077.47
Estimated fund balance as of June 30, 2027			$52,117.26

CITY OF LIVERMORE

District Name: Vintner
Place Number: 819

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

2,162 SF comprised of 7.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$1,240.00
Contractor Services			$98.26
Irrigation Water			$14,551.11
Maintenance Materials			$11.00
Equipment Maintenance & Operations			$26.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$120.43
Phone Costs			$206.31
Subtotal:			$16,253.12
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$1,625.00
Alameda County Charge	1.7% of Assessment Revenue		$119.00
Subtotal:			$1,744.00
Total cost of maintenance			$17,997.12
Total Revenue (FY2026-27 Assessment x No. of Units)			$7,027.58
Assessment Net Change			$24.26
Estimated fund balance as of June 30, 2026			$27,853.71
Estimated fund balance as of June 30, 2027			$16,884.17

CITY OF LIVERMORE

District Name: Arroyo Road/Lomitas Avenue
Number: 820

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

6,937 SF comprised of 5.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$2,997.00
Contractor Services			$101.50
Irrigation Water			$971.09
Maintenance Materials			$88.00
Equipment Maintenance & Operations			$61.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$4,218.59
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$422.00
Alameda County Charge	1.7% of Assessment Revenue		$123.00
Subtotal:			$545.00
Total cost of maintenance			$4,763.59
Total Revenue (FY2026-27 Assessment x No. of Units)			$7,259.63
Assessment Net Change			$35.09
Estimated fund balance as of June 30, 2026			$36,896.54
Estimated fund balance as of June 30, 2027			$39,392.58

CITY OF LIVERMORE

District Name: Shea
Business Center Number:
821

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

21,330 SF comprised of
89.55 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$12,915.00
Contractor Services			$5,856.62
Irrigation Water			$1,106.81
Maintenance Materials			$118.00
Equipment Maintenance & Operations			$269.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$20,265.43
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$2,027.00
Alameda County Charge	1.7% of Assessment Revenue		$418.00
Subtotal:			$2,445.00
Total cost of maintenance			$22,710.43
Total Revenue (FY2026-27 Assessment x No. of Units)			$24,568.05
Assessment Net Change			$6.63
Estimated fund balance as of June 30, 2026			$9,906.59
Estimated fund balance as of June 30, 2027			$11,764.21

CITY OF LIVERMORE

District Name: Prima
Number: 822

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

54,040 SF comprised of
149.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$6,199.00
Contractor Services			$3,739.68
Irrigation Water			$12,745.15
Maintenance Materials			$176.00
Equipment Maintenance & Operations			$129.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$161.16
Phone Costs			$200.86
Subtotal:			$23,350.85
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$2,335.00
Alameda County Charge	1.7% of Assessment Revenue		$861.00
Subtotal:			$3,196.00
Total cost of maintenance			$26,546.85
Total Revenue (FY2026-27 Assessment x No. of Units)			$50,673.02
Assessment Net Change			$8.22
Estimated fund balance as of June 30, 2026			$282,335.46
Estimated fund balance as of June 30, 2027			$306,461.63

CITY OF LIVERMORE

District Name: Vintner
Estates Number: 824

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

10,000 SF comprised of 8.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$4,133.00
Contractor Services			$140.11
Irrigation Water			$2,276.14
Maintenance Materials			$98.00
Equipment Maintenance & Operations			$86.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$140.59
Phone Costs			$206.21
Subtotal:			$7,080.05
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$708.00
Alameda County Charge	1.7% of Assessment Revenue		$170.00
Subtotal:			$878.00
Total cost of maintenance			$7,958.05
Total Revenue (FY2026-27 Assessment x No. of Units)			$10,021.06
Assessment Net Change			$30.28
Estimated fund balance as of June 30, 2026			$35,432.96
Estimated fund balance as of June 30, 2027			$37,495.97

CITY OF LIVERMORE

District Name: Park Lane
Number: 826

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

36,842 SF comprised of
62.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$18,082.00
Contractor Services			$25,714.87
Irrigation Water			$7,666.99
Maintenance Materials			$224.00
Equipment Maintenance & Operations			$376.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$373.20
Phone Costs			$0.00
Subtotal:			$52,437.06
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$5,244.00
Alameda County Charge	1.7% of Assessment Revenue		$638.00
Subtotal:			$5,882.00
Total cost of maintenance			$58,319.06
Total Revenue (FY2026-27 Assessment x No. of Units)			$37,519.26
Assessment Net Change			$14.63
Estimated fund balance as of June 30, 2026			$139,943.73
Estimated fund balance as of June 30, 2027			$119,143.93

CITY OF LIVERMORE

District Name: Kristopher
Ranch Number: 827

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

231,815 SF comprised of
324.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$55,176.00
Contractor Services			$19,045.06
Irrigation Water			$16,208.54
Maintenance Materials			$801.00
Equipment Maintenance & Operations			$1,146.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$582.31
Phone Costs			$401.73
Subtotal:			$93,360.63
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$9,336.00
Alameda County Charge	1.7% of Assessment Revenue		$2,392.00
Subtotal:			$11,728.00
Total cost of maintenance			$105,088.63
Total Revenue (FY2026-27 Assessment x No. of Units)			$140,704.10
Assessment Net Change			$10.50
Estimated fund balance as of June 30, 2026			$733,997.79
Estimated fund balance as of June 30, 2027			$769,613.26

CITY OF LIVERMORE

District Name: Scenic
Meadows Number: 828

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

1,474 SF comprised of 44.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$1,756.00
Contractor Services			$1,291.53
Irrigation Water			$2,230.03
Maintenance Materials			$76.00
Equipment Maintenance & Operations			$37.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$126.41
Phone Costs			$0.00
Subtotal:			$5,516.97
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$552.00
Alameda County Charge	1.7% of Assessment Revenue		$92.00
Subtotal:			$644.00
Total cost of maintenance			$6,160.97
Total Revenue (FY2026-27 Assessment x No. of Units)			$5,411.36
Assessment Net Change			$2.97
Estimated fund balance as of June 30, 2026			$19,407.19
Estimated fund balance as of June 30, 2027			$18,657.58

CITY OF LIVERMORE

District Name: Larry's
Place Number: 829

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

8,275 SF comprised of 4.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$826.00
Contractor Services			$2,190.82
Irrigation Water			$1,840.37
Maintenance Materials			$67.00
Equipment Maintenance & Operations			$18.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$234.81
Subtotal:			$5,177.00
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$518.00
Alameda County Charge	1.7% of Assessment Revenue		$152.00
Subtotal:			$670.00
Total cost of maintenance			$5,847.00
Total Revenue (FY2026-27 Assessment x No. of Units)			$8,936.17
Assessment Net Change			$54.00
Estimated fund balance as of June 30, 2026			$31,408.44
Estimated fund balance as of June 30, 2027			$34,497.61

CITY OF LIVERMORE

District Name: Vinsanto
Number: 830

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

176,050 SF comprised of
243.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$30,275.00
Contractor Services			$979.05
Irrigation Water			$69,467.62
Maintenance Materials			$636.00
Equipment Maintenance & Operations			$628.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$857.13
Phone Costs			$0.00
Subtotal:			$102,842.79
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$10,284.00
Alameda County Charge	1.7% of Assessment Revenue		$1,190.00
Subtotal:			$11,474.00
Total cost of maintenance			$114,316.79
Total Revenue (FY2026-27 Assessment x No. of Units)			$70,024.95
Assessment Net Change			$6.97
Estimated fund balance as of June 30, 2026			$180,568.52
Estimated fund balance as of June 30, 2027			$136,276.68

CITY OF LIVERMORE

District Name: Sevillano
Number: 831

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

78,710 SF comprised of
50.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$29,552.00
Contractor Services			$13,952.28
Irrigation Water			$19,847.97
Maintenance Materials			$489.13
Equipment Maintenance & Operations			$614.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$650.98
Phone Costs			$0.00
Subtotal:			$65,106.35
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$6,511.00
Alameda County Charge	1.7% of Assessment Revenue		$1,002.00
Subtotal:			$7,513.00
Total cost of maintenance			$72,619.35
Total Revenue (FY2026-27 Assessment x No. of Units)			$58,956.92
Assessment Net Change			$28.50
Estimated fund balance as of June 30, 2026			$(8,772.22)
Estimated fund balance as of June 30, 2027			$(22,434.65)

CITY OF LIVERMORE

District Name: California
Nugget II Number: 832

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

10,053 SF comprised of 7.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$2,274.00
Contractor Services			$73.42
Irrigation Water			$0.00
Maintenance Materials			$79.28
Equipment Maintenance & Operations			$47.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$2,473.70
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$247.00
Alameda County Charge	1.7% of Assessment Revenue		$89.00
Subtotal:			$336.00
Total cost of maintenance			$2,809.70
Total Revenue (FY2026-27 Assessment x No. of Units)			$5,250.83
Assessment Net Change			$18.13
Estimated fund balance as of June 30, 2026			$40,287.90
Estimated fund balance as of June 30, 2027			$42,729.03

CITY OF LIVERMORE

District Name: Ashford
Renaissance Number: 835

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

13,100 SF comprised of
13.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$7,646.00
Contractor Services			$5,247.22
Irrigation Water			$2,818.11
Maintenance Materials			$129.00
Equipment Maintenance & Operations			$159.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$145.82
Phone Costs			$0.00
Subtotal:			$16,145.15
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$1,615.00
Alameda County Charge	1.7% of Assessment Revenue		$279.00
Subtotal:			$1,894.00
Total cost of maintenance			$18,039.15
Total Revenue (FY2026-27 Assessment x No. of Units)			$16,393.79
Assessment Net Change			$30.48
Estimated fund balance as of June 30, 2026			$64,072.55
Estimated fund balance as of June 30, 2027			$62,427.19

CITY OF LIVERMORE

District Name: Legacy
Number: 836

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

13,700 SF comprised of 6.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$1,240.00
Contractor Services			$2,044.18
Irrigation Water			$2,143.10
Maintenance Materials			$11.00
Equipment Maintenance & Operations			$26.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$146.31
Phone Costs			$0.00
Subtotal:			$5,610.59
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$561.00
Alameda County Charge	1.7% of Assessment Revenue		$180.00
Subtotal:			$741.00
Total cost of maintenance			$6,351.59
Total Revenue (FY2026-27 Assessment x No. of Units)			$10,600.10
Assessment Net Change			$42.70
Estimated fund balance as of June 30, 2026			$34,584.92
Estimated fund balance as of June 30, 2027			$38,833.43

CITY OF LIVERMORE

District Name: Los Olivos
Number: 837

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

457,702 SF comprised of
177.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$98,160.00
Contractor Services			$21,640.08
Irrigation Water			$107,550.26
Maintenance Materials			$950.00
Equipment Maintenance & Operations			$2,039.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$1,181.98
Phone Costs			$0.00
Subtotal:			$231,521.32
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$23,152.00
Alameda County Charge	1.7% of Assessment Revenue		$3,801.00
Subtotal:			$26,953.00
Total cost of maintenance			$258,474.32
Total Revenue (FY2026-27 Assessment x No. of Units)			$223,559.52
Assessment Net Change			$30.52
Estimated fund balance as of June 30, 2026			$49,841.82
Estimated fund balance as of June 30, 2027			$14,927.02

CITY OF LIVERMORE

District Name: Ponderosa
- Legacy Number: 838

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

150,357 SF comprised of
82.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$12,399.00
Contractor Services			$26,871.05
Irrigation Water			$28,518.55
Maintenance Materials			$112.00
Equipment Maintenance & Operations			$257.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$573.69
Phone Costs			$0.00
Subtotal:			$68,731.29
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$6,873.00
Alameda County Charge	1.7% of Assessment Revenue		$1,687.00
Subtotal:			$8,560.00
Total cost of maintenance			$77,291.29
Total Revenue (FY2026-27 Assessment x No. of Units)			$99,245.43
Assessment Net Change			$29.25
Estimated fund balance as of June 30, 2026			$289,550.18
Estimated fund balance as of June 30, 2027			$311,504.32

CITY OF LIVERMORE

District Name: Reserves
Number: 839

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

6,623 SF comprised of 50.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$8,162.00
Contractor Services			$213.41
Irrigation Water			$0.00
Maintenance Materials			$74.00
Equipment Maintenance & Operations			$169.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$234.70
Subtotal:			$8,853.11
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$885.00
Alameda County Charge	1.7% of Assessment Revenue		$259.00
Subtotal:			$1,144.00
Total cost of maintenance			$9,997.11
Total Revenue (FY2026-27 Assessment x No. of Units)			$15,263.15
Assessment Net Change			$7.38
Estimated fund balance as of June 30, 2026			$69,789.66
Estimated fund balance as of June 30, 2027			$75,055.70

CITY OF LIVERMORE

District Name: Birchwood
Number: 840

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

57,675 SF comprised of
66.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$2,170.00
Contractor Services			$13,895.40
Irrigation Water			$0.00
Maintenance Materials			$79.00
Equipment Maintenance & Operations			$45.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$16,189.40
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$1,619.00
Alameda County Charge	1.7% of Assessment Revenue		$245.00
Subtotal:			$1,864.00
Total cost of maintenance			$18,053.40
Total Revenue (FY2026-27 Assessment x No. of Units)			$14,393.86
Assessment Net Change			$5.27
Estimated fund balance as of June 30, 2026			$102,541.07
Estimated fund balance as of June 30, 2027			$98,881.53

CITY OF LIVERMORE

District Name: Vineyard
Gates I Number: 841

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

149,839 SF comprised of
69.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$28,415.00
Contractor Services			$13,587.93
Irrigation Water			$21,478.39
Maintenance Materials			$498.00
Equipment Maintenance & Operations			$590.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$1,059.07
Phone Costs			$0.00
Subtotal:			$65,628.38
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$6,563.00
Alameda County Charge	1.7% of Assessment Revenue		$1,292.00
Subtotal:			$7,855.00
Total cost of maintenance			$73,483.38
Total Revenue (FY2026-27 Assessment x No. of Units)			$76,003.77
Assessment Net Change			$26.62
Estimated fund balance as of June 30, 2026			$92,133.83
Estimated fund balance as of June 30, 2027			$94,654.22

CITY OF LIVERMORE

District Name: Lennox
Number: 842

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

11,960 SF comprised of 6.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$3,306.00
Contractor Services			$89.93
Irrigation Water			$4,028.49
Maintenance Materials			$90.00
Equipment Maintenance & Operations			$69.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$142.61
Phone Costs			$0.00
Subtotal:			$7,726.03
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$773.00
Alameda County Charge	1.7% of Assessment Revenue		$101.00
Subtotal:			$874.00
Total cost of maintenance			$8,600.03
Total Revenue (FY2026-27 Assessment x No. of Units)			$5,931.96
Assessment Net Change			$23.90
Estimated fund balance as of June 30, 2026			$29,159.51
Estimated fund balance as of June 30, 2027			$26,491.44

CITY OF LIVERMORE

District Name: Parkside
Tiffany Collection
Number: 843

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

11,722 SF comprised of 8.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$7,543.00
Contractor Services			$4,543.78
Irrigation Water			$3,121.13
Maintenance Materials			$128.00
Equipment Maintenance & Operations			$157.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$135.45
Phone Costs			$0.00
Subtotal:			$15,628.36
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$1,563.00
Alameda County Charge	1.7% of Assessment Revenue		$319.00
Subtotal:			$1,882.00
Total cost of maintenance			$17,510.36
Total Revenue (FY2026-27 Assessment x No. of Units)			$18,763.03
Assessment Net Change			$56.69
Estimated fund balance as of June 30, 2026			$41,827.10
Estimated fund balance as of June 30, 2027			$43,079.77

CITY OF LIVERMORE

District Name:
Cornerstone Number: 844

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

15,970 SF comprised of
51.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$11,056.00
Contractor Services			$231.84
Irrigation Water			$7,309.95
Maintenance Materials			$161.00
Equipment Maintenance & Operations			$230.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$183.53
Phone Costs			$0.00
Subtotal:			$19,172.33
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$1,917.00
Alameda County Charge	1.7% of Assessment Revenue		$277.00
Subtotal:			$2,194.00
Total cost of maintenance			$21,366.33
Total Revenue (FY2026-27 Assessment x No. of Units)			$16,316.44
Assessment Net Change			$7.73
Estimated fund balance as of June 30, 2026			$(75,091.93)
Estimated fund balance as of June 30, 2027			$(80,141.82)

CITY OF LIVERMORE

District Name: Arroyo
Plaza II Number: 850

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

8,805 SF comprised of 22.72 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$6,923.00
Contractor Services			$133.37
Irrigation Water			$0.00
Maintenance Materials			$63.00
Equipment Maintenance & Operations			$144.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$151.41
Phone Costs			$0.00
Subtotal:			$7,414.78
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$741.00
Alameda County Charge	1.7% of Assessment Revenue		$179.00
Subtotal:			$920.00
Total cost of maintenance			$8,334.78
Total Revenue (FY2026-27 Assessment x No. of Units)			$10,536.22
Assessment Net Change			$11.21
Estimated fund balance as of June 30, 2026			$29,302.74
Estimated fund balance as of June 30, 2027			$31,504.18

CITY OF LIVERMORE

District Name: Ladera
Estates Number: 853

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

148,477 SF comprised of
44.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$42,674.00
Contractor Services			$14,600.30
Irrigation Water			$48,001.35
Maintenance Materials			$686.00
Equipment Maintenance & Operations			$886.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$841.17
Phone Costs			$0.00
Subtotal:			$107,688.82
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$10,769.00
Alameda County Charge	1.7% of Assessment Revenue		$1,731.00
Subtotal:			$12,500.00
Total cost of maintenance			$120,188.82
Total Revenue (FY2026-27 Assessment x No. of Units)			$101,820.14
Assessment Net Change			$55.93
Estimated fund balance as of June 30, 2026			$355,536.97
Estimated fund balance as of June 30, 2027			$337,168.29

CITY OF LIVERMORE

District Name: Mt. Day
Number: 801

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

1,492 SF comprised of 6.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$826.00
Contractor Services			$57.34
Irrigation Water			$1,252.71
Maintenance Materials			$7.00
Equipment Maintenance & Operations			$18.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$2,161.06
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$216.00
Alameda County Charge	1.7% of Assessment Revenue		$70.00
Subtotal:			$286.00
Total cost of maintenance			$2,447.06
Total Revenue (FY2026-27 Assessment x No. of Units)			$4,141.61
Assessment Net Change			$23.18
Estimated fund balance as of June 30, 2026			$(322.40)
Estimated fund balance as of June 30, 2027			$1,372.15

CITY OF LIVERMORE

District Name:
Lomitas/Ryan Number:
802

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

7,986 SF comprised of 29.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$2,274.00
Contractor Services			$59.91
Irrigation Water			$1,677.10
Maintenance Materials			$20.00
Equipment Maintenance & Operations			$47.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$109.65
Phone Costs			$0.00
Subtotal:			$4,187.66
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$419.00
Alameda County Charge	1.7% of Assessment Revenue		$74.00
Subtotal:			$493.00
Total cost of maintenance			$4,680.66
Total Revenue (FY2026-27 Assessment x No. of Units)			$4,327.39
Assessment Net Change			$5.01
Estimated fund balance as of June 30, 2026			$951.38
Estimated fund balance as of June 30, 2027			$598.11

CITY OF LIVERMORE

District Name: Ridgecrest
Number: 803

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

30,547 SF comprised of
39.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$19,528.00
Contractor Services			$6,106.51
Irrigation Water			$23,134.46
Maintenance Materials			$417.00
Equipment Maintenance & Operations			$405.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$341.25
Phone Costs			$0.00
Subtotal:			$49,932.21
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$4,993.00
Alameda County Charge	1.7% of Assessment Revenue		$711.00
Subtotal:			$5,704.00
Total cost of maintenance			$55,636.21
Total Revenue (FY2026-27 Assessment x No. of Units)			$41,835.22
Assessment Net Change			$36.03
Estimated fund balance as of June 30, 2026			$82,361.49
Estimated fund balance as of June 30, 2027			$68,560.50

CITY OF LIVERMORE

District Name: Sonterra
Number: 804

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

19,559 SF comprised of
35.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$3,927.00
Contractor Services			$11,860.95
Irrigation Water			$4,972.47
Maintenance Materials			$36.00
Equipment Maintenance & Operations			$82.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$204.19
Phone Costs			$0.00
Subtotal:			$21,082.61
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$2,108.00
Alameda County Charge	1.7% of Assessment Revenue		$326.00
Subtotal:			$2,434.00
Total cost of maintenance			$23,516.61
Total Revenue (FY2026-27 Assessment x No. of Units)			$19,169.76
Assessment Net Change			$18.40
Estimated fund balance as of June 30, 2026			$81,347.56
Estimated fund balance as of June 30, 2027			$77,000.71

CITY OF LIVERMORE

District Name:
Saddleback Number: 806

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

41,941 SF comprised of
78.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$14,466.00
Contractor Services			$17,563.82
Irrigation Water			$5,798.81
Maintenance Materials			$132.00
Equipment Maintenance & Operations			$300.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$557.62
Phone Costs			$527.76
Subtotal:			$39,346.01
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$3,935.00
Alameda County Charge	1.7% of Assessment Revenue		$743.00
Subtotal:			$4,678.00
Total cost of maintenance			$44,024.01
Total Revenue (FY2026-27 Assessment x No. of Units)			$43,680.30
Assessment Net Change			$18.82
Estimated fund balance as of June 30, 2026			$115,730.32
Estimated fund balance as of June 30, 2027			$115,386.61

CITY OF LIVERMORE

District Name: Altamar
Number: 807

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

27,093 SF comprised of
55.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$5,167.00
Contractor Services			$14,454.91
Irrigation Water			$4,805.37
Maintenance Materials			$107.00
Equipment Maintenance & Operations			$107.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$271.99
Phone Costs			$675.82
Subtotal:			$25,589.09
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$2,559.00
Alameda County Charge	1.7% of Assessment Revenue		$459.00
Subtotal:			$3,018.00
Total cost of maintenance			$28,607.09
Total Revenue (FY2026-27 Assessment x No. of Units)			$27,018.59
Assessment Net Change			$16.51
Estimated fund balance as of June 30, 2026			$118,063.64
Estimated fund balance as of June 30, 2027			$116,475.14

CITY OF LIVERMORE

District Name: Meadows
Number: 808

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

12,255 SF comprised of
21.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$2,997.00
Contractor Services			$4,612.72
Irrigation Water			$1,213.47
Maintenance Materials			$28.00
Equipment Maintenance & Operations			$61.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$408.38
Phone Costs			$0.00
Subtotal:			$9,320.57
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$932.00
Alameda County Charge	1.7% of Assessment Revenue		$215.00
Subtotal:			$1,147.00
Total cost of maintenance			$10,467.57
Total Revenue (FY2026-27 Assessment x No. of Units)			$12,627.85
Assessment Net Change			$20.21
Estimated fund balance as of June 30, 2026			$60,517.67
Estimated fund balance as of June 30, 2027			$62,677.95

CITY OF LIVERMORE

District Name:
Contractor's Place T-7090
Number: 810

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

16,915 SF comprised of
17.78 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$8,266.00
Contractor Services			$4,210.65
Irrigation Water			$1,820.26
Maintenance Materials			$75.00
Equipment Maintenance & Operations			$171.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$199.73
Subtotal:			$14,742.64
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$1,474.00
Alameda County Charge	1.7% of Assessment Revenue		$259.00
Subtotal:			$1,733.00
Total cost of maintenance			$16,475.64
Total Revenue (FY2026-27 Assessment x No. of Units)			$15,212.19
Assessment Net Change			$28.75
Estimated fund balance as of June 30, 2026			$84,406.65
Estimated fund balance as of June 30, 2027			$83,143.20

CITY OF LIVERMORE

District Name: Altamont
#2 Number: 811

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

48,375 SF comprised of
69.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$6,199.00
Contractor Services			$48,696.69
Irrigation Water			$13,504.63
Maintenance Materials			$56.00
Equipment Maintenance & Operations			$129.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$204.19
Phone Costs			$736.56
Subtotal:			$69,526.07
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$6,953.00
Alameda County Charge	1.7% of Assessment Revenue		$799.00
Subtotal:			$7,752.00
Total cost of maintenance			$77,278.07
Total Revenue (FY2026-27 Assessment x No. of Units)			$47,025.61
Assessment Net Change			$22.90
Estimated fund balance as of June 30, 2026			$82,249.99
Estimated fund balance as of June 30, 2027			$51,997.53

CITY OF LIVERMORE

District Name: Maralisa II
Number: 814

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

37,994 SF comprised of
251.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$31,824.00
Contractor Services			$24,796.76
Irrigation Water			$9,133.66
Maintenance Materials			$290.00
Equipment Maintenance & Operations			$661.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$910.01
Phone Costs			$0.00
Subtotal:			$67,615.43
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$6,762.00
Alameda County Charge	1.7% of Assessment Revenue		$1,056.00
Subtotal:			$7,818.00
Total cost of maintenance			$75,433.43
Total Revenue (FY2026-27 Assessment x No. of Units)			$62,126.07
Assessment Net Change			$8.31
Estimated fund balance as of June 30, 2026			$188,652.32
Estimated fund balance as of June 30, 2027			$175,344.96

CITY OF LIVERMORE

District Name: Dunsmuir
Number: 823

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

843,364 SF comprised of
530.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$59,309.00
Contractor Services			$228,083.89
Irrigation Water			$188,602.49
Maintenance Materials			$2,012.29
Equipment Maintenance & Operations			$1,231.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$7,065.74
Phone Costs			$955.06
Subtotal:			$487,259.46
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$48,726.00
Alameda County Charge	1.7% of Assessment Revenue		$7,547.00
Subtotal:			$56,273.00
Total cost of maintenance			$543,532.46
Total Revenue (FY2026-27 Assessment x No. of Units)			$443,928.38
Assessment Net Change			$28.14
Estimated fund balance as of June 30, 2026			$978,495.17
Estimated fund balance as of June 30, 2027			$878,891.09

CITY OF LIVERMORE

District Name: Creekside
Number: 833

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

14,874 SF comprised of
112.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$17,359.00
Contractor Services			$13,964.81
Irrigation Water			$6,089.04
Maintenance Materials			$158.00
Equipment Maintenance & Operations			$360.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$277.32
Phone Costs			$200.86
Subtotal:			$38,409.03
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$3,841.00
Alameda County Charge	1.7% of Assessment Revenue		$624.00
Subtotal:			$4,465.00
Total cost of maintenance			$42,874.03
Total Revenue (FY2026-27 Assessment x No. of Units)			$36,705.32
Assessment Net Change			$11.01
Estimated fund balance as of June 30, 2026			$134,877.81
Estimated fund balance as of June 30, 2027			$128,709.10

CITY OF LIVERMORE

District Name: Alden Lane
Estates Number: 845

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

18,825 SF comprised of
25.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$9,816.00
Contractor Services			$3,206.30
Irrigation Water			$8,258.40
Maintenance Materials			$208.00
Equipment Maintenance & Operations			$204.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$336.46
Phone Costs			$0.00
Subtotal:			$22,029.16
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$2,203.00
Alameda County Charge	1.7% of Assessment Revenue		$436.00
Subtotal:			$2,639.00
Total cost of maintenance			$24,668.16
Total Revenue (FY2026-27 Assessment x No. of Units)			$25,631.08
Assessment Net Change			$34.45
Estimated fund balance as of June 30, 2026			$110,553.16
Estimated fund balance as of June 30, 2027			$111,516.08

CITY OF LIVERMORE

District Name: Rosegate
Number: 846

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

2,552 SF comprised of 37.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$3,409.00
Contractor Services			$2,196.14
Irrigation Water			$0.00
Maintenance Materials			$31.00
Equipment Maintenance & Operations			$71.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$5,707.14
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$571.00
Alameda County Charge	1.7% of Assessment Revenue		$106.00
Subtotal:			$677.00
Total cost of maintenance			$6,384.14
Total Revenue (FY2026-27 Assessment x No. of Units)			$6,253.12
Assessment Net Change			$5.68
Estimated fund balance as of June 30, 2026			$69,294.94
Estimated fund balance as of June 30, 2027			$69,163.92

CITY OF LIVERMORE

District Name: Creekside
Villas Number: 847

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

9,155 SF comprised of
116.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$930.00
Contractor Services			$8,420.82
Irrigation Water			$0.00
Maintenance Materials			$128.00
Equipment Maintenance & Operations			$19.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$9,497.82
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$950.00
Alameda County Charge	1.7% of Assessment Revenue		$95.00
Subtotal:			$1,045.00
Total cost of maintenance			$10,542.82
Total Revenue (FY2026-27 Assessment x No. of Units)			$5,605.74
Assessment Net Change			$1.62
Estimated fund balance as of June 30, 2026			$76,522.09
Estimated fund balance as of June 30, 2027			$71,585.01

CITY OF LIVERMORE

District Name: Scenic 7
Hills Number: 848

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

17,630 SF comprised of
21.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$8,369.00
Contractor Services			$14,949.18
Irrigation Water			$3,932.25
Maintenance Materials			$136.00
Equipment Maintenance & Operations			$173.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$156.79
Phone Costs			$0.00
Subtotal:			$27,716.21
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$2,772.00
Alameda County Charge	1.7% of Assessment Revenue		$454.00
Subtotal:			$3,226.00
Total cost of maintenance			$30,942.21
Total Revenue (FY2026-27 Assessment x No. of Units)			$26,690.43
Assessment Net Change			$42.71
Estimated fund balance as of June 30, 2026			$69,727.42
Estimated fund balance as of June 30, 2027			$65,475.64

CITY OF LIVERMORE

District Name: Habitat for Humanity Number: 849

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

6,450 SF comprised of 22.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$5,269.00
Contractor Services			$3,107.02
Irrigation Water			$2,875.94
Maintenance Materials			$109.00
Equipment Maintenance & Operations			$109.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$153.62
Phone Costs			$0.00
Subtotal:			$11,623.58
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$1,162.00
Alameda County Charge	1.7% of Assessment Revenue		$143.00
Subtotal:			$1,305.00
Total cost of maintenance			$12,928.58
Total Revenue (FY2026-27 Assessment x No. of Units)			$8,411.64
Assessment Net Change			$12.85
Estimated fund balance as of June 30, 2026			$37,528.01
Estimated fund balance as of June 30, 2027			$33,011.07

CITY OF LIVERMORE

District Name: L St.
Traffic Calming Number:
851

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

255 SF comprised of 38.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$414.00
Contractor Services			$18.98
Irrigation Water			$281.88
Maintenance Materials			$4.00
Equipment Maintenance & Operations			$8.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$726.86
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$73.00
Alameda County Charge	1.7% of Assessment Revenue		$29.00
Subtotal:			$102.00
Total cost of maintenance			$828.86
Total Revenue (FY2026-27 Assessment x No. of Units)			$1,706.00
Assessment Net Change			$1.51
Estimated fund balance as of June 30, 2026			$19,874.45
Estimated fund balance as of June 30, 2027			$20,751.59

CITY OF LIVERMORE

District Name: Vineyard
Gate 2 Number: 852

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

45,866 SF comprised of
20.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$13,536.00
Contractor Services			$4,417.47
Irrigation Water			$8,179.53
Maintenance Materials			$302.00
Equipment Maintenance & Operations			$280.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$456.89
Phone Costs			$0.00
Subtotal:			$27,171.89
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$2,717.00
Alameda County Charge	1.7% of Assessment Revenue		$570.00
Subtotal:			$3,287.00
Total cost of maintenance			$30,458.89
Total Revenue (FY2026-27 Assessment x No. of Units)			$33,551.19
Assessment Net Change			$56.37
Estimated fund balance as of June 30, 2026			$128,103.91
Estimated fund balance as of June 30, 2027			$131,196.21

CITY OF LIVERMORE

District Name:
Northbrook Homes-The
Grove Number: 854

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

211,994 SF comprised of
118.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$51,870.00
Contractor Services			$46,979.83
Irrigation Water			$27,347.71
Maintenance Materials			$1,067.61
Equipment Maintenance & Operations			$1,077.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$4,076.98
Phone Costs			$0.00
Subtotal:			$132,419.13
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$13,242.00
Alameda County Charge	1.7% of Assessment Revenue		$2,789.00
Subtotal:			$16,031.00
Total cost of maintenance			$148,450.13
Total Revenue (FY2026-27 Assessment x No. of Units)			$164,032.56
Assessment Net Change			$46.71
Estimated fund balance as of June 30, 2026			$650,713.91
Estimated fund balance as of June 30, 2027			$666,296.34

CITY OF LIVERMORE

District Name: Oaks
Business Park Number:
855

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

238,307 SF comprised of
131.90 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$29,964.00
Contractor Services			$76,181.64
Irrigation Water			$8,885.07
Maintenance Materials			$692.00
Equipment Maintenance & Operations			$623.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$615.50
Phone Costs			$0.00
Subtotal:			$116,961.21
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$11,696.00
Alameda County Charge	1.7% of Assessment Revenue		$1,573.00
Subtotal:			$13,269.00
Total cost of maintenance			$130,230.21
Total Revenue (FY2026-27 Assessment x No. of Units)			$92,547.34
Assessment Net Change			$23.58
Estimated fund balance as of June 30, 2026			$606,247.68
Estimated fund balance as of June 30, 2027			$568,564.81

CITY OF LIVERMORE

District Name: Montage
Number: 857

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

28,417 SF comprised of
1,040.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$23,560.00
Contractor Services			$98,930.35
Irrigation Water			$3,618.03
Maintenance Materials			$213.00
Equipment Maintenance & Operations			$490.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$477.12
Phone Costs			$0.00
Subtotal:			$127,288.50
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$12,729.00
Alameda County Charge	1.7% of Assessment Revenue		$69,434.00
Subtotal:			$82,163.00
Total cost of maintenance			$209,451.50
Total Revenue (FY2026-27 Assessment x No. of Units)			$117,302.30
Assessment Net Change			$3.79
Estimated fund balance as of June 30, 2026			$180,844.94
Estimated fund balance as of June 30, 2027			$88,695.74

CITY OF LIVERMORE

District Name: Arroyo
Crossings Number: 858

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

125,559 SF comprised of
155.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$6,200.00
Contractor Services			$36,391.03
Irrigation Water			$15,642.29
Maintenance Materials			$56.00
Equipment Maintenance & Operations			$129.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$308.90
Phone Costs			$0.00
Subtotal:			$58,727.22
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$5,873.00
Alameda County Charge	1.7% of Assessment Revenue		$990.00
Subtotal:			$6,863.00
Total cost of maintenance			$65,590.22
Total Revenue (FY2026-27 Assessment x No. of Units)			$58,260.56
Assessment Net Change			$12.63
Estimated fund balance as of June 30, 2026			$309,340.33
Estimated fund balance as of June 30, 2027			$302,010.67

CITY OF LIVERMORE

District Name: Orchid
Place Number: 860

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

20,369 SF comprised of 5.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$1,963.00
Contractor Services			$13,775.02
Irrigation Water			$2,644.22
Maintenance Materials			$18.00
Equipment Maintenance & Operations			$41.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$142.13
Phone Costs			$0.00
Subtotal:			$18,583.37
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$1,858.00
Alameda County Charge	1.7% of Assessment Revenue		$169.00
Subtotal:			$2,027.00
Total cost of maintenance			$20,610.37
Total Revenue (FY2026-27 Assessment x No. of Units)			$9,937.95
Assessment Net Change			$66.78
Estimated fund balance as of June 30, 2026			$64,514.31
Estimated fund balance as of June 30, 2027			$53,841.89

CITY OF LIVERMORE

District Name: Kohls
Number: 861

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

13,393 SF comprised of 9.54 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$2,479.00
Contractor Services			$111.86
Irrigation Water			$649.08
Maintenance Materials			$23.00
Equipment Maintenance & Operations			$52.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$642.58
Phone Costs			$0.00
Subtotal:			$3,957.52
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$396.00
Alameda County Charge	1.7% of Assessment Revenue		$146.00
Subtotal:			$542.00
Total cost of maintenance			$4,499.52
Total Revenue (FY2026-27 Assessment x No. of Units)			$8,598.06
Assessment Net Change			$30.28
Estimated fund balance as of June 30, 2026			$84,007.01
Estimated fund balance as of June 30, 2027			$88,105.55

CITY OF LIVERMORE

District Name: Magnolia
Place Number: 862

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

10,860 SF comprised of
50.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$3,100.00
Contractor Services			$8,240.21
Irrigation Water			$5,320.08
Maintenance Materials			$28.00
Equipment Maintenance & Operations			$65.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$145.61
Phone Costs			$0.00
Subtotal:			$16,898.90
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$1,690.00
Alameda County Charge	1.7% of Assessment Revenue		$161.00
Subtotal:			$1,851.00
Total cost of maintenance			$18,749.90
Total Revenue (FY2026-27 Assessment x No. of Units)			$9,448.74
Assessment Net Change			$6.35
Estimated fund balance as of June 30, 2026			$110,238.38
Estimated fund balance as of June 30, 2027			$100,937.22

CITY OF LIVERMORE

District Name: The Vines
Number: 863

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

12,746 SF comprised of
49.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$3,204.00
Contractor Services			$4,938.17
Irrigation Water			$6,996.96
Maintenance Materials			$30.00
Equipment Maintenance & Operations			$67.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$64.59
Phone Costs			$0.00
Subtotal:			$15,300.73
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$1,530.00
Alameda County Charge	1.7% of Assessment Revenue		$349.00
Subtotal:			$1,879.00
Total cost of maintenance			$17,179.73
Total Revenue (FY2026-27 Assessment x No. of Units)			$20,501.58
Assessment Net Change			$14.06
Estimated fund balance as of June 30, 2026			$2,377.97
Estimated fund balance as of June 30, 2027			$5,699.82

CITY OF LIVERMORE

District Name: Autumn
Valley Number: 1989-1

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

33,000 SF comprised of
127.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$7,957.00
Contractor Services			$466.41
Irrigation Water			$7,444.08
Maintenance Materials			$72.00
Equipment Maintenance & Operations			$165.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$16,104.49
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$1,610.00
Alameda County Charge	1.7% of Assessment Revenue		$573.00
Subtotal:			$2,183.00
Total cost of maintenance			$18,287.49
Total Revenue (FY2026-27 Assessment x No. of Units)			$33,684.16
Assessment Net Change			$8.91
Estimated fund balance as of June 30, 2026			$125,448.61
Estimated fund balance as of June 30, 2027			$140,845.28

CITY OF LIVERMORE

District Name: Stratford
Number: 1989-2

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

308,207 SF comprised of
475.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$42,983.00
Contractor Services			$240,421.45
Irrigation Water			$35,383.13
Maintenance Materials			$1,250.15
Equipment Maintenance & Operations			$893.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$330.93
Phone Costs			$0.00
Subtotal:			$321,261.66
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$32,126.00
Alameda County Charge	1.7% of Assessment Revenue		$3,488.00
Subtotal:			$35,614.00
Total cost of maintenance			$356,875.66
Total Revenue (FY2026-27 Assessment x No. of Units)			$205,196.61
Assessment Net Change			$14.52
Estimated fund balance as of June 30, 2026			$443,006.98
Estimated fund balance as of June 30, 2027			$291,327.93

CITY OF LIVERMORE

District Name: Amber
Ridge Number: 1989-4

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

140,697 SF comprised of
353.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$106,839.00
Contractor Services			$2,857.32
Irrigation Water			$93,855.00
Maintenance Materials			$1,412.50
Equipment Maintenance & Operations			$2,218.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$1,428.09
Phone Costs			$0.00
Subtotal:			$208,609.91
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$20,861.00
Alameda County Charge	1.7% of Assessment Revenue		$3,508.00
Subtotal:			$24,369.00
Total cost of maintenance			$232,978.91
Total Revenue (FY2026-27 Assessment x No. of Units)			$206,355.00
Assessment Net Change			$19.63
Estimated fund balance as of June 30, 2026			$36,454.19
Estimated fund balance as of June 30, 2027			$9,830.28

CITY OF LIVERMORE

District Name: Monticello
Number: 1990-2

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

45,476 SF comprised of
94.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$18,598.00
Contractor Services			$15,523.47
Irrigation Water			$25,531.58
Maintenance Materials			$289.00
Equipment Maintenance & Operations			$386.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$60,328.05
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$6,033.00
Alameda County Charge	1.7% of Assessment Revenue		$958.00
Subtotal:			$6,991.00
Total cost of maintenance			$67,319.05
Total Revenue (FY2026-27 Assessment x No. of Units)			$56,381.88
Assessment Net Change			$20.14
Estimated fund balance as of June 30, 2026			$71,782.07
Estimated fund balance as of June 30, 2027			$60,844.90

CITY OF LIVERMORE

District Name: Portola
Glen Number: 1992-0

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

125,000 SF comprised of
147.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$59,825.00
Contractor Services			$28,673.50
Irrigation Water			$32,306.61
Maintenance Materials			$722.00
Equipment Maintenance & Operations			$1,243.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$122,770.11
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$12,277.00
Alameda County Charge	1.7% of Assessment Revenue		$2,982.00
Subtotal:			$15,259.00
Total cost of maintenance			$138,029.11
Total Revenue (FY2026-27 Assessment x No. of Units)			$175,408.66
Assessment Net Change			$40.09
Estimated fund balance as of June 30, 2026			$524,708.52
Estimated fund balance as of June 30, 2027			$562,088.07

CITY OF LIVERMORE

District Name: Scenic
Arroyo Estates Number:
1992-1

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

27,000 SF comprised of
86.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$8,369.00
Contractor Services			$2,563.35
Irrigation Water			$7,612.87
Maintenance Materials			$136.00
Equipment Maintenance & Operations			$173.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$562.22
Phone Costs			$0.00
Subtotal:			$19,416.44
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$1,942.00
Alameda County Charge	1.7% of Assessment Revenue		$385.00
Subtotal:			$2,327.00
Total cost of maintenance			$21,743.44
Total Revenue (FY2026-27 Assessment x No. of Units)			$22,630.29
Assessment Net Change			$8.84
Estimated fund balance as of June 30, 2026			$62,126.59
Estimated fund balance as of June 30, 2027			$63,013.44

CITY OF LIVERMORE

District Name: Danbury
Number: 1994-1

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

9,100 SF comprised of 67.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$9,610.00
Contractor Services			$4,558.06
Irrigation Water			$3,339.05
Maintenance Materials			$147.00
Equipment Maintenance & Operations			$200.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$17,854.11
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$1,785.00
Alameda County Charge	1.7% of Assessment Revenue		$285.00
Subtotal:			$2,070.00
Total cost of maintenance			$19,924.11
Total Revenue (FY2026-27 Assessment x No. of Units)			$16,758.81
Assessment Net Change			$8.39
Estimated fund balance as of June 30, 2026			$9,828.51
Estimated fund balance as of June 30, 2027			$6,663.21

CITY OF LIVERMORE

District Name: Portola
Meadows Number: 1994-2

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

26,660 SF comprised of
132.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$14,568.00
Contractor Services			$2,569.30
Irrigation Water			$11,602.51
Maintenance Materials			$192.00
Equipment Maintenance & Operations			$303.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$1,271.79
Phone Costs			$0.00
Subtotal:			$30,506.61
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$3,051.00
Alameda County Charge	1.7% of Assessment Revenue		$654.00
Subtotal:			$3,705.00
Total cost of maintenance			$34,211.61
Total Revenue (FY2026-27 Assessment x No. of Units)			$38,474.46
Assessment Net Change			$9.79
Estimated fund balance as of June 30, 2026			$94,025.66
Estimated fund balance as of June 30, 2027			$98,288.51

CITY OF LIVERMORE

District Name: California Promenade I and II
Number: 1994-3

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

55,836 SF comprised of 152.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$30,171.00
Contractor Services			$24,792.77
Irrigation Water			$9,355.42
Maintenance Materials			$274.00
Equipment Maintenance & Operations			$626.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$65,219.19
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$6,522.00
Alameda County Charge	1.7% of Assessment Revenue		$1,075.00
Subtotal:			$7,597.00
Total cost of maintenance			$72,816.19
Total Revenue (FY2026-27 Assessment x No. of Units)			$63,222.20
Assessment Net Change			$13.98
Estimated fund balance as of June 30, 2026			$202,571.39
Estimated fund balance as of June 30, 2027			$192,977.40

CITY OF LIVERMORE

District Name: Windmill
Springs Number: 1994-4

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

16,250 SF comprised of
113.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$7,439.00
Contractor Services			$285.27
Irrigation Water			$4,043.42
Maintenance Materials			$68.00
Equipment Maintenance & Operations			$154.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$91.15
Phone Costs			$0.00
Subtotal:			$12,080.84
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$1,208.00
Alameda County Charge	1.7% of Assessment Revenue		$350.00
Subtotal:			$1,558.00
Total cost of maintenance			$13,638.84
Total Revenue (FY2026-27 Assessment x No. of Units)			$20,602.78
Assessment Net Change			$6.13
Estimated fund balance as of June 30, 2026			$94,808.97
Estimated fund balance as of June 30, 2027			$101,772.91

CITY OF LIVERMORE

District Name: California
Nugget I Number: 1994-6

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

15,797 SF comprised of
11.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$3,823.00
Contractor Services			$147.41
Irrigation Water			$3,323.40
Maintenance Materials			$35.00
Equipment Maintenance & Operations			$79.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$7,407.81
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$741.00
Alameda County Charge	1.7% of Assessment Revenue		$181.00
Subtotal:			$922.00
Total cost of maintenance			$8,329.81
Total Revenue (FY2026-27 Assessment x No. of Units)			$10,646.63
Assessment Net Change			$32.52
Estimated fund balance as of June 30, 2026			$24,539.96
Estimated fund balance as of June 30, 2027			$26,856.78

CITY OF LIVERMORE

District Name: Rincon
Estates Number: 1994-7

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

1,893 SF comprised of 42.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$1,550.00
Contractor Services			$43.18
Irrigation Water			$255.81
Maintenance Materials			$74.00
Equipment Maintenance & Operations			$33.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$1,955.99
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$196.00
Alameda County Charge	1.7% of Assessment Revenue		$53.00
Subtotal:			$249.00
Total cost of maintenance			$2,204.99
Total Revenue (FY2026-27 Assessment x No. of Units)			$3,118.03
Assessment Net Change			$2.49
Estimated fund balance as of June 30, 2026			$22,269.69
Estimated fund balance as of June 30, 2027			$23,182.73

CITY OF LIVERMORE

District Name: Hallmark
Collection Number: 1994-8

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

1,893 SF comprised of 17.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$1,240.00
Contractor Services			$39.58
Irrigation Water			$859.32
Maintenance Materials			$11.00
Equipment Maintenance & Operations			$26.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$113.74
Phone Costs			$0.00
Subtotal:			$2,289.65
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$229.00
Alameda County Charge	1.7% of Assessment Revenue		$49.00
Subtotal:			$278.00
Total cost of maintenance			$2,567.65
Total Revenue (FY2026-27 Assessment x No. of Units)			$2,858.22
Assessment Net Change			$5.65
Estimated fund balance as of June 30, 2026			$9,711.67
Estimated fund balance as of June 30, 2027			$10,002.24

CITY OF LIVERMORE

District Name: Orchard
Business Park Number:
1995-1

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

148,200 SF comprised of
185.60 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$13,226.00
Contractor Services			$3,155.30
Irrigation Water			$4,710.12
Maintenance Materials			$180.00
Equipment Maintenance & Operations			$275.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$21,546.42
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$2,155.00
Alameda County Charge	1.7% of Assessment Revenue		$805.00
Subtotal:			$2,960.00
Total cost of maintenance			$24,506.42
Total Revenue (FY2026-27 Assessment x No. of Units)			$47,327.57
Assessment Net Change			$8.57
Estimated fund balance as of June 30, 2026			$145,647.27
Estimated fund balance as of June 30, 2027			$168,468.42

CITY OF LIVERMORE

District Name: Sandhurst
Number: 1995-2

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

50,700 SF comprised of
168.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$3,616.00
Contractor Services			$3,713.26
Irrigation Water			$13,541.93
Maintenance Materials			$33.00
Equipment Maintenance & Operations			$75.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$20,979.19
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$2,098.00
Alameda County Charge	1.7% of Assessment Revenue		$596.00
Subtotal:			$2,694.00
Total cost of maintenance			$23,673.19
Total Revenue (FY2026-27 Assessment x No. of Units)			$35,071.29
Assessment Net Change			$7.01
Estimated fund balance as of June 30, 2026			$35,468.87
Estimated fund balance as of June 30, 2027			$46,866.97

CITY OF LIVERMORE

District Name: Airport
Business # 1 Number:
1995-4

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

76,842 SF comprised of
33.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$1,137.00
Contractor Services			$495.07
Irrigation Water			$9,787.77
Maintenance Materials			$11.00
Equipment Maintenance & Operations			$23.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$11,453.83
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$1,145.00
Alameda County Charge	1.7% of Assessment Revenue		$608.00
Subtotal:			$1,753.00
Total cost of maintenance			$13,206.83
Total Revenue (FY2026-27 Assessment x No. of Units)			$35,754.18
Assessment Net Change			$36.41
Estimated fund balance as of June 30, 2026			$3,694.83
Estimated fund balance as of June 30, 2027			$26,242.18

CITY OF LIVERMORE

District Name: Alden
Estates Number: 1995-6

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

20,361 SF comprised of
20.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$1,033.00
Contractor Services			$196.65
Irrigation Water			$2,749.58
Maintenance Materials			$9.00
Equipment Maintenance & Operations			$22.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$4,010.22
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$401.00
Alameda County Charge	1.7% of Assessment Revenue		$241.00
Subtotal:			$642.00
Total cost of maintenance			$4,652.22
Total Revenue (FY2026-27 Assessment x No. of Units)			$14,201.76
Assessment Net Change			$23.85
Estimated fund balance as of June 30, 2026			$49,368.95
Estimated fund balance as of June 30, 2027			$58,918.49

CITY OF LIVERMORE

District Name: Scenic
Links Number: 1995-7

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

9,680 SF comprised of 51.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$826.00
Contractor Services			$4,994.43
Irrigation Water			$2,464.82
Maintenance Materials			$7.00
Equipment Maintenance & Operations			$18.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$8,310.25
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$831.00
Alameda County Charge	1.7% of Assessment Revenue		$140.00
Subtotal:			$971.00
Total cost of maintenance			$9,281.25
Total Revenue (FY2026-27 Assessment x No. of Units)			$8,255.40
Assessment Net Change			$5.44
Estimated fund balance as of June 30, 2026			$38,053.46
Estimated fund balance as of June 30, 2027			$37,027.61

CITY OF LIVERMORE

District Name: Portola
Collection Number: 1996-1

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

5,740 SF comprised of 29.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$4,339.00
Contractor Services			$164.18
Irrigation Water			$2,280.70
Maintenance Materials			$39.00
Equipment Maintenance & Operations			$90.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$6,912.88
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$691.00
Alameda County Charge	1.7% of Assessment Revenue		$202.00
Subtotal:			$893.00
Total cost of maintenance			$7,805.88
Total Revenue (FY2026-27 Assessment x No. of Units)			$11,856.99
Assessment Net Change			$13.74
Estimated fund balance as of June 30, 2026			$25,279.60
Estimated fund balance as of June 30, 2027			$29,330.71

CITY OF LIVERMORE

District Name: Altamont
#1 Number: 1996-2

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

56,192 SF comprised of
54.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$4,650.00
Contractor Services			$13,372.70
Irrigation Water			$7,402.39
Maintenance Materials			$102.00
Equipment Maintenance & Operations			$97.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$25,624.09
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$2,562.00
Alameda County Charge	1.7% of Assessment Revenue		$344.00
Subtotal:			$2,906.00
Total cost of maintenance			$28,530.09
Total Revenue (FY2026-27 Assessment x No. of Units)			$20,255.85
Assessment Net Change			$12.60
Estimated fund balance as of June 30, 2026			$101,941.37
Estimated fund balance as of June 30, 2027			$93,667.13

CITY OF LIVERMORE

District Name: Beck - Concannon Blvd/Murdell
Lane Number: 1996-3

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

29,532 SF comprised of
39.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$8,989.00
Contractor Services			$434.69
Irrigation Water			$12,803.45
Maintenance Materials			$142.00
Equipment Maintenance & Operations			$186.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$22,555.14
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$2,256.00
Alameda County Charge	1.7% of Assessment Revenue		$534.00
Subtotal:			$2,790.00
Total cost of maintenance			$25,345.14
Total Revenue (FY2026-27 Assessment x No. of Units)			$31,393.89
Assessment Net Change			$27.04
Estimated fund balance as of June 30, 2026			$135,945.30
Estimated fund balance as of June 30, 2027			$141,994.05

CITY OF LIVERMORE

District Name: Sterling
Reserve 1 Number: 1996-5

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

9,930 SF comprised of 30.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$4,546.00
Contractor Services			$150.15
Irrigation Water			$0.00
Maintenance Materials			$42.00
Equipment Maintenance & Operations			$94.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$41.23
Subtotal:			$4,873.38
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$487.00
Alameda County Charge	1.7% of Assessment Revenue		$184.00
Subtotal:			$671.00
Total cost of maintenance			$5,544.38
Total Revenue (FY2026-27 Assessment x No. of Units)			$10,844.39
Assessment Net Change			$12.15
Estimated fund balance as of June 30, 2026			$43,887.58
Estimated fund balance as of June 30, 2027			$49,187.59

CITY OF LIVERMORE

District Name: Sterling
Reserve 2 Number: 1996-6

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

3,860 SF comprised of 10.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$1,860.00
Contractor Services			$57.07
Irrigation Water			$0.00
Maintenance Materials			$17.00
Equipment Maintenance & Operations			$38.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$164.98
Subtotal:			$2,137.05
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$214.00
Alameda County Charge	1.7% of Assessment Revenue		$70.00
Subtotal:			$284.00
Total cost of maintenance			$2,421.05
Total Revenue (FY2026-27 Assessment x No. of Units)			$4,121.51
Assessment Net Change			$13.85
Estimated fund balance as of June 30, 2026			$14,369.14
Estimated fund balance as of June 30, 2027			$16,069.60

CITY OF LIVERMORE

District Name: Devon
Place T-6801 Number:
1996-7

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

12,420 SF comprised of 9.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$5,269.00
Contractor Services			$161.54
Irrigation Water			$3,937.15
Maintenance Materials			$302.71
Equipment Maintenance & Operations			$109.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$9,779.40
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$978.00
Alameda County Charge	1.7% of Assessment Revenue		$198.00
Subtotal:			$1,176.00
Total cost of maintenance			$10,955.40
Total Revenue (FY2026-27 Assessment x No. of Units)			$11,665.55
Assessment Net Change			$43.55
Estimated fund balance as of June 30, 2026			$(6,484.70)
Estimated fund balance as of June 30, 2027			$(5,774.55)

CITY OF LIVERMORE

District Name: Maralisa I
Number: 1996-8

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

9,499 SF comprised of 61.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$8,576.00
Contractor Services			$25,491.01
Irrigation Water			$3,785.33
Maintenance Materials			$77.00
Equipment Maintenance & Operations			$178.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$264.99
Phone Costs			$184.13
Subtotal:			$38,556.47
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$3,856.00
Alameda County Charge	1.7% of Assessment Revenue		$385.00
Subtotal:			$4,241.00
Total cost of maintenance			$42,797.47
Total Revenue (FY2026-27 Assessment x No. of Units)			$22,643.67
Assessment Net Change			$12.46
Estimated fund balance as of June 30, 2026			$65,476.52
Estimated fund balance as of June 30, 2027			$45,322.72

CITY OF LIVERMORE

District Name: California
Ranch Number: 1996-9

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

24,600 SF comprised of
90.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$10,333.00
Contractor Services			$211.10
Irrigation Water			$9,473.52
Maintenance Materials			$153.00
Equipment Maintenance & Operations			$215.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$253.54
Phone Costs			$152.31
Subtotal:			$20,791.47
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$2,079.00
Alameda County Charge	1.7% of Assessment Revenue		$259.00
Subtotal:			$2,338.00
Total cost of maintenance			$23,129.47
Total Revenue (FY2026-27 Assessment x No. of Units)			$15,246.37
Assessment Net Change			$5.69
Estimated fund balance as of June 30, 2026			$(79,741.34)
Estimated fund balance as of June 30, 2027			$(87,624.44)

CITY OF LIVERMORE

District Name: California
Mountain View - 1
Number: 1997-2

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

4,320 SF comprised of 83.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$2,997.00
Contractor Services			$1,015.05
Irrigation Water			$4,758.69
Maintenance Materials			$28.00
Equipment Maintenance & Operations			$61.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$484.68
Phone Costs			$0.00
Subtotal:			$9,344.42
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$934.00
Alameda County Charge	1.7% of Assessment Revenue		$184.00
Subtotal:			$1,118.00
Total cost of maintenance			$10,462.42
Total Revenue (FY2026-27 Assessment x No. of Units)			$10,837.25
Assessment Net Change			$4.39
Estimated fund balance as of June 30, 2026			$18,642.47
Estimated fund balance as of June 30, 2027			$19,017.30

CITY OF LIVERMORE

District Name: California Mountain View - 2 Number: 1997-3

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

1,145 SF comprised of 60.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$1,344.00
Contractor Services			$4,240.72
Irrigation Water			$2,552.86
Maintenance Materials			$13.00
Equipment Maintenance & Operations			$28.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$100.37
Phone Costs			$0.00
Subtotal:			$8,278.95
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$828.00
Alameda County Charge	1.7% of Assessment Revenue		$108.00
Subtotal:			$936.00
Total cost of maintenance			$9,214.95
Total Revenue (FY2026-27 Assessment x No. of Units)			$6,335.24
Assessment Net Change			$3.55
Estimated fund balance as of June 30, 2026			$22,937.44
Estimated fund balance as of June 30, 2027			$20,057.73

CITY OF LIVERMORE

District Name: National
Drive Number: 1997-4

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

12,200 SF comprised of
169.90 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$6,199.00
Contractor Services			$195.96
Irrigation Water			$4,762.54
Maintenance Materials			$56.00
Equipment Maintenance & Operations			$129.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$11,342.50
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$1,134.00
Alameda County Charge	1.7% of Assessment Revenue		$241.00
Subtotal:			$1,375.00
Total cost of maintenance			$12,717.50
Total Revenue (FY2026-27 Assessment x No. of Units)			$14,153.19
Assessment Net Change			$2.80
Estimated fund balance as of June 30, 2026			$57,160.44
Estimated fund balance as of June 30, 2027			$58,596.13

CITY OF LIVERMORE

District Name: Dover
Number: 1997-5

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

13,680 SF comprised of
44.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$8,783.00
Contractor Services			$11,267.10
Irrigation Water			$6,161.81
Maintenance Materials			$343.62
Equipment Maintenance & Operations			$182.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$26,737.54
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$2,674.00
Alameda County Charge	1.7% of Assessment Revenue		$391.00
Subtotal:			$3,065.00
Total cost of maintenance			$29,802.54
Total Revenue (FY2026-27 Assessment x No. of Units)			$23,001.47
Assessment Net Change			$17.57
Estimated fund balance as of June 30, 2026			$75,518.61
Estimated fund balance as of June 30, 2027			$68,717.54

CITY OF LIVERMORE

District Name: Silver
Oaks Number: 1990-1

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

8,700 SF comprised of 10.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$3,306.00
Contractor Services			$54.14
Irrigation Water			$5,521.54
Maintenance Materials			$90.00
Equipment Maintenance & Operations			$69.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$9,040.68
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$904.00
Alameda County Charge	1.7% of Assessment Revenue		$66.00
Subtotal:			$970.00
Total cost of maintenance			$10,010.68
Total Revenue (FY2026-27 Assessment x No. of Units)			$3,872.31
Assessment Net Change			$9.36
Estimated fund balance as of June 30, 2026			$(42,371.99)
Estimated fund balance as of June 30, 2027			$(48,510.36)

CITY OF LIVERMORE

District Name: Tapestry
Number: 1993-1

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

153,900 SF comprised of
164.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$15,499.00
Contractor Services			$11,038.49
Irrigation Water			$44,987.64
Maintenance Materials			$140.00
Equipment Maintenance & Operations			$322.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$1,148.95
Phone Costs			$0.00
Subtotal:			$73,136.08
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$7,314.00
Alameda County Charge	1.7% of Assessment Revenue		$1,249.00
Subtotal:			$8,563.00
Total cost of maintenance			$81,699.08
Total Revenue (FY2026-27 Assessment x No. of Units)			$73,445.94
Assessment Net Change			$10.81
Estimated fund balance as of June 30, 2026			$57,530.08
Estimated fund balance as of June 30, 2027			$49,276.94

CITY OF LIVERMORE

District Name: Walmart
Number: 1993-2

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

34,500 SF comprised of
44.69 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$0.00
Contractor Services			$28.63
Irrigation Water			$0.00
Maintenance Materials			$0.00
Equipment Maintenance & Operations			$0.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$28.63
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$3.00
Alameda County Charge	1.7% of Assessment Revenue		$35.00
Subtotal:			$38.00
Total cost of maintenance			$66.63
Total Revenue (FY2026-27 Assessment x No. of Units)			$2,047.02
Assessment Net Change			$1.11
Estimated fund balance as of June 30, 2026			$52,463.11
Estimated fund balance as of June 30, 2027			$54,443.50

CITY OF LIVERMORE

District Name: Jack
London Place Number:
1995-3

FISCAL YEAR 2026-27 ESTIMATE OF COSTS

8,680 SF comprised of 21.00 units or acres

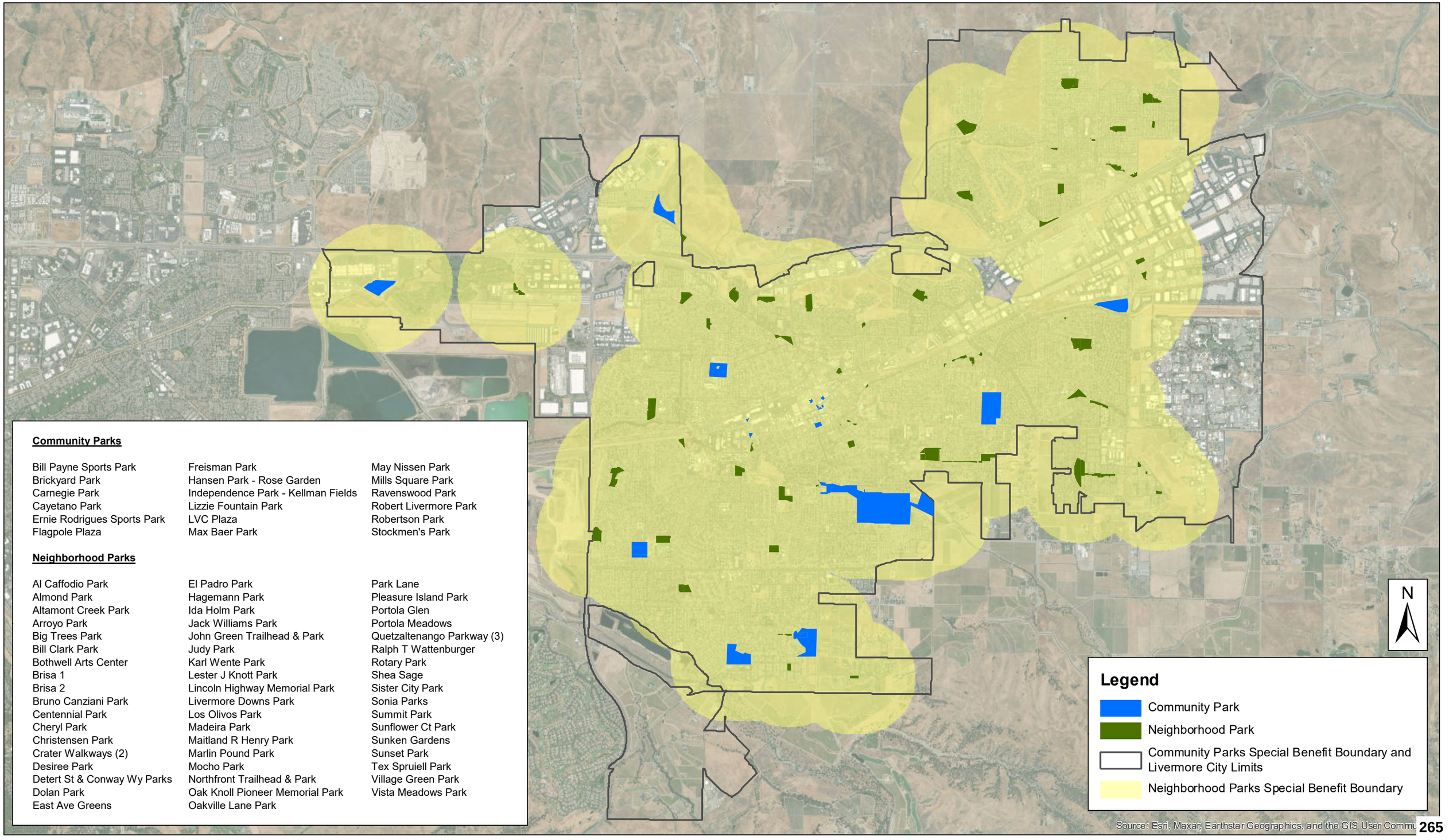
Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$2,686.00
Contractor Services			$1,529.98
Irrigation Water			$2,187.98
Maintenance Materials			$84.00
Equipment Maintenance & Operations			$56.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$6,543.96
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$654.00
Alameda County Charge	1.7% of Assessment Revenue		$52.00
Subtotal:			$706.00
Total cost of maintenance			$7,249.96
Total Revenue (FY2026-27 Assessment x No. of Units)			$3,037.20
Assessment Net Change			$3.50
Estimated fund balance as of June 30, 2026			$(35,437.41)
Estimated fund balance as of June 30, 2027			$(39,650.17)

APPENDIX B

CITY PARKS SYSTEM
BENEFIT DIAGRAM

City of Livermore
City Parks System Benefit Diagram

EXHIBIT A



Community Parks

Bill Payne Sports Park
Brickyard Park
Carnegie Park
Cayetano Park
Ernie Rodrigues Sports Park
Flagpole Plaza
Freisman Park
Hansen Park - Rose Garden
Independence Park - Kellman Fields
Lizzie Fountain Park
LVC Plaza
Max Baer Park
May Nissen Park
Mills Square Park
Ravenswood Park
Robert Livermore Park
Robertson Park
Stockmen's Park

Neighborhood Parks

Al Caffodio Park
Almond Park
Altamont Creek Park
Arroyo Park
Big Trees Park
Bill Clark Park
Bothwell Arts Center
Brisa 1
Brisa 2
Bruno Canziani Park
Centennial Park
Cheryl Park
Christensen Park
Crater Walkways (2)
Desiree Park
Detert St & Conway Wy Parks
Dolan Park
East Ave Greens
El Padro Park
Hagemann Park
Ida Holm Park
Jack Williams Park
John Green Trailhead & Park
Judy Park
Karl Wente Park
Lester J Knott Park
Lincoln Highway Memorial Park
Livermore Downs Park
Los Olivos Park
Madeira Park
Maitland R Henry Park
Marlin Pound Park
Mocho Park
Northfront Trailhead & Park
Oak Knoll Pioneer Memorial Park
Oakville Lane Park
Park Lane
Pleasure Island Park
Portola Glen
Portola Meadows
Quetzaltenango Parkway (3)
Ralph T Wattenburger
Rotary Park
Shea Sage
Sister City Park
Sonia Parks
Summit Park
Sunflower Ct Park
Sunken Gardens
Sunset Park
Tex Spruiell Park
Village Green Park
Vista Meadows Park

APPENDIX C

ASSESSMENT ROLL
(on file with the City Clerk)

EXHIBIT A

LIVERMORE
CALIFORNIA

Annual Engineer's Reports

Part II

Landscape Maintenance District No. 859 (Downtown) Engineer's Report

Fiscal Year 2026-27

June 8, 2026

Prepared by

FRANCISCO AND ASSOCIATES
Where Innovative Strategies Fund Tomorrow's Communities

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CITY OF LIVERMORE
CITY COUNCIL MEMBERS AND CITY STAFF

FISCAL YEAR 2026-27

City Council Members

John Marchand
Mayor

Kristie Wang
Vice Mayor

Ben Barrientos
Council Member

Evan Branning
Council Member

Steven Dunbar
Council Member

City Staff Members

Marianna Burch
City Manager

Helena Graves
Acting City Clerk

Joel Waxdeck
City Engineer

Carl Brown
Public Works Director

Joe Prime
Maintenance and Golf Operations Manager

Marisa Gan
Interim Public Works Manager

SECTION 1

INTRODUCTION

Background

On February 12, 2007, the Livermore City Council adopted a Resolution of Intention which indicated their intent to start the process to form Landscape Maintenance District 859 ("District"). On February 14 and February 15, 2007, assessment notices and ballots were mailed to all affected property owners located with the proposed District. On April 9, 2007, a public hearing was held to allow public testimony regarding the formation of the District. On April 10, 2007, the assessment ballots were tabulated by the City Clerk and it was determined that 66% of the ballots received were in favor of forming the District. On April 23, 2007, the Livermore City Council formed Landscape Maintenance District 859 and authorized the levy of assessments for Fiscal Year (FY) 2006-07.

Proposition 218 Information

On November 5, 1996, California voters approved Proposition 218, entitled "Right to Vote on Taxes Act", which added Articles XIIIC and XIIID to the California Constitution. While its title refers only to taxes, Proposition 218 established procedural requirements for the formation and administration of assessment districts. Proposition 218 also required that with certain specified exceptions, beginning July 1, 1997, all existing, new, or increased assessments shall comply with Article XIIID.

In order to comply with the requirements of Proposition 218, the City of Livermore implemented the following procedures:

1. Every property owner subject to the proposed assessment was mailed a ballot allowing the property owner(s) the opportunity to vote on whether to form the District. The ballots were accompanied by a public notice describing their total estimated assessment, the individual property owner's estimated assessment, the reason for the proposed assessment and the general basis upon which the assessment was calculated.

2. Publicly owned properties (generally those which are developed similar to residential, commercial, and industrial use, as opposed to open space, parks, right-of-way, etc.) were assessed.

3. Assessment ballots returned before the close of the public input portion of the public hearing were tabulated to determine whether a majority protest against the proposed assessment existed. Ballots were weighted by each property owner's estimated assessment amount.

4. The City of Livermore held a Public Hearing on April 9, 2007, to provide an opportunity for any interested person to be heard. At the conclusion of the public input portion of the Public Hearing, the City Council continued the public hearing to April 23, 2007 to allow time for the City Clerk to tabulate the assessment ballots.

5. The results of the assessment balloting process were presented to the City Council at their April 23, 2007 Council meeting. It was found that the valid "YES" votes (weighted by assessment amount) represented 66% of the total valid votes (weighted by assessment amount), therefore City Council formed Landscape Maintenance District 859 and authorized the levy of assessments for Fiscal Year 2006-07.

Current Annual Administration

As required by the 1972 Act, this Engineer's Report describes the improvements to be operated, maintained and serviced by the District, provides a cost estimate for the District, describes the properties and zones of benefit within the District, describes the method used to allocate the costs to the benefiting properties within the District, and lists the proposed assessments to be levied upon each assessable lot or parcel within the District.

Payment of the assessment for each parcel may be either manually billed by the City or placed on each property owner's secured property tax bill. All funds collected through the assessment must be placed in a special fund and can only be used for the purposes stated within this Report.

SECTION II

ENGINEER'S REPORT PREPARED PURSUANT TO THE PROVISIONS OF LANDSCAPING AND LIGHTING ACT OF 1972 SECTION 22500 THROUGH 22679 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE

LANDSCAPE MAINTENANCE DISTRICT NO. 859

FISCAL YEAR 2026-27

Pursuant to the Landscaping and Lighting Act of 1972 (Part 2 Division 15 of the Streets and Highways Code of the State of California, commencing with Section 22500), and in accordance with the resolution directing the City Engineer to file an annual report, adopted by the City of Livermore on June 8, 2026, I, Joel Waxdeck, the duly appointed Engineer of Work, Assessment Engineer for Landscape Maintenance District 859 ("District") submit the following Report, consisting of Section I (Introduction), and this Section II, which consists of the following five (5) parts:

PART A: PLANS AND SPECIFICATIONS

This part describes the improvements in the District. Plans and specifications for the improvements are as set forth on the list thereof, attached hereto, and are on file in the Office of the City Engineer of the City of Livermore, and are incorporated herein by reference.

PART B: ESTIMATE OF COST

This part contains an estimate of the cost of the proposed improvements for Fiscal Year 2026-27, including incidental costs and expenses in connection therewith. The estimate is as set forth on the lists thereof, attached hereto, and is on file in the Office of the City Clerk of the City of Livermore.

PART C: ASSESSMENT DISTRICT DIAGRAM

This part incorporates a Diagram of the District showing the exterior boundaries of the District, the boundaries of any zones within the District and the lines and dimensions of each lot or parcel of land within the District. This Diagram has been prepared by the Engineer of Work and is on file in the Office of the City Clerk of the City of Livermore.

The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Alameda County Assessor for the year when this Report was prepared. The Assessor's maps and records are incorporated by reference herein and made a part of this Report.

PART D: METHOD OF APPORTIONMENT OF ASSESSMENTS

This part describes the method of apportionment of assessments, based upon parcel classification of land within the District in proportion to the estimated special benefits to be received.

PART E: PROPERTY OWNER LIST & ASSESSMENT ROLL

This part contains an assessment of the estimated cost of the improvements on each benefited lot or parcel of land within the District. The Assessment Roll is filed in the Office of the City Clerk of the City of Livermore and is incorporated in this Report. The list is keyed to the records of the Alameda County Assessor, which are incorporated herein by reference.

PART A

PLANS AND SPECIFICATIONS

The streetscape, park, plaza, and trail improvements that will be operated, maintained, and serviced by Landscape Maintenance District No. 859 are generally described below:

1. **Streetscapes:**
   The streetscape improvements which are generally located along 1st Street consist of landscaping, irrigation and irrigation systems, electricity and electrical systems, trees, bushes, shrubs, planters, urns, pots, landscape lighting, landscape trellises, fountains, sidewalks, bluestone pavers, flex zones, benches, bicycle racks, kiosks, drinking fountains, trash receptacles, tree and vine grates and other ancillary improvements identified in the First Street Streetscape Improvement Plans.

2. **Parks:**
   The park improvements consist of landscaping, irrigation and irrigation systems, electricity and electrical systems, trees, bushes, shrubs, landscape lighting, irrigation systems, sidewalks and trails, benches, bicycle racks, drinking fountains, trash receptacles, playground equipment and other ancillary improvements which are included in Carnegie Park, Hansen Park, Brickyard Park, Livermorium Park, Stockmen's Park, and various neighborhood pocket parks.

3. **Plazas:**
   The plaza improvements consist of landscaping, irrigation and irrigation systems, electricity and electrical systems, trees, bushes, shrubs, planters, urns, pots, landscape lighting, landscape trellises, fountains, sidewalks, bluestone pavers, flex zones, benches, bicycle racks, kiosks, drinking fountains, trash receptacles, flagpoles, flagpole lighting, memorial plaques, tree and vine grates and other ancillary improvements identified in the First Street Streetscape Flag Pole Plaza and LVC Park Plaza Improvement Plans.

4. **Trails:**
   The trails which are generally located along Railroad Avenue consist of decomposed granite, pedestrian bridges, fencing, signage and adjacent landscaping and irrigation and irrigation systems, electricity and electrical systems and other ancillary improvements that are typically constructed within City trail systems.

The location of the improvements described above are shown on the Improvement Location Map in Appendix A. The plans and specifications for the improvements are on file in the Office of the City Clerk of the City of Livermore.

PART B

ESTIMATE OF COST

The 1972 Act provides that the total cost for the operation, maintenance and servicing of the streetscape, park, plaza, and trail facilities can be recovered by the District. Maintenance can include the repair, removal, and capital replacement of the existing facilities; providing for the life, growth, health, and beauty of the landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, and treating for disease or injury; and the removal of trimmings, rubbish, debris, and other solid waste, etc. Servicing can include electrical, water, gas, and associated costs from a public utility, etc. Incidental expenses, including administration of the District, engineering fees, legal fees, printing, posting, and mailing of notices and all other costs associated with the annual collection of assessments, etc. are included within the annual costs shown in Table 1A below.

The estimated capital replacement costs and estimated annual maintenance costs upon completion of all facilities (in Fiscal Year 2026-27 dollars) are shown below in Table No. 1A. In addition, the table shows the proposed Fiscal Year 2026-27 annual maintenance costs based upon facilities currently or proposed to be constructed in Fiscal Year 2026-27 along with the percentages of special benefit and general benefit for each facility.

Table No. 1A - Fiscal Year 2026-27 Estimate of Cost Summary
(in Fiscal Year 2026-27 dollars)

Improvement Description	Estimated Annual Capital Replacement Costs [1]	Estimated Maximum Annual Maintenance Costs [2]	Estimated FY 2026-27 Actual Maintenance Costs	Special Benefit Percentage of FY 2026-27 Maint. Costs	Special Benefit Allocation of FY 2026-27 Maint. Costs	General Benefit Percentage of FY 2026-27 Maint. Costs	General Benefit Allocation of FY 2026-27 Maint. Costs
1st Street Streetscape (L to Maple)	$215,717	$595,450	$638,163	90.00%	$574,346	10.00%	$63,816
1st Street Streetscape (Stanley to L St.)	$46,017	$114,524	$17,717	90.00%	$15,945	10.00%	$1,772
1st Street Streetscape (Maple to Inman)	$34,758	$84,990	$38,801	90.00%	$34,921	10.00%	$3,880
Downtown Parks and Plazas	$104,861	$679,960	$324,979	60.00%	$194,987	40.00%	$129,991
Pocket Parks [3]	$51,922	$483,363	$0	90.00%	$0	10.00%	$0
Trails	$202,882	$71,167	$0	47.00%	$0	53.00%	$0
Total Estimated Annual Cost	**$656,157**	**$2,029,453**	**$1,019,659**		**$820,200**		**$199,460**

[1] City will complete necessary capital improvements, whose costs shall be a portion of the City's contributions to the Downtown LMD.
[2] The Estimated Maximum Annual Maintenance Cost is in Fiscal Year 2026-27 dollars and assumes all improvements have been installed.
[3] 85% of the benefit of the pocket parks will be directly attributable to the developments which install them, 5% shall be considered a special benefit to the Downtown LMD, and 10% shall be considered a General Benefit. The cost of maintaining said pocket parks shall be distributed in line with these benefit percentages.

Table No. 1B below shows the allocation of revenue from the various funding sources (assessment revenue and City contributions) to fund the Fiscal Year 2026-27 estimated maintenance costs.

Table No. 1B - Fiscal Year 2026-27 Estimate of Cost Summary (Continued)
(in Fiscal Year 2026-27 dollars)

Improvement Description	Max. FY 2026-27 Assessment Revenue That Can Be Assessed [1]	FY 2026-27 Assessment Revenue [2]	FY 2026-27 General Benefit Required Contribution [3]	FY 2026-27 Supplemental Contribution by the City [4]	FY 2026-27 Estimated Annual Maintenance Costs
1st Street Streetscape (L to Maple)	$393,589	$393,589	$63,816	$180,757	$638,163
1st Street Streetscape (Stanley to L St.)	$140,409	$15,945	$1,772	$0	$17,717
1st Street Streetscape (Maple to Inman)	$86,839	$34,921	$3,880	$0	$38,801
Downtown Parks and Plazas	$458,841	$194,987	$129,991	$0	$324,979
Pocket Parks	$27,181	$0	$0	$0	$0
Trails	$40,801	$0	$0	$0	$0
Total Estimated Annual Cost	**$1,147,660**	**$639,442**	**$199,460**	**$180,757**	**$1,019,659**

[1] This is the maximum assessment revenue that can be collected from the parcels within the boundaries of the District for the maintenance of each improvement type. The maximum assessment revenue is based upon the maximum assessment rates established when the District was formed.

[2] The Assessment Revenue above may not foot to the total amount shown in the roll due to County rounding adjustments.

[3] The City's required contribution is $199,460 which covers the estimated general benefits received by properties inside or outside the boundaries of the district.

[4] The City's supplemental contribution of $180,757 is needed because entitlements for certain properties expired and the maximum allowable assessments have already been levied against the parcels benefitting from the various improvements.

The 1972 Act requires that a special fund be set up for the revenues and expenditures of the District. Funds raised by the assessments shall be used only for the purpose as stated herein. Any balance remaining on July 1 must be carried over to the next fiscal year unless the funds are being accumulated for capital or operating reserves.

PART C

ASSESSMENT DISTRICT DIAGRAM

The boundaries and benefit zones of the City of Livermore's Landscape Maintenance District No. 859 are shown on the Assessment Diagram in Appendix B. The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Alameda County Assessor for the year in which this Report was prepared and are incorporated by reference herein and made part of this Report.

PART D

METHOD OF APPORTIONMENT OF ASSESSMENT

GENERAL

Part 2 of Division 15 of the Streets and Highways Code, the Landscaping and Lighting Act of 1972, permits the establishment of assessment districts by Agencies for the purpose of providing certain public improvements, which includes the operation, maintenance and servicing of streetscapes, parks, plazas, and trails.

Section 22573 of the Landscape and Lighting Act of 1972 requires that assessments must be levied according to special benefit, rather than according to assessed valuations. This Section states:

> "The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefit to be received by each such lot or parcel from the improvements."

In addition, Article XIIID, Section 4(a) of the California Constitution limits the amount of any assessment to the proportional special benefit conferred on the property.

The Act permits the designation of zones of benefit within any individual assessment district if "by reasons or variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvement" (Sec. 22574). Thus, the 1972 Act requires the levy of a true "assessment" rather than a "special tax".

Article XIIID provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment. Exempted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways, public greenbelts, public parkways and parks, and that portion of public property that is not developed and used for business purposes similar to private residential, commercial, industrial, and institutional activities.

ASSESSMENT METHODOLOGY

The total operation, maintenance and servicing costs for the streetscape, park, plaza, and trail improvements are apportioned in accordance with the benefit spread methodology described below.

General Versus Special Benefit

The City may only assess property owners for that portion of the improvements which provide a special and direct benefit to the properties located within the boundaries of the District. General benefits are not assessable and the City must fund that portion of the improvements which provides a general benefit to the public at large with some other funding source, such as the general fund. The 1972 Act does not specify a formula or method to use when determining the amount of general versus special benefit. The Engineer of Work is responsible for conducting the general versus special benefit analysis and then making a recommendation to the City Council, which makes the final determination.

Streetscape Benefit Spread Methodology

Because the construction of the streetscape improvements occurred in three (3) distinct phases and because the types of improvements within each phase vary substantially from one phase to another, special benefit zones have been developed. These benefit zones are illustrated on the Assessment Diagram located in Appendix B.

Parcels located within Benefit Zone A-1 will benefit from the streetscape improvements located generally along 1st Street from South L Street to Maple Street. Parcels located within Benefit Zone B-1 will benefit from the streetscape improvements located generally along 1st Street from Stanley Blvd. to South L Street. Parcels located within Benefit Zone C-1 will benefit from the streetscape improvements located generally along 1st Street from Maple Street to Inman Street.

Because most of the streetscape improvements are being constructed to help promote and develop an aesthetically pleasing and vibrant downtown that will attract residents to live and patrons to shop, most of the benefits received from the streetscape improvements will be special and direct benefits to the property owners located adjacent to those improvements. It is estimated that 10% of the costs to operate, maintain and service the streetscape improvements will be a benefit to the general public ("General Benefit") and 90% of the costs to maintain the streetscape improvements will be a special and direct benefit to the property owners located within the District ("Special Benefit"). Table No. 2 on the following page shows the streetscape maintenance costs associated with each construction phase anticipated at buildout at the time of formation and their proportionate general and special benefit cost allocations.

Table No. 2 - Streetscape Maintenance Cost Allocations				
Improvement Phase	Estimated Total Annual Maintenance Costs	General Benefit Percentage of Total Annual Costs	General Benefit Portion of Total Annual Costs	Special Benefit Portion of Total Annual Costs
Streetscape (Zone "A-1")	$595,450	10.00%	$59,545	$535,905
Streetscape (Zone "B-1")	$114,524	10.00%	$11,452	$103,072
Streetscape (Zone "C-1")	$84,990	10.00%	$8,499	$76,491
Total	**$794,964**		**$79,496**	**$715,467**

The proposed annual streetscape maintenance costs for each benefit zone will be spread to the parcels located within that benefit zone based upon parcel front footage and improved building square footage.

Twenty five percent (25%) of the assessable maintenance cost within each benefit zone will be spread to the parcels fronting the streetscape improvements on 1st Street, based upon their proportionate share of parcel frontage fronting the streetscape improvements. The remaining seventy-five (75%) of the assessable maintenance costs within each benefit zone will be spread to the parcels within that benefit zone based on their proportionate share of improved building square footage. The improved building square footage used for assessment calculation purposes is based upon the actual improved building square footage, or if the property owner has received entitlements to develop the parcel to a more intense use, then the entitlement building square footage was used.

Table No. 3 below shows the streetscape cost allocations by frontage and improved building square footage within Benefit Zone "A-1" at the time of formation, along with the maximum annual rates for the upcoming fiscal year.

Table No. 3 - Benefit Zone "A-1" Total Streetscape Allocation of Costs			
	Total Estimated Frontage (Ft.) & Improved Sq. Ft.	Total Estimate of Maximum Annual Assessment	Maximum Annual Rate per Front Foot/ Imp. Sq. Ft.
Frontage	2,639	$133,976	$50.775
Area A-1 (Res)	407,789	$183,316	$0.449538
Area A-1 (Commercial)	467,173	$210,012	$0.449538
Area A-1 (Office)	19,133	$8,601	$0.449538
Subtotal	894,095	$401,929	
Total Revenue		**$535,905**	

Table No. 4 below shows the streetscape cost allocations by frontage and improved building square footage within Benefit Zone "B-1" at the time of formation, along with the maximum annual rates for the upcoming fiscal year.

Table No. 4 - Benefit Zone "B-1"
Total Streetscape Allocation of Costs

	Total Estimated Frontage (Ft.) & Improved Sq. Ft.	Total Estimate of Maximum Annual Assessment	Maximum Annual Rate per Front Foot/ Imp. Sq. Ft.
Frontage	4,218	$25,768	$6.108
Area B-1 (Res)	193,778	$26,154	$0.134971
Area B-1 (Commercial)	370,598	$50,020	$0.134971
Area B-1 (Office)	8,368	$1,129	$0.134971
Subtotal	572,744	$77,304	
Total Revenue		**$103,072**	

Table No. 5 below shows the streetscape cost allocations by frontage and improved building square footage within Benefit Zone "C-1" at the time of formation, along with the maximum annual rates for the upcoming fiscal year.

Table No. 5 - Benefit Zone "C-1"
Total Streetscape Allocation of Costs

	Total Estimated Frontage (Ft.) & Improved Sq. Ft.	Total Estimate of Maximum Annual Assessment	Maximum Annual Rate per Front Foot/ Imp. Sq. Ft.
Frontage	3,155	$19,123	$6.061
Area C-1 (Res)	323,991	$44,818	$0.138332
Area C-1 (Commercial)	90,723	$12,550	$0.138332
Area C-1 (Office)	0	$0	$0.138332
Subtotal	414,714	$57,368	
Total Revenue		**$76,491**	

For example, if a property owner were to construct a 2,500 sq. ft. commercial building which had 50 feet of frontage along 1st Street and was located within Benefit Zone No. A-1 their maximum assessment for the streetscape improvement would be calculated as follows:

Frontage Asmt. =	50 feet x $50.775/ft.	= $2,538.75
Improved Sq. Ft Asmt. =	2,500 sq. ft. x $0.449538/sq. ft.	= $1,123.85
	Total:	$3,662.60

Park, Plaza, and Trail Improvements

Because most of the park and plaza improvements are similar to the streetscape improvements in that they were constructed to help promote and develop an aesthetically pleasing and vibrant downtown that will attract residents to live and patrons to shop, most of the benefits received from the park and plaza improvements will be special and direct benefits to the property owners within the District. It is estimated that 40% of the costs to maintain the Flagpole Plaza/Lizzy Fountain, Shea Plaza, Stockmen's Park, Livermorium Park, Carnegie Park, Hansen Park, and Brickyard Park will be a benefit to the general public ("General Benefit") and the remaining 60% of the costs will be a special and direct benefit to the property owners located within the District ("Special Benefit").

In addition, it is estimated that 85% of the costs to maintain future pocket parks will directly benefit the developments which install the pocket parks because of their close proximity to the parks, 10% of the pocket park costs will be a benefit to the general public and 5% will be a special and direct benefit to the property owners located within the District (excluding developments which installed the pocket parks).

The trail improvements are part of a regional trail system which will be utilized by residents throughout the entire City, not just the downtown area; therefore, it is estimated that 53% of the costs to maintain the trail improvements will be a benefit to the general public ("General Benefit") and the remaining 47% of the costs will be a special and direct benefit to the property owners located within the District ("Special Benefit").

Table No. 6 on the following page shows the maintenance cost allocation anticipated at buildout for each improvement item based upon their general and special benefit percentages.

Table No. 6 - Parks, Plazas & Trail Maintenance Cost Allocations					
Improvement Phase	Estimated Total Annual Maintenance Costs	General Benefit Percentage of Total Annual Costs	General Benefit Portion of Total Annual Costs	Special Benefit Percentage of Total Annual Costs	Special Benefit Portion of Total Annual Costs
Downtown Parks and Plazas	$679,960	40.00%	$271,984	60.00%	$407,976
Pocket Parks [1]	$483,363	10.00%	$48,336	90.00%	$435,026
Trails	$71,167	53.00%	$37,718	47.00%	$33,448
Total	**$1,234,490**		**$358,039**		**$876,451**

[1] 85% of the benefit of the pocket parks will be directly attributable to the developments which install them, 5% shall be considered a special benefit to the Downtown LMD, and 10% shall be considered a General Benefit. The cost of maintaining said pocket parks shall be distributed in line with these benefit percentages.

The proposed methodology to be used to allocate the assessable costs of the parks, plazas and trails will be based upon service population. Service population is divided into two broad classes:

- Residents living within the District; and
- Employees of businesses located within the District.

The assessable costs associated with the park, plaza and trail improvements will be spread to each assessable parcel within the District based upon their proportionate share of service population, adjusted for use, as described below. Total estimated service population is based upon the density assumptions used in the City of Livermore's Park Facilities Fee Study, dated November 14, 2004 (Table No. 2, Page No. 10). The estimated service population is 2.61 residents per residential dwelling unit and 2.00 employees per 1,000 sq. ft. of commercial space and 2.86 employees per 1,000 sq. ft. of office space. The improved building square footage used for assessment calculation purposes is based upon the actual improved building square footage, or if the property owner has received entitlements to develop the parcel to a more intense use, then the entitlement building square footage was used. The estimated service population within the District at the time of formation is shown in Table No. 7 below.

Table No. 7 - Service Population			
Land Use Category	Total Asmt. Dist. Imp. Sq. Ft.	Service Population Rates	Total Service Population
Residential (1,076 units)	1,285,841	2.61 Residents/Unit	2,808
Commercial	1,593,363	2.00 employees/1,000 sq. ft.	3,187
Office	69,747	2.86 employees/1,000 sq. ft.	199
Total	**2,948,951**		**6,195**

Based upon the results of the City of Livermore's Park Facilities Fee Study, dated November 14, 2004, the service population associated with non-residential uses have limited hours to utilize the park, plaza, and trail improvements. Employees of these non-

residential properties typically use these facilities before or after work hours, during lunch or during organized employee functions. Residential property owners have the ability to utilize these improvements throughout each workday and on weekends. Therefore, an adjustment or reduction in assessment must be made to the non-residential service population. The proposed adjusted service population factor is based upon the adjusted service population assumptions used in the City of Livermore's Park Facilities Fee Study, dated November 14, 2004 (Table No. 1, Page No. 8). The adjusted service population at the time of formation, for non-residential is decreased by 81% as shown in Table No. 8 below.

Table No. 8 - Adjusted Service Population

Land Use Category	Total Asmt. Dist. Imp. Sq. Ft.	Total Service Population	Total Adjusted Service Population
Residential (1,076 units)	1,285,841	2,808	2,808
Commercial	1,593,363	3,187	605
Office	69,747	199	38
Total Service Population	**2,948,951**	**6,195**	**3,452**

The maximum assessment rates for operating, maintaining and servicing the park and plaza improvements are then determined by spreading the projected annual costs proportionately to the adjusted service population for each land use category and then dividing by the total estimated improved square footage for each land use category as shown below in Table No. 9 at the time of formation, along with the annual maximum rates for the upcoming fiscal year.

Table No. 9 - Parks and Plazas Allocation of Costs

Land Use Category	Total Asmt. Dist. Imp. Sq. Ft.	Total Service Population	Total Adjusted Service Population	Total Maintenance Cost Allocation	Maximum Assessment per Imp. Sq. Ft.
Residential (1,076 units)	1,285,841	2,808	2,808	$351,596	$0.273436
Commercial	1,593,363	3,187	605	$75,804	$0.047575
Office	69,747	199	38	$4,745	$0.068032
Total	**2,948,951**	**6,195**	**3,452**	**$432,144**	

For example, if a property owner were to construct a 2,500 sq. ft. commercial building which had 50 feet of frontage along 1st Street and was located within Benefit Zone No. A-1, their maximum assessment for the park and plaza improvement would be calculated as follows:

Improved Sq. Ft. Asmt. = 2,500 sq. ft. x $0.047575/sq. ft. = $118.94
Total: $118.94

Since the trail system is not located in the central part of the District special benefit zones have been created. Parcels located within Benefit Zone No. 1 are located within close proximity to the trail system and parcels located within Benefit Zone No. 2 are located farther away from the trail system. Therefore, parcels located within Benefit Zone No. 2 will receive a 50% discount on their assessment. The maximum assessment rates for operating, maintaining, and servicing the trail improvements are determined by spreading the projected annual costs proportionately to the adjusted service population (with a 50% discount given to Benefit Zone No. 2) for each land use category and then dividing by the total estimated improved square footage for each land use category as shown in Table No. 10 below at the time of formation, along with the annual maximum rates for the upcoming fiscal year.

Table No. 10 - Trail Allocation of Costs

Land Use Category	Total Asmt. Dist. Actual Imp. Sq. Ft.	Total Service Population	Total Adjusted Service Population	Benefit Factor	Benefit Factor Adjusted Service Population	Total Maintenance Cost Allocation	Maximum Assessment per Imp. Sq. Ft.
Residential (352 units) - Zone 1	419,485	916	916	1.00	916	$13,477	$0.032127
Commercial - Zone 1	473,374	947	180	1.00	180	$2,646	$0.005590
Office Zone - 1	0	0	0	1.00	0	$0	$0.007993
Residential (724 units) - Zone 2	866,356	1,892	1,892	0.50	946	$13,917	$0.016063
Commercial - Zone 2	1,119,989	2,240	426	0.50	213	$3,130	$0.002795
Office Zone - 2	69,747	199	38	0.50	19	$279	$0.003996
Total	**2,948,951**	**6,195**	**3,452**		**2,274**	**$33,448**	

For example, if a property owner were to construct a 2,500 sq. ft. commercial building which had 50 feet of frontage along 1st Street and was located within Benefit Zone No. 1, their maximum assessment for the trail improvement would be calculated as follows:

Improved Sq. Ft. Asmt. = 2,500 sq. ft. x $0.005590/sq. ft. = $13.98
Total: $13.98

Maximum Fiscal Year 2026-27 Assessment Rates and Actual Fiscal Year 2026-27 Assessment Rates

The maximum Fiscal Year 2026-27 and proposed Fiscal Year 2026-27 assessment rates shown below for each improvement type are in Fiscal Year 2026-27 dollars. Each fiscal year the maximum assessment rates shown may be increased based upon the prior year's change in the Consumer Price Index (CPI) - Urban Wage Earners and Clerical Workers – All Items – San Francisco, Oakland, Hayward Area plus 1%. The base CPI Index that is used for the annual future CPI increase calculations is the February 2006 CPI Index of 202.500. The February 2026 CPI Index is 356.964 which equates to a 96.28% increase in rates since February 2006.

The Maximum and Fiscal Year 2026-27 assessment rates for the streetscape improvements are shown on the following page in Table No. 11:

Table No. 11 - Streetscape Improvements Maximum & Fiscal Year 2026-27 Assessments (in Fiscal Year 2026-27 Dollars) Based on Actual/Current Sq. Ft.				
Benefit Zone	**Maximum Assessment per Front Foot**	**Fiscal Year 2026-27 Assessment per Front Foot**	**Maximum Assessment per Imp. Sq. Ft.**	**Fiscal Year 2026-27 Assessment per Imp. Sq. Ft.**
A-1	$50.775	$50.775	$0.449538	$0.449538
B-1	$6.108	$0.694	$0.134971	$0.015327
C-1	$6.061	$2.437	$0.138332	$0.055628

The Maximum and Fiscal Year 2026-27 assessment rates for the park and plaza improvements are shown below in Table No. 12:

Table No. 12 - Park and Plaza Improvements Maximum & Fiscal Year 2026-27 Assessments (in Fiscal Year 2026-27 Dollars) Based on Actual/Current Sq. Ft.		
Property Classification	**Maximum Assessment per Imp. Sq. Ft.**	**Fiscal Year 2026-27 Assessment per Imp. Sq. Ft.**
Residential	$0.273436	$0.109700
Commercial	$0.047575	$0.019087
Office	$0.068032	$0.027294

The Maximum and Fiscal Year 2026-27 assessment rates for the trail improvements are shown below in Table No. 13:

Table No. 13 - Trail Improvements Maximum & Fiscal Year 2026-27 Assessments (in Fiscal Year 2026-27 Dollars) Based on Actual/Current Sq. Ft.		
Property Classification	**Maximum Assessment per Imp. Sq. Ft.**	**Fiscal Year 2026-27 Assessment per Imp. Sq. Ft.**
Residential - Zone 1	$0.032127	$0.000000
Commercial - Zone 1	$0.005590	$0.000000
Office - Zone 1	$0.007993	$0.000000
Residential - Zone 2	$0.016063	$0.000000
Commercial - Zone 2	$0.002795	$0.000000
Office - Zone 2	$0.003996	$0.000000

PROPERTY OWNER APPEALS OF SPECIAL ASSESSMENT LEVIES

Any property owner claiming that the amount or application of the special assessment is not correct and requesting a refund, may file a written notice of appeal and refund to that effect with the City's Public Works Director not later than one calendar year after having paid the special assessment that is disputed. The Public Works Director shall promptly review the appeal, and if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the special assessment, and decide the appeal. If the Public Works Director's decision requires that the special assessment be modified or changed in favor of the property owner, a refund shall be made or an adjustment may be made to the next annual special assessment levy. Any dispute over the decision of the Public Works Director shall be referred to the City Council and the decision of the City Council shall be final. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to any legal action by such owner.

PART E

PROPERTY OWNER LIST & ASSESSMENT ROLL

A list of names and addresses of the owners of all parcels, and the description of each lot or parcel within the Landscape Maintenance District No. 859 is shown on the last Equalized Secured Property Tax Roll of the Alameda County Assessor, which by reference is hereby made a part of this Report.

This list is keyed to the Assessor's Parcel Numbers as shown on the Fiscal Year 2026-27 Assessment Roll in Appendix C of this report.

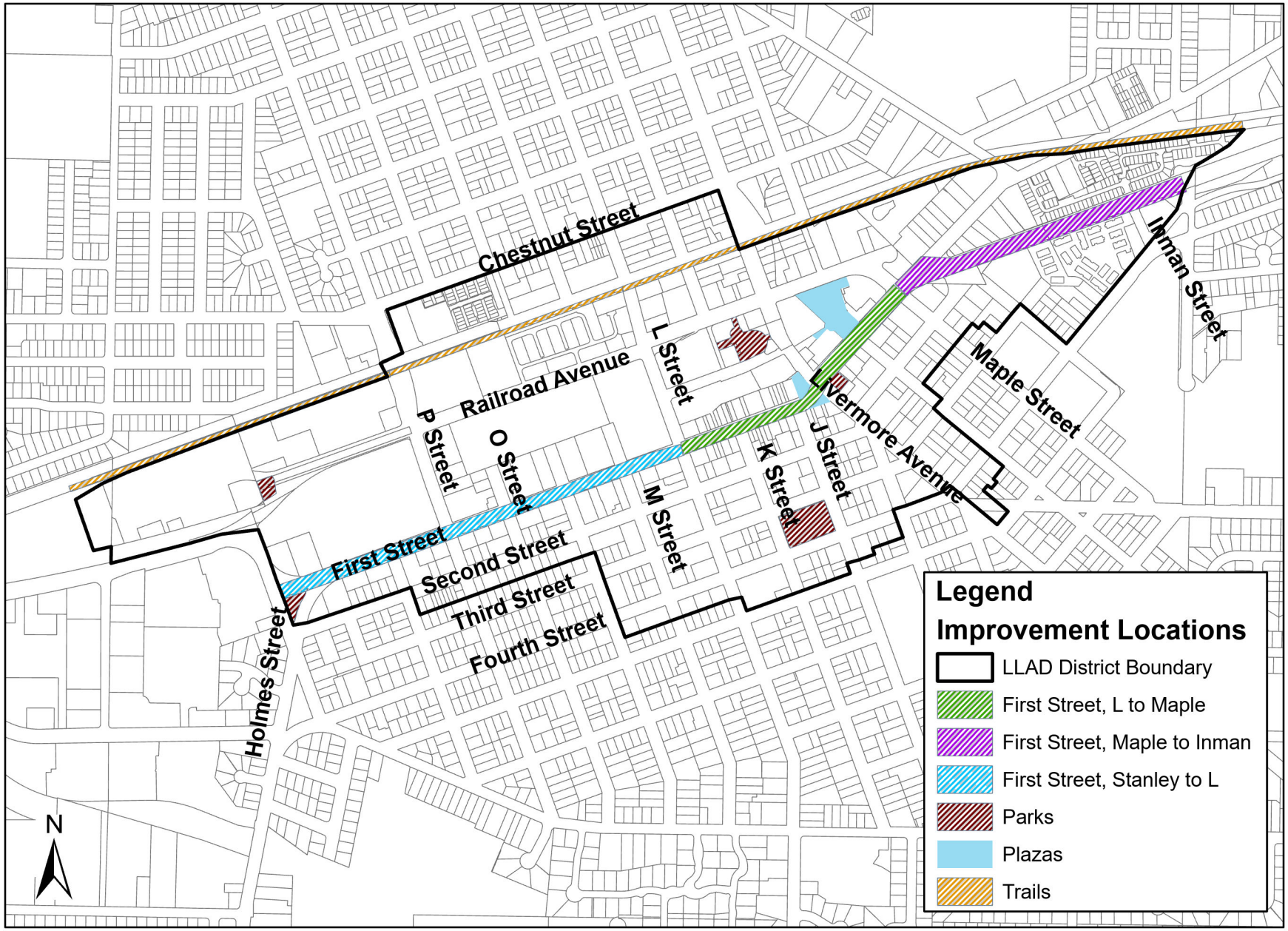
The total proposed assessment for Fiscal Year 2026-27 is $639,430.46. This amount differs slightly from the assessment revenue amount shown in Table 1 because the County only accepts assessment levies in even pennies so that the property tax bill can be split equally into two (2) installments.

APPENDIX A

IMPROVEMENT LOCATION MAP

City of Livermore
Maintenance District No. LL-859
Improvement Location Map

EXHIBIT A

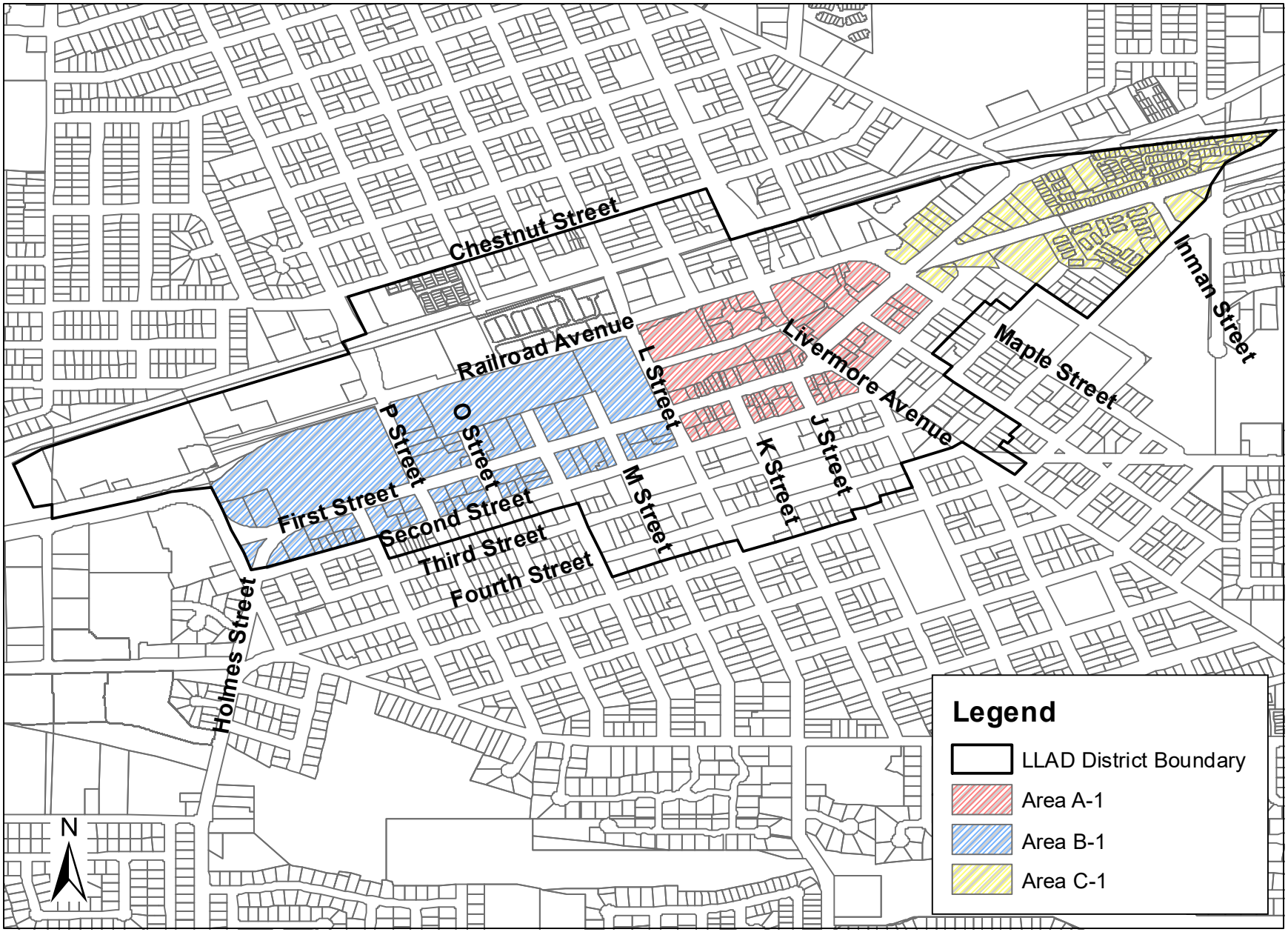


APPENDIX B

ASSESSMENT DISTRICT DIAGRAM

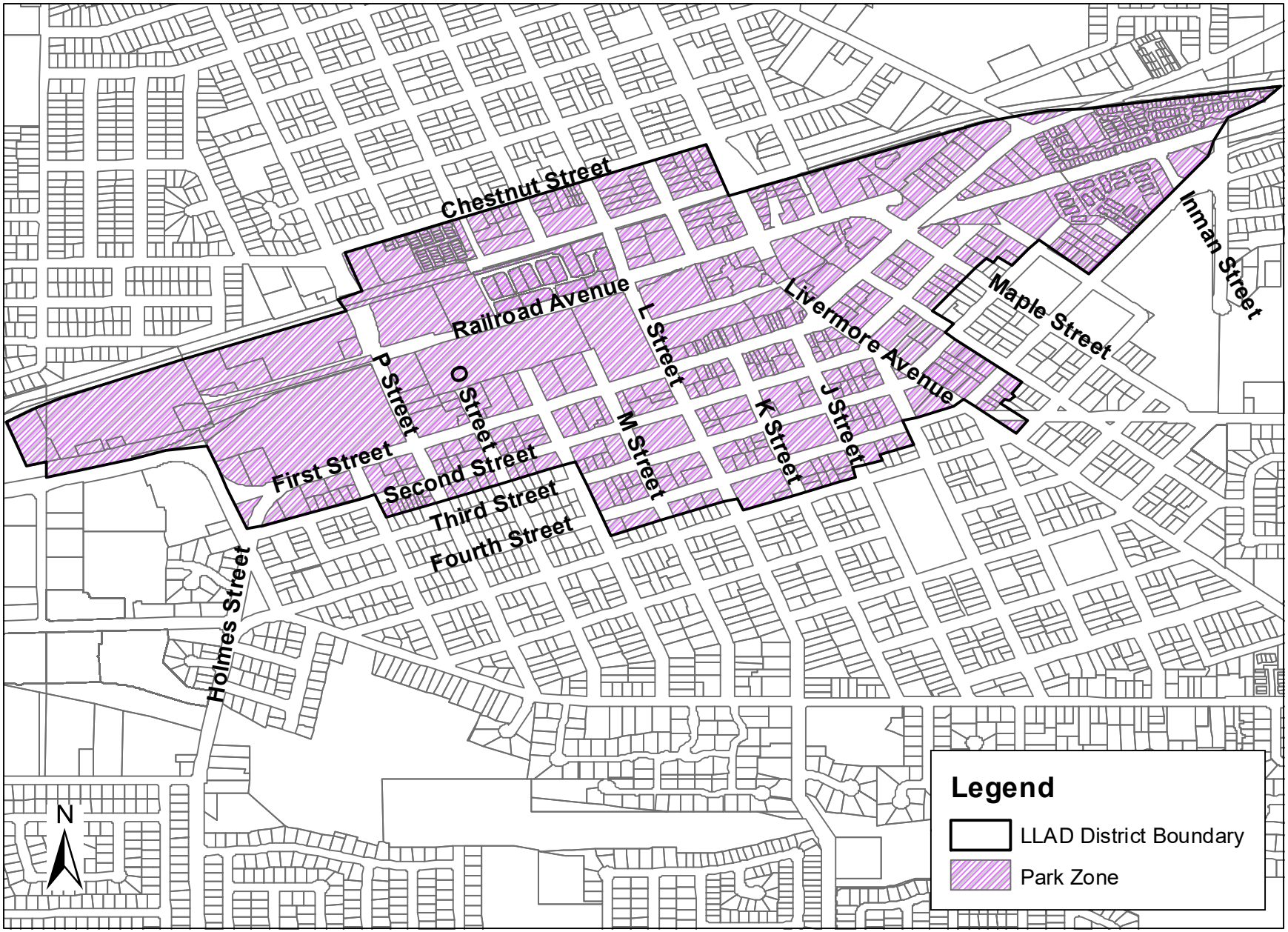
City of Livermore
Maintenance District No. LL-859
Streetscape Improvement Benefit Zones

EXHIBIT A



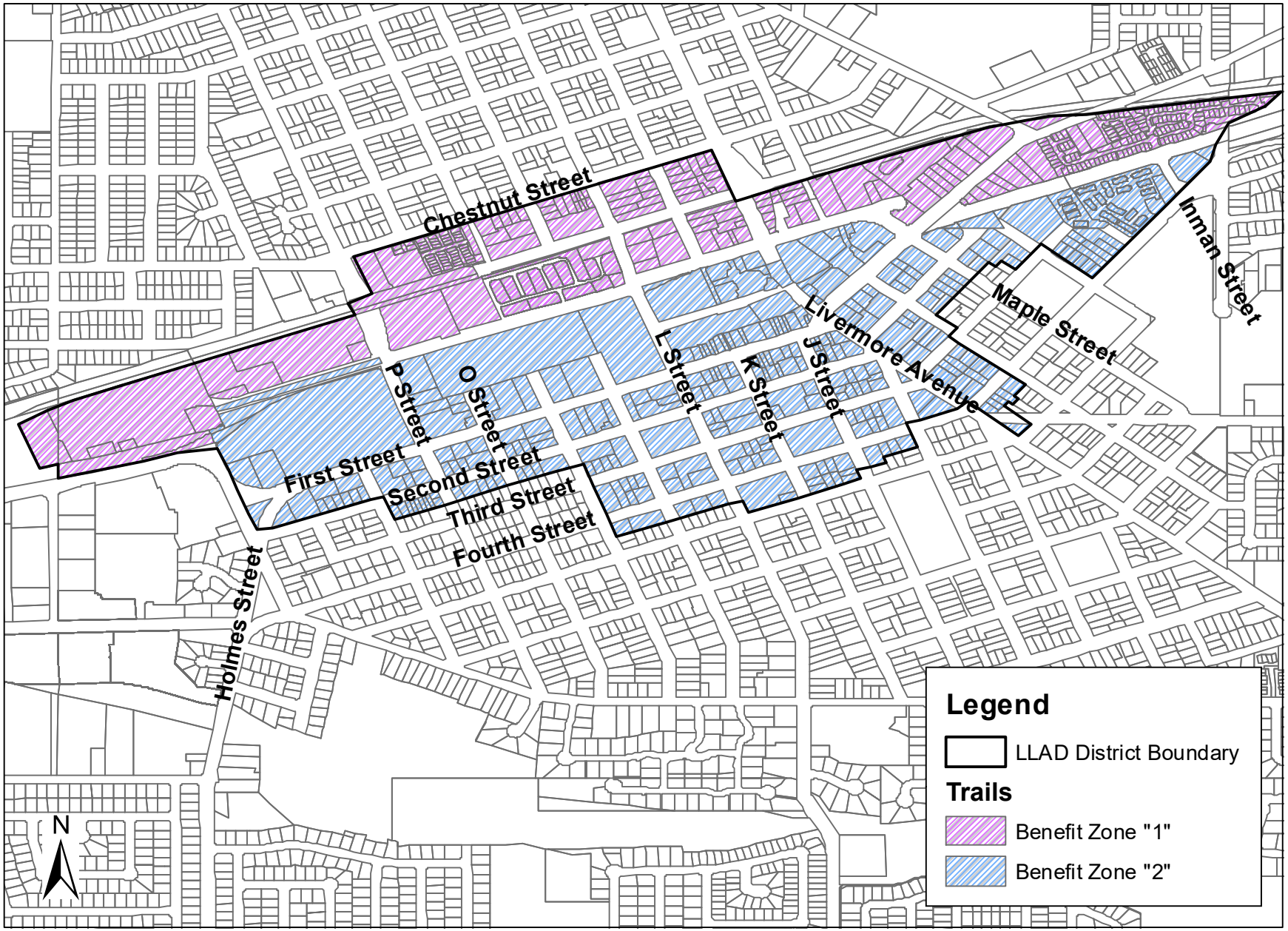
City of Livermore
Maintenance District No. LL-859
Park Improvement Benefit Zone

EXHIBIT A



City of Livermore
Maintenance District No. LL-859
Trail Improvement Benefit Zones

EXHIBIT A



APPENDIX C

ASSESSMENT ROLL &
MAXIMUM ASSESSMENT PER PARCEL
(IN FISCAL YEAR 2026-27 DOLLARS)

EXHIBIT A

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2026-27 Assessment Roll
(Maximum Assessments may be Increased by the Prior Year's Change in the CPI plus 1% each Fiscal Year)

Parcel No.	Class	Streetscape Zone	Trail Zone	Frontage	Imp Sq Ft	Maximum Frontage Assessment	Maximum Area Assessment	Maximum Park/Plaza Assessment	Maximum Trail Assessment	Maximum Assessment	FY 2026-27 Frontage Assessment	FY 2026-27 Area Assessment	FY 2026-27 Park/Plaza Assessment	FY 2026-27 Trail Assessment	FY 2026-27 Assessment*	Property Address
097 -0001-009-00	COM	A1	2	66.260	3,791	$3,364.35	$1,704.20	$180.36	$10.60	$5,259.51	$3,364.35	$1,704.20	$72.36	$0.00	$5,140.90	2226 1ST ST
097 -0001-010-00	COM	A1	2	17.740	1,998	$900.75	$898.18	$95.05	$5.58	$1,899.56	$900.75	$898.18	$38.14	$0.00	$1,837.06	2206 1ST ST
097 -0001-011-00	COM	A1	2	25.000	2,600	$1,269.38	$1,168.80	$123.70	$7.27	$2,569.15	$1,269.38	$1,168.80	$49.63	$0.00	$2,487.80	2200 1ST ST
097 -0001-012-00	COM	A1	2	25.860	2,500	$1,313.04	$1,123.85	$118.94	$6.99	$2,562.82	$1,313.04	$1,123.85	$47.72	$0.00	$2,484.60	2196 1ST ST
097 -0001-013-00	COM	A1	2	25.000	2,600	$1,269.38	$1,168.80	$123.70	$7.27	$2,569.15	$1,269.38	$1,168.80	$49.63	$0.00	$2,487.80	2190 1ST ST
097 -0001-014-00	COM	A1	2	60.000	8,120	$3,046.50	$3,650.25	$386.31	$22.70	$7,105.76	$3,046.50	$3,650.25	$154.98	$0.00	$6,851.72	2184 1ST ST
097 -0001-015-00	COM	A1	2	105.990	4,249	$5,381.64	$1,910.09	$202.15	$11.88	$7,505.76	$5,381.64	$1,910.09	$81.10	$0.00	$7,372.82	2136 1ST ST
097 -0001-016-00	COM	A1	2	23.300	1,918	$1,183.06	$862.21	$91.25	$5.36	$2,141.88	$1,183.06	$862.21	$36.61	$0.00	$2,081.88	2118 1ST ST
097 -0001-017-00	COM	A1	2	56.000	6,608	$2,843.40	$2,970.55	$314.38	$18.47	$6,146.80	$2,843.40	$2,970.55	$126.12	$0.00	$5,940.06	2112 1ST ST
097 -0001-018-00	COM	A1	2	27.000	1,300	$1,370.93	$584.40	$61.85	$3.63	$2,020.81	$1,370.93	$584.40	$24.81	$0.00	$1,980.14	2086 1ST ST
097 -0001-020-00	COM	A1	2	26.000	1,320	$1,320.15	$593.39	$62.80	$3.69	$1,980.03	$1,320.15	$593.39	$25.19	$0.00	$1,938.72	2080 1ST ST
097 -0001-023-00	COM	A1	2	50.000	3,447	$2,538.75	$1,549.56	$163.99	$9.63	$4,261.93	$2,538.75	$1,549.56	$65.79	$0.00	$4,154.10	2032 1ST ST
097 -0001-024-01	COM	A1	2	100.000	1,620	$5,077.50	$728.25	$77.07	$4.53	$5,887.35	$5,077.50	$728.25	$30.92	$0.00	$5,836.66	2008 1ST ST
097 -0001-033-00	COM	A1	2	0.000	21,976	$0.00	$9,879.05	$1,045.51	$61.42	$10,985.98	$0.00	$9,879.05	$419.45	$0.00	$10,298.50	43 S LIVERMORE AVE
097 -0001-034-00	COM	A1	2	24.000	2,556	$1,218.60	$1,149.02	$121.60	$7.14	$2,496.36	$1,218.60	$1,149.02	$48.79	$0.00	$2,416.40	2056 1ST ST
097 -0001-035-00	COM	A1	2	36.000	5,212	$1,827.90	$2,342.99	$247.96	$14.57	$4,433.42	$1,827.90	$2,342.99	$99.48	$0.00	$4,270.36	2062 1ST ST
097 -0001-037-00	VCOM	A1	2	19.780	0	$1,004.33	$0.00	$0.00	$0.00	$1,004.33	$1,004.33	$0.00	$0.00	$0.00	$1,004.32	2038 1ST ST
097 -0001-038-00	COM	A1	2	31.500	1,320	$1,599.41	$593.39	$62.80	$3.69	$2,259.29	$1,599.41	$593.39	$25.19	$0.00	$2,217.98	2044 1ST ST
097 -0004-001-02	COM	B1	2	175.000	11,700	$1,068.90	$1,579.16	$556.63	$32.70	$3,237.39	$121.39	$179.33	$223.31	$0.00	$524.02	1870 1ST ST
097 -0004-002-02	IND	B1	2	125.000	18,566	$763.50	$2,505.87	$883.28	$51.89	$4,204.54	$86.70	$284.57	$354.36	$0.00	$725.62	1814 1ST ST
097 -0005-001-10	COM	B1	2	85.000	7,200	$519.18	$971.79	$342.54	$20.12	$1,853.63	$58.96	$110.36	$137.42	$0.00	$306.74	1790 1ST ST
097 -0005-001-11	COM	B1	2	189.900	15,844	$1,159.91	$2,138.48	$753.78	$44.28	$4,096.45	$131.72	$242.85	$302.41	$0.00	$676.98	1764 1ST ST
097 -0005-001-12	COM	B1	2	25.500	13,058	$155.75	$1,762.45	$621.23	$36.50	$2,575.93	$17.69	$200.15	$249.23	$0.00	$467.06	1722 1ST ST
097 -0008-001-00	COM	B1	2	100.000	1,875	$610.80	$253.07	$89.20	$5.24	$958.31	$69.36	$28.74	$35.79	$0.00	$133.88	1593 1ST ST
097 -0008-002-00	COM	B1	2	0.000	1,087	$0.00	$146.71	$51.71	$3.04	$201.46	$0.00	$16.66	$20.75	$0.00	$37.40	1576 2ND ST
097 -0008-003-00	SFR	B1	2	0.000	832	$0.00	$112.30	$227.50	$13.36	$353.16	$0.00	$12.75	$91.27	$0.00	$104.02	1562 2ND ST
097 -0008-004-00	COM	B1	2	100.000	10,080	$610.80	$1,360.51	$479.56	$28.17	$2,479.04	$69.36	$154.50	$192.39	$0.00	$416.24	1548 2ND ST
097 -0008-005-00	COM	B1	2	100.000	2,001	$610.80	$270.08	$95.20	$5.59	$981.67	$69.36	$30.67	$38.19	$0.00	$138.22	1543 1ST ST
097 -0009-001-00	COM	B1	2	100.000	1,032	$610.80	$139.29	$49.10	$2.88	$802.07	$69.36	$15.82	$19.70	$0.00	$104.88	1679 1ST ST
097 -0009-003-05	MFR	B1	2	0.000	1,675	$0.00	$226.08	$458.01	$26.91	$711.00	$0.00	$25.67	$183.75	$0.00	$209.42	1624 2ND ST
097 -0009-003-06	MFR	B1	2	0.000	1,675	$0.00	$226.08	$458.01	$26.91	$711.00	$0.00	$25.67	$183.75	$0.00	$209.42	1642 2ND ST
097 -0009-003-07	COM	B1	2	100.000	1,050	$610.80	$141.72	$49.95	$2.93	$805.40	$69.36	$16.09	$20.04	$0.00	$105.48	1619 1ST ST
097 -0009-003-08	MFR	B1	2	0.000	2,052	$0.00	$276.96	$561.09	$32.96	$871.01	$0.00	$31.45	$225.10	$0.00	$256.54	1610 2ND ST
097 -0009-005-01	OFF	B1	2	100.000	1,350	$610.80	$182.21	$91.84	$5.39	$890.24	$69.36	$20.69	$36.85	$0.00	$126.90	1643 1ST ST
097 -0009-006-01	COM	B1	2	0.000	8,470	$0.00	$1,143.20	$402.96	$23.67	$1,569.83	$0.00	$129.82	$161.66	$0.00	$291.48	1686 2ND ST
097 -0010-001-01	COM	B1	2	150.000	1,500	$916.20	$202.46	$71.36	$4.19	$1,194.21	$104.04	$22.99	$28.63	$0.00	$155.66	1771 1ST ST
097 -0010-002-03	COM	B1	2	0.000	950	$0.00	$128.22	$45.20	$2.66	$176.08	$0.00	$14.56	$18.13	$0.00	$32.68	157 S N ST
097 -0010-003-01	SFR	B1	2	0.000	1,554	$0.00	$209.74	$424.92	$24.96	$659.62	$0.00	$23.82	$170.47	$0.00	$194.28	1742 2ND ST
097 -0010-003-02	SFR	B1	2	0.000	957	$0.00	$129.17	$261.68	$15.37	$406.22	$0.00	$14.67	$104.98	$0.00	$119.64	1730 2ND ST
097 -0010-004-00	SFR	B1	2	0.000	1,144	$0.00	$154.41	$312.81	$18.38	$485.60	$0.00	$17.53	$125.50	$0.00	$143.02	1716 2ND ST
097 -0010-007-02	COM	B1	2	150.000	1,595	$916.20	$215.28	$75.88	$4.46	$1,211.82	$104.04	$24.45	$30.44	$0.00	$158.92	1737 1ST ST
097 -0010-008-05	COM	B1	2	0.000	4,015	$0.00	$541.91	$191.01	$11.22	$744.14	$0.00	$61.54	$76.63	$0.00	$138.16	1700 2ND ST
097 -0011-001-00	COM	B1	2	50.000	4,061	$305.40	$548.12	$193.20	$11.35	$1,058.07	$34.68	$62.24	$77.51	$0.00	$174.42	1887 1ST ST
097 -0011-004-00	COM	B1	2	54.000	2,015	$329.83	$271.97	$95.86	$5.63	$703.29	$37.46	$30.88	$38.46	$0.00	$106.80	1845 1ST ST
097 -0011-005-03	COM	B1	2	92.050	1,472	$562.24	$198.68	$70.03	$4.11	$835.06	$63.85	$22.56	$28.10	$0.00	$114.50	1817 1ST ST
097 -0011-006-00	OFF	B1	2	104.000	9,596	$635.23	$1,295.18	$652.84	$38.35	$2,621.60	$72.14	$147.08	$261.91	$0.00	$481.12	1859 1ST ST
097 -0011-007-00	OFF	B1	2	0.000	1,382	$0.00	$186.53	$94.02	$5.52	$286.07	$0.00	$21.18	$37.72	$0.00	$58.90	1859 1ST ST
097 -0012-001-01	COM	B1	2	150.000	10,800	$916.20	$1,457.69	$513.81	$30.19	$2,917.89	$104.04	$165.54	$206.14	$0.00	$475.72	1987 1ST ST
097 -0012-001-02	COM	B1	2	104.000	4,230	$635.23	$570.93	$201.24	$11.82	$1,419.22	$72.14	$64.84	$80.74	$0.00	$217.72	1931 1ST ST
097 -0012-002-01	COM	B1	2	0.000	5,770	$0.00	$778.78	$274.51	$16.13	$1,069.42	$0.00	$88.44	$110.13	$0.00	$198.56	153 S L ST
097 -0012-003-03	COM	B1	2	0.000	5,500	$0.00	$742.34	$261.66	$15.37	$1,019.37	$0.00	$84.30	$104.98	$0.00	$189.28	1986 2ND ST
097 -0012-005-00	COM	B1	2	46.000	6,900	$280.97	$931.30	$328.27	$19.29	$1,559.83	$31.91	$105.76	$131.70	$0.00	$269.36	1917 1ST ST
097 -0013-001-00	COM	A1	2	50.000	4,513	$2,538.75	$2,028.76	$214.71	$12.61	$4,794.83	$2,538.75	$2,028.76	$86.14	$0.00	$4,653.64	2083 1ST ST
097 -0013-002-00	COM	A1	2	0.000	3,164	$0.00	$1,422.34	$150.53	$8.84	$1,581.71	$0.00	$1,422.34	$60.39	$0.00	$1,482.72	2074 2ND ST
097 -0013-003-00	SFR	A1	2	0.000	3,724	$0.00	$1,674.08	$1,018.28	$59.82	$2,752.18	$0.00	$1,674.08	$408.52	$0.00	$2,082.60	2046 2ND ST
097 -0013-005-00	COM	A1	2	0.000	1,375	$0.00	$618.11	$65.42	$3.84	$687.37	$0.00	$618.11	$26.24	$0.00	$644.34	174 S L ST
097 -0013-006-01	COM	A1	2	100.080	4,185	$5,081.56	$1,881.32	$199.10	$11.70	$7,173.68	$5,081.56	$1,881.32	$79.88	$0.00	$7,042.76	2017 1ST ST
097 -0013-007-03	COM	A1	2	49.920	7,150	$2,534.69	$3,214.20	$340.16	$19.98	$6,109.03	$2,534.69	$3,214.20	$136.47	$0.00	$5,885.36	2029 1ST ST

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2026-27 Assessment Roll
(Maximum Assessments may be Increased by the Prior Year's Change in the CPI plus 1% each Fiscal Year)

Parcel No.	Class	Streetscape Zone	Trail Zone	Frontage	Imp Sq Ft	Maximum Frontage Assessment	Maximum Area Assessment	Maximum Park/Plaza Assessment	Maximum Trail Assessment	Maximum Assessment	FY 2026-27 Frontage Assessment	FY 2026-27 Area Assessment	FY 2026-27 Park/Plaza Assessment	FY 2026-27 Trail Assessment	FY 2026-27 Assessment*	Property Address
097 -0013-008-00	COM	A1	2	25.000	2,350	$1,269.38	$1,056.41	$111.80	$6.57	$2,444.16	$1,269.38	$1,056.41	$44.85	$0.00	$2,370.64	2041 1ST ST
097 -0013-009-00	VCOM	A1	2	25.000	0	$1,269.38	$0.00	$0.00	$0.00	$1,269.38	$1,269.38	$0.00	$0.00	$0.00	$1,269.38	2045 FIRST ST
097 -0013-010-00	COM	A1	2	50.000	4,700	$2,538.75	$2,112.83	$223.60	$13.14	$4,888.32	$2,538.75	$2,112.83	$89.71	$0.00	$4,741.28	2059 1ST ST
097 -0014-001-01	COM	A1	2	50.120	4,550	$2,544.84	$2,045.40	$216.47	$12.72	$4,819.43	$2,544.84	$2,045.40	$86.84	$0.00	$4,677.08	2193 1ST ST
097 -0014-002-00	INST	A1	2	0.000	10,000	$0.00	$4,495.38	$475.75	$27.95	$4,999.08	$0.00	$4,495.38	$190.87	$0.00	$4,686.24	157 S J ST
097 -0014-003-08	COM	A1	2	49.880	4,650	$2,532.66	$2,090.35	$221.22	$13.00	$4,857.23	$2,532.66	$2,090.35	$88.75	$0.00	$4,711.76	2175 1ST ST
097 -0014-004-03	OFF	A1	2	69.000	2,072	$3,503.48	$931.44	$140.96	$8.28	$4,584.16	$3,503.48	$931.44	$56.55	$0.00	$4,491.46	2151 1ST ST
097 -0014-005-02	COM	A1	2	0.000	800	$0.00	$359.63	$38.06	$2.24	$399.93	$0.00	$359.63	$15.27	$0.00	$374.90	2152 2ND ST
097 -0014-005-03	COM	A1	2	31.000	4,512	$1,574.03	$2,028.32	$214.66	$12.61	$3,829.62	$1,574.03	$2,028.32	$86.12	$0.00	$3,688.46	2139 1ST ST
097 -0014-005-05	COM	A1	2	27.000	2,800	$1,370.93	$1,258.71	$133.21	$7.83	$2,770.68	$1,370.93	$1,258.71	$53.44	$0.00	$2,683.08	2133 1ST ST
097 -0014-005-06	COM	A1	2	23.000	3,180	$1,167.83	$1,429.53	$151.29	$8.89	$2,757.54	$1,167.83	$1,429.53	$60.70	$0.00	$2,658.06	2127 1ST ST
097 -0014-006-01	COM	A1	2	0.000	5,802	$0.00	$2,608.22	$276.03	$16.22	$2,900.47	$0.00	$2,608.22	$110.74	$0.00	$2,718.96	184 S K ST
097 -0014-007-00	COM	A1	2	25.000	1,750	$1,269.38	$786.69	$83.26	$4.89	$2,144.22	$1,269.38	$786.69	$33.40	$0.00	$2,089.46	2115 1ST ST
097 -0014-008-02	COM	A1	2	25.000	1,680	$1,269.38	$755.22	$79.93	$4.70	$2,109.23	$1,269.38	$755.22	$32.07	$0.00	$2,056.66	2121 1ST ST
097 -0015-001-00	INST	A1	2	40.770	13,772	$2,070.10	$6,191.04	$655.20	$38.49	$8,954.83	$2,070.10	$6,191.04	$262.86	$0.00	$8,524.00	2247 1ST ST
097 -0015-002-00	COM	A1	2	0.000	5,750	$0.00	$2,584.84	$273.56	$16.07	$2,874.47	$0.00	$2,584.84	$109.75	$0.00	$2,694.58	167 S LIVERMORE AVE
097 -0015-004-01	COM	A1	2	50.000	6,950	$2,538.75	$3,124.29	$330.65	$19.43	$6,013.12	$2,538.75	$3,124.29	$132.65	$0.00	$5,795.68	2235 1ST ST
097 -0015-004-02	COM	A1	2	0.000	11,440	$0.00	$5,142.71	$544.26	$31.97	$5,718.94	$0.00	$5,142.71	$218.35	$0.00	$5,361.06	2222 2ND ST
097 -0015-005-01	COM	A1	2	0.000	1,460	$0.00	$656.33	$69.46	$4.08	$729.87	$0.00	$656.33	$27.87	$0.00	$684.20	160 S J ST
097 -0015-005-02	COM	A1	2	0.000	3,200	$0.00	$1,438.52	$152.24	$8.94	$1,599.70	$0.00	$1,438.52	$61.08	$0.00	$1,499.60	190 S J ST
097 -0015-006-00	COM	A1	2	30.000	2,820	$1,523.25	$1,267.70	$134.16	$7.88	$2,932.99	$1,523.25	$1,267.70	$53.82	$0.00	$2,844.76	2205 1ST ST
097 -0015-007-00	COM	A1	2	20.000	1,880	$1,015.50	$845.13	$89.44	$5.25	$1,955.32	$1,015.50	$845.13	$35.88	$0.00	$1,896.50	2211 1ST ST
097 -0015-009-00	COM	A1	2	21.580	1,297	$1,095.72	$583.05	$61.70	$3.63	$1,744.10	$1,095.72	$583.05	$24.76	$0.00	$1,703.52	2241 1ST ST #B
097 -0017-001-00	COM	A2	2	0.000	1,689	$0.00	$0.00	$80.35	$4.72	$85.07	$0.00	$0.00	$32.24	$0.00	$32.24	283 S LIVERMORE AVE
097 -0017-002-00	COM	A2	2	0.000	6,602	$0.00	$0.00	$314.09	$18.45	$332.54	$0.00	$0.00	$126.01	$0.00	$126.00	2287 2ND ST
097 -0017-003-00	COM	A2	2	0.000	506	$0.00	$0.00	$24.07	$1.41	$25.48	$0.00	$0.00	$9.66	$0.00	$9.66	255 S I ST
097 -0017-007-00	SFR	A2	2	0.000	1,128	$0.00	$0.00	$308.44	$18.12	$326.56	$0.00	$0.00	$123.74	$0.00	$123.74	2224 3RD ST
097 -0017-008-00	SFR	A2	2	0.000	2,231	$0.00	$0.00	$610.04	$35.84	$645.88	$0.00	$0.00	$244.74	$0.00	$244.74	282 S J ST
097 -0017-009-00	SFR	A2	2	0.000	937	$0.00	$0.00	$256.21	$15.05	$271.26	$0.00	$0.00	$102.79	$0.00	$102.78	266 S J ST
097 -0017-010-00	COM	A2	2	0.000	5,000	$0.00	$0.00	$237.88	$13.98	$251.86	$0.00	$0.00	$95.43	$0.00	$95.42	2217 2ND ST
097 -0017-011-02	COM	A2	2	0.000	4,210	$0.00	$0.00	$200.29	$11.77	$212.06	$0.00	$0.00	$80.35	$0.00	$80.34	2247 2ND ST
097 -0017-011-03	COM	A2	2	0.000	1,539	$0.00	$0.00	$73.22	$4.30	$77.52	$0.00	$0.00	$29.37	$0.00	$29.36	2240 3RD ST
097 -0018-001-00	COM	A2	2	0.000	2,500	$0.00	$0.00	$118.94	$6.99	$125.93	$0.00	$0.00	$47.72	$0.00	$47.72	2163 2ND ST
097 -0018-002-00	COM	A2	2	0.000	4,658	$0.00	$0.00	$221.60	$13.02	$234.62	$0.00	$0.00	$88.91	$0.00	$88.90	2180 3RD ST
097 -0018-010-02	COM	A2	2	0.000	11,523	$0.00	$0.00	$548.21	$32.21	$580.42	$0.00	$0.00	$219.94	$0.00	$219.94	2125 2ND ST
097 -0019-002-01	OFF	A2	2	0.000	4,256	$0.00	$0.00	$289.54	$17.01	$306.55	$0.00	$0.00	$116.16	$0.00	$116.16	275 S K ST
097 -0019-004-01	COM	A2	2	0.000	1,184	$0.00	$0.00	$56.33	$3.31	$59.64	$0.00	$0.00	$22.60	$0.00	$22.60	282 S L ST
097 -0019-005-00	COM	A2	2	0.000	5,129	$0.00	$0.00	$244.01	$14.34	$258.35	$0.00	$0.00	$97.90	$0.00	$97.90	202 S L ST
097 -0019-008-01	COM	A2	2	0.000	7,818	$0.00	$0.00	$371.94	$21.85	$393.79	$0.00	$0.00	$149.22	$0.00	$149.22	235 S K ST
097 -0020-007-04	COM	B2	2	0.000	41,525	$0.00	$0.00	$1,975.55	$116.06	$2,091.61	$0.00	$0.00	$792.57	$0.00	$792.56	1951 2ND ST
097 -0021-003-01	COM	B2	2	0.000	10,000	$0.00	$0.00	$475.75	$27.95	$503.70	$0.00	$0.00	$190.87	$0.00	$190.86	287 S M ST
097 -0021-004-01	SFR	B2	2	0.000	1,234	$0.00	$0.00	$337.42	$19.82	$357.24	$0.00	$0.00	$135.37	$0.00	$135.36	1856 3RD ST
097 -0021-004-02	SFR	B2	2	0.000	1,024	$0.00	$0.00	$280.00	$16.45	$296.45	$0.00	$0.00	$112.33	$0.00	$112.32	1842 3RD ST
097 -0021-005-00	SFR	B2	2	0.000	1,040	$0.00	$0.00	$284.37	$16.71	$301.08	$0.00	$0.00	$114.09	$0.00	$114.08	1828 3RD ST
097 -0021-006-00	SFR	B2	2	0.000	1,316	$0.00	$0.00	$359.84	$21.14	$380.98	$0.00	$0.00	$144.36	$0.00	$144.36	1814 3RD ST
097 -0021-007-00	COM	B2	2	0.000	1,832	$0.00	$0.00	$87.16	$5.12	$92.28	$0.00	$0.00	$34.97	$0.00	$34.96	1817 2ND ST
097 -0022-001-00	COM	B2	2	0.000	6,720	$0.00	$0.00	$319.70	$18.78	$338.48	$0.00	$0.00	$128.26	$0.00	$128.26	1783 2ND ST
097 -0022-004-02	OFF	B2	2	0.000	1,088	$0.00	$0.00	$74.02	$4.35	$78.37	$0.00	$0.00	$29.70	$0.00	$29.70	1713 2ND ST
097 -0022-004-03	SFR	B2	2	0.000	824	$0.00	$0.00	$225.31	$13.24	$238.55	$0.00	$0.00	$90.39	$0.00	$90.38	1727 2ND ST
097 -0022-004-04	SFR	B2	2	0.000	1,083	$0.00	$0.00	$296.13	$17.40	$313.53	$0.00	$0.00	$118.80	$0.00	$118.80	1741 2ND ST
097 -0023-001-00	SFR	B2	2	0.000	969	$0.00	$0.00	$264.96	$15.57	$280.53	$0.00	$0.00	$106.30	$0.00	$106.30	1683 2ND ST
097 -0023-006-01	MFR	B2	2	0.000	1,296	$0.00	$0.00	$354.37	$20.82	$375.19	$0.00	$0.00	$142.17	$0.00	$142.16	210 S P ST
097 -0023-006-05	OFF	B2	2	0.000	2,904	$0.00	$0.00	$197.56	$11.60	$209.16	$0.00	$0.00	$79.26	$0.00	$79.26	1617 2ND ST
097 -0023-008-00	SFR	B2	2	0.000	956	$0.00	$0.00	$261.40	$15.36	$276.76	$0.00	$0.00	$104.87	$0.00	$104.86	1667 2ND ST
097 -0023-009-00	SFR	B2	2	0.000	1,056	$0.00	$0.00	$288.75	$16.96	$305.71	$0.00	$0.00	$115.84	$0.00	$115.84	1651 2ND ST
097 -0024-003-07	SFR	B2	2	0.000	1,304	$0.00	$0.00	$356.56	$20.95	$377.51	$0.00	$0.00	$143.05	$0.00	$143.04	220 S Q ST
097 -0024-003-08	SFR	B2	2	0.000	1,052	$0.00	$0.00	$287.65	$16.90	$304.55	$0.00	$0.00	$115.40	$0.00	$115.40	1529 2ND ST
097 -0024-005-00	SFR	B2	2	0.000	1,121	$0.00	$0.00	$306.52	$18.01	$324.53	$0.00	$0.00	$122.97	$0.00	$122.96	1565 2ND ST
097 -0024-006-00	SFR	B2	2	0.000	1,121	$0.00	$0.00	$306.52	$18.01	$324.53	$0.00	$0.00	$122.97	$0.00	$122.96	235 S P ST

EXHIBIT A

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2026-27 Assessment Roll
(Maximum Assessments may be Increased by the Prior Year's Change in the CPI plus 1% each Fiscal Year)

Parcel No.	Class	Streetscape Zone	Trail Zone	Frontage	Imp Sq Ft	Maximum Frontage Assessment	Maximum Area Assessment	Maximum Park/Plaza Assessment	Maximum Trail Assessment	Maximum Assessment	FY 2026-27 Frontage Assessment	FY 2026-27 Area Assessment	FY 2026-27 Park/Plaza Assessment	FY 2026-27 Trail Assessment	FY 2026-27 Assessment*	Property Address
097 -0024-007-00	SFR	B2	2	0.000	1,348	$0.00	$0.00	$368.59	$21.65	$390.24	$0.00	$0.00	$147.88	$0.00	$147.88	1561 2ND ST
097 -0024-008-00	SFR	B2	2	0.000	1,392	$0.00	$0.00	$380.62	$22.36	$402.98	$0.00	$0.00	$152.70	$0.00	$152.70	1557 2ND ST
097 -0024-009-00	SFR	B2	2	0.000	1,349	$0.00	$0.00	$368.87	$21.67	$390.54	$0.00	$0.00	$147.99	$0.00	$147.98	1553 2ND ST
097 -0024-010-00	SFR	B2	2	0.000	1,349	$0.00	$0.00	$368.87	$21.67	$390.54	$0.00	$0.00	$147.99	$0.00	$147.98	1549 2ND ST
097 -0024-011-00	SFR	B2	2	0.000	1,339	$0.00	$0.00	$366.13	$21.51	$387.64	$0.00	$0.00	$146.89	$0.00	$146.88	1545 2ND ST
097 -0024-012-00	SFR	B2	2	0.000	1,369	$0.00	$0.00	$374.33	$21.99	$396.32	$0.00	$0.00	$150.18	$0.00	$150.18	1541 2ND ST
097 -0028-001-00	MFR	B3	2	0.000	1,807	$0.00	$0.00	$494.10	$29.03	$523.13	$0.00	$0.00	$198.23	$0.00	$198.22	325 S M ST
097 -0028-002-01	COM	B3	2	0.000	2,400	$0.00	$0.00	$114.18	$6.71	$120.89	$0.00	$0.00	$45.81	$0.00	$45.80	381 S M ST
097 -0028-002-02	COM	B3	2	0.000	1,165	$0.00	$0.00	$55.42	$3.26	$58.68	$0.00	$0.00	$22.24	$0.00	$22.24	1858 4TH ST
097 -0028-003-06	COM	B3	2	0.000	6,412	$0.00	$0.00	$305.05	$17.92	$322.97	$0.00	$0.00	$122.38	$0.00	$122.38	1816 4TH ST
097 -0028-004-01	COM	B3	2	0.000	5,431	$0.00	$0.00	$258.38	$15.18	$273.56	$0.00	$0.00	$103.66	$0.00	$103.66	1840 4TH ST
097 -0028-005-00	SFR	B3	2	0.000	1,001	$0.00	$0.00	$273.71	$16.08	$289.79	$0.00	$0.00	$109.81	$0.00	$109.80	1853 3RD ST
097 -0028-006-00	SFR	B3	2	0.000	995	$0.00	$0.00	$272.07	$15.98	$288.05	$0.00	$0.00	$109.15	$0.00	$109.14	1869 3RD ST
097 -0029-001-01	COM	B3	2	0.000	7,750	$0.00	$0.00	$368.71	$21.66	$390.37	$0.00	$0.00	$147.92	$0.00	$147.92	325 S L ST
097 -0029-002-00	COM	B3	2	0.000	6,067	$0.00	$0.00	$288.64	$16.96	$305.60	$0.00	$0.00	$115.80	$0.00	$115.80	381 S L ST
097 -0029-004-00	COM	B3	2	0.000	1,760	$0.00	$0.00	$83.73	$4.92	$88.65	$0.00	$0.00	$33.59	$0.00	$33.58	1919 3RD ST
097 -0030-001-02	MFR	A2	2	0.000	1,177	$0.00	$0.00	$321.83	$18.91	$340.74	$0.00	$0.00	$129.12	$0.00	$129.12	2073 3RD ST
097 -0030-001-03	OFF	A2	2	0.000	1,177	$0.00	$0.00	$80.07	$4.70	$84.77	$0.00	$0.00	$32.12	$0.00	$32.12	2059 3RD ST
097 -0030-001-04	MFR	A2	2	0.000	1,700	$0.00	$0.00	$464.84	$27.31	$492.15	$0.00	$0.00	$186.49	$0.00	$186.48	2087 3RD ST
097 -0030-001-05	SFR	A2	2	0.000	1,177	$0.00	$0.00	$321.83	$18.91	$340.74	$0.00	$0.00	$129.12	$0.00	$129.12	343 S K ST
097 -0030-002-01	COM	A2	2	0.000	2,044	$0.00	$0.00	$97.24	$5.71	$102.95	$0.00	$0.00	$39.01	$0.00	$39.00	2084 4TH ST
097 -0030-002-02	COM	A2	2	0.000	1,032	$0.00	$0.00	$49.10	$2.88	$51.98	$0.00	$0.00	$19.70	$0.00	$19.70	2052 4TH ST
097 -0030-003-00	SFR	A2	2	0.000	1,181	$0.00	$0.00	$322.93	$18.97	$341.90	$0.00	$0.00	$129.56	$0.00	$129.56	2038 4TH ST
097 -0030-004-00	COM	A2	2	0.000	1,928	$0.00	$0.00	$91.72	$5.39	$97.11	$0.00	$0.00	$36.80	$0.00	$36.80	2020 4TH ST
097 -0030-007-01	COM	A2	2	0.000	5,744	$0.00	$0.00	$273.27	$16.05	$289.32	$0.00	$0.00	$109.63	$0.00	$109.62	314 S L ST
097 -0031-001-00	PUB	A2	2	0.000	5,400	$0.00	$0.00	$256.91	$15.09	$272.00	$0.00	$0.00	$103.07	$0.00	$103.06	2155 3RD ST
097 -0032-002-01	OFF	A2	2	0.000	9,560	$0.00	$0.00	$650.39	$38.20	$688.59	$0.00	$0.00	$260.93	$0.00	$260.92	325 S I ST
097 -0032-003-00	SFR	A2	2	0.000	1,717	$0.00	$0.00	$469.49	$27.58	$497.07	$0.00	$0.00	$188.35	$0.00	$188.34	2254 4TH ST
097 -0032-004-01	MFR	A2	2	0.000	1,392	$0.00	$0.00	$380.62	$22.36	$402.98	$0.00	$0.00	$152.70	$0.00	$152.70	2238 4TH ST
097 -0032-004-02	COM	A2	2	0.000	3,298	$0.00	$0.00	$156.90	$9.22	$166.12	$0.00	$0.00	$62.95	$0.00	$62.94	2210 4TH ST
097 -0032-005-00	COM	A2	2	0.000	1,358	$0.00	$0.00	$64.61	$3.80	$68.41	$0.00	$0.00	$25.92	$0.00	$25.92	2207 3RD ST
097 -0032-006-00	COM	A2	2	0.000	1,648	$0.00	$0.00	$78.40	$4.61	$83.01	$0.00	$0.00	$31.45	$0.00	$31.44	2221 3RD ST
097 -0032-007-00	SFR	A2	2	0.000	1,335	$0.00	$0.00	$365.04	$21.44	$386.48	$0.00	$0.00	$146.45	$0.00	$146.44	2235 3RD ST
097 -0032-008-00	OFF	A2	2	0.000	2,480	$0.00	$0.00	$168.72	$9.91	$178.63	$0.00	$0.00	$67.69	$0.00	$67.68	2257 3RD ST
097 -0033-001-03	COM	A3	2	0.000	2,541	$0.00	$0.00	$120.89	$7.10	$127.99	$0.00	$0.00	$48.50	$0.00	$48.50	323 S LIVERMORE AVE
097 -0033-002-00	COM	A3	2	0.000	7,616	$0.00	$0.00	$362.33	$21.29	$383.62	$0.00	$0.00	$145.36	$0.00	$145.36	357 S LIVERMORE AVE
097 -0035-001-02	OFF	A2	2	0.000	1,576	$0.00	$0.00	$107.22	$6.30	$113.52	$0.00	$0.00	$43.01	$0.00	$43.00	2273 4TH ST
097 -0035-006-00	COM	A2	2	0.000	2,173	$0.00	$0.00	$103.38	$6.07	$109.45	$0.00	$0.00	$41.48	$0.00	$41.48	2205 4TH ST
097 -0035-007-00	SFR	A2	2	0.000	902	$0.00	$0.00	$246.64	$14.49	$261.13	$0.00	$0.00	$98.95	$0.00	$98.94	2235 4TH ST
097 -0035-008-02	COM	A2	2	0.000	1,096	$0.00	$0.00	$52.14	$3.06	$55.20	$0.00	$0.00	$20.92	$0.00	$20.92	2255 4TH ST
097 -0036-001-03	COM	A2	2	0.000	2,576	$0.00	$0.00	$122.55	$7.20	$129.75	$0.00	$0.00	$49.17	$0.00	$49.16	2181 4TH ST
097 -0036-002-02	COM	A2	2	0.000	1,870	$0.00	$0.00	$88.97	$5.23	$94.20	$0.00	$0.00	$35.69	$0.00	$35.68	487 S J ST
097 -0036-003-00	OFF	A2	2	0.000	1,590	$0.00	$0.00	$108.17	$6.35	$114.52	$0.00	$0.00	$43.40	$0.00	$43.40	2162 5TH ST
097 -0036-004-00	MFR	A2	2	0.000	1,776	$0.00	$0.00	$485.62	$28.53	$514.15	$0.00	$0.00	$194.83	$0.00	$194.82	2150 5TH ST
097 -0036-005-00	SFR	A2	2	0.000	1,850	$0.00	$0.00	$505.86	$29.72	$535.58	$0.00	$0.00	$202.94	$0.00	$202.94	486 S K ST
097 -0036-007-00	OFF	A2	2	0.000	2,153	$0.00	$0.00	$146.47	$8.60	$155.07	$0.00	$0.00	$58.76	$0.00	$58.76	2109 4TH ST
097 -0036-008-00	OFF	A2	2	0.000	3,646	$0.00	$0.00	$248.04	$14.57	$262.61	$0.00	$0.00	$99.51	$0.00	$99.50	2117 4TH ST
097 -0036-009-00	COM	A2	2	0.000	1,590	$0.00	$0.00	$75.64	$4.44	$80.08	$0.00	$0.00	$30.35	$0.00	$30.34	2157 4TH ST
097 -0037-003-00	SFR	A2	2	0.000	1,460	$0.00	$0.00	$399.22	$23.45	$422.67	$0.00	$0.00	$160.16	$0.00	$160.16	485 S K ST
097 -0037-004-02	CHRCH	A2	2	0.000	30,281	$0.00	$0.00	$1,440.62	$84.64	$1,525.26	$0.00	$0.00	$577.96	$0.00	$577.96	2020 5TH ST
097 -0038-001-00	OFF	B3	2	0.000	2,824	$0.00	$0.00	$192.12	$11.28	$203.40	$0.00	$0.00	$77.08	$0.00	$77.08	411 S L ST
097 -0038-004-00	COM	B3	2	0.000	2,212	$0.00	$0.00	$105.24	$6.18	$111.42	$0.00	$0.00	$42.22	$0.00	$42.22	1915 4TH ST
097 -0038-005-00	MFR	B3	2	0.000	3,424	$0.00	$0.00	$936.24	$55.00	$991.24	$0.00	$0.00	$375.61	$0.00	$375.60	1937 4TH ST
097 -0039-010-00	OFF	B3	2	0.000	6,805	$0.00	$0.00	$462.96	$27.19	$490.15	$0.00	$0.00	$185.73	$0.00	$185.72	1841 4TH ST
097 -0039-011-00	OFF	B3	2	0.000	2,887	$0.00	$0.00	$196.41	$11.54	$207.95	$0.00	$0.00	$78.80	$0.00	$78.80	1813 4TH ST
097 -0082-001-01	COM	B1	2	150.000	5,900	$916.20	$796.33	$280.69	$16.49	$2,009.71	$104.04	$90.43	$112.61	$0.00	$307.08	1485 1ST ST
097 -0082-002-00	SFR	B1	2	0.000	1,139	$0.00	$153.73	$311.44	$18.30	$483.47	$0.00	$17.46	$124.95	$0.00	$142.40	1494 2ND ST
097 -0082-003-00	SFR	B1	2	0.000	1,153	$0.00	$155.62	$315.27	$18.52	$489.41	$0.00	$17.67	$126.48	$0.00	$144.14	1478 2ND ST
097 -0082-004-00	SFR	B1	2	0.000	1,139	$0.00	$153.73	$311.44	$18.30	$483.47	$0.00	$17.46	$124.95	$0.00	$142.40	1462 2ND ST

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2026-27 Assessment Roll
(Maximum Assessments may be Increased by the Prior Year's Change in the CPI plus 1% each Fiscal Year)

Parcel No.	Class	Streetscape Zone	Trail Zone	Frontage	Imp Sq Ft	Maximum Frontage Assessment	Maximum Area Assessment	Maximum Park/Plaza Assessment	Maximum Trail Assessment	Maximum Assessment	FY 2026-27 Frontage Assessment	FY 2026-27 Area Assessment	FY 2026-27 Park/Plaza Assessment	FY 2026-27 Trail Assessment	FY 2026-27 Assessment*	Property Address
097 -0082-005-00	SFR	B1	2	0.000	1,490	$0.00	$201.11	$407.42	$23.93	$632.46	$0.00	$22.84	$163.45	$0.00	$186.28	1446 2ND ST
097 -0082-006-00	OFF	B1	2	0.000	1,139	$0.00	$153.73	$77.49	$4.55	$235.77	$0.00	$17.46	$31.09	$0.00	$48.54	1430 2ND ST
097 -0082-007-07	COM	B1	2	0.000	266	$0.00	$35.90	$12.65	$0.74	$49.29	$0.00	$4.08	$5.08	$0.00	$9.16	160 HOLMES ST
097 -0082-007-08	COM	B1	2	156.450	8,162	$955.60	$1,101.63	$388.31	$22.81	$2,468.35	$108.52	$125.10	$155.78	$0.00	$389.40	1421 1ST ST
097 -0082-009-01	COM	B1	2	150.120	3,278	$916.93	$442.43	$155.95	$9.16	$1,524.47	$104.13	$50.24	$62.57	$0.00	$216.94	1453 1ST ST
097 -0107-001-00	SFR	A3	2	0.000	893	$0.00	$0.00	$244.18	$14.34	$258.52	$0.00	$0.00	$97.96	$0.00	$97.96	2493 4TH ST
097 -0107-008-00	MFR	A3	2	0.000	4,164	$0.00	$0.00	$1,138.59	$66.89	$1,205.48	$0.00	$0.00	$456.79	$0.00	$456.78	454 S LIVERMORE AVE
097 -0107-009-02	INST	A3	2	0.000	778	$0.00	$0.00	$37.01	$2.17	$39.18	$0.00	$0.00	$14.85	$0.00	$14.84	2475 4TH ST
097 -0107-009-03	SFR	A3	2	0.000	832	$0.00	$0.00	$227.50	$13.36	$240.86	$0.00	$0.00	$91.27	$0.00	$91.26	2417 4TH ST
097 -0107-009-04	SFR	A3	2	0.000	1,014	$0.00	$0.00	$277.26	$16.29	$293.55	$0.00	$0.00	$111.24	$0.00	$111.24	2439 4TH ST
097 -0107-009-05	SFR	A3	2	0.000	1,131	$0.00	$0.00	$309.26	$18.17	$327.43	$0.00	$0.00	$124.07	$0.00	$124.06	2455 4TH ST
097 -0108-001-00	MFR	A3	2	0.000	2,943	$0.00	$0.00	$804.72	$47.27	$851.99	$0.00	$0.00	$322.85	$0.00	$322.84	2389 3RD ST
097 -0108-002-00	SFR	A3	2	0.000	1,246	$0.00	$0.00	$340.70	$20.01	$360.71	$0.00	$0.00	$136.69	$0.00	$136.68	333 MCLEOD ST
097 -0108-003-00	MFR	A3	2	0.000	3,302	$0.00	$0.00	$902.89	$53.04	$955.93	$0.00	$0.00	$362.23	$0.00	$362.22	367 MCLEOD ST
097 -0108-004-00	MFR	A3	2	0.000	2,337	$0.00	$0.00	$639.02	$37.54	$676.56	$0.00	$0.00	$256.37	$0.00	$256.36	389 MCLEOD ST
097 -0108-005-00	COM	A3	2	0.000	4,479	$0.00	$0.00	$213.09	$12.52	$225.61	$0.00	$0.00	$85.49	$0.00	$85.48	392 S LIVERMORE AVE
097 -0108-006-00	COM	A3	2	0.000	3,492	$0.00	$0.00	$166.13	$9.76	$175.89	$0.00	$0.00	$66.65	$0.00	$66.64	358 S LIVERMORE AVE
097 -0108-008-03	COM	A3	2	0.000	4,845	$0.00	$0.00	$230.50	$13.54	$244.04	$0.00	$0.00	$92.47	$0.00	$92.46	2341 3RD ST
097 -0108-010-01	SFR	A3	2	0.000	2,052	$0.00	$0.00	$561.09	$32.96	$594.05	$0.00	$0.00	$225.10	$0.00	$225.10	2363 3RD ST
097 -0108-012-00	CON	A2	2	0.000	2,115	$0.00	$0.00	$578.32	$33.97	$612.29	$0.00	$0.00	$232.02	$0.00	$232.02	318 S LIVERMORE AVE #100
097 -0108-013-00	CON	A2	2	0.000	1,727	$0.00	$0.00	$472.22	$27.74	$499.96	$0.00	$0.00	$189.45	$0.00	$189.44	318 S LIVERMORE AVE #102
097 -0108-014-00	CON	A2	2	0.000	2,115	$0.00	$0.00	$578.32	$33.97	$612.29	$0.00	$0.00	$232.02	$0.00	$232.02	318 S LIVERMORE AVE #104
097 -0108-015-00	CON	A2	2	0.000	1,727	$0.00	$0.00	$472.22	$27.74	$499.96	$0.00	$0.00	$189.45	$0.00	$189.44	318 S LIVERMORE AVE #106
097 -0108-016-00	CON	A2	2	0.000	2,115	$0.00	$0.00	$578.32	$33.97	$612.29	$0.00	$0.00	$232.02	$0.00	$232.02	318 S LIVERMORE AVE #108
097 -0108-017-00	CON	A2	2	0.000	1,727	$0.00	$0.00	$472.22	$27.74	$499.96	$0.00	$0.00	$189.45	$0.00	$189.44	318 S LIVERMORE AVE #110
097 -0108-018-00	CON	A2	2	0.000	800	$0.00	$0.00	$218.75	$12.85	$231.60	$0.00	$0.00	$87.76	$0.00	$87.76	318 S LIVERMORE AVE #112
097 -0108-019-00	CON	A2	2	0.000	1,219	$0.00	$0.00	$333.32	$19.58	$352.90	$0.00	$0.00	$133.72	$0.00	$133.72	318 S LIVERMORE AVE #214
097 -0109-001-00	MFR	A2	2	0.000	2,170	$0.00	$0.00	$593.36	$34.86	$628.22	$0.00	$0.00	$238.05	$0.00	$238.04	209 MCLEOD ST
097 -0109-003-00	SFR	A2	2	0.000	1,342	$0.00	$0.00	$366.95	$21.56	$388.51	$0.00	$0.00	$147.22	$0.00	$147.22	253 MCLEOD ST
097 -0109-004-00	MFR	A2	2	0.000	2,324	$0.00	$0.00	$635.47	$37.33	$672.80	$0.00	$0.00	$254.94	$0.00	$254.94	277 MCLEOD ST
097 -0109-005-00	COM	A2	2	0.000	1,301	$0.00	$0.00	$61.90	$3.64	$65.54	$0.00	$0.00	$24.83	$0.00	$24.82	291 MCLEOD ST
097 -0109-006-00	COM	A2	2	0.000	1,329	$0.00	$0.00	$63.23	$3.71	$66.94	$0.00	$0.00	$25.37	$0.00	$25.36	286 S LIVERMORE AVE
097 -0109-007-00	COM	A2	2	0.000	2,250	$0.00	$0.00	$107.04	$6.29	$113.33	$0.00	$0.00	$42.94	$0.00	$42.94	254 S LIVERMORE AVE
097 -0109-008-01	COM	A2	2	0.000	15,000	$0.00	$0.00	$713.63	$41.93	$755.56	$0.00	$0.00	$286.30	$0.00	$286.30	2359 2ND ST
097 -0109-010-00	MFR	A2	2	0.000	2,104	$0.00	$0.00	$575.31	$33.80	$609.11	$0.00	$0.00	$230.81	$0.00	$230.80	2375 2ND ST
097 -0110-001-01	COM	A1	2	56.980	3,900	$2,893.16	$1,753.20	$185.54	$10.90	$4,842.80	$2,893.16	$1,753.20	$74.44	$0.00	$4,720.80	2339 1ST ST
097 -0110-004-00	COM	A1	2	0.000	4,500	$0.00	$2,022.92	$214.09	$12.58	$2,249.59	$0.00	$2,022.92	$85.89	$0.00	$2,108.80	152 S LIVERMORE AVE
097 -0110-005-03	PUB	A1	2	88.000	0	$4,468.20	$0.00	$0.00	$0.00	$4,468.20	$4,468.20	$0.00	$0.00	$0.00	$4,468.20	116 S LIVERMORE AVE
097 -0110-006-01	COM	A1	2	57.050	2,500	$2,896.71	$1,123.85	$118.94	$6.99	$4,146.49	$2,896.71	$1,123.85	$47.72	$0.00	$4,068.28	2293 1ST ST
097 -0110-009-03	COM	A1	2	85.950	6,132	$4,364.11	$2,756.57	$291.73	$17.14	$7,429.55	$4,364.11	$2,756.57	$117.04	$0.00	$7,237.72	2327 1ST ST
097 -0110-013-00	COM	A1	2	0.000	5,741	$0.00	$2,580.80	$273.13	$16.05	$2,869.98	$0.00	$2,580.80	$109.58	$0.00	$2,690.38	180 S LIVERMORE AVE
097 -0110-014-00	UTI	A1	2	0.000	22,680	$0.00	$10,195.52	$1,079.00	$63.39	$11,337.91	$0.00	$10,195.52	$432.88	$0.00	$10,628.40	2388 2ND ST
097 -0112-003-00	MFR	A1	2	0.000	2,104	$0.00	$945.83	$575.31	$33.80	$1,554.94	$0.00	$945.83	$230.81	$0.00	$1,176.64	2452 2ND ST
097 -0112-004-00	SFR	A1	2	0.000	1,288	$0.00	$579.00	$352.19	$20.69	$951.88	$0.00	$579.00	$141.29	$0.00	$720.28	2426 2ND ST
097 -0112-005-00	SFR	A1	2	0.000	1,403	$0.00	$630.70	$383.63	$22.54	$1,036.87	$0.00	$630.70	$153.91	$0.00	$784.60	2410 2ND ST
097 -0112-006-01	COM	A1	2	125.100	7,704	$6,351.95	$3,463.24	$366.52	$21.53	$10,203.24	$6,351.95	$3,463.24	$147.04	$0.00	$9,962.22	142 MCLEOD ST
097 -0112-008-01	COM	A1	2	50.080	4,250	$2,542.81	$1,910.54	$202.19	$11.88	$4,667.42	$2,542.81	$1,910.54	$81.12	$0.00	$4,534.46	2389 1ST ST
097 -0112-010-01	COM	A1	2	125.210	7,150	$6,357.54	$3,214.20	$340.16	$19.98	$9,931.88	$6,357.54	$3,214.20	$136.47	$0.00	$9,708.20	2491 1ST ST
097 -0113-001-00	MFR	A2	2	0.000	3,904	$0.00	$0.00	$1,067.49	$62.71	$1,130.20	$0.00	$0.00	$428.27	$0.00	$428.26	211 MAPLE ST
097 -0113-006-00	MFR	A2	2	0.000	2,144	$0.00	$0.00	$586.25	$34.44	$620.69	$0.00	$0.00	$235.20	$0.00	$235.20	244 MCLEOD ST
097 -0113-007-03	MFR	A2	2	0.000	3,008	$0.00	$0.00	$822.50	$48.32	$870.82	$0.00	$0.00	$329.98	$0.00	$329.98	222 MCLEOD ST
097 -0113-008-01	MFR	A2	2	0.000	2,040	$0.00	$0.00	$557.81	$32.77	$590.58	$0.00	$0.00	$223.79	$0.00	$223.78	2437 2ND ST
097 -0113-009-00	MFR	A2	2	0.000	1,475	$0.00	$0.00	$403.32	$23.69	$427.01	$0.00	$0.00	$161.81	$0.00	$161.80	2453 2ND ST
097 -0113-010-00	SFR	A2	2	0.000	1,068	$0.00	$0.00	$292.03	$17.16	$309.19	$0.00	$0.00	$117.16	$0.00	$117.16	2471 2ND ST
097 -0130-002-03	OFF	C2	2	0.000	2,500	$0.00	$0.00	$170.08	$9.99	$180.07	$0.00	$0.00	$68.23	$0.00	$68.22	2551 2ND ST
097 -0130-002-07	SFR	C2	2	0.000	2,384	$0.00	$0.00	$651.87	$38.29	$690.16	$0.00	$0.00	$261.52	$0.00	$261.52	2558 3RD ST
097 -0130-006-01	SFR	C2	2	0.000	2,022	$0.00	$0.00	$552.89	$32.48	$585.37	$0.00	$0.00	$221.81	$0.00	$221.80	240 MAPLE ST
097 -0130-006-02	MFR	C2	2	0.000	4,063	$0.00	$0.00	$1,110.97	$65.26	$1,176.23	$0.00	$0.00	$445.71	$0.00	$445.70	212 MAPLE ST
097 -0131-002-02	COM	C1	2	0.000	600	$0.00	$83.00	$28.55	$1.68	$113.23	$0.00	$33.38	$11.45	$0.00	$44.82	2552 2ND ST

EXHIBIT A

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2026-27 Assessment Roll
(Maximum Assessments may be Increased by the Prior Year's Change in the CPI plus 1% each Fiscal Year)

Parcel No.	Class	Streetscape Zone	Trail Zone	Frontage	Imp Sq Ft	Maximum Frontage Assessment	Maximum Area Assessment	Maximum Park/Plaza Assessment	Maximum Trail Assessment	Maximum Assessment	FY 2026-27 Frontage Assessment	FY 2026-27 Area Assessment	FY 2026-27 Park/Plaza Assessment	FY 2026-27 Trail Assessment	FY 2026-27 Assessment*	Property Address
097 -0131-003-03	COM	C1	2	111.810	7,417	$677.68	$1,026.01	$352.86	$20.73	$2,077.28	$272.52	$412.60	$141.57	$0.00	$826.68	186 MAPLE ST
097 -0133-001-01	COM	C2	2	0.000	500	$0.00	$0.00	$23.79	$1.40	$25.19	$0.00	$0.00	$9.54	$0.00	$9.54	2778 4TH ST
097 -0133-001-02	COM	C2	2	0.000	900	$0.00	$0.00	$42.82	$2.52	$45.34	$0.00	$0.00	$17.18	$0.00	$17.18	2794 4TH ST
097 -0133-002-02	MFR	C2	2	0.000	1,644	$0.00	$0.00	$449.53	$26.41	$475.94	$0.00	$0.00	$180.35	$0.00	$180.34	2762 4TH ST
097 -0133-002-03	SFR	C2	2	0.000	1,088	$0.00	$0.00	$297.50	$17.48	$314.98	$0.00	$0.00	$119.35	$0.00	$119.34	392 CHURCH ST
097 -0133-002-04	SFR	C2	2	0.000	1,448	$0.00	$0.00	$395.94	$23.26	$419.20	$0.00	$0.00	$158.85	$0.00	$158.84	374 CHURCH ST
097 -0133-002-05	SFR	C2	2	0.000	1,268	$0.00	$0.00	$346.72	$20.37	$367.09	$0.00	$0.00	$139.10	$0.00	$139.10	356 CHURCH ST
097 -0133-002-06	SFR	C2	2	0.000	1,478	$0.00	$0.00	$404.14	$23.74	$427.88	$0.00	$0.00	$162.14	$0.00	$162.14	340 CHURCH ST
097 -0133-002-07	SFR	C2	2	0.000	1,318	$0.00	$0.00	$360.39	$21.17	$381.56	$0.00	$0.00	$144.58	$0.00	$144.58	2746 4TH ST
097 -0133-003-01	SFR	C2	2	0.000	2,188	$0.00	$0.00	$598.28	$35.15	$633.43	$0.00	$0.00	$240.02	$0.00	$240.02	2659 3RD ST
097 -0133-003-03	SFR	C2	2	0.000	1,038	$0.00	$0.00	$283.83	$16.67	$300.50	$0.00	$0.00	$113.87	$0.00	$113.86	2643 3RD ST
097 -0133-003-04	MFR	C2	2	0.000	750	$0.00	$0.00	$205.08	$12.05	$217.13	$0.00	$0.00	$82.27	$0.00	$82.26	326 CHURCH ST
097 -0133-003-05	SFR	C2	2	0.000	840	$0.00	$0.00	$229.69	$13.49	$243.18	$0.00	$0.00	$92.15	$0.00	$92.14	306 CHURCH ST
097 -0136-001-02	VCOM	C1	2	99.620	0	$603.80	$0.00	$0.00	$0.00	$603.80	$242.81	$0.00	$0.00	$0.00	$242.80	2ND ST
097 -0136-002-07	MFR	C1	2	223.830	57,528	$1,356.63	$7,957.96	$15,730.23	$924.07	$25,968.89	$545.55	$3,200.19	$6,310.81	$0.00	$10,056.54	2256 3RD ST
097 -0136-004-06	COM	C1	2	122.000	2,734	$739.44	$378.20	$130.07	$7.64	$1,255.35	$297.36	$152.09	$52.18	$0.00	$501.62	3252 4TH ST
097 -0136-004-12	COM	C1	2	0.000	5,591	$0.00	$773.41	$265.99	$15.63	$1,055.03	$0.00	$311.02	$106.71	$0.00	$417.72	2954 4TH ST
097 -0136-004-23	IND	C1	2	169.000	10,200	$1,024.31	$1,410.99	$485.27	$28.51	$2,949.08	$411.91	$567.41	$194.68	$0.00	$1,174.00	3170 4TH ST
097 -0152-006-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2800 FOURTH ST #101
097 -0152-007-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2800 FOURTH ST #102
097 -0152-008-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2800 FOURTH ST #103
097 -0152-009-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2800 FOURTH ST #104
097 -0152-011-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	350 WOOD ST #201
097 -0152-012-00	CON	C1	2	7.435	1,117	$45.06	$154.52	$305.43	$17.94	$522.95	$18.12	$62.14	$122.53	$0.00	$202.78	350 WOOD ST #202
097 -0152-013-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	350 WOOD ST #203
097 -0152-014-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	350 WOOD ST #204
097 -0152-015-00	CON	C1	2	7.435	1,117	$45.06	$154.52	$305.43	$17.94	$522.95	$18.12	$62.14	$122.53	$0.00	$202.78	350 WOOD ST #205
097 -0152-016-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	350 WOOD ST #206
097 -0152-018-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2812 FOURTH ST #301
097 -0152-019-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2812 FOURTH ST #302
097 -0152-020-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2812 FOURTH ST #303
097 -0152-021-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2812 FOURTH ST #304
097 -0152-023-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	266 WOOD ST #401
097 -0152-024-00	CON	C1	2	7.435	1,117	$45.06	$154.52	$305.43	$17.94	$522.95	$18.12	$62.14	$122.53	$0.00	$202.78	266 WOOD ST #402
097 -0152-025-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	266 WOOD ST #403
097 -0152-026-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	266 WOOD ST #404
097 -0152-027-00	CON	C1	2	7.435	1,117	$45.06	$154.52	$305.43	$17.94	$522.95	$18.12	$62.14	$122.53	$0.00	$202.78	266 WOOD ST #405
097 -0152-028-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	266 WOOD ST #406
097 -0152-030-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	274 WOOD ST #501
097 -0152-031-00	CON	C1	2	7.435	1,117	$45.06	$154.52	$305.43	$17.94	$522.95	$18.12	$62.14	$122.53	$0.00	$202.78	274 WOOD ST #502
097 -0152-032-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	274 WOOD ST #503
097 -0152-033-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	274 WOOD ST #504
097 -0152-034-00	CON	C1	2	7.435	1,117	$45.06	$154.52	$305.43	$17.94	$522.95	$18.12	$62.14	$122.53	$0.00	$202.78	274 WOOD ST #505
097 -0152-035-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	274 WOOD ST #506
097 -0152-037-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2878 FOURTH ST #1401
097 -0152-038-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2878 FOURTH ST #1402
097 -0152-039-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2878 FOURTH ST #1403
097 -0152-040-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2878 FOURTH ST #1404
097 -0152-043-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2933 FIRST ST #1001
097 -0152-044-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2933 FIRST ST #1002
097 -0152-045-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2933 FIRST ST #1003
097 -0152-046-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2933 FIRST ST #1004
097 -0152-048-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2834 FOURTH ST #1101
097 -0152-049-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2834 FOURTH ST #1102
097 -0152-050-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2834 FOURTH ST #1103
097 -0152-051-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2834 FOURTH ST #1104
097 -0152-053-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2985 FIRST ST #1201
097 -0152-054-00	CON	C1	2	7.435	1,117	$45.06	$154.52	$305.43	$17.94	$522.95	$18.12	$62.14	$122.53	$0.00	$202.78	2985 FIRST ST #1202
097 -0152-055-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2985 FIRST ST #1203

EXHIBIT A

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2026-27 Assessment Roll
(Maximum Assessments may be Increased by the Prior Year's Change in the CPI plus 1% each Fiscal Year)

Parcel No.	Class	Streetscape Zone	Trail Zone	Frontage	Imp Sq Ft	Maximum Frontage Assessment	Maximum Area Assessment	Maximum Park/Plaza Assessment	Maximum Trail Assessment	Maximum Assessment	FY 2026-27 Frontage Assessment	FY 2026-27 Area Assessment	FY 2026-27 Park/Plaza Assessment	FY 2026-27 Trail Assessment	FY 2026-27 Assessment*	Property Address
097 -0152-056-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2985 FIRST ST #1204
097 -0152-057-00	CON	C1	2	7.435	1,117	$45.06	$154.52	$305.43	$17.94	$522.95	$18.12	$62.14	$122.53	$0.00	$202.78	2985 FIRST ST #1205
097 -0152-058-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2985 FIRST ST #1206
097 -0152-060-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2856 FOURTH ST #1301
097 -0152-061-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2856 FOURTH ST #1302
097 -0152-062-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2856 FOURTH ST #1303
097 -0152-063-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2856 FOURTH ST #1304
097 -0152-066-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	220 WOOD ST #601
097 -0152-067-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	220 WOOD ST #602
097 -0152-068-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	220 WOOD ST #603
097 -0152-069-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	220 WOOD ST #604
097 -0152-071-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	238 WOOD ST #701
097 -0152-072-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	238 WOOD ST #702
097 -0152-073-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	238 WOOD ST #703
097 -0152-074-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	238 WOOD ST #704
097 -0152-076-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2827 FIRST ST #801
097 -0152-077-00	CON	C1	2	7.435	1,117	$45.06	$154.52	$305.43	$17.94	$522.95	$18.12	$62.14	$122.53	$0.00	$202.78	2827 FIRST ST #802
097 -0152-078-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2827 FIRST ST #803
097 -0152-079-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2827 FIRST ST #804
097 -0152-080-00	CON	C1	2	7.435	1,117	$45.06	$154.52	$305.43	$17.94	$522.95	$18.12	$62.14	$122.53	$0.00	$202.78	2827 FIRST ST #805
097 -0152-081-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2827 FIRST ST #806
097 -0152-083-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2871 FIRST ST #901
097 -0152-084-00	CON	C1	2	7.435	1,117	$45.06	$154.52	$305.43	$17.94	$522.95	$18.12	$62.14	$122.53	$0.00	$202.78	2871 FIRST ST #902
097 -0152-085-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2871 FIRST ST #903
097 -0152-086-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2871 FIRST ST #904
097 -0152-087-00	CON	C1	2	7.435	1,117	$45.06	$154.52	$305.43	$17.94	$522.95	$18.12	$62.14	$122.53	$0.00	$202.78	2871 FIRST ST #905
097 -0152-088-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2871 FOURTH ST #906
097 -0152-092-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2755 1ST ST
097 -0152-093-00	CON	C1	2	7.435	1,117	$45.06	$154.52	$305.43	$17.94	$522.95	$18.12	$62.14	$122.53	$0.00	$202.78	2755 1ST ST
097 -0152-094-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2755 1ST ST
097 -0152-095-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2755 1ST ST
097 -0152-096-00	CON	C1	2	7.435	1,117	$45.06	$154.52	$305.43	$17.94	$522.95	$18.12	$62.14	$122.53	$0.00	$202.78	2755 1ST ST
097 -0152-097-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2755 1ST ST
097 -0152-099-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	212 WOOD ST
097 -0152-100-00	CON	C1	2	7.435	1,117	$45.06	$154.52	$305.43	$17.94	$522.95	$18.12	$62.14	$122.53	$0.00	$202.78	212 WOOD ST
097 -0152-101-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	212 WOOD ST
097 -0152-102-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	212 WOOD ST
097 -0152-103-00	CON	C1	2	7.435	1,117	$45.06	$154.52	$305.43	$17.94	$522.95	$18.12	$62.14	$122.53	$0.00	$202.78	212 WOOD ST
097 -0152-104-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	212 WOOD ST
097 -0152-106-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2676 3RD ST #1701
097 -0152-107-00	CON	C1	2	7.435	1,117	$45.06	$154.52	$305.43	$17.94	$522.95	$18.12	$62.14	$122.53	$0.00	$202.78	2676 3RD ST #1702
097 -0152-108-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2676 3RD ST #1703
097 -0152-109-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2676 3RD ST #1704
097 -0152-110-00	CON	C1	2	7.435	1,117	$45.06	$154.52	$305.43	$17.94	$522.95	$18.12	$62.14	$122.53	$0.00	$202.78	2676 3RD ST #1705
097 -0152-111-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2676 3RD ST #1706
097 -0152-113-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2695 3RD ST
097 -0152-114-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2695 3RD ST
097 -0152-115-00	CON	C1	2	7.435	1,420	$45.06	$196.43	$388.28	$22.81	$652.58	$18.12	$78.99	$155.77	$0.00	$252.88	2695 3RD ST
097 -0152-116-00	CON	C1	2	7.435	1,744	$45.06	$241.25	$476.87	$28.01	$791.19	$18.12	$97.02	$191.32	$0.00	$306.46	2695 3RD ST
098 -0249-002-00	MFR	B3	1	0.000	62,236	$0.00	$0.00	$17,017.56	$1,999.46	$19,017.02	$0.00	$0.00	$6,827.28	$0.00	$6,827.28	1651 CHESTNUT ST
098 -0249-003-00	MFR	B3	1	0.000	57,658	$0.00	$0.00	$15,765.77	$1,852.38	$17,618.15	$0.00	$0.00	$6,325.07	$0.00	$6,325.06	1665 CHESTNUT ST
098 -0250-001-01	SFR	B3	1	0.000	832	$0.00	$0.00	$227.50	$26.73	$254.23	$0.00	$0.00	$91.27	$0.00	$91.26	1881 CHESTNUT ST
098 -0250-001-02	SFR	B3	1	0.000	975	$0.00	$0.00	$266.60	$31.32	$297.92	$0.00	$0.00	$106.96	$0.00	$106.96	1867 CHESTNUT ST
098 -0250-001-03	PUB	B3	1	0.000	2,400	$0.00	$0.00	$114.18	$13.42	$127.60	$0.00	$0.00	$45.81	$0.00	$45.80	241 N M ST
098 -0250-002-05	COM	B3	1	0.000	5,600	$0.00	$0.00	$266.42	$31.30	$297.72	$0.00	$0.00	$106.89	$0.00	$106.88	1815 CHESTNUT ST
098 -0250-003-00	SFR	B3	1	0.000	832	$0.00	$0.00	$227.50	$26.73	$254.23	$0.00	$0.00	$91.27	$0.00	$91.26	1839 CHESTNUT ST
098 -0250-004-00	SFR	B3	1	0.000	832	$0.00	$0.00	$227.50	$26.73	$254.23	$0.00	$0.00	$91.27	$0.00	$91.26	1853 CHESTNUT ST
098 -0251-004-01	SFR	B3	1	0.000	794	$0.00	$0.00	$217.11	$25.51	$242.62	$0.00	$0.00	$87.10	$0.00	$87.10	258 N M ST
098 -0251-005-00	MFR	B3	1	0.000	1,400	$0.00	$0.00	$382.81	$44.98	$427.79	$0.00	$0.00	$153.58	$0.00	$153.58	276 N M ST

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2026-27 Assessment Roll
(Maximum Assessments may be Increased by the Prior Year's Change in the CPI plus 1% each Fiscal Year)

Parcel No.	Class	Streetscape Zone	Trail Zone	Frontage	Imp Sq Ft	Maximum Frontage Assessment	Maximum Area Assessment	Maximum Park/Plaza Assessment	Maximum Trail Assessment	Maximum Assessment	FY 2026-27 Frontage Assessment	FY 2026-27 Area Assessment	FY 2026-27 Park/Plaza Assessment	FY 2026-27 Trail Assessment	FY 2026-27 Assessment*	Property Address
098 -0251-006-00	SFR	B3	1	0.000	988	$0.00	$0.00	$270.15	$31.74	$301.89	$0.00	$0.00	$108.38	$0.00	$108.38	1917 CHESTNUT ST
098 -0251-007-01	MFR	B3	1	0.000	1,484	$0.00	$0.00	$405.78	$47.68	$453.46	$0.00	$0.00	$162.79	$0.00	$162.78	1949 CHESTNUT ST
098 -0251-008-00	MFR	B3	1	0.000	2,874	$0.00	$0.00	$785.86	$92.33	$878.19	$0.00	$0.00	$315.28	$0.00	$315.28	1963 CHESTNUT ST
098 -0251-010-00	SFR	B3	1	0.000	1,363	$0.00	$0.00	$372.69	$43.79	$416.48	$0.00	$0.00	$149.52	$0.00	$149.52	277 N L ST
098 -0251-011-00	SFR	B3	1	0.000	1,519	$0.00	$0.00	$415.35	$48.80	$464.15	$0.00	$0.00	$166.63	$0.00	$166.62	1989 CHESTNUT ST
098 -0251-012-00	SFR	B3	1	0.000	1,704	$0.00	$0.00	$465.93	$54.74	$520.67	$0.00	$0.00	$186.93	$0.00	$186.92	1985 CHESTNUT ST
098 -0251-013-00	SFR	B3	1	0.000	1,510	$0.00	$0.00	$412.89	$48.51	$461.40	$0.00	$0.00	$165.65	$0.00	$165.64	277 N L ST
098 -0251-014-00	SFR	B3	1	0.000	1,510	$0.00	$0.00	$412.89	$48.51	$461.40	$0.00	$0.00	$165.65	$0.00	$165.64	269 N L ST
098 -0251-015-00	SFR	B3	1	0.000	1,704	$0.00	$0.00	$465.93	$54.74	$520.67	$0.00	$0.00	$186.93	$0.00	$186.92	267 N L ST
098 -0251-016-00	SFR	B3	1	0.000	1,519	$0.00	$0.00	$415.35	$48.80	$464.15	$0.00	$0.00	$166.63	$0.00	$166.62	265 N L ST
098 -0251-017-00	SFR	B3	1	0.000	1,521	$0.00	$0.00	$415.90	$48.87	$464.77	$0.00	$0.00	$166.85	$0.00	$166.84	261 N L ST
098 -0252-002-02	MFR	A3	1	0.000	1,892	$0.00	$0.00	$517.34	$60.78	$578.12	$0.00	$0.00	$207.55	$0.00	$207.54	279 N K ST
098 -0252-002-03	SFR	A3	1	0.000	756	$0.00	$0.00	$206.72	$24.29	$231.01	$0.00	$0.00	$82.93	$0.00	$82.92	263 N K ST
098 -0252-003-02	MFR	A3	1	0.000	2,906	$0.00	$0.00	$794.61	$93.36	$887.97	$0.00	$0.00	$318.79	$0.00	$318.78	241 N K ST
098 -0252-004-01	COM	A3	1	0.000	3,400	$0.00	$0.00	$161.76	$19.01	$180.77	$0.00	$0.00	$64.89	$0.00	$64.88	242 N L ST
098 -0252-005-01	COM	A3	1	0.000	3,168	$0.00	$0.00	$150.72	$17.71	$168.43	$0.00	$0.00	$60.47	$0.00	$60.46	260 N L ST
098 -0252-007-02	COM	A3	1	0.000	2,688	$0.00	$0.00	$127.88	$15.03	$142.91	$0.00	$0.00	$51.30	$0.00	$51.30	220 N L ST
098 -0252-008-00	MFR	A3	1	0.000	3,720	$0.00	$0.00	$1,017.18	$119.51	$1,136.69	$0.00	$0.00	$408.08	$0.00	$408.08	231 N K ST
098 -0252-010-00	MFR	A3	1	0.000	24,188	$0.00	$0.00	$6,613.87	$777.09	$7,390.96	$0.00	$0.00	$2,653.42	$0.00	$2,653.42	2083 CHESTNUT ST
098 -0253-001-02	MFR	A3	1	0.000	1,698	$0.00	$0.00	$464.29	$54.55	$518.84	$0.00	$0.00	$186.27	$0.00	$186.26	269 N LIVERMORE AVE
098 -0253-001-03	MFR	A3	1	0.000	2,804	$0.00	$0.00	$766.71	$90.08	$856.79	$0.00	$0.00	$307.60	$0.00	$307.60	2155 CHESTNUT ST
098 -0253-002-01	MFR	A3	1	0.000	1,698	$0.00	$0.00	$464.29	$54.55	$518.84	$0.00	$0.00	$186.27	$0.00	$186.26	245 N LIVERMORE AVE
098 -0253-003-01	MFR	A3	1	0.000	5,616	$0.00	$0.00	$1,535.62	$180.43	$1,716.05	$0.00	$0.00	$616.07	$0.00	$616.06	207 N LIVERMORE AVE
098 -0253-005-00	SFR	A3	1	0.000	714	$0.00	$0.00	$195.23	$22.94	$218.17	$0.00	$0.00	$78.33	$0.00	$78.32	2152 OAK ST
098 -0253-006-00	SFR	A3	1	0.000	1,220	$0.00	$0.00	$333.59	$39.19	$372.78	$0.00	$0.00	$133.83	$0.00	$133.82	210 N K ST
098 -0253-007-01	SFR	A3	1	0.000	1,458	$0.00	$0.00	$398.67	$46.84	$445.51	$0.00	$0.00	$159.94	$0.00	$159.94	228 N K ST
098 -0253-007-03	MFR	A3	1	0.000	1,698	$0.00	$0.00	$464.29	$54.55	$518.84	$0.00	$0.00	$186.27	$0.00	$186.26	240 N K ST
098 -0253-007-04	MFR	A3	1	0.000	1,698	$0.00	$0.00	$464.29	$54.55	$518.84	$0.00	$0.00	$186.27	$0.00	$186.26	264 N K ST
098 -0253-008-01	MFR	A3	1	0.000	1,825	$0.00	$0.00	$499.02	$58.63	$557.65	$0.00	$0.00	$200.20	$0.00	$200.20	278 N K ST
098 -0253-009-00	MFR	A3	1	0.000	2,070	$0.00	$0.00	$566.01	$66.50	$632.51	$0.00	$0.00	$227.08	$0.00	$227.08	2177 CHESTNUT ST
098 -0253-010-00	MFR	A3	1	0.000	2,070	$0.00	$0.00	$566.01	$66.50	$632.51	$0.00	$0.00	$227.08	$0.00	$227.08	2183 CHESTNUT ST
098 -0253-011-00	MFR	A3	1	0.000	2,208	$0.00	$0.00	$603.75	$70.94	$674.69	$0.00	$0.00	$242.22	$0.00	$242.22	2121 CHESTNUT ST
098 -0253-012-00	MFR	A3	1	0.000	1,680	$0.00	$0.00	$459.37	$53.97	$513.34	$0.00	$0.00	$184.30	$0.00	$184.30	2147 CHESTNUT ST
098 -0260-006-04	COM	C2	1	0.000	960	$0.00	$0.00	$45.67	$5.37	$51.04	$0.00	$0.00	$18.32	$0.00	$18.32	2680 OLD 1ST ST
098 -0260-008-04	COM	C2	1	0.000	1,440	$0.00	$0.00	$68.51	$8.05	$76.56	$0.00	$0.00	$27.48	$0.00	$27.48	2620 OLD 1ST ST
098 -0260-009-06	COM	C1	1	0.000	2,967	$0.00	$410.43	$141.16	$16.59	$568.18	$0.00	$165.05	$56.63	$0.00	$221.68	2582 OLD 1ST ST
098 -0260-009-08	COM	C2	1	0.000	5,466	$0.00	$0.00	$260.04	$30.55	$290.59	$0.00	$0.00	$104.33	$0.00	$104.32	2602 OLD 1ST ST
098 -0260-010-02	COM	C1	1	0.000	2,720	$0.00	$376.26	$129.40	$15.20	$520.86	$0.00	$151.31	$51.92	$0.00	$203.22	2574 OLD 1ST ST
098 -0260-014-01	COM	C1	1	0.000	2,577	$0.00	$356.48	$122.60	$14.41	$493.49	$0.00	$143.35	$49.19	$0.00	$192.54	2560 OLD 1ST ST
098 -0260-015-01	COM	C1	1	0.000	7,655	$0.00	$1,058.93	$364.19	$42.79	$1,465.91	$0.00	$425.83	$146.11	$0.00	$571.94	2558 OLD 1ST ST
098 -0260-016-01	COM	C2	1	0.000	3,120	$0.00	$0.00	$148.43	$17.44	$165.87	$0.00	$0.00	$59.55	$0.00	$59.54	2456 RAILROAD AVE
098 -0260-016-02	COM	C2	1	0.000	2,699	$0.00	$0.00	$128.40	$15.09	$143.49	$0.00	$0.00	$51.51	$0.00	$51.50	2494 RAILROAD AVE
098 -0264-001-01	COM	C2	1	0.000	1,388	$0.00	$0.00	$66.03	$7.76	$73.79	$0.00	$0.00	$26.49	$0.00	$26.48	2730 1ST ST
098 -0275-002-06	COM	C1	1	60.000	1,984	$363.66	$274.45	$94.39	$11.09	$743.59	$146.24	$110.37	$37.87	$0.00	$294.48	2589 OLD 1ST ST
098 -0275-002-08	COM	C1	1	50.000	1,944	$303.05	$268.92	$92.49	$10.87	$675.33	$121.87	$108.14	$37.10	$0.00	$267.10	2589 OLD 1ST ST
098 -0275-003-00	COM	C1	1	82.860	720	$502.21	$99.60	$34.25	$4.02	$640.08	$201.96	$40.05	$13.74	$0.00	$255.74	2605 OLD 1ST ST
098 -0275-004-00	VCOM	C1	1	100.000	0	$606.10	$0.00	$0.00	$0.00	$606.10	$243.73	$0.00	$0.00	$0.00	$243.72	2617 OLD 1ST ST
098 -0275-005-00	COM	C1	1	60.000	2,100	$363.66	$290.50	$99.91	$11.74	$765.81	$146.24	$116.82	$40.08	$0.00	$303.14	2617 OLD 1ST ST
098 -0275-007-03	COM	C1	1	65.740	2,000	$398.45	$276.66	$95.15	$11.18	$781.44	$160.23	$111.26	$38.17	$0.00	$309.66	2677 OLD 1ST ST
098 -0275-008-04	COM	C1	1	84.630	10,214	$512.94	$1,412.92	$485.93	$57.10	$2,468.89	$206.27	$568.19	$194.95	$0.00	$969.40	2752 1ST ST
098 -0275-011-00	COM	C1	1	0.000	2,481	$0.00	$343.20	$118.03	$13.87	$475.10	$0.00	$138.01	$47.35	$0.00	$185.36	2787 OLD 1ST ST
098 -0275-012-00	COM	C1	1	0.000	5,262	$0.00	$727.90	$250.34	$29.41	$1,007.65	$0.00	$292.72	$100.43	$0.00	$393.14	2821 OLD 1ST ST
098 -0275-017-00	COM	C1	1	93.960	3,200	$569.49	$442.66	$152.24	$17.89	$1,182.28	$229.01	$178.01	$61.08	$0.00	$468.10	2653 OLD 1ST ST
098 -0281-002-00	COM	A2	1	0.000	2,000	$0.00	$0.00	$95.15	$11.18	$106.33	$0.00	$0.00	$38.17	$0.00	$38.16	183 N LIVERMORE AVE
098 -0281-004-01	COM	A2	1	0.000	2,176	$0.00	$0.00	$103.52	$12.16	$115.68	$0.00	$0.00	$41.53	$0.00	$41.52	145 N LIVERMORE AVE
098 -0281-004-03	COM	A2	1	0.000	2,816	$0.00	$0.00	$133.97	$15.74	$149.71	$0.00	$0.00	$53.75	$0.00	$53.74	145 N LIVERMORE AVE
098 -0281-005-00	COM	A2	1	0.000	3,200	$0.00	$0.00	$152.24	$17.89	$170.13	$0.00	$0.00	$61.08	$0.00	$61.08	101 N LIVERMORE AVE
098 -0281-006-00	COM	A2	1	0.000	1,560	$0.00	$0.00	$74.22	$8.72	$82.94	$0.00	$0.00	$29.78	$0.00	$29.78	2160 RAILROAD AVE
098 -0281-007-00	COM	A2	1	0.000	3,046	$0.00	$0.00	$144.91	$17.03	$161.94	$0.00	$0.00	$58.14	$0.00	$58.14	2136 RAILROAD AVE

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2026-27 Assessment Roll
(Maximum Assessments may be Increased by the Prior Year's Change in the CPI plus 1% each Fiscal Year)

Parcel No.	Class	Streetscape Zone	Trail Zone	Frontage	Imp Sq Ft	Maximum Frontage Assessment	Maximum Area Assessment	Maximum Park/Plaza Assessment	Maximum Trail Assessment	Maximum Assessment	FY 2026-27 Frontage Assessment	FY 2026-27 Area Assessment	FY 2026-27 Park/Plaza Assessment	FY 2026-27 Trail Assessment	FY 2026-27 Assessment*	Property Address
098 -0281-008-00	COM	A2	1	0.000	5,010	$0.00	$0.00	$238.35	$28.01	$266.36	$0.00	$0.00	$95.62	$0.00	$95.62	2120 RAILROAD AVE
098 -0282-002-01	COM	A2	1	0.000	5,175	$0.00	$0.00	$246.20	$28.93	$275.13	$0.00	$0.00	$98.77	$0.00	$98.76	116 N L ST
098 -0282-004-05	COM	A2	1	0.000	9,116	$0.00	$0.00	$433.69	$50.96	$484.65	$0.00	$0.00	$173.99	$0.00	$173.98	150 N L ST
098 -0282-007-00	COM	A2	1	0.000	2,000	$0.00	$0.00	$95.15	$11.18	$106.33	$0.00	$0.00	$38.17	$0.00	$38.16	170 N L ST
098 -0282-008-00	COM	A2	1	0.000	4,760	$0.00	$0.00	$226.46	$26.61	$253.07	$0.00	$0.00	$90.85	$0.00	$90.84	181 N K ST
098 -0289-001-00	COM	A1	2	0.000	3,924	$0.00	$1,763.99	$186.68	$10.97	$1,961.64	$0.00	$1,763.99	$74.90	$0.00	$1,838.88	21 S LIVERMORE AVE
098 -0289-022-00	VMFR	A1	2	0.000	141,789	$0.00	$63,739.54	$6,745.61	$396.30	$70,881.45	$0.00	$63,739.54	$2,706.27	$0.00	$66,445.80	2038 1ST ST
098 -0289-026-00	VCOM	A1	2	0.000	5,969	$0.00	$2,683.29	$283.98	$16.68	$2,983.95	$0.00	$2,683.29	$113.93	$0.00	$2,797.22	2038 1ST ST
098 -0289-032-00	COM	A1	2	0.000	9,373	$0.00	$4,213.52	$445.92	$26.20	$4,685.64	$0.00	$4,213.52	$178.90	$0.00	$4,392.42	37 S LIVERMORE AVE
098 -0289-033-00	COM	A1	2	20.000	1,664	$1,015.50	$748.03	$79.16	$4.65	$1,847.34	$1,015.50	$748.03	$31.76	$0.00	$1,795.28	2038 1ST ST
098 -0290-001-11	COM	B2	1	0.000	37,912	$0.00	$0.00	$1,803.66	$211.93	$2,015.59	$0.00	$0.00	$723.61	$0.00	$723.60	1620 RAILROAD AVE
098 -0290-001-16	COM	B2	1	0.000	21,200	$0.00	$0.00	$1,008.59	$118.51	$1,127.10	$0.00	$0.00	$404.64	$0.00	$404.64	1784 RAILROAD AVE
098 -0290-002-07	COM	B2	1	0.000	20,100	$0.00	$0.00	$956.26	$112.36	$1,068.62	$0.00	$0.00	$383.64	$0.00	$383.64	1456 RAILROAD AVE
098 -0290-002-11	COM	B2	1	0.000	7,043	$0.00	$0.00	$335.07	$39.37	$374.44	$0.00	$0.00	$134.43	$0.00	$134.42	1344 RAILROAD AVE
098 -0290-002-15	COM	B2	1	0.000	66,816	$0.00	$0.00	$3,178.77	$373.50	$3,552.27	$0.00	$0.00	$1,275.29	$0.00	$1,275.28	1490 RAILROAD AVE
098 -0290-021-00	COM	B2	1	0.000	2,880	$0.00	$0.00	$137.02	$16.10	$153.12	$0.00	$0.00	$54.97	$0.00	$54.96	1114 E STANLEY BLVD
098 -0290-022-00	COM	B2	1	0.000	4,980	$0.00	$0.00	$236.92	$27.84	$264.76	$0.00	$0.00	$95.05	$0.00	$95.04	1116 E STANLEY BLVD
098 -0290-024-03	COM	B2	1	0.000	104,000	$0.00	$0.00	$4,947.80	$581.36	$5,529.16	$0.00	$0.00	$1,985.01	$0.00	$1,985.00	1088 E STANLEY BLVD
098 -0403-003-00	COM	B1	2	0.000	5,800	$0.00	$782.83	$275.94	$16.21	$1,074.98	$0.00	$88.90	$110.70	$0.00	$199.60	34 S P ST
098 -0403-006-01	COM	B1	2	0.000	3,350	$0.00	$452.15	$159.38	$9.36	$620.89	$0.00	$51.35	$63.94	$0.00	$115.28	41 S O ST
098 -0403-006-02	COM	B1	2	0.000	3,255	$0.00	$439.33	$154.86	$9.10	$603.29	$0.00	$49.89	$62.13	$0.00	$112.02	41 S O ST
098 -0403-012-00	COM	B1	2	140.020	4,200	$855.24	$566.88	$199.82	$11.74	$1,633.68	$97.12	$64.38	$80.16	$0.00	$241.66	76 S ST
098 -0403-019-00	COM	B1	2	770.050	144,058	$4,703.47	$19,443.65	$6,853.56	$402.64	$31,403.32	$534.13	$2,208.05	$2,749.58	$0.00	$5,491.76	1410 1ST ST
098 -0403-020-00	COM	B1	2	151.350	9,205	$924.45	$1,242.41	$437.93	$25.73	$2,630.52	$104.98	$141.09	$175.69	$0.00	$421.76	1334 1ST ST
098 -0403-021-00	COM	B1	2	236.950	15,580	$1,447.29	$2,102.85	$741.22	$43.55	$4,334.91	$164.36	$238.80	$297.37	$0.00	$700.52	1620 1ST ST
098 -0403-022-00	COM	B1	2	63.050	1,250	$385.11	$168.71	$59.47	$3.49	$616.78	$43.73	$19.16	$23.86	$0.00	$86.74	1620 1ST ST
098 -0405-001-00	COM	B1	2	0.000	12,640	$0.00	$1,706.03	$601.35	$35.33	$2,342.71	$0.00	$193.74	$241.25	$0.00	$434.98	1601 RAILROAD AVE
098 -0405-002-00	COM	B1	2	0.000	7,500	$0.00	$1,012.28	$356.81	$20.96	$1,390.05	$0.00	$114.96	$143.15	$0.00	$258.10	28 S P ST
098 -0405-003-00	MFR	B1	2	0.000	178,938	$0.00	$24,151.44	$48,928.09	$2,874.28	$75,953.81	$0.00	$2,742.67	$19,629.46	$0.00	$22,372.12	1809 RAILROAD AVE
098 -0407-001-00	COM	C1	1	128.690	6,521	$779.99	$902.06	$310.24	$36.45	$2,028.74	$313.66	$362.75	$124.46	$0.00	$800.86	RAILROAD AVE
098 -0407-011-00	OFF	A1	2	47.620	2,648	$2,417.91	$1,190.38	$180.15	$10.58	$3,799.02	$2,417.91	$1,190.38	$72.27	$0.00	$3,680.56	2250 1ST ST
098 -0407-012-00	COM	A1	2	0.000	4,980	$0.00	$2,238.70	$236.92	$13.92	$2,489.54	$0.00	$2,238.70	$95.05	$0.00	$2,333.74	56 S LIVERMORE AVE
098 -0407-023-00	COM	A1	2	99.660	34,567	$5,060.24	$15,539.18	$1,644.53	$96.61	$22,340.56	$5,060.24	$15,539.18	$659.77	$0.00	$21,259.18	2490 FIRST ST
098 -0407-024-00	COM	A1	2	167.200	24,409	$8,489.58	$10,972.77	$1,161.26	$68.22	$20,691.83	$8,489.58	$10,972.77	$465.89	$0.00	$19,928.24	2470 1ST ST
098 -0407-025-00	COM	A1	2	0.000	5,775	$0.00	$2,596.08	$274.75	$16.14	$2,886.97	$0.00	$2,596.08	$110.23	$0.00	$2,706.30	2375 RAILROAD AVE
098 -0407-027-00	COM	A1	2	224.280	45,640	$11,387.82	$20,516.91	$2,171.32	$127.56	$34,203.61	$11,387.82	$20,516.91	$871.11	$0.00	$32,775.84	2300 1ST ST
098 -0407-028-01	PUB	A1	2	0.000	33,845	$0.00	$15,214.61	$1,610.18	$94.60	$16,919.39	$0.00	$15,214.61	$645.99	$0.00	$15,860.60	2400 1ST ST
098 -0408-001-00	COM	B2	1	0.000	1,200	$0.00	$0.00	$57.09	$6.71	$63.80	$0.00	$0.00	$22.90	$0.00	$22.90	187 N L ST
098 -0408-002-00	COM	B2	1	0.000	1,400	$0.00	$0.00	$66.61	$7.83	$74.44	$0.00	$0.00	$26.72	$0.00	$26.72	1984 RAILROAD AVE
098 -0408-021-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	1926 RAILROAD AVE #100
098 -0408-022-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	1926 RAILROAD AVE #102
098 -0408-023-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$313.08	$36.79	$349.87	$0.00	$0.00	$125.61	$0.00	$125.60	1926 RAILROAD AVE #104
098 -0408-024-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$377.62	$44.37	$421.99	$0.00	$0.00	$151.50	$0.00	$151.50	1926 RAILROAD AVE #106
098 -0408-025-00	CON	B2	1	0.000	1,163	$0.00	$0.00	$318.01	$37.36	$355.37	$0.00	$0.00	$127.58	$0.00	$127.58	1926 RAILROAD AVE #108
098 -0408-026-00	CON	B2	1	0.000	1,399	$0.00	$0.00	$382.54	$44.95	$427.49	$0.00	$0.00	$153.47	$0.00	$153.46	1926 RAILROAD AVE #110
098 -0408-027-00	CON	B2	1	0.000	1,399	$0.00	$0.00	$382.54	$44.95	$427.49	$0.00	$0.00	$153.47	$0.00	$153.46	1926 RAILROAD AVE #112
098 -0408-028-00	CON	B2	1	0.000	1,163	$0.00	$0.00	$318.01	$37.36	$355.37	$0.00	$0.00	$127.58	$0.00	$127.58	1926 RAILROAD AVE #114
098 -0408-029-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$377.62	$44.37	$421.99	$0.00	$0.00	$151.50	$0.00	$151.50	1926 RAILROAD AVE #116
098 -0408-030-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$313.08	$36.79	$349.87	$0.00	$0.00	$125.61	$0.00	$125.60	1926 RAILROAD AVE #118
098 -0408-031-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	1926 RAILROAD AVE #120
098 -0408-032-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	1926 RAILROAD AVE #122
098 -0408-034-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	1948 RAILROAD AVE #100
098 -0408-035-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	1948 RAILROAD AVE #102
098 -0408-036-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$377.62	$44.37	$421.99	$0.00	$0.00	$151.50	$0.00	$151.50	1948 RAILROAD AVE #104
098 -0408-037-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$313.08	$36.79	$349.87	$0.00	$0.00	$125.61	$0.00	$125.60	1948 RAILROAD AVE #106
098 -0408-038-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	1948 RAILROAD AVE #108
098 -0408-039-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	1948 RAILROAD AVE #110
098 -0408-041-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	161 N L ST #101
098 -0408-042-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	161 N L ST #103

EXHIBIT A

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2026-27 Assessment Roll
(Maximum Assessments may be Increased by the Prior Year's Change in the CPI plus 1% each Fiscal Year)

Parcel No.	Class	Streetscape Zone	Trail Zone	Frontage	Imp Sq Ft	Maximum Frontage Assessment	Maximum Area Assessment	Maximum Park/Plaza Assessment	Maximum Trail Assessment	Maximum Assessment	FY 2026-27 Frontage Assessment	FY 2026-27 Area Assessment	FY 2026-27 Park/Plaza Assessment	FY 2026-27 Trail Assessment	FY 2026-27 Assessment*	Property Address
098 -0408-043-00	CON	B2	1	0.000	1,166	$0.00	$0.00	$318.83	$37.46	$356.29	$0.00	$0.00	$127.91	$0.00	$127.90	161 N L ST #105
098 -0408-044-00	CON	B2	1	0.000	1,402	$0.00	$0.00	$383.36	$45.04	$428.40	$0.00	$0.00	$153.80	$0.00	$153.80	161 N L ST #107
098 -0408-045-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$377.62	$44.37	$421.99	$0.00	$0.00	$151.50	$0.00	$151.50	161 N L ST #109
098 -0408-046-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$313.08	$36.79	$349.87	$0.00	$0.00	$125.61	$0.00	$125.60	161 N L ST #111
098 -0408-047-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	161 N L ST #113
098 -0408-048-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	161 N L ST #115
098 -0408-050-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	1976 LOCOMOTIVE LN #101
098 -0408-051-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	1976 LOCOMOTIVE LN #103
098 -0408-052-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$313.08	$36.79	$349.87	$0.00	$0.00	$125.61	$0.00	$125.60	1976 LOCOMOTIVE LN #105
098 -0408-053-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$377.62	$44.37	$421.99	$0.00	$0.00	$151.50	$0.00	$151.50	1976 LOCOMOTIVE LN #107
098 -0408-054-00	CON	B2	1	0.000	1,976	$0.00	$0.00	$540.31	$63.48	$603.79	$0.00	$0.00	$216.77	$0.00	$216.76	1976 LOCOMOTIVE LN #109
098 -0408-055-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	1976 LOCOMOTIVE LN #111
098 -0408-056-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	1976 LOCOMOTIVE LN #113
098 -0408-058-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	1930 DEPOT DR #114
098 -0408-059-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	1930 DEPOT DR #112
098 -0408-060-00	CON	B2	1	0.000	1,976	$0.00	$0.00	$540.31	$63.48	$603.79	$0.00	$0.00	$216.77	$0.00	$216.76	1930 DEPOT DR #110
098 -0408-061-00	CON	B2	1	0.000	2,001	$0.00	$0.00	$547.15	$64.29	$611.44	$0.00	$0.00	$219.51	$0.00	$219.50	1930 DEPOT DR #108
098 -0408-062-00	CON	B2	1	0.000	2,001	$0.00	$0.00	$547.15	$64.29	$611.44	$0.00	$0.00	$219.51	$0.00	$219.50	1930 DEPOT DR #106
098 -0408-063-00	CON	B2	1	0.000	1,976	$0.00	$0.00	$540.31	$63.48	$603.79	$0.00	$0.00	$216.77	$0.00	$216.76	1930 DEPOT DR #104
098 -0408-064-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	1930 DEPOT DR #102
098 -0408-065-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	1930 DEPOT DR #100
098 -0408-067-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	1921 DEPOT DR #101
098 -0408-068-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	1921 DEPOT DR #103
098 -0408-069-00	CON	B2	1	0.000	1,976	$0.00	$0.00	$540.31	$63.48	$603.79	$0.00	$0.00	$216.77	$0.00	$216.76	1921 DEPOT DR #105
098 -0408-070-00	CON	B2	1	0.000	2,001	$0.00	$0.00	$547.15	$64.29	$611.44	$0.00	$0.00	$219.51	$0.00	$219.50	1921 DEPOT DR #107
098 -0408-071-00	CON	B2	1	0.000	2,001	$0.00	$0.00	$547.15	$64.29	$611.44	$0.00	$0.00	$219.51	$0.00	$219.50	1921 DEPOT DR #109
098 -0408-072-00	CON	B2	1	0.000	1,976	$0.00	$0.00	$540.31	$63.48	$603.79	$0.00	$0.00	$216.77	$0.00	$216.76	1921 DEPOT DR #111
098 -0408-073-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	1921 DEPOT DR #113
098 -0408-074-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	1921 DEPOT DR #115
098 -0408-076-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	153 GILLETTE PL #114
098 -0408-077-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	153 GILLETTE PL #112
098 -0408-078-00	CON	B2	1	0.000	1,976	$0.00	$0.00	$540.31	$63.48	$603.79	$0.00	$0.00	$216.77	$0.00	$216.76	153 GILLETTE PL #110
098 -0408-079-00	CON	B2	1	0.000	2,001	$0.00	$0.00	$547.15	$64.29	$611.44	$0.00	$0.00	$219.51	$0.00	$219.50	153 GILLETTE PL #108
098 -0408-080-00	CON	B2	1	0.000	2,001	$0.00	$0.00	$547.15	$64.29	$611.44	$0.00	$0.00	$219.51	$0.00	$219.50	153 GILLETTE PL #106
098 -0408-081-00	CON	B2	1	0.000	1,976	$0.00	$0.00	$540.31	$63.48	$603.79	$0.00	$0.00	$216.77	$0.00	$216.76	153 GILLETTE PL #104
098 -0408-082-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	153 GILLETTE PL #102
098 -0408-083-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	153 GILLETTE PL #100
098 -0408-121-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	1832 RAILROAD AVE #100
098 -0408-122-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	1832 RAILROAD AVE #102
098 -0408-123-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$313.08	$36.79	$349.87	$0.00	$0.00	$125.61	$0.00	$125.60	1832 RAILROAD AVE #104
098 -0408-124-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$377.62	$44.37	$421.99	$0.00	$0.00	$151.50	$0.00	$151.50	1832 RAILROAD AVE #106
098 -0408-125-00	CON	B2	1	0.000	1,402	$0.00	$0.00	$383.36	$45.04	$428.40	$0.00	$0.00	$153.80	$0.00	$153.80	1832 RAILROAD AVE #108
098 -0408-126-00	CON	B2	1	0.000	1,166	$0.00	$0.00	$318.83	$37.46	$356.29	$0.00	$0.00	$127.91	$0.00	$127.90	1832 RAILROAD AVE #110
098 -0408-127-00	CON	B2	1	0.000	1,402	$0.00	$0.00	$383.36	$45.04	$428.40	$0.00	$0.00	$153.80	$0.00	$153.80	1832 RAILROAD AVE #112
098 -0408-128-00	CON	B2	1	0.000	1,166	$0.00	$0.00	$318.83	$37.46	$356.29	$0.00	$0.00	$127.91	$0.00	$127.90	1832 RAILROAD AVE #114
098 -0408-129-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	1832 RAILROAD AVE #116
098 -0408-130-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	1832 RAILROAD AVE #118
098 -0408-132-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	1874 RAILROAD AVE #100
098 -0408-133-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	1874 RAILROAD AVE #102
098 -0408-134-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$313.08	$36.79	$349.87	$0.00	$0.00	$125.61	$0.00	$125.60	1874 RAILROAD AVE #104
098 -0408-135-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$377.62	$44.37	$421.99	$0.00	$0.00	$151.50	$0.00	$151.50	1874 RAILROAD AVE #106
098 -0408-136-00	CON	B2	1	0.000	1,976	$0.00	$0.00	$540.31	$63.48	$603.79	$0.00	$0.00	$216.77	$0.00	$216.76	1874 RAILROAD AVE #108
098 -0408-137-00	CON	B2	1	0.000	1,399	$0.00	$0.00	$382.54	$44.95	$427.49	$0.00	$0.00	$153.47	$0.00	$153.46	1874 RAILROAD AVE #110
098 -0408-138-00	CON	B2	1	0.000	1,163	$0.00	$0.00	$318.01	$37.36	$355.37	$0.00	$0.00	$127.58	$0.00	$127.58	1874 RAILROAD AVE #112
098 -0408-139-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$377.62	$44.37	$421.99	$0.00	$0.00	$151.50	$0.00	$151.50	1874 RAILROAD AVE #114
098 -0408-140-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$313.08	$36.79	$349.87	$0.00	$0.00	$125.61	$0.00	$125.60	1874 RAILROAD AVE #116
098 -0408-141-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	1874 RAILROAD AVE #118
098 -0408-142-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	1874 RAILROAD AVE #120
098 -0408-148-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	170 N N ST #118

EXHIBIT A

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2026-27 Assessment Roll
(Maximum Assessments may be Increased by the Prior Year's Change in the CPI plus 1% each Fiscal Year)

Parcel No.	Class	Streetscape Zone	Trail Zone	Frontage	Imp Sq Ft	Maximum Frontage Assessment	Maximum Area Assessment	Maximum Park/Plaza Assessment	Maximum Trail Assessment	Maximum Assessment	FY 2026-27 Frontage Assessment	FY 2026-27 Area Assessment	FY 2026-27 Park/Plaza Assessment	FY 2026-27 Trail Assessment	FY 2026-27 Assessment*	Property Address
098 -0408-149-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	170 N N ST #116
098 -0408-150-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$313.08	$36.79	$349.87	$0.00	$0.00	$125.61	$0.00	$125.60	170 N N ST #114
098 -0408-151-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$377.62	$44.37	$421.99	$0.00	$0.00	$151.50	$0.00	$151.50	170 N N ST #112
098 -0408-152-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$313.08	$36.79	$349.87	$0.00	$0.00	$125.61	$0.00	$125.60	170 N N ST #110
098 -0408-153-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$377.62	$44.37	$421.99	$0.00	$0.00	$151.50	$0.00	$151.50	170 N N ST #108
098 -0408-154-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$377.62	$44.37	$421.99	$0.00	$0.00	$151.50	$0.00	$151.50	170 N N ST #106
098 -0408-155-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$313.08	$36.79	$349.87	$0.00	$0.00	$125.61	$0.00	$125.60	170 N N ST #104
098 -0408-156-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	170 N N ST #102
098 -0408-157-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	170 N N ST #100
098 -0408-159-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	162 ZEPHYR PL #100
098 -0408-160-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	162 ZEPHYR PL #102
098 -0408-161-00	CON	B2	1	0.000	1,734	$0.00	$0.00	$474.14	$55.71	$529.85	$0.00	$0.00	$190.22	$0.00	$190.22	162 ZEPHYR PL #104
098 -0408-162-00	CON	B2	1	0.000	1,734	$0.00	$0.00	$474.14	$55.71	$529.85	$0.00	$0.00	$190.22	$0.00	$190.22	162 ZEPHYR PL #106
098 -0408-163-00	CON	B2	1	0.000	1,734	$0.00	$0.00	$474.14	$55.71	$529.85	$0.00	$0.00	$190.22	$0.00	$190.22	162 ZEPHYR PL #108
098 -0408-164-00	CON	B2	1	0.000	1,734	$0.00	$0.00	$474.14	$55.71	$529.85	$0.00	$0.00	$190.22	$0.00	$190.22	162 ZEPHYR PL #110
098 -0408-165-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	162 ZEPHYR PL #112
098 -0408-166-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	162 ZEPHYR PL #114
098 -0408-168-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	157 ZEPHYR PL #115
098 -0408-169-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	157 ZEPHYR PL #113
098 -0408-170-00	CON	B2	1	0.000	1,734	$0.00	$0.00	$474.14	$55.71	$529.85	$0.00	$0.00	$190.22	$0.00	$190.22	157 ZEPHYR PL #111
098 -0408-171-00	CON	B2	1	0.000	1,734	$0.00	$0.00	$474.14	$55.71	$529.85	$0.00	$0.00	$190.22	$0.00	$190.22	157 ZEPHYR PL #109
098 -0408-172-00	CON	B2	1	0.000	1,734	$0.00	$0.00	$474.14	$55.71	$529.85	$0.00	$0.00	$190.22	$0.00	$190.22	157 ZEPHYR PL #107
098 -0408-173-00	CON	B2	1	0.000	1,734	$0.00	$0.00	$474.14	$55.71	$529.85	$0.00	$0.00	$190.22	$0.00	$190.22	157 ZEPHYR PL #105
098 -0408-174-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	157 ZEPHYR PL #103
098 -0408-175-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	157 ZEPHYR PL #101
098 -0408-177-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	168 GILLETTE PL #100
098 -0408-178-00	CON	B2	1	0.000	1,880	$0.00	$0.00	$514.06	$60.40	$574.46	$0.00	$0.00	$206.24	$0.00	$206.24	168 GILLETTE PL #102
098 -0408-179-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$313.08	$36.79	$349.87	$0.00	$0.00	$125.61	$0.00	$125.60	168 GILLETTE PL #104
098 -0408-180-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$377.62	$44.37	$421.99	$0.00	$0.00	$151.50	$0.00	$151.50	168 GILLETTE PL #106
098 -0408-181-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$377.62	$44.37	$421.99	$0.00	$0.00	$151.50	$0.00	$151.50	168 GILLETTE PL #108
098 -0408-182-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$313.08	$36.79	$349.87	$0.00	$0.00	$125.61	$0.00	$125.60	168 GILLETTE PL #110
098 -0408-183-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$377.62	$44.37	$421.99	$0.00	$0.00	$151.50	$0.00	$151.50	168 GILLETTE PL #112
098 -0408-184-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$313.08	$36.79	$349.87	$0.00	$0.00	$125.61	$0.00	$125.60	168 GILLETTE PL #114
098 -0408-185-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$486.72	$57.19	$543.91	$0.00	$0.00	$195.27	$0.00	$195.26	168 GILLETTE PL #116
098 -0408-186-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$351.91	$41.35	$393.26	$0.00	$0.00	$141.18	$0.00	$141.18	168 GILLETTE PL #118
098 -0409-001-00	SFR	C1	1	8.084	1,802	$49.00	$249.27	$492.73	$57.89	$848.89	$19.70	$100.24	$197.68	$0.00	$317.62	2704 HOLLINGBURY CMN
098 -0409-002-00	SFR	C1	1	8.084	1,948	$49.00	$269.47	$532.65	$62.58	$913.70	$19.70	$108.36	$213.70	$0.00	$341.76	2712 HOLLINGBURY CMN
098 -0409-003-00	SFR	C1	1	8.084	1,786	$49.00	$247.06	$488.36	$57.38	$841.80	$19.70	$99.35	$195.92	$0.00	$314.96	2718 HOLLINGBURY CMN
098 -0409-004-00	SFR	C1	1	8.084	1,915	$49.00	$264.91	$523.63	$61.52	$899.06	$19.70	$106.53	$210.08	$0.00	$336.30	2707 HOLLINGBURY CMN
098 -0409-005-00	SFR	C1	1	8.084	1,843	$49.00	$254.95	$503.94	$59.21	$867.10	$19.70	$102.52	$202.18	$0.00	$324.40	2713 HOLLINGBURY CMN
098 -0409-006-00	SFR	C1	1	8.084	1,927	$49.00	$266.57	$526.91	$61.91	$904.39	$19.70	$107.20	$211.39	$0.00	$338.28	2719 HOLLINGBURY CMN
098 -0409-007-00	SFR	C1	1	8.084	1,843	$49.00	$254.95	$503.94	$59.21	$867.10	$19.70	$102.52	$202.18	$0.00	$324.40	2776 PATCHAM CMN
098 -0409-008-00	SFR	C1	1	8.084	1,927	$49.00	$266.57	$526.91	$61.91	$904.39	$19.70	$107.20	$211.39	$0.00	$338.28	2784 PATCHAM CMN
098 -0409-009-00	SFR	C1	1	8.084	1,830	$49.00	$253.15	$500.39	$58.79	$861.33	$19.70	$101.80	$200.75	$0.00	$322.24	2792 PATCHAM CMN
098 -0409-010-00	SFR	C1	1	8.084	1,786	$49.00	$247.06	$488.36	$57.38	$841.80	$19.70	$99.35	$195.92	$0.00	$314.96	2701 PATCHAM CMN
098 -0409-011-00	SFR	C1	1	8.084	1,948	$49.00	$269.47	$532.65	$62.58	$913.70	$19.70	$108.36	$213.70	$0.00	$341.76	2709 PATCHAM CMN
098 -0409-012-00	SFR	C1	1	8.084	1,955	$49.00	$270.44	$534.57	$62.81	$916.82	$19.70	$108.75	$214.46	$0.00	$342.90	2717 PATCHAM CMN
098 -0409-013-00	SFR	C1	1	8.084	1,955	$49.00	$270.44	$534.57	$62.81	$916.82	$19.70	$108.75	$214.46	$0.00	$342.90	2725 PATCHAM CMN
098 -0409-014-00	SFR	C1	1	8.084	1,802	$49.00	$249.27	$492.73	$57.89	$848.89	$19.70	$100.24	$197.68	$0.00	$317.62	2733 PATCHAM CMN
098 -0409-015-00	SFR	C1	1	8.084	1,955	$49.00	$270.44	$534.57	$62.81	$916.82	$19.70	$108.75	$214.46	$0.00	$342.90	2741 PATCHAM CMN
098 -0409-016-00	SFR	C1	1	8.084	1,955	$49.00	$270.44	$534.57	$62.81	$916.82	$19.70	$108.75	$214.46	$0.00	$342.90	2749 PATCHAM CMN
098 -0409-017-00	SFR	C1	1	8.084	1,802	$49.00	$249.27	$492.73	$57.89	$848.89	$19.70	$100.24	$197.68	$0.00	$317.62	2757 PATCHAM CMN
098 -0409-018-00	SFR	C1	1	8.084	1,915	$49.00	$264.91	$523.63	$61.52	$899.06	$19.70	$106.53	$210.08	$0.00	$336.30	2765 PATCHAM CMN
098 -0409-019-00	SFR	C1	1	8.084	1,830	$49.00	$253.15	$500.39	$58.79	$861.33	$19.70	$101.80	$200.75	$0.00	$322.24	2773 PATCHAM CMN
098 -0409-020-00	SFR	C1	1	8.084	1,927	$49.00	$266.57	$526.91	$61.91	$904.39	$19.70	$107.20	$211.39	$0.00	$338.28	2781 PATCHAM CMN
098 -0409-021-00	SFR	C1	1	8.084	1,830	$49.00	$253.15	$500.39	$58.79	$861.33	$19.70	$101.80	$200.75	$0.00	$322.24	2789 PATCHAM CMN
098 -0409-022-00	SFR	C1	1	8.084	1,915	$49.00	$264.91	$523.63	$61.52	$899.06	$19.70	$106.53	$210.08	$0.00	$336.30	2797 PATCHAM CMN
098 -0409-023-00	SFR	C1	1	8.084	1,843	$49.00	$254.95	$503.94	$59.21	$867.10	$19.70	$102.52	$202.18	$0.00	$324.40	2805 PATCHAM CMN
098 -0409-024-00	SFR	C1	1	8.084	1,927	$49.00	$266.57	$526.91	$61.91	$904.39	$19.70	$107.20	$211.39	$0.00	$338.28	2813 PATCHAM CMN

EXHIBIT A

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2026-27 Assessment Roll
(Maximum Assessments may be Increased by the Prior Year's Change in the CPI plus 1% each Fiscal Year)

Parcel No.	Class	Streetscape Zone	Trail Zone	Frontage	Imp Sq Ft	Maximum Frontage Assessment	Maximum Area Assessment	Maximum Park/Plaza Assessment	Maximum Trail Assessment	Maximum Assessment	FY 2026-27 Frontage Assessment	FY 2026-27 Area Assessment	FY 2026-27 Park/Plaza Assessment	FY 2026-27 Trail Assessment	FY 2026-27 Assessment*	Property Address
098 -0409-025-00	SFR	C1	1	8.084	1,830	$49.00	$253.15	$500.39	$58.79	$861.33	$19.70	$101.80	$200.75	$0.00	$322.24	2821 PATCHAM CMN
098 -0409-026-00	SFR	C1	1	8.084	1,927	$49.00	$266.57	$526.91	$61.91	$904.39	$19.70	$107.20	$211.39	$0.00	$338.28	2829 PATCHAM CMN
098 -0409-027-00	SFR	C1	1	8.084	1,830	$49.00	$253.15	$500.39	$58.79	$861.33	$19.70	$101.80	$200.75	$0.00	$322.24	2837 PATCHAM CMN
098 -0409-028-00	SFR	C1	1	8.084	1,915	$49.00	$264.91	$523.63	$61.52	$899.06	$19.70	$106.53	$210.08	$0.00	$336.30	2845 PATCHAM CMN
098 -0409-029-00	SFR	C1	1	8.084	1,843	$49.00	$254.95	$503.94	$59.21	$867.10	$19.70	$102.52	$202.18	$0.00	$324.40	2853 PATCHAM CMN
098 -0409-030-00	SFR	C1	1	8.084	1,927	$49.00	$266.57	$526.91	$61.91	$904.39	$19.70	$107.20	$211.39	$0.00	$338.28	2861 PATCHAM CMN
098 -0409-031-00	SFR	C1	1	8.084	1,830	$49.00	$253.15	$500.39	$58.79	$861.33	$19.70	$101.80	$200.75	$0.00	$322.24	2869 PATCHAM CMN
098 -0409-032-00	SFR	C1	1	8.084	1,927	$49.00	$266.57	$526.91	$61.91	$904.39	$19.70	$107.20	$211.39	$0.00	$338.28	2877 PATCHAM CMN
098 -0409-033-00	SFR	C1	1	8.084	1,830	$49.00	$253.15	$500.39	$58.79	$861.33	$19.70	$101.80	$200.75	$0.00	$322.24	2885 PATCHAM CMN
098 -0409-034-00	SFR	C1	1	8.084	1,927	$49.00	$266.57	$526.91	$61.91	$904.39	$19.70	$107.20	$211.39	$0.00	$338.28	2891 PATCHAM CMN
098 -0409-035-00	SFR	C1	1	8.084	1,830	$49.00	$253.15	$500.39	$58.79	$861.33	$19.70	$101.80	$200.75	$0.00	$322.24	2895 PATCHAM CMN
098 -0409-036-00	SFR	C1	1	8.084	1,927	$49.00	$266.57	$526.91	$61.91	$904.39	$19.70	$107.20	$211.39	$0.00	$338.28	2899 PATCHAM CMN
098 -0409-037-00	SFR	C1	1	8.084	1,806	$49.00	$249.83	$493.83	$58.02	$850.68	$19.70	$100.46	$198.12	$0.00	$318.28	2858 PATCHAM CMN
098 -0409-038-00	SFR	C1	1	8.084	1,806	$49.00	$249.83	$493.83	$58.02	$850.68	$19.70	$100.46	$198.12	$0.00	$318.28	2874 PATCHAM CMN
098 -0409-039-00	SFR	C1	1	8.084	1,802	$49.00	$249.27	$492.73	$57.89	$848.89	$19.70	$100.24	$197.68	$0.00	$317.62	2880 PATCHAM CMN
098 -0409-040-00	SFR	C1	1	8.084	1,948	$49.00	$269.47	$532.65	$62.58	$913.70	$19.70	$108.36	$213.70	$0.00	$341.76	2888 PATCHAM CMN
098 -0409-041-00	SFR	C1	1	8.084	1,955	$49.00	$270.44	$534.57	$62.81	$916.82	$19.70	$108.75	$214.46	$0.00	$342.90	2892 PATCHAM CMN
098 -0409-042-00	SFR	C1	1	8.084	1,786	$49.00	$247.06	$488.36	$57.38	$841.80	$19.70	$99.35	$195.92	$0.00	$314.96	2896 PATCHAM CMN
098 -0409-057-00	SFR	C1	1	0.000	1,825	$0.00	$252.46	$499.02	$58.63	$810.11	$0.00	$101.52	$200.20	$0.00	$301.72	2801 POIPU CMN
098 -0409-058-00	SFR	C1	1	0.000	1,993	$0.00	$275.70	$544.96	$64.03	$884.69	$0.00	$110.87	$218.63	$0.00	$329.50	2805 POIPU CMN
098 -0409-059-00	SFR	C1	1	0.000	1,843	$0.00	$254.95	$503.94	$59.21	$818.10	$0.00	$102.52	$202.18	$0.00	$304.70	2809 POIPU CMN
098 -0409-060-00	SFR	C1	1	0.000	1,993	$0.00	$275.70	$544.96	$64.03	$884.69	$0.00	$110.87	$218.63	$0.00	$329.50	2813 POIPU CMN
098 -0409-061-00	SFR	C1	1	0.000	1,821	$0.00	$251.90	$497.93	$58.50	$808.33	$0.00	$101.30	$199.76	$0.00	$301.06	2872 KALAPAKI CMN
098 -0409-062-00	SFR	C1	1	0.000	1,929	$0.00	$266.84	$527.46	$61.97	$856.27	$0.00	$107.31	$211.61	$0.00	$318.92	2876 KALAPAKI CMN
098 -0409-063-00	SFR	C1	1	0.000	1,821	$0.00	$251.90	$497.93	$58.50	$808.33	$0.00	$101.30	$199.76	$0.00	$301.06	2880 KALAPAKI CMN
098 -0409-064-00	SFR	C1	1	0.000	1,916	$0.00	$265.04	$523.90	$61.56	$850.50	$0.00	$106.58	$210.18	$0.00	$316.76	2884 KALAPAKI CMN
098 -0409-065-00	SFR	C1	1	0.000	1,916	$0.00	$265.04	$523.90	$61.56	$850.50	$0.00	$106.58	$210.18	$0.00	$316.76	2840 SALT POND CMN
098 -0409-066-00	SFR	C1	1	0.000	1,821	$0.00	$251.90	$497.93	$58.50	$808.33	$0.00	$101.30	$199.76	$0.00	$301.06	2846 SALT POND CMN
098 -0409-067-00	SFR	C1	1	0.000	1,929	$0.00	$266.84	$527.46	$61.97	$856.27	$0.00	$107.31	$211.61	$0.00	$318.92	2850 SALT POND CMN
098 -0409-068-00	SFR	C1	1	0.000	1,821	$0.00	$251.90	$497.93	$58.50	$808.33	$0.00	$101.30	$199.76	$0.00	$301.06	2854 SALT POND CMN
098 -0409-069-00	SFR	C1	1	0.000	1,843	$0.00	$254.95	$503.94	$59.21	$818.10	$0.00	$102.52	$202.18	$0.00	$304.70	2833 SALT POND CMN
098 -0409-070-00	SFR	C1	1	0.000	1,825	$0.00	$252.46	$499.02	$58.63	$810.11	$0.00	$101.52	$200.20	$0.00	$301.72	2829 SALT POND CMN
098 -0409-071-00	SFR	C1	1	0.000	1,843	$0.00	$254.95	$503.94	$59.21	$818.10	$0.00	$102.52	$202.18	$0.00	$304.70	2825 SALT POND CMN
098 -0409-072-00	SFR	C1	1	0.000	1,993	$0.00	$275.70	$544.96	$64.03	$884.69	$0.00	$110.87	$218.63	$0.00	$329.50	2821 POIPU CMN
098 -0409-073-00	SFR	C1	1	0.000	1,843	$0.00	$254.95	$503.94	$59.21	$818.10	$0.00	$102.52	$202.18	$0.00	$304.70	2817 POIPU CMN
098 -0410-001-00	SFR	C1	1	8.084	1,802	$49.00	$249.27	$492.73	$57.89	$848.89	$19.70	$100.24	$197.68	$0.00	$317.62	2902 WORTHING CMN
098 -0410-002-00	SFR	C1	1	8.084	1,786	$49.00	$247.06	$488.36	$57.38	$841.80	$19.70	$99.35	$195.92	$0.00	$314.96	2904 WORTHING CMN
098 -0410-003-00	SFR	C1	1	8.084	1,948	$49.00	$269.47	$532.65	$62.58	$913.70	$19.70	$108.36	$213.70	$0.00	$341.76	2906 WORTHING CMN
098 -0410-004-00	SFR	C1	1	8.084	1,955	$49.00	$270.44	$534.57	$62.81	$916.82	$19.70	$108.75	$214.46	$0.00	$342.90	2908 WORTHING CMN
098 -0410-005-00	SFR	C1	1	8.084	2,013	$49.00	$278.46	$550.43	$64.67	$942.56	$19.70	$111.98	$220.83	$0.00	$352.50	2912 WORTHING CMN
098 -0410-006-00	SFR	C1	1	8.084	1,806	$49.00	$249.83	$493.83	$58.02	$850.68	$19.70	$100.46	$198.12	$0.00	$318.28	2914 WORTHING CMN
098 -0410-007-00	SFR	C1	1	8.084	1,802	$49.00	$249.27	$492.73	$57.89	$848.89	$19.70	$100.24	$197.68	$0.00	$317.62	2916 WORTHING CMN
098 -0410-008-00	SFR	C1	1	8.084	1,955	$49.00	$270.44	$534.57	$62.81	$916.82	$19.70	$108.75	$214.46	$0.00	$342.90	2920 WORTHING CMN
098 -0410-009-00	SFR	C1	1	8.084	1,948	$49.00	$269.47	$532.65	$62.58	$913.70	$19.70	$108.36	$213.70	$0.00	$341.76	2922 WORTHING CMN
098 -0410-010-00	SFR	C1	1	8.084	1,802	$49.00	$249.27	$492.73	$57.89	$848.89	$19.70	$100.24	$197.68	$0.00	$317.62	2928 WORTHING CMN
098 -0410-011-00	SFR	C1	1	8.084	1,948	$49.00	$269.47	$532.65	$62.58	$913.70	$19.70	$108.36	$213.70	$0.00	$341.76	2934 WORTHING CMN
098 -0410-012-00	SFR	C1	1	8.084	1,802	$49.00	$249.27	$492.73	$57.89	$848.89	$19.70	$100.24	$197.68	$0.00	$317.62	2938 WORTHING CMN
098 -0410-013-00	SFR	C1	1	8.084	1,955	$49.00	$270.44	$534.57	$62.81	$916.82	$19.70	$108.75	$214.46	$0.00	$342.90	2946 WORTHING CMN
098 -0410-014-00	SFR	C1	1	8.084	1,802	$49.00	$249.27	$492.73	$57.89	$848.89	$19.70	$100.24	$197.68	$0.00	$317.62	2950 WORTHING CMN
098 -0410-015-00	SFR	C1	1	8.084	1,955	$49.00	$270.44	$534.57	$62.81	$916.82	$19.70	$108.75	$214.46	$0.00	$342.90	2954 WORTHING CMN
098 -0410-016-00	SFR	C1	1	8.084	1,955	$49.00	$270.44	$534.57	$62.81	$916.82	$19.70	$108.75	$214.46	$0.00	$342.90	2960 WORTHING CMN
098 -0410-017-00	SFR	C1	1	8.084	1,955	$49.00	$270.44	$534.57	$62.81	$916.82	$19.70	$108.75	$214.46	$0.00	$342.90	2968 WORTHING CMN
098 -0410-018-00	SFR	C1	1	8.084	1,802	$49.00	$249.27	$492.73	$57.89	$848.89	$19.70	$100.24	$197.68	$0.00	$317.62	2974 WORTHING CMN
098 -0410-019-00	SFR	C1	1	8.084	1,955	$49.00	$270.44	$534.57	$62.81	$916.82	$19.70	$108.75	$214.46	$0.00	$342.90	2980 WORTHING CMN
098 -0410-020-00	SFR	C1	1	8.084	1,955	$49.00	$270.44	$534.57	$62.81	$916.82	$19.70	$108.75	$214.46	$0.00	$342.90	2986 WORTHING CMN
098 -0410-021-00	SFR	C1	1	8.084	1,948	$49.00	$269.47	$532.65	$62.58	$913.70	$19.70	$108.36	$213.70	$0.00	$341.76	2992 WORTHING CMN
098 -0410-022-00	SFR	C1	1	8.084	1,802	$49.00	$249.27	$492.73	$57.89	$848.89	$19.70	$100.24	$197.68	$0.00	$317.62	2998 WORTHING CMN
098 -0410-023-00	SFR	C1	1	8.084	1,830	$49.00	$253.15	$500.39	$58.79	$861.33	$19.70	$101.80	$200.75	$0.00	$322.24	2999 WORTHING CMN
098 -0410-024-00	SFR	C1	1	8.084	1,927	$49.00	$266.57	$526.91	$61.91	$904.39	$19.70	$107.20	$211.39	$0.00	$338.28	2995 WORTHING CMN

EXHIBIT A

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2026-27 Assessment Roll
(Maximum Assessments may be Increased by the Prior Year's Change in the CPI plus 1% each Fiscal Year)

Parcel No.	Class	Streetscape Zone	Trail Zone	Frontage	Imp Sq Ft	Maximum Frontage Assessment	Maximum Area Assessment	Maximum Park/Plaza Assessment	Maximum Trail Assessment	Maximum Assessment	FY 2026-27 Frontage Assessment	FY 2026-27 Area Assessment	FY 2026-27 Park/Plaza Assessment	FY 2026-27 Trail Assessment	FY 2026-27 Assessment*	Property Address
098 -0410-025-00	SFR	C1	1	8.084	1,830	$49.00	$253.15	$500.39	$58.79	$861.33	$19.70	$101.80	$200.75	$0.00	$322.24	2991 WORTHING CMN
098 -0410-026-00	SFR	C1	1	8.084	1,927	$49.00	$266.57	$526.91	$61.91	$904.39	$19.70	$107.20	$211.39	$0.00	$338.28	2885 WORTHING CMN
098 -0410-027-00	SFR	C1	1	8.084	1,786	$49.00	$247.06	$488.36	$57.38	$841.80	$19.70	$99.35	$195.92	$0.00	$314.96	2977 PATCHAM CMN
098 -0410-028-00	SFR	C1	1	8.084	1,948	$49.00	$269.47	$532.65	$62.58	$913.70	$19.70	$108.36	$213.70	$0.00	$341.76	2973 PATCHAM CMN
098 -0410-030-00	SFR	C1	1	8.084	1,915	$49.00	$264.91	$523.63	$61.52	$899.06	$19.70	$106.53	$210.08	$0.00	$336.30	2951 PATCHAM CMN
098 -0410-031-00	SFR	C1	1	8.084	1,830	$49.00	$253.15	$500.39	$58.79	$861.33	$19.70	$101.80	$200.75	$0.00	$322.24	2945 PATCHAM CMN
098 -0410-032-00	SFR	C1	1	8.084	1,927	$49.00	$266.57	$526.91	$61.91	$904.39	$19.70	$107.20	$211.39	$0.00	$338.28	2937 PATCHAM CMN
098 -0410-033-00	SFR	C1	1	8.084	1,830	$49.00	$253.15	$500.39	$58.79	$861.33	$19.70	$101.80	$200.75	$0.00	$322.24	2929 PATCHAM CMN
098 -0410-034-00	SFR	C1	1	8.084	1,927	$49.00	$266.57	$526.91	$61.91	$904.39	$19.70	$107.20	$211.39	$0.00	$338.28	2921 PATCHAM CMN
098 -0410-035-00	SFR	C1	1	8.084	1,843	$49.00	$254.95	$503.94	$59.21	$867.10	$19.70	$102.52	$202.18	$0.00	$324.40	2915 PATCHAM CMN
098 -0410-036-00	SFR	C1	1	8.084	1,915	$49.00	$264.91	$523.63	$61.52	$899.06	$19.70	$106.53	$210.08	$0.00	$336.30	2907 PATCHAM CMN
098 -0410-037-00	SFR	C1	1	8.084	1,927	$49.00	$266.57	$526.91	$61.91	$904.39	$19.70	$107.20	$211.39	$0.00	$338.28	2910 PATCHAM CMN
098 -0410-038-00	SFR	C1	1	8.084	1,830	$49.00	$253.15	$500.39	$58.79	$861.33	$19.70	$101.80	$200.75	$0.00	$322.24	2918 PATCHAM CMN
098 -0410-039-00	SFR	C1	1	8.084	1,915	$49.00	$264.91	$523.63	$61.52	$899.06	$19.70	$106.53	$210.08	$0.00	$336.30	2924 PATCHAM CMN
098 -0410-040-00	SFR	C1	1	8.084	1,843	$49.00	$254.95	$503.94	$59.21	$867.10	$19.70	$102.52	$202.18	$0.00	$324.40	2932 PATCHAM CMN
098 -0410-041-00	SFR	C1	1	8.084	1,927	$49.00	$266.57	$526.91	$61.91	$904.39	$19.70	$107.20	$211.39	$0.00	$338.28	2940 PATCHAM CMN
098 -0410-042-00	SFR	C1	1	8.084	1,830	$49.00	$253.15	$500.39	$58.79	$861.33	$19.70	$101.80	$200.75	$0.00	$322.24	2948 PATCHAM CMN
098 -0410-043-00	SFR	C1	1	8.084	1,802	$49.00	$249.27	$492.73	$57.89	$848.89	$19.70	$100.24	$197.68	$0.00	$317.62	2956 PATCHAM CMN
098 -0410-044-00	SFR	C1	1	8.084	1,927	$49.00	$266.57	$526.91	$61.91	$904.39	$19.70	$107.20	$211.39	$0.00	$338.28	2951 WORTHING CMN
098 -0410-045-00	SFR	C1	1	8.084	1,843	$49.00	$254.95	$503.94	$59.21	$867.10	$19.70	$102.52	$202.18	$0.00	$324.40	2949 WORTHING CMN
098 -0410-046-00	SFR	C1	1	8.084	1,915	$49.00	$264.91	$523.63	$61.52	$899.06	$19.70	$106.53	$210.08	$0.00	$336.30	2943 WORTHING CMN
098 -0410-047-00	SFR	C1	1	8.084	1,830	$49.00	$253.15	$500.39	$58.79	$861.33	$19.70	$101.80	$200.75	$0.00	$322.24	2937 WORTHING CMN
098 -0410-048-00	SFR	C1	1	8.084	1,915	$49.00	$264.91	$523.63	$61.52	$899.06	$19.70	$106.53	$210.08	$0.00	$336.30	2735 OLD 1ST ST
098 -0410-049-00	SFR	C1	1	8.084	1,830	$49.00	$253.15	$500.39	$58.79	$861.33	$19.70	$101.80	$200.75	$0.00	$322.24	2925 WORTHING CMN
098 -0410-050-00	SFR	C1	1	8.084	1,927	$49.00	$266.57	$526.91	$61.91	$904.39	$19.70	$107.20	$211.39	$0.00	$338.28	2921 WORTHING CMN
098 -0410-061-00	SFR	C1	1	8.084	1,948	$49.00	$269.47	$532.65	$62.58	$913.70	$19.70	$108.36	$213.70	$0.00	$341.76	2959 PATCHAM CMN
098 -0410-062-00	SFR	C1	1	8.084	1,955	$49.00	$270.44	$534.57	$62.81	$916.82	$19.70	$108.75	$214.46	$0.00	$342.90	2967 PATCHAM CMN
098 -0410-063-00	SFR	C1	1	8.084	1,786	$49.00	$247.06	$488.36	$57.38	$841.80	$19.70	$99.35	$195.92	$0.00	$314.96	2961 PATCHAM CMN
098 -0410-070-00	SFR	C1	1	8.084	1,806	$49.00	$249.83	$493.83	$58.02	$850.68	$19.70	$100.46	$198.12	$0.00	$318.28	3000 WORTHING CMN
098 -0410-071-00	SFR	C1	1	8.084	1,806	$49.00	$249.83	$493.83	$58.02	$850.68	$19.70	$100.46	$198.12	$0.00	$318.28	3004 WORTHING CMN
098 -0410-072-00	SFR	C1	1	8.084	1,806	$49.00	$249.83	$493.83	$58.02	$850.68	$19.70	$100.46	$198.12	$0.00	$318.28	3008 WORTHING CMN
098 -0410-073-00	SFR	C1	1	8.084	1,955	$49.00	$270.44	$534.57	$62.81	$916.82	$19.70	$108.75	$214.46	$0.00	$342.90	3012 WORTHING CMN
098 -0410-074-00	SFR	C1	1	8.084	1,786	$49.00	$247.06	$488.36	$57.38	$841.80	$19.70	$99.35	$195.92	$0.00	$314.96	3015 WORTHING CMN
098 -0410-075-00	SFR	C1	1	8.084	1,786	$49.00	$247.06	$488.36	$57.38	$841.80	$19.70	$99.35	$195.92	$0.00	$314.96	3009 WORTHING CMN
098 -0410-076-00	SFR	C1	1	8.084	1,927	$49.00	$266.57	$526.91	$61.91	$904.39	$19.70	$107.20	$211.39	$0.00	$338.28	3007 WORTHING CMN
098 -0410-077-00	SFR	C1	1	8.084	1,927	$49.00	$266.57	$526.91	$61.91	$904.39	$19.70	$107.20	$211.39	$0.00	$338.28	3005 WORTHING CMN
098 -0410-078-00	SFR	C1	1	8.084	1,915	$49.00	$264.91	$523.63	$61.52	$899.06	$19.70	$106.53	$210.08	$0.00	$336.30	3003 WORTHING CMN
098 -0410-079-00	SFR	C1	1	8.084	1,927	$49.00	$266.57	$526.91	$61.91	$904.39	$19.70	$107.20	$211.39	$0.00	$338.28	3001 WORTHING CMN
098 -0412-014-00	CON	B3	1	0.000	1,694	$0.00	$0.00	$463.20	$54.42	$517.62	$0.00	$0.00	$185.83	$0.00	$185.82	1681 CHESTNUT ST
098 -0412-015-00	CON	B3	1	0.000	1,674	$0.00	$0.00	$457.73	$53.78	$511.51	$0.00	$0.00	$183.64	$0.00	$183.64	1683 CHESTNUT ST
098 -0412-016-00	CON	B3	1	0.000	1,694	$0.00	$0.00	$463.20	$54.42	$517.62	$0.00	$0.00	$185.83	$0.00	$185.82	1687 CHESTNUT ST
098 -0412-017-00	CON	B3	1	0.000	1,674	$0.00	$0.00	$457.73	$53.78	$511.51	$0.00	$0.00	$183.64	$0.00	$183.64	1685 CHESTNUT ST
098 -0412-018-00	CON	B3	1	0.000	1,674	$0.00	$0.00	$457.73	$53.78	$511.51	$0.00	$0.00	$183.64	$0.00	$183.64	1715 CHESTNUT ST
098 -0412-019-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$527.46	$61.97	$589.43	$0.00	$0.00	$211.61	$0.00	$211.60	1718 PEDROZZI CMN
098 -0412-020-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$527.46	$61.97	$589.43	$0.00	$0.00	$211.61	$0.00	$211.60	1716 PEDROZZI CMN
098 -0412-021-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$587.89	$69.07	$656.96	$0.00	$0.00	$235.85	$0.00	$235.84	1714 PEDROZZI CMN
098 -0412-022-00	CON	B3	1	0.000	1,674	$0.00	$0.00	$457.73	$53.78	$511.51	$0.00	$0.00	$183.64	$0.00	$183.64	1727 CHESTNUT ST
098 -0412-023-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$527.46	$61.97	$589.43	$0.00	$0.00	$211.61	$0.00	$211.60	1735 PEDROZZI CMN
098 -0412-024-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$527.46	$61.97	$589.43	$0.00	$0.00	$211.61	$0.00	$211.60	1733 PEDROZZI CMN
098 -0412-025-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$587.89	$69.07	$656.96	$0.00	$0.00	$235.85	$0.00	$235.84	1731 PEDROZZI CMN
098 -0412-026-00	CON	B3	1	0.000	1,674	$0.00	$0.00	$457.73	$53.78	$511.51	$0.00	$0.00	$183.64	$0.00	$183.64	1757 CHESTNUT ST
098 -0412-027-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$527.46	$61.97	$589.43	$0.00	$0.00	$211.61	$0.00	$211.60	1758 PEDROZZI CMN
098 -0412-028-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$527.46	$61.97	$589.43	$0.00	$0.00	$211.61	$0.00	$211.60	1756 PEDROZZI CMN
098 -0412-029-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$587.89	$69.07	$656.96	$0.00	$0.00	$235.85	$0.00	$235.84	1754 PEDROZZI CMN
098 -0412-030-00	CON	B3	1	0.000	1,674	$0.00	$0.00	$457.73	$53.78	$511.51	$0.00	$0.00	$183.64	$0.00	$183.64	1767 CHESTNUT ST
098 -0412-031-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$527.46	$61.97	$589.43	$0.00	$0.00	$211.61	$0.00	$211.60	249 N N ST
098 -0412-032-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$527.46	$61.97	$589.43	$0.00	$0.00	$211.61	$0.00	$211.60	247 N N ST
098 -0412-033-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$587.89	$69.07	$656.96	$0.00	$0.00	$235.85	$0.00	$235.84	245 N N ST
098 -0412-034-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$587.89	$69.07	$656.96	$0.00	$0.00	$235.85	$0.00	$235.84	241 N N ST

EXHIBIT A

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2026-27 Assessment Roll
(Maximum Assessments may be Increased by the Prior Year's Change in the CPI plus 1% each Fiscal Year)

Parcel No.	Class	Streetscape Zone	Trail Zone	Frontage	Imp Sq Ft	Maximum Frontage Assessment	Maximum Area Assessment	Maximum Park/Plaza Assessment	Maximum Trail Assessment	Maximum Assessment	FY 2026-27 Frontage Assessment	FY 2026-27 Area Assessment	FY 2026-27 Park/Plaza Assessment	FY 2026-27 Trail Assessment	FY 2026-27 Assessment*	Property Address
098 -0412-035-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$527.46	$61.97	$589.43	$0.00	$0.00	$211.61	$0.00	$211.60	239 N N ST
098 -0412-036-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$527.46	$61.97	$589.43	$0.00	$0.00	$211.61	$0.00	$211.60	237 N N ST
098 -0412-037-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$527.46	$61.97	$589.43	$0.00	$0.00	$211.61	$0.00	$211.60	235 N N ST
098 -0412-038-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$587.89	$69.07	$656.96	$0.00	$0.00	$235.85	$0.00	$235.84	233 N N ST
098 -0412-039-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$587.89	$69.07	$656.96	$0.00	$0.00	$235.85	$0.00	$235.84	231 N N ST
098 -0412-040-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$587.89	$69.07	$656.96	$0.00	$0.00	$235.85	$0.00	$235.84	1742 PEDROZZI CMN
098 -0412-041-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$587.89	$69.07	$656.96	$0.00	$0.00	$235.85	$0.00	$235.84	1744 PEDROZZI CMN
098 -0412-042-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$527.46	$61.97	$589.43	$0.00	$0.00	$211.61	$0.00	$211.60	1746 PEDROZZI CMN
098 -0412-043-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$527.46	$61.97	$589.43	$0.00	$0.00	$211.61	$0.00	$211.60	1748 PEDROZZI CMN
098 -0412-044-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$527.46	$61.97	$589.43	$0.00	$0.00	$211.61	$0.00	$211.60	1750 PEDROZZI CMN
098 -0412-045-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$587.89	$69.07	$656.96	$0.00	$0.00	$235.85	$0.00	$235.84	1752 PEDROZZI CMN
098 -0412-046-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$587.89	$69.07	$656.96	$0.00	$0.00	$235.85	$0.00	$235.84	1729 PEDROZZI CMN
098 -0412-047-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$527.46	$61.97	$589.43	$0.00	$0.00	$211.61	$0.00	$211.60	1727 PEDROZZI CMN
098 -0412-048-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$527.46	$61.97	$589.43	$0.00	$0.00	$211.61	$0.00	$211.60	1725 PEDROZZI CMN
098 -0412-049-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$527.46	$61.97	$589.43	$0.00	$0.00	$211.61	$0.00	$211.60	1723 PEDROZZI CMN
098 -0412-050-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$587.89	$69.07	$656.96	$0.00	$0.00	$235.85	$0.00	$235.84	1721 PEDROZZI CMN
098 -0412-051-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$587.89	$69.07	$656.96	$0.00	$0.00	$235.85	$0.00	$235.84	1719 PEDROZZI CMN
098 -0412-052-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$587.89	$69.07	$656.96	$0.00	$0.00	$235.85	$0.00	$235.84	1702 PEDROZZI CMN
098 -0412-053-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$587.89	$69.07	$656.96	$0.00	$0.00	$235.85	$0.00	$235.84	1704 PEDROZZI CMN
098 -0412-054-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$527.46	$61.97	$589.43	$0.00	$0.00	$211.61	$0.00	$211.60	1706 PEDROZZI CMN
098 -0412-055-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$527.46	$61.97	$589.43	$0.00	$0.00	$211.61	$0.00	$211.60	1708 PEDROZZI CMN
098 -0412-056-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$527.46	$61.97	$589.43	$0.00	$0.00	$211.61	$0.00	$211.60	1710 PEDROZZI CMN
098 -0412-057-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$527.46	$61.97	$589.43	$0.00	$0.00	$211.61	$0.00	$211.60	1712 PEDROZZI CMN
098 -0413-001-00	COM	B1	2	300.000	11,584	$1,832.40	$1,563.50	$551.11	$32.38	$3,979.39	$208.09	$177.55	$221.10	$0.00	$606.74	1934 1ST ST
098 -0413-001-00	MFR	B1	2	0.000	265,499	$0.00	$35,834.67	$72,596.98	$4,264.71	$112,696.36	$0.00	$4,069.44	$29,125.18	$0.00	$33,194.62	1934 1ST ST
099 -0175-021-01	COM	B2	1	0.000	16,382	$0.00	$0.00	$779.37	$91.58	$870.95	$0.00	$0.00	$312.68	$0.00	$312.68	1002 E STANLEY BLVD
099 -0175-022-01	COM	B2	1	0.000	984	$0.00	$0.00	$46.81	$5.50	$52.31	$0.00	$0.00	$18.78	$0.00	$18.78	E STANLEY BLVD
				9,809.376	3,173,176	$177,202.00	$443,634.61	$486,023.82	$40,800.86	$1,147,661.29	$143,627.94	$300,818.58	$194,987.80	$0.00	$639,430.46	

* The Fiscal Year 2026-27 Assessments have been rounded to the nearest even penny to meet the County of Alameda Auditor Controller submittal requirements.

Parcel Classification Legend

CHRCH	Church
COM	Commercial
CON	Residential Condominium
IND	Industrial
INST	Institutional (Except Churches)
MFR	Multi-Family Residential
OFF	Office
PUB	Publicly Owned
SFR	Single Family Residential
UTI	Public Utility Owned
VCOM	Vacant Commercial
VIND	Vacant Industrial
VINST	Vacant Institutional
VMFR	Vacant Multi-Family Residential
VSFR	Vacant Single Family Residential

IN THE CITY COUNCIL OF THE CITY OF LIVERMORE, CALIFORNIA

A RESOLUTION OF INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS UNDER THE LANDSCAPING AND LIGHTING ACT OF 1972, PRELIMINARILY APPROVE THE ANNUAL ENGINEER'S REPORTS AND LL-859 (DOWNTOWN LANDSCAPE MAINTENANCE DISTRICT) ANNUAL REPORT, AND ESTABLISH A PUBLIC HEARING DATE FOR THE ANNUAL LEVY OF ASSESSMENTS

MAINTENANCE DISTRICT NO. LL-1: ANNEXATION NOS. 1989-1, 1989-2, 1989-4, 1990-1, 1990-2.

MAINTENANCE DISTRICT NO. LL-2: ANNEXATION NOS. 1992-0, 1992-1, 1993-1, 1993-2, 1994-1, 1994-2, 1994-3, 1994-4, 1994-6, 1994-7, 1994-8, 1995-1, 1995-2, 1995-3, 1995-4, 1995-6, 1995-7, 1996-1, 1996-2, 1996-3, 1996-5, 1996-6, 1996-7, 1996-8, 1996-9, 1997-2, 1997-3, 1997-4, 1997-5.

MAINTENANCE DISTRICT NOS. LL-801, LL-802, LL-803, LL-804, LL-805, LL-806, LL-807, LL-808, LL-809, LL-810, LL-811, LL-813, LL-814, LL-815, LL-817, LL-818, LL-819, LL-820, LL-821, LL-822, LL-823, LL-824, LL-826, LL-827, LL-828, LL-829, LL-830, LL-831, LL-832, LL-833, LL-835, LL-836, LL-837, LL-838, LL-839, LL-840, LL-841, LL-842, LL-843, LL-844, LL-845, LL-846, LL-847, LL-848, LL-849, LL-850, LL-851, LL-852, LL-853, LL-854, LL-855, LL-857, LL-858, LL-859, LL-860, LL-861, LL-862, LL-863 (800 Series Maintenance Districts).

The assessment districts listed above ("Districts") were formed by the City of Livermore ("City") under the Landscaping and Lighting Act of 1972 ("Act").

Under the Act, the City Council must follow certain procedures to levy annual assessments within the Districts. The City Council took the initial action for Fiscal Year 2026-27 on June 8, 2026, by adopting its Resolution No. 2026-___ entitled "A Resolution Directing the City Engineer to File the Annual Engineer's Reports for Landscape Maintenance Districts Organized Under the Landscaping and Lighting Act of 1972."

The City Engineer has filed with the City Clerk the Annual Engineer's Reports for the City of Livermore's Landscape Maintenance Districts for Fiscal Year 2026-27 for the Districts.

The next step under the Act is for the City Council, among other things, to declare its intent to levy and collect annual assessments within the Districts in Fiscal Year 2026-27, preliminarily approve the Annual Engineer's Reports, and establish a public hearing date.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Livermore as follows:

1. Declaration of Intention. The City Council hereby declares its intention under the Act to levy and collect assessments within the Districts for Fiscal Year 2026-27.

2. Designation. The Districts consist of Maintenance District No. LL-1, Maintenance District No. LL-2, and the 800 Series Maintenance Districts listed above. The area of land in the Districts is located in the City.

3. Reports. The Annual Engineer's Reports are hereby preliminarily approved and shall be filed with the City Clerk.

4. Improvements. The City Council hereby refers to the Annual Engineer's Reports for a full and detailed description of the improvements to be maintained with the revenues from the assessments levied and collected within the Districts, and the proposed assessment amounts for Fiscal Year 2026-27. No new improvements or substantial changes to existing improvements are proposed.

5. Hearing. On Monday, June 22, 2026, at 7:00 p.m., the City Council will hold a public hearing on the question of the levy of the proposed annual assessments in the Districts for Fiscal Year 2026-27. As soon as the hearing is completed, the City Council will consider the levy of the proposed annual assessments for Fiscal Year 2026-27.

6. Notice. The City Clerk is hereby authorized and directed to cause notice of the annual hearing to be given by publication as required by the Act for purposes of the annual hearing.

7. Fiscal Year 2025-26 Assessments. For the Fiscal Year 2026-27, assessments are increased from Fiscal Year 2025-26 based on the increased cost of maintenance and the permitted annual inflationary index. The Fiscal Year 2026-27 assessments are at or below the maximum allowable assessment amount for each respective District.

8. City Manager Authorization. The City Manager, or her designee, is authorized to take whatever actions are necessary and appropriate to carry out the purpose and intent of this resolution.

On motion of Council Member _____, seconded by Council Member _____, the foregoing resolution was passed and adopted on June 8, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

_____
Helena Graves
Acting City Clerk

APPROVED AS TO FORM:

/s/ Molly A. O'Toole
Molly A. O'Toole
Senior Assistant City Attorney

LIVERMORE
CALIFORNIA

CITY COUNCIL STAFF REPORT **ITEM NO. 6.6**

DATE: June 8, 2026

TO: Honorable Mayor and City Council

FROM: Kristen Hilton, Acting Administrative Services Director

SUBJECT: Resolution reestablishing the Appropriations Limit consistent with State law for FY 2025-26 and establishing the Appropriations Limit FY 2026-27.

RECOMMENDED ACTION

Staff recommends the City Council adopt a resolution reestablishing the Appropriations Limit for FY 2025-26 and establishing the Appropriations Limit for FY 2026-27.

SUMMARY

Article XIIIB of the California Constitution, restricts the amount of government revenues defined as "proceeds of taxes" which may be appropriated in any fiscal year. The Article allows adjustments to the limit for cost of living and population changes. While calculating the FY 2026-27 annual appropriation limit staff realized there was an error in the calculation used for the FY 2025-26 Appropriations Limit. Staff corrected the formula, adjusted the FY 2025-26 Appropriations Limit and completed the calculation for FY 2026-27. The City's FY 2025-26 adjusted annual appropriation limit is $504,085,492. The FY 2026-27 annual appropriation limit is $528,508,686. The City's appropriations subject to the limit are $145.9 million which is well below the calculated $528.5 million. Adoption of the resolution will approve the City's adjusted FY 2025-26 annual appropriation limit of $504,085,492 and the FY 2026-27 annual appropriation limit of $528,508,686.

DISCUSSION

Article XIII B of the California State Constitution was approved by California voters in 1979. Also known as the Gann Spending-Limitation Initiative, this article is actually a limitation on tax revenues rather than a direct limitation on appropriations. All proceeds from taxes received in excess of the appropriations limit are required to be returned through refund or revisions in tax rates.

The City of Livermore's Appropriations Limit is based upon FY 1978-79 appropriations which have been adjusted each year based on changes in population and inflation factors. Effective in FY 1990-91, Proposition 111 and SB 88 (Chapter 60/90) modified the manner in which the Appropriations Limit is calculated by providing alternative adjustment factors intended to make the Appropriations Limit more responsive to local growth issues and requires the annual election of a cost-of-living adjustment factor

and a population factor. The population factors may be either the change in city population or change in county population. The cost-of-living factors may be either the change in California per capita income or the change in City of Livermore non-residential new construction valuation. Typically, an agency selects the factors which provide for the largest growth to the limit.

During the calculation of the FY 2026-27 appropriation limit, staff realized there was an error in the spreadsheet used to calculate the appropriation limit for FY 2025-26. The formula was corrected and staff recalculated the FY 2025-26 appropriation limit to be $504,085,492. The FY 2025-26 appropriations subject to the limit remained at $135,417,085, well below the adjusted limit.

Staff calculated the City's FY 2026-27 appropriations limit using inflation and population factors provided by the California State Department of Finance and the City's property tax consultants, HDL. For FY 2026-27, staff chose the County's change in population as it is larger than that change within the City. Staff chose the percentage change in California's per capita income as the cost-of-living factor because it exceeded the City's change in assessed value of new non-residential construction in the preceding year.

Based on the above calculation factors, the Limit of Appropriations for FY 2026-27 is $528,508,686. Appropriations subject to this limit are $145,875,160. A summary of the city's appropriation limit, population, and cost-of-living factors over the last twenty years is provided in Exhibit A of the resolution.

FISCAL AND ADMINISTRATIVE IMPACTS

There is no budget impact associated with the recommendation. The adopted expenditure budget for FY 2025-26 was well within the adjusted Appropriation Limit of $504,085,492 and the FY 2026-27 adopted expenditure budget is well within the Appropriation Limit of $528,508,686.

COMMUNITY PILLAR

5: A City That Works

GOAL

16: Help preserve public resources and the community's confidence in the City's governance and operation by ensuring the City fulfills its legal obligations and makes well-informed policy decisions

ATTACHMENTS

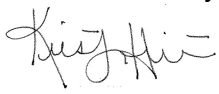
1. Resolution
2. Exhibit A - FY 2026-27 Appropriation Limit

Prepared by: Erik Peterson
Finance Manager

Approved by:

Marianna A. Burch
City Manager

Fiscal Review by:



Kristen Hilton
Acting Administrative Services Director

IN THE CITY COUNCIL OF THE CITY OF LIVERMORE, CALIFORNIA

A RESOLUTION REESTABLISHING THE APPROPRIATIONS LIMIT FOR FISCAL YEAR 2025-26 AND ESTABLISHING THE APPROPRIATIONS LIMIT FOR FISCAL YEAR 2026-27

The Gann Limit initiative approved by the voters of the State of California on November 6, 1979, and a subsequent amendment approved by the voters on June 6, 1990, (Propositions 4 and 111, respectively, codified as Government Code Sections 7900, et seq.), place various limitations on the fiscal powers of state and local government. As a result, the governing body of each local jurisdiction must establish an annual appropriations limit.

Government Code Section 7901(b) provides that the City Council may choose to use the change in population within the City of Livermore ("City") or within Alameda County to calculate the appropriations limit.

Furthermore, California Constitution Article XIII B, Section 8(e)(2) provides that the City Council must select either of the following to calculate the change in cost of living to be used to determine the appropriations limit:

1. The percentage change in California per capita personal income from the preceding year; or

2. The percentage change in the local assessment roll from the preceding year for the City due to the addition of local non-residential new construction.

As required by Government Code Section 7910, the City posted public notice of its intent to adopt a resolution establishing an appropriations limit at its regularly scheduled meeting on June 8, 2026. The public notice stated that the documentation used to determine the appropriations limit was available for public inspection.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Livermore that:

1. The change in population within the County of Alameda was selected to calculate the City's appropriations limit for Fiscal Year 2026-27;

2. The percentage change in California per capita personal income from the preceding year was selected to calculate the City's appropriations limit for Fiscal Year 2026-27; and

3. The FY 2025-26 Appropriations Limit is reestablished to $504,085,492; and

4. Using the formula set forth in Government Code section 7900, et seq., the appropriations limit for Fiscal Year 2026-27 for the City of Livermore is established at

$528,508,686 as set forth in Exhibit A, attached to this resolution.

On motion of Council Member _____, seconded by Council Member _____, the foregoing resolution was passed and adopted on June 8, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

_____
Helena Graves
Acting City Clerk

APPROVED AS TO FORM:

/s/ Daniel Gonzales
Daniel Gonzales
Deputy City Attorney

Exhibit A – Appropriations Limit FY 2026-27

City of Livermore
Appropriation Limit Last Twenty Fiscal Years

Year of Limit	Cost-of-Living Factor **	Population Factor ***	Ratio of Change	Appropriations Limit	Appropriations Subject to Limit	Variance
FY 2007-08	4.42%	1.32%	1.0580	$147,883,090	$52,286,879	$95,596,210
FY 2008-09	5.85%	1.32%	1.0725	$147,883,090	$52,286,879	$95,596,210
FY 2009-10	7.49%	1.25%	1.0884	$160,959,709	$52,205,834	$108,753,875
FY 2010-11	-1.18%	1.10%	0.9991	$160,818,675	$45,302,801	$115,515,874
FY 2011-12	2.51%	0.97%	1.0350	$166,454,513	$46,488,786	$119,965,727
FY 2012-13	16.47%	1.05%	1.1769	$195,898,928	$49,307,270	$146,591,658
FY 2013-14*	23.36%	1.21%	1.2490	$244,677,761	$67,044,881	$177,632,880
FY 2014-15	4.87%	1.74%	1.0669	$261,046,703	$77,044,976	$184,001,727
FY 2015-16	3.82%	1.39%	1.0526	$274,777,760	$72,336,243	$202,441,517
FY 2016-17	5.37%	2.05%	1.0753	$295,468,759	$76,706,573	$218,762,186
FY 2017-18	3.69%	1.63%	1.0538	$311,365,413	$68,632,305	$242,733,108
FY 2018-19	9.35%	1.06%	1.1051	$344,087,147	$67,435,856	$276,651,291
FY 2019-20	6.20%	0.75%	1.0700	$368,161,204	$74,420,994	$293,740,210
FY 2020-21	4.22%	0.46%	1.0470	$385,462,616	$78,774,574	$306,688,042
FY 2021-22	5.73%	0.15%	1.0589	$408,160,948	$76,546,934	$331,614,014
FY 2022-23	8.58%	-0.62%	1.0791	$440,433,435	$105,628,659	$334,804,776
FY 2023-24	4.44%	-0.47%	1.0395	$457,826,732	$108,965,618	$348,861,114
FY 2024-25	3.62%	-0.48%	1.0312	$472,122,939	$111,838,575	$360,284,364
FY 2025-26****	6.44%	0.31%	1.0677	$504,085,492	$135,417,087	$368,668,405
FY 2026-27	4.95%	-0.10%	1.0485	$528,508,686	$145,875,160	$382,633,527

*Amended June 9, 2014

** Cost of Living Factor is the larger of the percentage change in California per capita income versus the percent change in the City of Livermore assessed value due to new non-residential construction.

*** Population Factor is the larger of the percentage change in City population versus the percentage change in County population.

****Appropriations Limit limit corrected

LIVERMORE
CALIFORNIA

CITY COUNCIL STAFF REPORT **ITEM NO. 6.7**

DATE: June 8, 2026

TO: Honorable Mayor and City Council

FROM: Kristen Hilton, Acting Administrative Services Director

SUBJECT: Resolution amending the City of Livermore Salary Plan dated June 2026, in accordance with California Code of Regulations, Title 2, Section 570.5 and authorizing a 1.0 FTE Landscape Maintenance Specialist and a 1.0 FTE Groundskeeper I/II (Limited Duration).

RECOMMENDED ACTION

Staff recommends the City Council adopt a resolution amending the City of Livermore Salary Plan to incorporate an increase to the City Attorney's salary effective May 4, 2026, retitle Library Assistant (Class Code 4221), to Library Assistant I, create a new classification of Library Assistant II (Class Code 4223), retitle Library Manager (Class Code 2205) to Library Services Manager, create a new classification of Public Works Environmental Health and Occupational Safety Programs Manager (Class Code 2500), and adding two new positions to the FY 2026-27 budget, 1.0 FTE Groundskeeper I/II (Limited Duration), and 1.0 FTE Landscape Maintenance Specialist.

SUMMARY

Staff recommends the following changes to the City of Livermore Salary Plan:
1. Incorporate an increase to the City Attorney's salary effective May 4, 2026, and
2. Retitle Library Assistant (Class Code 4221), to Library Assistant I; and create a new classification of Library Assistant II (Class Code 4223); and
3. Retitle Library Manager (Class Code 2205) to Library Services Manager; and
4. Create a new classification of Public Works Environmental Health and Occupational Safety Programs Manager (Class Code 2500).

In addition, authorize the addition of a 1.0 FTE Landscape Maintenance Specialist, and a 1.0 FTE Groundskeeper I/II (Limited Duration) in the FY 2026-27 budget.

DISCUSSION

1. On April 27, 2026, the City Council approved an amendment to the City Attorney's employment contract providing a 6% increase effective May 4, 2026.
2. To support the need for greater staffing flexibility within the Library Assistant classification, the existing Library Assistant classification (Class Code 4221), will be retitled to Library Assistant I, and a new Library

Assistant II (Class Code 4223) classification will be created to establish a flexibly staffed series. Based on a compensation study and internal alignment, it is recommended that the Library Assistant II classification be established at a salary range 5% above the Library Assistant I classification.
3. The Library is requesting to retitle the Library Manager classification (Class Code 2205) to Library Services Manager to more closely align with industry naming conventions and standards.
4. The Public Works Environmental Health and Occupational Safety Programs Manager (Class Code 2500) is being created to support Public Works' ongoing commitment to workplace safety, regulatory compliances, and emergency preparedness. This position will oversee and administer safety and training programs specific to Public Works operations to ensure compliance with federal, state, and local regulations, while coordinating employee safety trainings and preparedness efforts.
5. The addition of a 1.0 FTE Groundskeeper I/II (Limited Duration), and 1.0 FTE Landscape Maintenance Specialist is being requested to support increased workload demands and maintain service levels. The Groundskeeper I/II (Limited Duration) would be through June 30, 2028. These positions will enhance the department's ability to effectively perform ongoing services while supporting operational efficiency and timely service delivery.

FISCAL AND ADMINISTRATIVE IMPACTS

The fiscal impact of the 6% increase to the City Attorney salary is outlined in staff report on April 27, 2026.

No additional positions are being added as a part of the creation of the Library Assistant II and Public Works Environmental Health and Occupational Safety Programs Manager classifications. Funding for these positions will be supported through the reallocation of existing authorized positions.

The fiscal impact of adding the new 1.0 FTE Groundskeeper I/II (Limited Duration), and 1.0 FTE Landscape Maintenance Specialist is approximately $288,000. These positions will be funded 100% through assessment district funds.

COMMUNITY PILLAR

5: A City that Works

GOAL

8: Attract, develop, engage, and retain a diverse and highly skilled workforce across the organization.

ATTACHMENTS

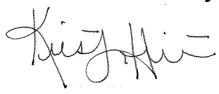
1. Resolution
2. Exhibit A - Salary Plan Dated June 2026

Prepared by: Kristen Hilton
Acting Administrative Services Director

Approved by:

Marianna A. Burch
City Manager

Fiscal Review by:



Kristen Hilton
Acting Administrative Services Director

IN THE CITY COUNCIL OF THE CITY OF LIVERMORE, CALIFORNIA

A RESOLUTION AMENDING THE CITY OF LIVERMORE SALARY PLAN DATED JUNE 2026, IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATIONS, TITLE 2, SECTION 570.5 AND AUTHORIZING A 1.0 FTE LANDSCAPE MAINTENANCE SPECIALIST AND A 1.0 FTE GROUNDSKEEPER I/II (LIMITED DURATION)

The proposed City of Livermore Salary Plan, attached as Exhibit A, is intended to make the following changes:

- Incorporate an increase to the City Attorney's salary effective May 4, 2026, and
- Retitle Library Assistant (Class Code 4221), to Library Assistant I; and create a new classification of Library Assistant II (Class Code 4223); and
- Retitle Library Manager (Class Code 2205) to Library Services Manager; and
- Create a new classification of Public Works Environmental Health and Occupational Safety Programs Manager (Class Code 2500).

In addition, this resolution authorizes the addition of a 1.0 FTE Landscape Maintenance Specialist, and a 1.0 FTE Groundskeeper I/II (Limited Duration) in the FY 2026-27 budget.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Livermore that the amended Salary Plan attached as Exhibit A is hereby approved and adopted in accordance with California Code of Regulations, Title 2, Section 570.5, and that the addition of a 1.0 FTE Landscape Maintenance Specialist, and a 1.0 FTE Groundskeeper I/II (Limited Duration) are hereby authorized.

On motion of Council Member _____, seconded by Council Member _____, the foregoing resolution was passed and adopted on June 8, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

_____
Helena Graves
Acting City Clerk

APPROVED AS TO FORM:

/s/ Kimberly Cilley
Kimberly Cilley
City Attorney

Exhibit A – Salary Plan dated June 2026

LIVERMORE
CALIFORNIA

Salary Plan

June 2026

CITY OF LIVERMORE
ASSOCIATION OF LIVERMORE EMPLOYEES
EFFECTIVE 10/06/2025

CLASS CODE	CLASSIFICATION	SALARY RANGE @ ANNUAL, MONTHLY, WEEKLY, HRLY RATES STEP A	STEP B	STEP C	STEP D	STEP E
4001	ACCOUNT CLERK	73,090.22	76,587.90	80,249.62	84,094.43	88,131.50
		6,090.85	6,382.33	6,687.47	7,007.87	7,344.29
		1,405.58	1,472.84	1,543.26	1,617.20	1,694.84
		35.1395	36.8211	38.5816	40.4300	42.3709
4000	ACCOUNT CLERK, JUNIOR	65,744.90	69,032.14	72,483.75	76,107.94	79,913.34
		5,478.74	5,752.68	6,040.31	6,342.33	6,659.45
		1,264.33	1,327.54	1,393.92	1,463.61	1,536.80
		31.6081	33.1885	34.8480	36.5904	38.4199
4002	ACCOUNT CLERK, SENIOR	79,423.91	83,227.43	87,221.12	91,414.52	95,817.58
		6,618.66	6,935.62	7,268.43	7,617.88	7,984.80
		1,527.38	1,600.53	1,677.33	1,757.97	1,842.65
		38.1846	40.0132	41.9332	43.9493	46.0661
4020	ACCOUNTANT, JUNIOR	96,122.29	100,928.40	105,974.82	111,273.56	116,837.24
		8,010.19	8,410.70	8,831.24	9,272.80	9,736.44
		1,848.51	1,940.93	2,037.98	2,139.88	2,246.87
		46.2126	48.5233	50.9494	53.4969	56.1718
4010	ACCOUNTING TECHNICIAN	84,282.47	88,328.93	92,577.71	97,038.92	101,723.21
		7,023.54	7,360.74	7,714.81	8,086.58	8,476.93
		1,620.82	1,698.63	1,780.34	1,866.13	1,956.22
		40.5204	42.4658	44.5085	46.6533	48.9054
4030	ADMINISTRATIVE ASSISTANT	88,251.03	92,495.92	96,953.04	101,633.03	106,547.01
		7,354.25	7,707.99	8,079.42	8,469.42	8,878.92
		1,697.14	1,778.77	1,864.48	1,954.48	2,048.98
		42.4284	44.4692	46.6120	48.8620	51.2245
4052	ADMINISTRATIVE CLERK I	66,339.50	69,488.81	72,795.58	76,267.68	79,913.39
		5,528.29	5,790.73	6,066.30	6,355.64	6,659.45
		1,275.76	1,336.32	1,399.92	1,466.69	1,536.80
		31.8940	33.4081	34.9979	36.6672	38.4199
4051	ADMINISTRATIVE CLERK II	71,041.79	74,426.20	77,979.83	81,711.18	85,629.06
		5,920.15	6,202.18	6,498.32	6,809.27	7,135.76
		1,366.19	1,431.27	1,499.61	1,571.37	1,646.71
		34.1547	35.7818	37.4903	39.2842	41.1678
4040	ADMINISTRATIVE TECHNICIAN	88,251.03	92,495.92	96,953.04	101,633.03	106,547.01
		7,354.25	7,707.99	8,079.42	8,469.42	8,878.92
		1,697.14	1,778.77	1,864.48	1,954.48	2,048.98
		42.4284	44.4692	46.6120	48.8620	51.2245
5000	AIRPORT SERVICE ATTENDANT	77,500.47	81,375.49	85,444.26	89,716.47	94,202.29
		6,458.37	6,781.29	7,120.36	7,476.37	7,850.19
		1,490.39	1,564.91	1,643.16	1,725.32	1,811.58
		37.2598	39.1228	41.0790	43.1329	45.2896
5001	AIRPORT SERVICE ATTENDANT SENIOR	83,109.87	87,265.36	91,628.63	96,210.06	101,020.56
		6,925.82	7,272.11	7,635.72	8,017.51	8,418.38
		1,598.27	1,678.18	1,762.09	1,850.19	1,942.70
		39.9567	41.9545	44.0522	46.2548	48.5676

CITY OF LIVERMORE
ASSOCIATION OF LIVERMORE EMPLOYEES
EFFECTIVE 10/06/2025

CLASS CODE	CLASSIFICATION	SALARY RANGE @ ANNUAL, MONTHLY, WEEKLY, HRLY RATES STEP A	STEP B	STEP C	STEP D	STEP E
4060	ANIMAL CONTROL OFFICER	87,564.16	91,774.70	96,195.76	100,837.87	105,712.09
		7,297.01	7,647.89	8,016.31	8,403.16	8,809.34
		1,683.93	1,764.90	1,849.92	1,939.19	2,032.92
		42.0982	44.1225	46.2480	48.4798	50.8231
5010	ASSET MANAGEMENT SPECIALIST	117,633.38	123,347.40	129,347.09	135,646.79	142,261.44
		9,802.78	10,278.95	10,778.92	11,303.90	11,855.12
		2,262.18	2,372.07	2,487.44	2,608.59	2,735.80
		56.5545	59.3016	62.1861	65.2148	68.3949
4130	BUILDING INSPECTOR I	103,556.88	108,567.07	113,827.74	119,351.46	125,151.36
		8,629.74	9,047.26	9,485.65	9,945.96	10,429.28
		1,991.48	2,087.83	2,189.00	2,295.22	2,406.76
		49.7870	52.1957	54.7249	57.3805	60.1689
4131	BUILDING INSPECTOR II	111,210.76	116,603.64	122,266.15	128,211.78	134,454.69
		9,267.56	9,716.97	10,188.85	10,684.32	11,204.56
		2,138.67	2,242.38	2,351.27	2,465.61	2,585.67
		53.4667	56.0594	58.7818	61.6403	64.6417
4132	BUILDING INSPECTOR III	114,439.09	119,993.38	125,825.37	131,948.96	138,378.74
		9,536.59	9,999.45	10,485.45	10,995.75	11,531.56
		2,200.75	2,307.57	2,419.72	2,537.48	2,661.13
		55.0188	57.6891	60.4930	63.4370	66.5282
4133	BUILDING INSPECTOR, SENIOR	119,993.38	125,825.37	131,948.96	138,378.74	145,130.02
		9,999.45	10,485.45	10,995.75	11,531.56	12,094.17
		2,307.57	2,419.72	2,537.48	2,661.13	2,790.96
		57.6891	60.4930	63.4370	66.5282	69.7741
4093	CIVIL ENGINEER, ASSISTANT*	124,324.14	130,540.35	137,067.37	143,920.74	151,116.78
		10,360.35	10,878.36	11,422.28	11,993.40	12,593.07
		2,390.85	2,510.39	2,635.91	2,767.71	2,906.09
		59.7712	62.7598	65.8978	69.1927	72.6523
4100	CIVIL ENGINEER, ASSOCIATE	133,473.47	139,979.49	146,810.81	153,983.68	161,515.20
		11,122.79	11,664.96	12,234.23	12,831.97	13,459.60
		2,566.80	2,691.91	2,823.28	2,961.22	3,106.06
		64.1699	67.2978	70.5821	74.0306	77.6515
4091	CIVIL ENGINEER, JUNIOR	109,394.94	114,864.69	120,607.92	126,638.32	132,970.24
		9,116.25	9,572.06	10,050.66	10,553.19	11,080.85
		2,103.75	2,208.94	2,319.38	2,435.35	2,557.12
		52.5937	55.2234	57.9846	60.8838	63.9280
4140	COMMUNITY SERVICE SPECIALIST	76,825.79	80,667.08	84,700.43	88,935.45	93,382.22
		6,402.15	6,722.26	7,058.37	7,411.29	7,781.85
		1,477.42	1,551.29	1,628.85	1,710.30	1,795.81
		36.9355	38.7823	40.7214	42.7574	44.8953
4141	COMMUNITY SERVICE SPECIALIST II	80,632.31	84,663.93	88,897.13	93,341.99	98,009.09
		6,719.36	7,055.33	7,408.09	7,778.50	8,167.42
		1,550.62	1,628.15	1,709.56	1,795.04	1,884.79
		38.7655	40.7038	42.7390	44.8760	47.1198

CITY OF LIVERMORE
ASSOCIATION OF LIVERMORE EMPLOYEES
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CLASS CODE	CLASSIFICATION	SALARY RANGE @ ANNUAL, MONTHLY, WEEKLY, HRLY RATES STEP A	STEP B	STEP C	STEP D	STEP E
4150	CRIME & INTELLIGENCE ANALYST	107,074.59	112,428.32	118,049.73	123,952.22	130,149.83
		8,922.88	9,369.03	9,837.48	10,329.35	10,845.82
		2,059.13	2,162.08	2,270.19	2,383.70	2,502.88
		51.4782	54.0521	56.7547	59.5924	62.5720
4152	CRIME & INTELLIGENCE ANALYST, SUPERVISING	125,577.30	131,856.17	138,448.98	145,371.43	152,640.00
		10,464.78	10,988.01	11,537.42	12,114.29	12,720.00
		2,414.95	2,535.70	2,662.48	2,795.60	2,935.38
		60.3737	63.3924	66.5620	69.8901	73.3846
4160	CRIME PREVENTION SPECIALIST	83,469.20	87,474.99	91,681.06	96,097.45	100,734.65
		6,955.77	7,289.58	7,640.09	8,008.12	8,394.55
		1,605.18	1,682.21	1,763.10	1,848.03	1,937.20
		40.1294	42.0553	44.0774	46.2007	48.4301
4170	CRISIS INTERVENTION SPECIALIST	100,608.08	111,892.53	117,402.91	123,188.80	129,263.99
		8,384.01	9,324.38	9,783.58	10,265.73	10,772.00
		1,934.77	2,151.78	2,257.75	2,369.02	2,485.85
		48.3693	53.7945	56.4437	59.2254	62.1462
4050	DIVISION CLERK	74,809.86	78,382.70	82,134.16	86,073.20	90,209.20
		6,234.16	6,531.89	6,844.51	7,172.77	7,517.43
		1,438.65	1,507.36	1,579.50	1,655.25	1,734.79
		35.9663	37.6840	39.4876	41.3814	43.3698
4180	ECONOMIC DEVELOPMENT SPECIALIST	96,146.19	100,953.50	106,001.18	111,301.24	116,866.30
		8,012.18	8,412.79	8,833.43	9,275.10	9,738.86
		1,848.97	1,941.41	2,038.48	2,140.41	2,247.43
		46.2241	48.5353	50.9621	53.5102	56.1857
5090	ELECTRICIAN	108,422.10	113,843.21	119,535.37	125,512.14	131,787.75
		9,035.18	9,486.93	9,961.28	10,459.35	10,982.31
		2,085.04	2,189.29	2,298.76	2,413.70	2,534.38
		52.1260	54.7323	57.4689	60.3424	63.3595
4092	ENGINEER, ASSISTANT	118,403.94	124,324.14	130,540.35	137,067.37	143,920.74
		9,867.00	10,360.35	10,878.36	11,422.28	11,993.40
		2,277.00	2,390.85	2,510.39	2,635.91	2,767.71
		56.9250	59.7712	62.7598	65.8978	69.1927
4090	ENGINEER, JUNIOR	104,185.67	109,394.95	114,864.70	120,607.93	126,638.32
		8,682.14	9,116.25	9,572.06	10,050.66	10,553.19
		2,003.57	2,103.75	2,208.94	2,319.38	2,435.35
		50.0893	52.5937	55.2234	57.9846	60.8838
4080	ENGINEERING SPECIALIST	117,633.37	123,347.39	129,347.08	135,646.78	142,261.43
		9,802.78	10,278.95	10,778.92	11,303.90	11,855.12
		2,262.18	2,372.07	2,487.44	2,608.59	2,735.80
		56.5545	59.3016	62.1861	65.2148	68.3949
4070	ENGINEERING TECHNICIAN, ASSIST	101,339.05	106,238.33	111,382.58	116,784.05	122,455.59
		8,444.92	8,853.19	9,281.88	9,732.00	10,204.63
		1,948.83	2,043.04	2,141.97	2,245.85	2,354.92
		48.7207	51.0761	53.5493	56.1462	58.8729

CITY OF LIVERMORE
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CLASS CODE	CLASSIFICATION	SALARY RANGE @ ANNUAL, MONTHLY, WEEKLY, HRLY RATES STEP A	STEP B	STEP C	STEP D	STEP E
4071	ENGINEERING	108,585.61	113,847.21	119,371.90	125,172.83	131,263.81
	TECHNICIAN, ASSOC	9,048.80	9,487.27	9,947.66	10,431.07	10,938.65
		2,088.18	2,189.37	2,295.61	2,407.17	2,524.30
		52.2046	54.7342	57.3903	60.1793	63.1076
4072	ENGINEERING	112,759.16	118,229.46	123,973.26	130,004.26	136,336.81
	TECHNICIAN, SENIOR	9,396.60	9,852.46	10,331.11	10,833.69	11,361.40
		2,168.45	2,273.64	2,384.10	2,500.08	2,621.86
		54.2111	56.8411	59.6025	62.5021	65.5465
5030	FACILITIES MAINTENANCE	66,763.23	70,101.39	73,606.46	77,286.78	81,151.12
	TRAINEE	5,563.60	5,841.78	6,133.87	6,440.57	6,762.59
		1,283.91	1,348.10	1,415.51	1,486.28	1,560.60
		32.0977	33.7026	35.3877	37.1571	39.0150
5031	FACILITIES MAINTENANCE	74,691.77	78,426.36	82,347.68	86,465.06	90,788.31
	WORKER I	6,224.31	6,535.53	6,862.31	7,205.42	7,565.69
		1,436.38	1,508.20	1,583.61	1,662.79	1,745.93
		35.9095	37.7050	39.5902	41.5697	43.6482
5032	FACILITIES MAINTENANCE	80,055.65	84,058.43	88,261.35	92,674.42	97,308.14
	WORKER II	6,671.30	7,004.87	7,355.11	7,722.87	8,109.01
		1,539.53	1,616.51	1,697.33	1,782.20	1,871.31
		38.4883	40.4127	42.4333	44.5550	46.7828
5033	FACILITIES MAINTENANCE	84,015.01	88,215.76	92,626.55	97,257.88	102,120.77
	WORKER, SENIOR	7,001.25	7,351.31	7,718.88	8,104.82	8,510.06
		1,615.67	1,696.46	1,781.28	1,870.34	1,963.86
		40.3918	42.4114	44.5320	46.7586	49.0965
5034	FACILITIES MAINTENANCE	94,472.84	99,196.48	104,156.30	109,364.11	114,832.32
	WORKER, SUPERVISING	7,872.74	8,266.37	8,679.69	9,113.68	9,569.36
		1,816.79	1,907.62	2,003.01	2,103.16	2,208.31
		45.4196	47.6906	50.0751	52.5789	55.2079
4190	FAMILY THERAPIST	101,942.27	106,871.72	112,047.64	117,482.34	123,188.80
		8,495.19	8,905.98	9,337.30	9,790.20	10,265.73
		1,960.43	2,055.23	2,154.76	2,259.28	2,369.02
		49.0107	51.3806	53.8691	56.4819	59.2254
5040	FLEET SERVICES WORKER	65,984.63	69,116.20	72,404.34	75,856.88	79,482.05
		5,498.72	5,759.68	6,033.70	6,321.41	6,623.50
		1,268.94	1,329.16	1,392.39	1,458.79	1,528.50
		31.7234	33.2289	34.8098	36.4697	38.2125
4200	GIS SPECIALIST	117,633.37	123,347.37	129,347.07	135,646.77	142,261.42
		9,802.78	10,278.95	10,778.92	11,303.90	11,855.12
		2,262.18	2,372.06	2,487.44	2,608.59	2,735.80
		56.5545	59.3016	62.1861	65.2148	68.3949
5050	GROUNDSKEEPER	65,984.59	69,116.13	72,404.28	75,856.81	79,481.99
	TRAINEE	5,498.72	5,759.68	6,033.69	6,321.40	6,623.50
		1,268.93	1,329.16	1,392.39	1,458.78	1,528.50
		31.7234	33.2289	34.8098	36.4696	38.2125

CITY OF LIVERMORE
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CLASS CODE	CLASSIFICATION	SALARY RANGE @ ANNUAL, MONTHLY, WEEKLY, HRLY RATES STEP A	STEP B	STEP C	STEP D	STEP E
5051	GROUNDSKEEPER I	73,750.06	77,269.89	80,965.70	84,846.32	88,920.97
		6,145.84	6,439.16	6,747.14	7,070.53	7,410.08
		1,418.27	1,485.96	1,557.03	1,631.66	1,710.02
		35.4568	37.1490	38.9258	40.7915	42.7505
5052	GROUNDSKEEPER II	79,003.59	82,786.12	86,757.75	90,927.98	95,306.70
		6,583.63	6,898.84	7,229.81	7,577.33	7,942.23
		1,519.30	1,592.04	1,668.42	1,748.62	1,832.82
		37.9825	39.8010	41.7105	43.7154	45.8205
5053	GROUNDSKEEPER III	82,881.53	86,857.94	91,033.16	95,417.16	100,020.36
		6,906.79	7,238.16	7,586.10	7,951.43	8,335.03
		1,593.88	1,670.35	1,750.64	1,834.95	1,923.47
		39.8469	41.7586	43.7659	45.8736	48.0867
5055	GROUNDSKEEPER, SUPERVISING	93,124.26	97,612.79	102,325.78	107,274.40	112,470.45
		7,760.36	8,134.40	8,527.15	8,939.53	9,372.54
		1,790.85	1,877.17	1,967.80	2,062.97	2,162.89
		44.7713	46.9292	49.1951	51.5742	54.0723
4210	INFORMATION TECHNOLOGY TECHNICIAN	92,069.18	96,672.64	101,506.27	106,581.58	111,910.66
		7,672.43	8,056.05	8,458.86	8,881.80	9,325.89
		1,770.56	1,859.09	1,952.04	2,049.65	2,152.13
		44.2640	46.4772	48.8011	51.2411	53.8032
4211	INFORMATION TECHNOLOGY TECHNICIAN, SENIOR	101,276.10	106,339.90	111,656.90	117,239.74	123,101.72
		8,439.68	8,861.66	9,304.74	9,769.98	10,258.48
		1,947.62	2,045.00	2,147.25	2,254.61	2,367.34
		48.6904	51.1250	53.6812	56.3653	59.1835
5054	LANDSCAPE MAINTENANCE SPECIALIST	88,543.95	92,803.47	97,275.97	101,972.10	106,903.04
		7,378.66	7,733.62	8,106.33	8,497.68	8,908.59
		1,702.77	1,784.68	1,870.69	1,961.00	2,055.83
		42.5692	44.6171	46.7673	49.0251	51.3957
4230	LIBRARIAN I	79,868.92	83,694.71	87,711.77	91,929.69	96,358.49
		6,655.74	6,974.56	7,309.31	7,660.81	8,029.87
		1,535.94	1,609.51	1,686.76	1,767.88	1,853.05
		38.3985	40.2378	42.1691	44.1970	46.3262
4231	LIBRARIAN II	88,420.21	92,673.55	97,139.56	101,828.86	106,752.63
		7,368.35	7,722.80	8,094.96	8,485.74	8,896.05
		1,700.39	1,782.18	1,868.07	1,958.25	2,052.94
		42.5097	44.5546	46.7017	48.9562	51.3234
4221	LIBRARY ASSISTANT I*	75,262.27	78,857.70	82,632.93	86,596.90	90,759.10
		6,271.86	6,571.48	6,886.08	7,216.41	7,563.26
		1,447.35	1,516.49	1,589.09	1,665.33	1,745.37
		36.1838	37.9124	39.7274	41.6331	43.6342
4223	LIBRARY ASSISTANT II**	78401.13	82321.19	86437.25	90759.11	95297.06
		6,533.43	6,860.10	7,203.10	7,563.26	7,941.42
		1,507.71	1,583.10	1,662.25	1,745.37	1,832.64
		37.6929	39.5775	41.5564	43.6342	45.8159

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4222	LIBRARY ASSISTANT, SUPERVISING	84,282.47	88,328.93	92,577.71	97,038.92	101,723.21
		7,023.54	7,360.74	7,714.81	8,086.58	8,476.93
		1,620.82	1,698.63	1,780.34	1,866.13	1,956.22
		40.5204	42.4658	44.5085	46.6533	48.9054
4220	LIBRARY CLERK	66,339.50	69,488.81	72,795.58	76,267.68	79,913.39
		5,528.29	5,790.73	6,066.30	6,355.64	6,659.45
		1,275.76	1,336.32	1,399.92	1,466.69	1,536.80
		31.89399	33.40808	34.99788	36.66715	38.41990
5060	MAINTENANCE TRAINEE	65,984.59	69,116.13	72,404.28	75,856.81	79,481.99
		5,498.72	5,759.68	6,033.69	6,321.40	6,623.50
		1,268.93	1,329.16	1,392.39	1,458.78	1,528.50
		31.72336	33.22891	34.80975	36.46962	38.21250
5061	MAINTENANCE WORKER I	73,750.06	77,269.89	80,965.70	84,846.32	88,920.97
		6,145.84	6,439.16	6,747.14	7,070.53	7,410.08
		1,418.27	1,485.96	1,557.03	1,631.66	1,710.02
		35.45676	37.14899	38.92582	40.79150	42.75047
5062	MAINTENANCE WORKER II	79,003.59	82,786.11	86,757.75	90,927.98	95,306.70
		6,583.63	6,898.84	7,229.81	7,577.33	7,942.23
		1,519.30	1,592.04	1,668.42	1,748.62	1,832.82
		37.98250	39.80101	41.71046	43.71538	45.82053
5063	MAINTENANCE WORKER III	82,881.53	86,857.94	91,033.16	95,417.16	100,020.36
		6,906.79	7,238.16	7,586.10	7,951.43	8,335.03
		1,593.88	1,670.35	1,750.64	1,834.95	1,923.47
		39.84689	41.75863	43.76594	45.87363	48.08671
5070	MECHANIC	95,257.31	100,020.17	105,021.18	110,272.24	115,785.85
		7,938.11	8,335.01	8,751.76	9,189.35	9,648.82
		1,831.87	1,923.46	2,019.64	2,120.62	2,226.65
		45.79678	48.08662	50.49095	53.01550	55.66627
5071	MECHANIC SENIOR	103,393.20	108,562.86	113,991.00	119,690.55	125,675.08
		8,616.10	9,046.90	9,499.25	9,974.21	10,472.92
		1,988.33	2,087.75	2,192.13	2,301.74	2,416.83
		49.70827	52.19368	54.80337	57.54353	60.42071
4240	NEIGHBORHOOD PRESERVATION OFFICER	108,585.61	113,847.21	119,371.90	125,172.83	131,263.81
		9,048.80	9,487.27	9,947.66	10,431.07	10,938.65
		2,088.18	2,189.37	2,295.61	2,407.17	2,524.30
		52.20462	54.73424	57.39034	60.17925	63.10760
5020	PARTS AND INVENTORY CONTROL WORKER	77,134.06	80,823.08	84,696.57	88,763.72	93,034.25
		6,427.84	6,735.26	7,058.05	7,396.98	7,752.85
		1,483.35	1,554.29	1,628.78	1,706.99	1,789.12
		37.08368	38.85725	40.71950	42.67487	44.72800
4250	PERMIT TECHNICIAN	78,795.70	82,735.48	86,872.25	91,215.86	95,776.65
		6,566.31	6,894.62	7,239.35	7,601.32	7,981.39
		1,515.30	1,591.07	1,670.62	1,754.15	1,841.86
		37.88255	39.77667	41.76550	43.85378	46.04647

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4251	PERMIT TECHNICIAN II	84,116.10	88,321.91	92,738.01	97,374.91	102,243.65
		7,009.68	7,360.16	7,728.17	8,114.58	8,520.30
		1,617.62	1,698.50	1,783.42	1,872.59	1,966.22
		40.44043	42.46246	44.58558	46.81486	49.15560
4260	PLAN CHECK ENGINEER	133,362.24	139,862.68	146,688.13	153,854.89	161,379.98
		11,113.52	11,655.22	12,224.01	12,821.24	13,448.33
		2,564.66	2,689.67	2,820.93	2,958.75	3,103.46
		64.11646	67.24167	70.52314	73.96870	77.58653
4120	PLANNER, ASSISTANT	108,260.07	113,505.41	119,013.02	124,796.00	130,868.12
		9,021.67	9,458.78	9,917.75	10,399.67	10,905.68
		2,081.92	2,182.80	2,288.71	2,399.92	2,516.69
		52.04811	54.56991	57.21780	59.99808	62.91737
4121	PLANNER, ASSOCIATE	124,796.00	130,868.12	137,243.86	143,938.39	150,967.64
		10,399.67	10,905.68	11,436.99	11,994.87	12,580.64
		2,399.92	2,516.69	2,639.31	2,768.05	2,903.22
		59.99808	62.91737	65.98263	69.20115	72.58060
4122	PLANNER, SENIOR	130,868.15	137,243.88	143,938.41	150,967.66	158,348.38
		10,905.68	11,436.99	11,994.87	12,580.64	13,195.70
		2,516.70	2,639.31	2,768.05	2,903.22	3,045.16
		62.91738	65.98263	69.20116	72.58061	76.12903
4270	POLICE CLERK	72,820.08	76,293.40	79,940.42	83,769.79	87,790.59
		6,068.34	6,357.78	6,661.70	6,980.82	7,315.88
		1,400.39	1,467.18	1,537.32	1,610.96	1,688.28
		35.00965	36.67952	38.43289	40.27394	42.20701
4271	POLICE CLERK, SENIOR	76,293.49	79,940.49	83,769.86	87,790.67	92,012.55
		6,357.79	6,661.71	6,980.82	7,315.89	7,667.71
		1,467.18	1,537.32	1,610.96	1,688.28	1,769.47
		36.67956	38.43293	40.27397	42.20705	44.23680
4272	POLICE CLERK, SUPERVISING	89,921.31	94,249.70	98,794.51	103,566.59	108,577.24
		7,493.44	7,854.14	8,232.88	8,630.55	9,048.10
		1,729.26	1,812.49	1,899.89	1,991.67	2,088.02
		43.23140	45.31236	47.49736	49.79163	52.20060
4280	POLICE IDENTIFICATION TECHNICIAN	91,602.23	96,014.66	100,647.73	105,512.45	110,620.42
		7,633.52	8,001.22	8,387.31	8,792.70	9,218.37
		1,761.58	1,846.44	1,935.53	2,029.09	2,127.32
		44.03953	46.16089	48.38833	50.72714	53.18289
4290	PROPERTY AND EVIDENCE SPECIALIST	77,420.30	81,123.64	85,012.18	89,095.11	93,382.22
		6,451.69	6,760.30	7,084.35	7,424.59	7,781.85
		1,488.85	1,560.07	1,634.85	1,713.37	1,795.81
		37.22130	39.00175	40.87124	42.83419	44.89530
4291	PROPERTY AND EVIDENCE SPECIALIST, SUPERVISING	87,399.93	91,602.25	96,014.68	100,647.76	105,512.47
		7,283.33	7,633.52	8,001.22	8,387.31	8,792.71
		1,680.77	1,761.58	1,846.44	1,935.53	2,029.09
		42.01920	44.03954	46.16090	48.38835	50.72715

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4300	PUBLIC SAFETY DISPATCHER	96,606.90	101,437.25	106,509.11	111,834.57	117,426.29
		8,050.58	8,453.10	8,875.76	9,319.55	9,785.52
		1,857.83	1,950.72	2,048.25	2,150.66	2,258.20
		46.44563	48.76791	51.20630	53.76662	56.45495
4301	PUBLIC SAFETY DISPATCHER, SENIOR	101,288.03	106,352.43	111,670.05	117,253.55	123,116.23
		8,440.67	8,862.70	9,305.84	9,771.13	10,259.69
		1,947.85	2,045.24	2,147.50	2,254.88	2,367.62
		48.69617	51.13098	53.68752	56.37190	59.19050
4302	PUBLIC SAFETY DISPATCHER, SUPERVISING	111,426.61	116,997.94	122,847.83	128,990.23	135,439.74
		9,285.55	9,749.83	10,237.32	10,749.19	11,286.64
		2,142.82	2,249.96	2,362.46	2,480.58	2,604.61
		53.57048	56.24901	59.06146	62.01453	65.11526
4310	PURCHASING SPECIALIST, SUPERVISING	94,387.29	99,064.42	103,975.41	109,131.95	114,546.31
		7,865.61	8,255.37	8,664.62	9,094.33	9,545.53
		1,815.14	1,905.09	1,999.53	2,098.69	2,202.81
		45.37850	47.62713	49.98818	52.46728	55.07034
4320	RECYCLING SPECIALIST	96,740.72	101,410.09	106,312.94	111,460.92	116,866.27
		8,061.73	8,450.84	8,859.41	9,288.41	9,738.86
		1,860.40	1,950.19	2,044.48	2,143.48	2,247.43
		46.50996	48.75485	51.11199	53.58698	56.18571
5081	TRAFFIC SIGNAL TECHNICIAN TRAINEE	83,755.52	87,943.30	92,340.47	96,957.49	101,805.37
		6,979.63	7,328.61	7,695.04	8,079.79	8,483.78
		1,610.68	1,691.22	1,775.78	1,864.57	1,957.80
		40.26708	42.28043	44.39446	46.61418	48.94489
5080	TRAFFIC SIGNAL TECHNICIAN	89,414.51	93,885.24	98,579.50	103,508.47	108,683.89
		7,451.21	7,823.77	8,214.96	8,625.71	9,056.99
		1,719.51	1,805.49	1,895.76	1,990.55	2,090.07
		42.98775	45.13713	47.39399	49.76369	52.25187
5082	TRAFFIC SIGNAL TECHNICIAN, SENIOR	97,711.38	102,596.95	107,726.80	113,113.14	118,768.80
		8,142.62	8,549.75	8,977.23	9,426.10	9,897.40
		1,879.07	1,973.02	2,071.67	2,175.25	2,284.02
		46.97663	49.32546	51.79173	54.38132	57.10038
4110	TRANSPORTATION ENGINEER, ASSOCIATE	133,473.47	139,979.49	146,810.81	153,983.68	161,515.20
		11,122.79	11,664.96	12,234.23	12,831.97	13,459.60
		2,566.80	2,691.91	2,823.28	2,961.22	3,106.06
		64.16994	67.29783	70.58212	74.03062	77.65154
5150	WASTEWATER COLLECTIONS SYSTEMS TRAINEE	66,588.13	69,917.54	73,413.42	77,084.09	80,938.29
		5,549.01	5,826.46	6,117.79	6,423.67	6,744.86
		1,280.54	1,344.57	1,411.80	1,482.39	1,556.51
		32.01352	33.61420	35.29491	37.05966	38.91264
5151	WASTEWATER COLLECTIONS SYSTEMS WORKER I	76,576.35	80,405.17	84,425.43	88,646.70	93,079.03
		6,381.36	6,700.43	7,035.45	7,387.23	7,756.59
		1,472.62	1,546.25	1,623.57	1,704.74	1,789.98
		36.81555	38.65633	40.58915	42.61861	44.74953

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5152	WASTEWATER COLLECTIONS SYSTEMS WORKER II	84,233.99	88,445.69	92,867.97	97,511.37	102,386.94
		7,019.50	7,370.47	7,739.00	8,125.95	8,532.25
		1,619.88	1,700.88	1,785.92	1,875.22	1,968.98
		40.49711	42.52197	44.64806	46.88047	49.22449
5153	WASTEWATER COLLECTIONS SYSTEMS WORKER III	92,657.38	97,290.25	102,154.76	107,262.50	112,625.63
		7,721.45	8,107.52	8,512.90	8,938.54	9,385.47
		1,781.87	1,870.97	1,964.51	2,062.74	2,165.88
		44.54682	46.77416	49.11287	51.56851	54.14694
5160	WATER DISTRIBUTION OPERATOR TRAINEE	71,867.45	75,460.82	79,233.86	83,195.55	87,355.33
		5,988.95	6,288.40	6,602.82	6,932.96	7,279.61
		1,382.07	1,451.17	1,523.73	1,599.91	1,679.91
		34.55166	36.27924	38.09320	39.99786	41.99775
5161	WATER DISTRIBUTION OPERATOR I	80,426.65	84,447.98	88,670.38	93,103.90	97,759.09
		6,702.22	7,037.33	7,389.20	7,758.66	8,146.59
		1,546.67	1,624.00	1,705.20	1,790.46	1,879.98
		38.66666	40.59999	42.62999	44.76149	46.99956
5162	WATER DISTRIBUTION OPERATOR II	92,064.41	96,667.63	101,501.01	106,576.06	111,904.87
		7,672.03	8,055.64	8,458.42	8,881.34	9,325.41
		1,770.47	1,858.99	1,951.94	2,049.54	2,152.02
		44.26174	46.47482	48.79856	51.23849	53.80042
5163	WATER DISTRIBUTION OPERATOR III	99,202.21	104,162.32	109,370.44	114,838.96	120,580.91
		8,266.85	8,680.19	9,114.20	9,569.91	10,048.41
		1,907.73	2,003.12	2,103.28	2,208.44	2,318.86
		47.69337	50.07804	52.58194	55.21104	57.97159
5164	WATER DISTRIBUTION SENIOR OPERATOR	104,161.67	109,369.75	114,838.24	120,580.15	126,609.16
		8,680.14	9,114.15	9,569.85	10,048.35	10,550.76
		2,003.11	2,103.26	2,208.43	2,318.85	2,434.79
		50.07773	52.58161	55.21069	57.97123	60.86979
5165	WATER DISTRIBUTION SUPERVISING OPERATOR	114,138.14	119,845.05	125,837.30	132,129.17	138,735.63
		9,511.51	9,987.09	10,486.44	11,010.76	11,561.30
		2,194.96	2,304.71	2,419.95	2,540.95	2,667.99
		54.87411	57.61781	60.49870	63.52364	66.69982
5170	WATER RESOURCES COORDINATOR	104,722.83	109,832.89	115,198.47	120,832.33	126,747.88
		8,726.90	9,152.74	9,599.87	10,069.36	10,562.32
		2,013.90	2,112.17	2,215.36	2,323.70	2,437.46
		50.34751	52.80427	55.38388	58.09247	60.93648
5171	WATER RESOURCES COORDINATOR - ELECTRICAL & INSTRUMENTATION	113,734.33	119,421.05	125,392.10	131,661.70	138,244.78
		9,477.86	9,951.75	10,449.34	10,971.81	11,520.40
		2,187.20	2,296.56	2,411.39	2,531.96	2,658.55
		54.67997	57.41397	60.28466	63.29889	66.46384
5172	WATER RESOURCES COORDINATOR - SOURCE CONTROL	115,447.61	121,219.99	127,280.99	133,645.04	140,327.29
		9,620.63	10,101.67	10,606.75	11,137.09	11,693.94
		2,220.15	2,331.15	2,447.71	2,570.10	2,698.60
		55.50366	58.27884	61.19278	64.25242	67.46504

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5173	WATER RESOURCES COORDINATOR - MAINTENANCE	112,594.10	118,223.80	124,134.99	130,341.74	136,858.83
		9,382.84	9,851.98	10,344.58	10,861.81	11,404.90
		2,165.27	2,273.53	2,387.21	2,506.57	2,631.90
		54.13178	56.83837	59.68028	62.66430	65.79751
5100	WR INSTRUMENT CONTROL TECHNICIAN	103,503.40	108,678.57	114,112.50	119,818.13	125,809.04
		8,625.28	9,056.55	9,509.38	9,984.84	10,484.09
		1,990.45	2,089.97	2,194.47	2,304.19	2,419.40
		49.76125	52.24931	54.86178	57.60487	60.48512
5110	WR LABORATORY TECHNICIAN	96,802.84	101,642.98	106,725.13	112,061.39	117,664.46
		8,066.90	8,470.25	8,893.76	9,338.45	9,805.37
		1,861.59	1,954.67	2,052.41	2,155.03	2,262.78
		46.53983	48.86682	51.31016	53.87567	56.56945
5120	WR MECHANIC I	95,143.69	99,900.87	104,895.91	110,140.71	115,647.75
		7,928.64	8,325.07	8,741.33	9,178.39	9,637.31
		1,829.69	1,921.17	2,017.23	2,118.09	2,224.00
		45.74216	48.02926	50.43073	52.95226	55.59988
5121	WR MECHANIC II	107,232.48	112,594.10	118,223.80	124,134.99	130,341.74
		8,936.04	9,382.84	9,851.98	10,344.58	10,861.81
		2,062.16	2,165.27	2,273.53	2,387.21	2,506.57
		51.55408	54.13178	56.83837	59.68028	62.66430
5131	WR OPERATOR - GRADE I	104,334.79	109,551.53	115,029.11	120,780.57	126,819.60
		8,694.57	9,129.29	9,585.76	10,065.05	10,568.30
		2,006.44	2,106.76	2,212.10	2,322.70	2,438.84
		50.16096	52.66900	55.30246	58.06758	60.97096
5132	WR OPERATOR - GRADE II	109,551.53	115,029.11	120,780.57	126,819.60	133,160.58
		9,129.29	9,585.76	10,065.05	10,568.30	11,096.72
		2,106.76	2,212.10	2,322.70	2,438.84	2,560.78
		52.66900	55.30246	58.06758	60.97096	64.01951
5133	WR OPERATOR - GRADE III	118,315.66	124,231.44	130,443.01	136,965.16	143,813.42
		9,859.64	10,352.62	10,870.25	11,413.76	11,984.45
		2,275.30	2,389.07	2,508.52	2,633.95	2,765.64
		56.88253	59.72665	62.71299	65.84863	69.14107
5130	WR OPERATOR - TRAINEE	90,725.90	95,262.20	100,025.31	105,026.58	110,277.91
		7,560.49	7,938.52	8,335.44	8,752.22	9,189.83
		1,744.73	1,831.97	1,923.56	2,019.74	2,120.73
		43.61822	45.79913	48.08909	50.49355	53.01823
5134	WR SENIOR OPERATOR	124,231.44	130,443.01	136,965.16	143,813.42	151,004.09
		10,352.62	10,870.25	11,413.76	11,984.45	12,583.67
		2,389.07	2,508.52	2,633.95	2,765.64	2,903.92
		59.72665	62.71299	65.84863	69.14107	72.59812
5141	WR SOURCE CONTROL INSPECTOR	109,950.10	115,447.60	121,219.98	127,280.98	133,645.03
		9,162.51	9,620.63	10,101.67	10,606.75	11,137.09
		2,114.43	2,220.15	2,331.15	2,447.71	2,570.10
		52.86063	55.50365	58.27884	61.19278	64.25242

CITY OF LIVERMORE
ASSOCIATION OF LIVERMORE EMPLOYEES
EFFECTIVE 10/06/2025

CLASS CODE	CLASSIFICATION	SALARY RANGE @ ANNUAL, MONTHLY, WEEKLY, HRLY RATES STEP A	STEP B	STEP C	STEP D	STEP E
5140	WR SOURCE CONTROL TECHNICIAN	93,055.10	97,707.85	102,593.24	107,722.90	113,109.04
		7,754.59	8,142.32	8,549.44	8,976.91	9,425.75
		1,789.52	1,879.00	1,972.95	2,071.59	2,175.17
		44.73803	46.97493	49.32367	51.78986	54.37935
5135	WR SUPERVISING OPERATOR	137,721.92	144,608.02	151,838.42	159,430.34	167,401.86
		11,476.83	12,050.67	12,653.20	13,285.86	13,950.16
		2,648.50	2,780.92	2,919.97	3,065.97	3,219.27
		66.21246	69.52309	72.99924	76.64920	80.48166
4330	YOUTH SERVICES CASE COORDINATOR	92,600.60	97,230.63	102,092.16	107,196.77	112,556.61
		7,716.72	8,102.55	8,507.68	8,933.06	9,379.72
		1,780.78	1,869.82	1,963.31	2,061.48	2,164.55
		44.51952	46.74550	49.08277	51.53691	54.11375

*Retitled

**New Position Added effective 6/8/2026

CITY OF LIVERMORE
POLICE OFFICERS ASSOCIATION
EFFECTIVE 05/04/2026

CLASS CODE	CLASSIFICATION	SALARY RANGE @ ANNUAL, MONTHLY, WEEKLY, HRLY RATES STEP A	STEP B	STEP C	STEP D	STEP E
3110	POLICE OFFICER	133,239.37	139,901.34	146,896.41	154,241.23	161,953.29
		11,103.28	11,658.45	12,241.37	12,853.44	13,496.11
		2562.30	2690.41	2824.93	2966.18	3114.49
		64.05739	67.26026	70.62327	74.15444	77.86216
3100	POLICE SERGEANT	165,790.66	174,080.19	182,784.20	191,923.41	201,519.58
		13,815.89	14,506.68	15,232.02	15,993.62	16,793.30
		3188.28	3347.70	3515.08	3690.83	3875.38
		79.70705	83.69240	87.87702	92.27087	96.88441
3120	POLICE TRAINEE (Non-Sworn)	46.66835	-	-	-	-

CITY OF LIVERMORE
MANAGEMENT SALARY SCHEDULE
$8,398 - $19,143/month
Effective July 14, 2025

Class Code	Classification	Monthly Salary Range		
		$15,314.56	-	$19,143.20
2030	Assistant Community Development Director			
2045	Assistant Public Works Director			
2060	City Engineer			
		$14,246.41	-	$17,808.01
2025	Assistant City Engineer			
2050	Building Official			
2090	Finance Manager			
2125	Maintenance and Golf Operations Manager			
2145	Planning Manager			
2220	Water Resources Division Manager			
		$13,652.80	-	$17,066.00
2005	Airport Manager			
2095	Housing & Human Services Manager			
2115	Information Technology Manager			
		$13,402.20	-	$16,752.75
2200	Senior Transportation Engineer			
		$12,860.47	-	$16,075.59
2140	Permit Center Manager			
		$12,834.62	-	$16,043.27
2190	Senior Civil Engineer			
		$12,681.30	-	$15,851.63
2040	Assistant Library Director			
2070	IT Operations Manager			
2165	Police Support Services Manager			
2170	Principal Planner			
		$12,311.95	-	$15,389.94
2055	City Clerk			
2100	Housing Programs Manager			
2105	Human Services Programs Manager			
2225	Water Resources Operations Manager			
2231	Water Resources Technical Programs Manager P.E.			
2240	Youth and Family Services Manager - Clinical			
		$12,059.41	-	$15,074.26
2085	Economic Development Manager			
		$11,624.21	-	$14,530.26
2035	Assistant Finance Manager			
2120	Inspection & Neighborhood Preservation Manager			
2230	Water Resources Technical Programs Manager			

CITY OF LIVERMORE
MANAGEMENT SALARY SCHEDULE
$8,398 - $19,143/month
Effective July 14, 2025

Class Code	Classification	Monthly Salary Range		
		$11,381.38	-	$14,226.72
2215	Water Distribution Operations Manager			
		$11,049.87	-	$13,812.34
2000	Accounting Supervisor			
2110	Information Technology Coordinator			
2195	Management Analyst, Senior			
2150	Police Business Services Manager			
2175	Public Works Manager			
2210	Network Engineer			
		$10,932.58	-	$13,665.73
2065	Construction Inspection Manager			
		$10,882.69	-	$13,603.36
2155	Police Facility & Equipment Manager			
		$10,637.34	-	$13,296.68
2006	Assistant Airport Manager			
2180	Public Works Supervisor			
		$10,327.52	-	$12,909.40
2020	Assistant City Clerk			
2135	Management Analyst II			
2160	Police Media & Community Relations Analyst			
2500	Public Works Environmental Health and Occupational Safety Programs Manager**			
		$9,155.01	-	$11,443.76
2205	Library Services Manager*			
		$8,398.68	-	$10,498.35
2080	Deputy City Clerk			
2130	Management Analyst I			

*Retitled

**New Position Added effective 6/8/2026

CITY OF LIVERMORE
POLICE MANAGEMENT SALARY SCHEDULE
$16,350 - $25,350/month
Effective July 14, 2025

Class Code	Classification	Salary Range		
3000	Police Captain	$20,276.58	-	$25,345.73
3010	Police Lieutenant	$16,350.16	-	$20,437.70

EXHIBIT A

CITY OF LIVERMORE
MANAGEMENT CONFIDENTIAL SALARY SCHEDULE
$8,398 - $20,640/month
Effective July 14, 2025

Class Code	Classification	Monthly Salary Range		
2405	Assistant Administrative Services Director (Conf)	$15,314.56	-	$19,143.20
2440	Assistant City Attorney, Senior (Confidential)*	$16,940.51	-	$21,175.64
2442	Assistant City Attorney (Confidential)	$15,314.56	-	$19,143.20
2400	Assistant to the City Manager (Confidential)	$13,543.31	-	$16,929.14
2444	Deputy City Attorney (Confidential)**	$11,617.27	-	$14,521.59
2420	Human Resources Manager (Confidential)	$14,246.41	-	$17,808.01
2450	Human Resources Analyst, Senior (Conf)	$11,049.87	-	$13,812.34
2411	Human Resources Analyst II (Confidential)	$10,327.52	-	$12,909.40
2410	Human Resources Analyst I (Confidential)	$8,398.68	-	$10,498.35
2460	Management Analyst, Senior (Confidential)	$11,049.87	-	$13,812.34
2431	Management Analyst II (Confidential)	$10,327.52	-	$12,909.40
2430	Management Analyst I (Confidential)	$8,398.68	-	$10,498.35
2465	Risk Manager (Confidential)*	$13,652.80	-	$17,066.00

*Internal Equity Adjustment effective 04/20/2026
** Market Equity Adjustment effective 04/20/2026

CITY OF LIVERMORE
CONFIDENTIAL SALARY SCHEDULE
$5,560 - $11,590/month
Effective July 14, 2025

Class Code	Classifications	Monthly Salary Range		
2600	Administrative Receptionist	$5,562.90	-	$6,953.62
2610	Administrative Specialist I	$6,438.89	-	$8,048.61
2611	Administrative Specialist II	$7,241.68	-	$9,052.10
2620	Executive Assistant	$9,270.46	-	$11,588.07
2630	Human Resources Clerk I	$6,438.89	-	$8,048.61
2631	Human Resources Clerk II	$7,083.50	-	$8,854.37
2640	Human Resources Technician	$7,772.46	-	$9,715.57
2650	Law Office Supervisor	$9,270.46	-	$11,588.07
2660	Legal Assistant	$7,698.58	-	$9,623.23

EXHIBIT A

CITY OF LIVERMORE
EXECUTIVE MANAGEMENT SALARY SCHEDULE
$15,314 - $28,657/month
Effective November 17, 2025

Class Code	Classification	Monthly Salary Range		
1235	Police Chief*	$23,154.48	-	$28,943.10
1200	Assistant City Manager	$20,637.22	-	$25,796.53
1220	Community Development Director	$18,761.11	-	$23,451.39
1215	Administrative Services Director	$18,303.52	-	$22,879.40
1240	Public Works Director	$18,303.52	-	$22,879.40
1225	Innovation & Economic Development Dir	$17,857.10	-	$22,321.37
1230	Library Services Director	$17,857.10	-	$22,321.37
1205	Deputy City Manager	$15,314.56	-	$19,143.20
1210	Deputy City Manager/City Clerk	$15,314.56	-	$19,143.20

*11% Salary Adjustment effective 07/14/2025

CITY OF LIVERMORE
APPOINTED MANAGEMENT

Class Code	Classification	Annual Salary	Effective
1000	City Manager	$392,895	11/17/2025
1100	City Attorney	$334,185	5/4/2026

CITY OF LIVERMORE
UNCLASSIFIED AND HOURLY SALARY SCHEDULE

Class Code	Classification	Hourly Salary Range	Effective Date
8200	Department Assistant	$16.90 - $30.00	12/29/25
8205	Field/Maintenance Aide	$16.90 - $30.00	12/29/25
8210	Law Clerk	$16.90 - $26.00	12/29/25
8230	Temporary Librarian	$22.00 - $32.00	01/01/24
8235	Temporary Library Assistant	$20.00 - $30.00	01/01/24
8240	Temporary Library Clerk	$18.00 - $28.00	01/01/24
8215	Library Aide	$16.90 - $20.00	12/29/25
8220	Police Cadet	$16.90 - $26.00	12/29/25
8225	Special Projects Coordinator	$20.00 - $100.00	12/20/21

CITY OF LIVERMORE
RETIRED ANNUITANTS

Class Code	Classification	Hourly Salary Range	Effective Date
8500	Retired Annuitant - Assistant City Engineer	$82.19 - $102.73	07/28/25
8505	Retired Annuitant - Senior Civil Engineer	$74.05 - $92.55	07/28/25
8510	Retired Annuitant - Associate Civil Engineer	$64.16 - $77.65	10/06/25
8515	Retired Annuitant - Planning Manager	$82.19 - $102.73	07/28/25
8520	Retired Annuitant - Associate Planner	$59.99 - $72.58	10/06/25
8525	Retired Annuitant - Senior Planner	$62.91 - $76.12	10/06/25
8530	Retired Annuitant - Police Officer	$64.05 - $77.86	05/04/26
8535	Retired Annuitant - Public Safety Dispatcher	$46.44 - $56.45	10/06/25
8540	Retired Annuitant - Senior Management Analyst	$63.75 - $79.68	07/28/25
8545	Retired Annuitant - Senior Human Resources Analyst	$63.75 - $79.68	07/28/25
8550	Retired Annuitant - Public Works Supervisor	$61.37 - $76.71	07/28/25
8555	Retired Annuitant - Management Analyst II	$59.58 - $74.47	07/28/25
8560	Retired Annuitant - Administrative Clerk I	$31.89 - $38.41	10/06/25
8565	Retired Annuitant - Library Clerk	$31.89 - $38.41	10/06/25
8570	Retired Annuitant - Senior Mechanic	$49.70 - $60.42	04/13/26
8575	Retired Annuitant - Deputy City Clerk	$48.54 - $60.56	04/13/26
8580	Retired Annuitant - Assistant City Clerk	$59.58 - $74.48	04/13/26
8585	Retired Annuitant - City Clerk	$71.03 - $88.79	04/13/26
8590	Retired Annuitant - Administrative Services Director	$105.59 - $131.99	04/13/26

LIVERMORE
CALIFORNIA

CITY COUNCIL STAFF REPORT **ITEM NO. 6.8**

DATE: June 8, 2026

TO: Honorable Mayor and City Council

FROM: Kimberly Cilley, City Attorney

SUBJECT: Staff recommends the City Council adopt a resolution authorizing the City Attorney to execute a Joint Powers Agreement for the City's membership, effective July 1, 2026, in the Authority for California Cities Excess Liability (ACCEL) and to take any additional actions necessary to implement the City's participation in ACCEL

RECOMMENDED ACTION

Staff recommends the City Council adopt a resolution authorizing the City Attorney to execute a Joint Powers Agreement for the City's membership, effective July 1, 2026, in the Authority for California Cities Excess Liability (ACCEL) and to take any additional actions necessary to implement the City's participation in ACCEL

SUMMARY

The City of Livermore currently participates in excess liability coverage through the California Joint Powers Risk Management Authority (CJPRMA). In response to changing market conditions, evolving pool performance, and the City's long-term risk management objectives, staff conducted a comprehensive evaluation of alternative excess liability providers.

Based on this analysis, staff recommends transitioning to the Authority for California Cities Excess Liability (ACCEL), a joint powers authority composed of California cities that pool catastrophic liability risks. ACCEL offers a financially stable, member-governed structure, competitive and predictable cost allocation, and strong alignment with the City's risk management goals.

DISCUSSION

The City maintains a layered risk financing structure in which primary liability risks are retained or managed through pooled programs, while excess liability coverage protects against catastrophic losses. CJPRMA has historically provided this excess coverage for the City and many other California public agencies since 1986.

Public agency insurance markets continue to experience significant volatility. The liability insurance market, in particular, continues to harden due to increasing reinsurance costs, social inflation, nuclear

verdicts, and rising claims severity. These market conditions have resulted in substantial premium increases and financial pressure on many public agency risk pools statewide. While workers' compensation markets have remained relatively stable and property markets have shown short-term softening, long-term liability market conditions remain challenging and uncertain.

These pressures have prompted public agencies statewide to reassess risk pool participation and long-term financial exposure. Based on these trends, staff initiated a review of available excess liability options to ensure the City's program remains cost-effective, stable, and aligned with best practices in municipal risk management. Staff evaluated multiple excess liability options, including continued participation in CJPRMA, alternative joint powers authorities, and market-based insurance solutions. Consistent with industry best practices, emphasis was placed on governance structure and financial strength, coverage adequacy and alignment with the City's risk management goals, cost stability and overall fiscal impact to the City.

Evaluation of the ACCEL pool against these criteria is discussed below in support of staff's recommendations.

Governance Structure and Financial Strength

Risk pooling through a joint powers authority (JPA) remains the preferred approach due to its long-term stability, member control, and ability to tailor coverage to public agency needs. Compared to commercial insurance, JPAs provide greater predictability, reduced exposure to market cycles, and access to specialized risk management resources. ACCEL is a joint powers authority formed specifically to provide excess liability coverage to California public agencies. ACCEL operates as a member-governed pool focused on long-term stability and cost control. ACCEL is comprised of fourteen municipalities, including Mountain View, Palo Alto, Santa Cruz, Monterey, Bakersfield, Anaheim, and Ontario.

Staff also considered the inherent disadvantages associated with pooled insurance programs. Unlike guaranteed-cost commercial insurance, pooled contributions are estimates and may be subject to retrospective adjustments or assessments depending on group loss performance and reinsurance market conditions. Additionally, claims severity trends and catastrophic losses can negatively impact pool financial positions and available coverage capacity. However, staff's review concluded that ACCEL's current financial position and governance structure compare favorably to alternative pooling options.

ACCEL is governed by its member agencies, providing a high level of local control and responsiveness. This allows for direct participation in governance decisions, transparent policy-setting process, and alignment with member agency priorities. ACCEL emphasizes proactive risk management and member collaboration through shared best practices among member agencies, risk management resources and training opportunities, and focus on reducing long-term claims exposure.

ACCEL maintains strong financial reserves and utilizes a conservative actuarial funding methodology designed to promote long-term sustainability and minimize volatility in member contributions. ACCEL is funded at an actuarially determined 90% confidence level (meaning that member contributions are generally sufficient to cover 90% of the claims liability at any given time) and incorporates retrospective rating plan features that allow premiums to be adjusted based on actual loss performance over time.

In comparison, although CJPRMA is currently funded at an 85% confidence level, it was funded at a 75%

confidence level up until the 2021/22 program year and is presently operating with a negative net position estimated at approximately $87,347,852. To address this funding shortfall, CJPRMA has implemented and proposed member assessments estimated to total approximately $109,847,852 over a ten-year period. The City was subject to an assessment payable in 2024 and is expected to incur an additional assessment in July 2027, estimated to be $2.5 to 3.5 million. It is uncertain whether CJPRMA will impose additional future assessments. These assessments contribute to increased uncertainty regarding long-term contribution stability and future financial obligations.

While all joint powers insurance pools carry some exposure to supplemental assessments or contribution adjustments based on pooled losses and reinsurance market conditions, staff's review indicates that ACCEL currently demonstrates stronger reserve levels, greater long-term membership stability, and lower projected volatility than CJPRMA.

Coverage Adequacy and Alignment with the City's Risk Management Goals

ACCEL provides excess liability coverage that meets or exceeds the City's current program requirements, including high coverage limits tailored to public agency needs, access to reinsurance markets for catastrophic protection, and flexibility in program design. Staff confirmed that coverage terms are comparable to or better than those currently provided through CJPRMA. This aligns with the City's strategic goal of minimizing liability risk while maintaining fiscal responsibility.

Cost Stability and Overall Fiscal Impact to The City

Staff's analysis indicates that ACCEL offers pricing that is competitive with CJPRMA when evaluated in the context of overall financial exposure, projected assessments, reserve adequacy, and available coverage limits. Although CJPRMA's projected base contribution rates at comparable limits may appear marginally lower, ACCEL's stronger financial position, reduced exposure to future assessments, and optional higher coverage limits provide potential long-term value and improved budget predictability.

ACCEL also offers the potential for retrospective premium credits or equity returns based on favorable loss performance, which may offset long-term program costs. These factors support the City's goal of maintaining cost-effective and sustainable risk financing practices.

The City currently participates in CJPRMA with a self-insured retention (SIR) of $750,000 per claim. In comparison, ACCEL requires a $1,000,000 SIR. Transitioning to ACCEL would increase the City's retained risk by $250,000 per claim and necessitate adjustments to actuarial reserve recommendations to ensure adequate funding for potential liabilities at the higher retention level.

In addition to the higher self-insured retention, participation in ACCEL may require the City to increase reserve funding levels to maintain adequate funding for retained losses and claims development. Staff anticipates that reserve funding recommendations will continue to be evaluated annually through the City's actuarial review process and may require additional contributions to internal liability reserves over time.

CJPRMA currently provides excess liability coverage up to $40,000,000. ACCEL offers a more flexible structure, with coverage available up to $65,000,000 depending on the level of participation selected by the City. The City may elect to participate in all excess layers or limit participation to a lower threshold, such as $40,000,000, which is comparable to its current coverage.

For FY 2025-26, the City paid $1,948,784 in premium for the general liability program. This year, CJPRMA estimates that amount to increase by approximately 20%, which equates to $2,338,541. Preliminary estimates from ACCEL indicate that, for FY 2026–27, the City's premium would be approximately $2,577,142 if participating in all excess layers up to $65,000,000. Alternatively, if the City elects to participate only up to $40,000,000 in coverage, the estimated premium is $2,449,467. These estimates are conservative and may ultimately be lower at the time of renewal.

The City also participates in pool property programs through CJPRMA which ACCEL does not offer, and will need to have coverages placed directly with Alliant Insurance Services (which administers ACCEL). Pricing for these coverages is not expected to vary significantly from rates offered through CJPRMA.

Overall, the cost difference between CJPRMA and ACCEL at comparable coverage levels ($40,000,000) is minimal based on current projections. However, ACCEL provides the option to obtain significantly higher coverage limits for a moderate increase in premium. This additional coverage capacity should be evaluated in the context of the City's risk exposure and tolerance, alongside the financial implications of a higher self-insured retention and corresponding reserve requirements. Staff's recommendation is to obtain a coverage level of $40,000,000 and to reassess in future years if there is a need to increase to a higher coverage level up to the maximum limits available.

As with most joint powers insurance pools, ACCEL members may also be subject to retrospective premium adjustments, supplemental contributions, or assessments in the event pooled losses exceed projected levels or reinsurance costs materially increase. While ACCEL has historically demonstrated financial stability and lower volatility than comparable pools, the City should nevertheless anticipate the potential need for additional funding associated with pool-wide loss experience or market conditions.

FISCAL AND ADMINISTRATIVE IMPACTS

Transitioning the City's excess liability coverage from CJPRMA to ACCEL will have both immediate and long-term fiscal implications associated with premium contributions, retained risk exposure, and actuarially recommended reserve funding. Based on current preliminary estimates, the City's FY 2026–27 premium contribution through ACCEL is projected to be approximately $2,449,467 for coverage limits up to $40,000,000, compared to an estimated $2,338,541 through CJPRMA at comparable limits. If the City elects to participate in ACCEL's full available coverage structure up to $65,000,000, the estimated premium would increase to approximately $2,577,142. Final premium amounts remain subject to underwriting, actuarial review, and reinsurance market conditions at renewal.

Although ACCEL's projected premium costs are modestly higher than CJPRMA's current estimates, staff's analysis indicates that ACCEL provides improved long-term financial stability, stronger reserve adequacy, reduced projected exposure to future supplemental assessments, and greater predictability in overall program costs. By comparison, CJPRMA is currently addressing a significant negative net position through a series of member assessments projected over a ten-year period, including an anticipated future assessment to the City estimated between $2.5 million and $3.5 million in July 2027.

Participation in ACCEL will increase the City's self-insured retention from $750,000 to $1,000,000 per claim, thereby increasing the City's direct retained exposure by $250,000 per occurrence. As a result, the City's actuarially determined liability reserve recommendations are expected to increase in order to

maintain adequate funding for retained losses and claims development. Staff anticipates that reserve funding levels will continue to be evaluated annually through the City's actuarial review process and may require additional appropriations in future fiscal years.

A summary of the anticipated cost impacts to the City is presented below.

Insurance Element	FY 2025-2026 (CJPRMA)	FY 2026-2027 (CJPRMA)	FY 2026-2027 (ACCEL)
Liability insurance premium	$1,948,784 (based on $750k SIR)	$2,448,440 (based ion $750k SIR)	$2,526,089 (based on $1,000,000 SIR
Property insurance premium	$840,974	TBD	$764,127
Additional liability reserve for SIR increase	N/A	N/A	Based on actuarial study
Property Deductible	$250,000	$250,000	$25,000

COMMUNITY PILLAR

1: A Safe Community That Thrives

GOAL

15: Develop, oversee, implement, and manage an effective and efficient risk management program

ATTACHMENTS

1. ACCEL Resolution
2. Exhibit A - ACCEL JPA Agreement

Prepared by: Jas Sidhu
Risk Manager

Approved by:

Marianna A. Burch
City Manager

Fiscal Review by:

Kristen Hilton
Acting Administrative Services Director

IN THE CITY COUNCIL OF THE CITY OF LIVERMORE, CALIFORNIA

A RESOLUTION AUTHORIZING THE EXECUTION OF A JOINT POWERS AGREEMENT FOR THE CITY'S MEMBERSHIP IN THE AUTHORITY FOR CALIFORNIA CITIES EXCESS LIABILITY (ACCEL), EFFECTIVE JULY 1, 2026

The City of Livermore currently participates in excess liability coverage through the California Joint Powers Risk Management Authority (CJPRMA). The City conducted a comprehensive evaluation of alternative excess liability providers in response to changing insurance market conditions, evolving pool performance, and the City's long-term risk management objectives. Staff evaluated multiple excess liability options, including continued participation in CJPRMA, alternative joint powers authorities, and market-based insurance solutions, with emphasis placed on financial strength, governance structure, cost stability, coverage adequacy, and alignment with municipal risk profiles.

The Authority for California Cities Excess Liability (ACCEL) is a joint powers authority composed of California municipalities that pool catastrophic liability risks and provide excess liability coverage tailored to public agency needs. Staff determined that participation in ACCEL offers a financially stable, member-governed structure, competitive and predictable cost allocation, and strong alignment with the City's risk management goals. Staff determined that ACCEL's current financial position, reserve funding methodology, governance structure, and projected long-term cost stability compare favorably to alternative pooling options.

Participation in ACCEL will provide the City with excess liability coverage that meets or exceeds the City's current program requirements while supporting the City's strategic goal of minimizing liability risk and maintaining fiscal responsibility.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Livermore that the City Attorney is authorized to execute the Joint Powers Agreement with the Authority for California Cities Excess Liability (ACCEL) for membership effective July 1, 2026.

BE IT FURTHER RESOLVED that the City Attorney, or designee, is authorized to take such additional actions and execute such documents as may be necessary to implement the City's participation in ACCEL.

On motion of Council Member _____, seconded by Council Member _____, the foregoing resolution was passed and adopted on June 8, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

_____
Helena Graves
Acting City Clerk

APPROVED AS TO FORM:

_____
Kimberly Cilley
City Attorney

Exhibit A – Joint Powers Agreement

AMENDED AND RESTATED JANUARY 18, 2019

JOINT POWERS AGREEMENT

CREATING THE

AUTHORITY FOR CALIFORNIA CITIES EXCESS

LIABILITY

JOINT POWERS AUTHORITY
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AUTHORITY FOR CALIFORNIA CITIES EXCESS LIABILITY

This agreement is made by and among the undersigned public entities, all of which are public entities organized and operating under the laws of the State of California.

RECITALS

1. The following state laws, among others, authorize the Member Agencies to enter into this Agreement:
   - A. Labor Code Section 3700(b) allowing a local public entity to fund its own workers' compensation claims;
   - B. Government Code Sections 989 and 990 permitting a local public entity to insure itself against liability and other losses;
   - C. Government Code Section 990.4 permitting a local public entity to provide insurance and self-insurance in any desired combination;
   - D. Government Code Sections 990.8 permitting two or more local public entities to enter into an agreement to jointly fund such expenditures under the authority of Government Code Section 6500-6515; and
   - E. Government Code Section 6500-6515 permitting two or more local public entities to jointly exercise under an agreement any power which is common to each of them.
2. Each of the parties to this Agreement desires to join with the other parties for the purposes of:
   - A. Developing effective risk management programs to reduce the amount and frequency of their losses:
   - B. Pooling their self-insured losses; and
   - C. Jointly purchasing excess insurance and administrative services in connection with any of the pooled coverage programs for said parties.
3. The governing board of each undersigned public entity has determined that it is in its own best interest and in the public interest that this present

Agreement be executed and that it shall participate as a member of the public entity created by this Agreement.

NOW, THEREFORE, the undersigned, by, between and among themselves, in consideration of the mutual benefits, promises and agreements set forth below, hereby agree as follows:

AGREEMENT

ARTICLE I

CREATION OF THE AUTHORITY FOR CALIFORNIA EXCESS LIABILITY

Pursuant to Article 1, Chapter 5, Division 7, Title 1 of the Government Code of the State of California (commending with Section 6500), the parties hereto hereby create a public agency, separate and apart from the parties hereto, to be known as the Authority for California Cities Excess Liability, hereinafter called the Authority.

ARTICLE II

PURPOSES

This Agreement is entered into by Member Agencies pursuant to the provisions of California Government Code Section 990, 990.4, 990.8 and 6500, et seq., to:

A. Develop effective risk management programs to reduce the amount and frequency of their losses;

B. Share the risk of self-insured losses; and

C. Jointly purchase excess insurance and administrative and other services including, but not limited to: claims adjusting, data processing, risk management, loss prevention and legal services in connection with any of the pooled coverage programs for said parties. These purposes shall be accomplished through the exercise of the powers of the Member Agencies jointly in the creation and operation of the Authority.

It is also the purpose of this Agreement to provide, to the extent permitted by law, for the inclusion at a subsequent date of such additional public entities organized and existing under the Constitution or laws of the State of California as may desire to become parties to this Agreement and members of the Authority, subject to Article XVII.

It is also the purpose of this Agreement to provide for the removal of Member Agencies for cause or upon request.

ARTICLE III
DEFINITIONS

Unless the context otherwise requires, the following terms shall be defined as herein stated:

A. "Authority" shall mean the Authority for California Cities Excess Liability created by this Agreement.

B. "Board" or "Board of Directors" shall mean the governing body of the Authority composed of one representative of each Member Agency.

C. "Deposit" shall mean the estimated amount determined by the Board for each Member Agency necessary to fund the Authority for the coming fiscal year.

D. "Excess Insurance" shall mean that insurance or reinsurance and supplemental insurance purchased by the Authority to cover Member Agencies' losses in excess of the coverage limits provided by the Authority.

E. “Full Board” shall consist of all directors, whether, or not present at a Board Meeting.

F. "Member Agency" shall mean any of the public entities which are a party to this Agreement.

G. "Memorandum of Coverage" shall be the document issued by the Authority to Member Agencies specifying the type and amount of pooled coverage provided to each Member Agency by the Authority.

H. "Fiscal Year" shall mean a period of time as defined in Article XI, to be used in determining Deposits, Incurred Losses, and Retrospective Adjustments.

I. "Pooled Coverage Programs" shall include, but not be limited to, property, workers' compensation, and liability coverages as may be determined by the Board from time to time.

ARTICLE IV
PARTIES TO AGREEMENT

Each party to this Agreement certifies that it intends to, and does, contract with all other parties who are signatories of this Agreement and, in addition, with such other parties as may later be added as parties to, and signatories of, this Agreement pursuant to Article XVIII.

Each party to this Agreement also certifies that the deletion of any party from this Agreement, pursuant to Article XIX or XX, shall not affect this Agreement or the remaining parties' intent to contract as described above with the other parties to the Agreement then remaining.

ARTICLE V
TERM OF AGREEMENT

This Agreement shall become effective when executed by five or more public agencies and shall continue in full force until terminated in accordance with Article XXII.

ARTICLE VI
POWERS OF THE AUTHORITY

The Authority is authorized, in its own name, to do all acts necessary to fulfill the purposes of this Agreement as referred to in Article II, including, but not limited to:

A. Make and enter into contracts;

B. Incur debts, liability and obligations, but no debt, liability or obligation of the Authority is a debt, liability or obligation of any Member Agency except as otherwise provided by Articles XX and XXI;

C. Acquire, hold or dispose of real and personal property;

D. Receive contribution and donations of property, funds, services and other forms of assistance from any source;

E. Sue and be sued in its own name;

F. Employ agents and employees;

G. Lease real or personal property, including that of a Member Agency; and

H. Receive, collect, invest and disburse monies.

I. Undertake such other activities as may be necessary to carry out the purpose of this Agreement.

These powers shall be exercised in the manner provided by applicable law and as expressly set forth in this Agreement.

ARTICLE VII
MEMBER AGENCY

A. MEMBER AGENCY - RESPONSIBILITIES

The Member Agencies shall have the following responsibility:

1. To appoint a representative to the Board of Directors.
2. To cooperate fully with the Authority in determining the cause of losses and in the settlement of claims, as defined in the Memorandum of Coverage;

3. To pay deposits and any adjustments thereto promptly to the Authority when due;
4. To provide the Authority with such statistical and loss experience data and other information as may be necessary for the Authority to carry out the purposes of this Agreement; and
5. To cooperate with and assist the Authority and any insurer, claims adjuster or legal counsel retained by the Authority, in all matters relating to this Agreement and to comply with the Bylaws and all policies and procedures adopted by the Board.

ARTICLE VIII
BOARD OF DIRECTORS

There shall be a Board of Directors to govern the affairs of the Authority. The Authority's Board shall be comprised of one representative from each Member Agency. Said representative shall have authority to bind the Member Agency on all matters pertaining to this agreement.

The powers of the Board shall be all of the power of the Authority not specifically reserved to the Member Agencies by this Agreement and shall include, but not be limited to, Article II of said Agreement and the following:

1. Approval of the Memorandum of Coverage.
2. Approval of the cost allocation plan.
3. Election of Officers.
4. Approval of Excess Insurance.
5. Approval of service providers, including but not limited to:
   a. Legal counsel
   b. Auditors
   c. Claims Administrator / Litigation Manager
   d. Loss prevention consultants
   e. Program Administrators.

ARTICLE IX
MEETINGS AND RECORDS

A. BOARD MEETINGS

The Board shall hold at least one regular meeting each fiscal year as defined in Article XI of this Agreement. The Board shall fix the date, hour, and place at which each regular meeting is to be held.

Each meeting of the Board, including, without limitation, regular, adjourned regular, special, and emergency meetings, shall be called, noticed, held and conducted in accordance with the Ralph M. Brown Act (Section 54950, et seq. of the Government Code). The Board shall conduct its business in accordance with Roberts Rules of Order.

B. RECORDS

The Secretary shall ensure that minutes are kept of all Brown Act meetings in accordance with the Ralph M. Brown Act (Section 54950, et seq. of the Government Code). As soon as possible after each meeting, the Secretary or their designee shall forward a copy of the minutes to each member of the Board.

C. QUORUM

No business may be transacted by the Board or Committee without a quorum of its members being present. A quorum shall consist of a simple majority of its members. A simple majority of the members present must vote in favor of a motion to approve it, except as otherwise provided in this Agreement.

ARTICLE X

BYLAWS AND ADMINISTRATIVE POLICY AND PROCEDURES

The Board shall, through resolution, adopt, rescind or amend ByLaws and Administrative Policies and Procedures consistent with applicable law and this Agreement to govern the day-to day operation of the Authority. Each Board member shall receive a copy of any bylaws and administrative policies and procedures developed under this Article.

The Secretary or their designee shall promptly send to each Board member each bylaw amendment and administrative policy and procedure change after its adoption by the Board.

ARTICLE XI

FISCAL YEAR

Fiscal years of the Authority shall begin on July 1 and end on June 30.

ARTICLE XII

BUDGET

The Board shall adopt an annual budget prior to the beginning of each fiscal year.

ARTICLE XIII

ANNUAL AUDITS AND AUDIT REPORTS

A. FINANCIAL AUDIT

The Board of Directors shall cause an annual financial audit to be made with respect to all receipt, disbursements, and other transactions by a Certified Public Accountant. A report of such financial audit shall be filed as a public record with each of the Member Agencies. Such report shall be filed no later than required by law. All costs of such financial audit shall be paid by the Authority and shall be charged against the Member Agencies in the same manner as all other administrative costs.

B. CLAIMS AUDIT

The Board of Directors shall cause a claims audit on each of the Member Agencies' and Claims Administrator / Litigation Manager's claims and a report of such claims shall be filed with each Member Agency. All costs of such claims audit shall be paid by the Authority and shall be charged against the Member Agencies in the same manner as all other administrative costs.

ARTICLE XIV
ESTABLISHMENT AND ADMINISTRATION OF FUNDS

The Authority shall be responsible for the strict accountability of all funds and reports of all receipts and disbursements. It will comply with all provision of law relating to the subject, particularly Section 6505 of the California Government Code.

All of the funds of the Authority may be invested in common. However, each program year shall be accounted for separately on a full accrual basis.

The Treasurer or their designee shall receive, invest and disburse funds only in accordance with the procedures established by the Board in conformity with applicable law.

ARTICLE XV
DEPOSITS

The deposit for each Member Agency shall be calculated and paid as stated in the Bylaws.

ARTICLE XVI
RETROSPECTIVE ADJUSTMENTS

Retrospective adjustments to each year's deposit premium shall be calculated and paid as approved by the Board in accordance with the adopted Policies and Procedures.

ARTICLE XVII
POOLED COVERAGE PROGRAMS

The coverage(s) provided by the Authority shall be as specified in the Memorandum(s) of Coverage.

ARTICLE XVIII
NEW MEMBERS

Admission to the Authority requires approval of two-thirds of the Full Board and is conditioned upon the applicant executing the Agreement. Membership shall become effective upon the date established by the Board. Prospective members may apply for participation in the Authority as provided for in the Bylaws.

ARTICLE XIX
WITHDRAWAL

Any Member Agency of the Authority who has been a member for at least three full fiscal years may withdraw from its status as a member and as a party to the Joint Powers Agreement. The withdrawal may be effective only at the end of a fiscal year. Any withdrawing Member Agency must notify the Authority in writing at least six (6) months prior to the end of the fiscal year that it intends to withdraw. After withdrawal, the withdrawing member shall continue to be responsible for any retrospective adjustments made for years of membership.

Upon withdrawal of a sufficient number of members from the Authority, the Board may determine that the public interest will not be served by the continuance of the Authority and may, by a two-thirds vote of Member Agencies, order the Authority dissolved and the Authority shall be automatically dissolved at the end of the fiscal year specified by the Executive Committee.

ARTICLE XX
EXPULSION

The Authority may expel any Member Agency, with or without cause, as a participant in any program or as a member of the Authority by a two-thirds vote of the Full Board.

ARTICLE XXI
EFFECT OF WITHDRAWAL OR EXPULSION

The withdrawal or expulsion of any Member Agency after the inception of its participation in any program shall not terminate its responsibility to:

A. Cooperate fully with the Authority in determining the cause of losses and in the settlement of claims, as defined in the coverage agreement;

B. Pay any Retrospective Adjustments determined by the Board to be due and payable for each program year in which it participated;

C. Provide the Authority with such statistical and loss experience data and other information as may be necessary for the Authority to carry out the purposes of this Agreement; and

D. Cooperate with and assist the Authority, any insurer, claims adjuster or legal counsel retained by the Authority, in all matters relating to this Agreement.

ARTICLE XXII
TERMINATION AND DISTRIBUTION

This Agreement may be terminated any time by the written consent of all Member Agencies, and thereafter by the written consent of two-thirds of the Member Agencies; provided, however, that this Agreement and the Authority shall continue to exist for the purpose of disposing of all claims, distribution of assets and all other functions necessary to wind up the affairs of the Authority.

Upon termination of this Agreement, all assets of the Authority shall be distributed only among the parties that have been participants in its programs, including any of those parties which previously withdrew pursuant to Articles XIX and XX of this Agreement, in accordance with and proportionate to their deposit and retrospective premium payments made during the term of this Agreement. The Board shall determine such distribution within six months after the last pending claim of loss covered by this Agreement has been finally resolved.

The Board is vested with all powers of the Authority for the purpose of concluding and dissolving the business affairs of the Authority. These powers shall include the power to require Member Agencies, including those which were program participants at the time the claim arose or at the time the loss was incurred, to pay their share of any retrospective premium adjustment deemed necessary by the Board for final disposition of all claims and losses covered by this Agreement.

ARTICLE XXIII
NOTICES

Notices to Member Agencies under this Agreement shall be sufficient if mailed to their respective address on file with the Authority. Notices to the Authority shall be sufficient if mailed to the address of the Authority as contained in the Bylaws.

ARTICLE XXIV
PROHIBITION AGAINST ASSIGNMENT

No Member Agency may assign any right, claim or interest it may have under this Agreement, and no creditor, assignee or third party beneficiary of any Member Agency shall have any right, claim or title to any part, share, interest, fund, premium or asset of the Authority.

ARTICLE XXV
AMENDMENTS

This agreement may be amended by a two-thirds vote of the Full Board of the Authority at any regular or special meeting of the Board, provided that any amendment is compatible with the purposes of this Agreement and has been submitted to the Board Members at least ninety (90) days in advance. Any such amendment shall be effective immediately, unless otherwise designated.

ARTICLE XXVI
SEVERABILITY

Should any portion, term, condition or provision of this Agreement be decided by a court of competent jurisdiction to be illegal or in conflict with any law of the State of California, or be otherwise rendered unenforceable or ineffectual, the validity of the remaining portions, terms, conditions and provisions shall not be affected thereby.

ARTICLE XXVII
HOLD HARMLESS AND INDEMNIFICATION

Member Agencies agree and covenant to save free and hold harmless and indemnify the Authority, its Member Agencies, elected officers, employees, and volunteers for any claim, damage or liability in connection with claims handling, claims administration, retrospective adjustments, assessments, deposits, coverage, errors and omissions, and/or decisions to expel a Member Agency, with or without cause, by two-thirds vote of the Board.

ARTICLE XXVIII
AGREEMENT COMPLETE

The foregoing constitutes the full and complete agreement of the parties. There are no oral understandings or agreements not set forth in writing herein.

ARTICLE XXIX

EXECUTION OF COUNTERPARTS

This Agreement may be executed in any number of counterparts, each of which when so executed shall be deemed to be an original, but altogether shall constitute one and the same Agreement.

IN WITNESS WHEREOF, the parties hereto have executed the Joint Powers Agreement for the pooling of self-insurance as of the _____day of June, 2026.

CITY OF LIVERMORE

BY: _____
Signature

BY: _____
City Clerk

Pursuant to approval by the ACCEL Board at its meeting held on _____ day of _____,_____.

COUNTERSIGNED on behalf of the
Authority for California Cities Excess Liability (ACCEL):

BY:_____
Signature

NAME: _____
ACCEL Board President

DATE:_____

LIVERMORE
CALIFORNIA

CITY COUNCIL STAFF REPORT **ITEM NO. 7.1**

DATE: June 8, 2026

TO: Honorable Mayor and City Council

FROM: Brent Smith, Community Development Director

SUBJECT: Public Hearing, ballot tabulation, and actions related to the annexation of Shea Aura (Tract 8612) to City of Livermore Landscape Maintenance District No. LL-857 (Tract 7610) Montage, adopting the engineer's report, confirming the levy of the first assessment and directing actions with respect thereto.

RECOMMENDED ACTION

Staff Recommends the City Council take the following actions in connection with the proposed annexation of Shea Aura (Tract 8612) to Landscape Maintenance District No. LL-857 (Tract 7610) Montage:

1. Conduct the public hearing and consider written and oral protests;
2. Tabulate ballots from the landowner; and
3. If there is no majority protest represented by the landowner ballot, adopt a resolution ordering the annexation of Shea Aura (Tract 8612) to Landscape Maintenance District No. LL-857 (Tract 7610) Montage, adopting the Engineer's Report, confirming the levy of the first assessment and directing actions with respect thereto.

SUMMARY

Tentative Tract Map 8612, Shea Aura, was approved by City Council on July 8, 2024. Located on the southeast corner of Portola Avenue and Isabel Avenue, the project was conditioned to annex into Landscape Maintenance District No. LL-857 (Tract 7610) Montage (LMD) to provide funding for the maintenance of public amenities installed by Shea Homes, Inc. (Shea Homes), for the Montage and Sage residential subdivisions. To meet this condition of approval for Tract Map 8612, the owner of the parcels described in Tract Map 8612, Shea Homes, has petitioned the City Council to annex Shea Aura (Tract 8612) into the Landscape Maintenance District (LMD) No. LL-857.

On April 13, 2026, the City Council adopted a resolution initiating and declaring the Intention to Order the Annexation of Shea Aura (Tract 8612) to the LMD and set the date for the public hearing on June 8, 2026, to consider the annexation. On May 18, 2026, a ballot was mailed to Shea Homes, as sole owner of the property comprising Tract 8612, referencing the Engineer's Report for the annexation. Ballots are

due to the City Clerk no later than 7:00 pm on June 8, 2026.

The public hearing, in furtherance of applicable constitutional and statutory requirements, is intended to allow the owners of the property annexing into Landscape Maintenance District No. LL-857 to protest the annexation. Following the public hearing the City Council will tabulate the ballot received for the landowner election from Shea Homes. If the assessment ballot tabulation does not evidence a majority protest, the City Council may adopt a resolution ordering the annexation of Shea Aura (Tract 8612) into the LMD, adopting the Engineer's Report related to the annexation, and confirming the first levy of the assessment on the annexing property.

With this annexation the boundary of the LMD is adjusted to include Shea Aura (Tract 8612) in the LMD, and the residential units within Tract 8612 will provide their pro-rata share of maintenance funds for the public amenities as defined within the Engineer’s Report.

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 public infrastructure.

Tentative Tract Map 8612 (Shea Aura) was approved by City Council on July 8, 2024. Located at the southeast corner of Isabel Avenue and Portola Avenue, the project was conditioned to annex all new parcels into the LMD to finance the maintenance and operation of the median landscaping within the public right-of-way on Portola Avenue east of Campus Hill Drive, Cayetano Park area east of Campus Hill Drive, the multi-use trail along Campus Hill Drive and adjacent to the northern property line of Tract 7610, the multi-use trail extending from Collier Canyon Creek to just south of the Portola Avenue overcrossing, median landscaping within the public right-of-way on Campus Hill Drive, and irrigation along west side of Campus Hill Drive. In order to fulfill this condition, Shea Homes, has petitioned the City to annex Shea Aura (Tract Map 8612) into the LMD pursuant to the Landscaping and Lighting Act of 1972.

The LMD was formed on June 26, 2006, to provide funding for the maintenance of public landscape amenities listed above and installed by Shea Homes, for Tract 7610 Montage, Tract 8121 Sage, and Tract 8216 Sage. At the time of district formation, only land that was zoned for residential development was included in the district boundary. The land on which Shea Aura (Tract 8612) is situated, which is adjacent to the LMD boundary, was excluded because the land was originally zoned for commercial development back in 2006. With the approval of the Isabel Neighborhood Specific Plan in 2020, the land was rezoned from commercial to residential use.

The City's consultant, Francisco and Associates, has prepared the Engineer’s Report for proposed Annexation No. 1 (Shea Aura / Tract 8612) to the LMD. The Engineer’s Report outlines the estimated costs, method of apportionment, amended assessment diagram, and assessment roll for the LMD (See Attachment 1). The law firm of Jones Hall LLP has prepared the legal documents associated with the LMD annexation. Staff has reviewed the Engineer’s Report and legal documents for proposed Annexation No. 1 (Shea Aura / Tract 8612) to the LMD, pursuant to which the City will levy the assessments specified in the LMD to pay for the maintenance services described above.

Staff recommends that City Council follow the remaining steps to annex Shea Aura (Tract 8612) into the

subject LMD as conditioned:

June 8, 2026: City Council conducts a public hearing and tabulates ballots from the landowner. If the ballot by Shea Homes, as the sole landowner does not evidence a majority protest, the City Council may adopt a Resolution Ordering Annexation of Shea Aura (Tract 8612) into the LMD and adopt the Engineer's Report for the LMD and confirm the first assessment on Tract 8612. Upon adoption of the Resolution, the City Clerk is directed to record the amended assessment diagram and a notice of assessment with the County Recorder's Office. The Resolution confirms the levy of the assessment in Fiscal Year 2026-27, and the City expects to levy the assessment in each succeeding year based on the Method of Apportionment set within the Engineer's Report.

August 10, 2026: Deadline to file the tax assessment with Alameda County for FY 2026-27.

FISCAL AND ADMINISTRATIVE IMPACTS

The City will administer the LMD on an annual basis and will budget for, and manage, the necessary maintenance, operation, and administration. All related expenditures will be paid by the LMD. The total estimated cost in FY 2026-27 for maintaining all the items described in the Engineer's Report is approximately $688,929. Incidental costs for City administration of the LMD maintenance items, as well as Alameda County's processing fees, will also be funded by the LMD.

The FY 2026-27 Maximum Assessment Rate is estimated at $573 per residential unit. The Maximum Assessment Rate is determined by dividing the total estimated cost of the special benefits provided by the improvements by the number of units within the assessable LMD parcels. The maximum assessment rate will escalate annually by the annual change in the Consumer Price Index (All Urban Consumers) published for the San Francisco-Oakland-Hayward Area by the U.S. Bureau of Labor Statistics (CPI) in February plus 1%. (CPI + 1%). Following annexation, the LMD will include a total of 1,204 residential units in the LMD, consisting of 1,040 existing units in Sage and Montage and 164 new units in Shea Aura. Adding the new units in Shea Aura will reduce the annual assessments for the existing residential units.

COMMUNITY PILLAR

2: Economy That Prospers

GOAL

4: Implement the Isabel Neighborhood Specific Plan

ATTACHMENTS

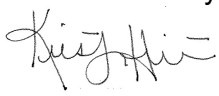
1. Engineer's Report
2. Resolution
3. Exhibit A - Description of Services

Prepared by: Debbie Salgado
Senior Civil Engineer

Approved by:

Marianna A. Burch
City Manager

Fiscal Review by:



Kristen Hilton
Acting Administrative Services Director

CITY OF LIVERMORE
Landscape Maintenance District No. LL-857
(Montage)

ENGINEER'S REPORT
Annexation No. 1 (Shea Aura / Tract 8612)
and
Assessments
for
FISCAL YEAR 2025-26

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Part E - Property Owner List & Assessment Roll 21

Appendix A – City Parks System Benefit Diagram A-1

Appendix B – Fiscal Year 2025-26 Assessment Roll B-1

ENGINEER'S REPORT

CITY OF LIVERMORE
ENGINEER'S REPORT FOR THE CITY'S
LANDSCAPE MAINTENANCE DISTRICT NO. LL-857
ANNEXATION NO. 1 (SHEA AURA / TRACT 8612)

Fiscal Year 2025-26

The undersigned, acting on behalf of the City of Livermore, respectfully submits the enclosed Engineer's Report as directed by the City of Livermore City Council pursuant to the provisions of Article XIIID, Section 4 of the California Constitution, and provisions of the Landscaping and Lighting Act of 1972 (Section 22500 et. seq. of the California Streets and Highways Code). The undersigned certifies that he is a Professional Engineer, registered in the State of California.

Joel Waxdeck, P.E., City Engineer
RCE No. 49965

Dated: 5/8/26

By: J Waxdeck

I HEREBY CERTIFY that the Engineer's Report, together with the Assessment Roll and Assessment District Diagram thereto attached were filed with me on the 19th day of May, 2026.

Acting City Clerk
City of Livermore
Alameda County, California

By: Helena Graves

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and the Assessment District Diagram thereto attached, were approved, and confirmed by the City Council of the City of Livermore, Alameda County, California, on the ____day of _____, 2026.

City Clerk
City of Livermore
Alameda County, California

By:_____

SECTION I

INTRODUCTION
ENGINEER'S REPORT

CITY OF LIVERMORE
LANDSCAPE MAINTENANCE DISTRICT NO. LL-857
(MONTAGE)[1]

ANNEXATION NO. 1 (SHEA AURA/TRACT 8612)

FISCAL YEAR 2025-26

To ensure the proper flow of funds for the ongoing operation, maintenance, servicing and replacement of specific improvements within the City of Livermore (the "City"), the City Council, through the Landscaping and Lighting Act of 1972, has previously approved the formation of Landscape Maintenance District ("LMD") No. LL-857 (the "District") which is currently comprised of Tracts 7610, 8121, and 8216 containing a total of 1,040 single-family residential units. The City is proposing to annex another 164-unit development located near the southeast corner of Isabel Avenue and Portola Avenue known as the Shea Aura development into the District ("Annexation No. 1 (Shea Aura/Tract 8612)"), which is the purpose of this Report.

As set forth in the Fiscal Year 2025-26 Landscape Maintenance District Consolidated Engineer's Report, improvements, which may be operated, maintained, serviced and replaced by the District, include, but are not limited to:

> *Landscaping, parks, open space, trails, and associated appurtenant improvements.*

Generally, as a part of the conditions of approval to develop property within the City, property owners and developers are required to mitigate their project's financial impact to the City. Developers can provide their own financing mechanism to mitigate their impacts, form a new LMD, or, when applicable, annex into an existing LMD. The formation of a new LMD or annexation into an existing LMD ensures that the operation, maintenance, servicing, and replacement costs of these improvements are specifically paid for by those property owners who directly benefit from the improvements.

If Annexation No. 1 (Shea Aura/Tract 8612) is approved, the Shea Aura development will be included in the District with the existing developments already within the District. In order to annex the Shea Aura development into the District, the annexation will need approval from the owner of the annexing property prior to final approval from City Council. This process is discussed in Section II, 'Impacts of Proposition 218' of this Report.

[1] The District was established as City of Livermore Maintenance District No. LL-857 (Tract 7610) Montage, but the City refers to it as City of Livermore Landscape Maintenance District No. LL-857 (Montage), and this Engineer's Report is consistent with the City's current practice.

As required by the Landscaping and Lighting Act of 1972, the Engineer's Report includes: (1) a description of the improvements to be operated, maintained, and serviced by the District, including the annexing property, (2) a cost estimate for the District, and (3) a listing of the proposed Fiscal Year 2025-26 assessments to be levied upon each assessable lot or parcel within the annexing property.

The City of Livermore has scheduled a Public Hearing on June 8, 2026, to consider the proposed annexation of the Shea Aura development into the District as Annexation No. 1 (Shea Aura/Tract 8612).

At the Public Hearing, the City will provide an opportunity for any interested person to be heard. After the public input portion of the Public Hearing, the City Clerk will tabulate the assessment ballots. If the assessment ballot tabulation is favorable, the City Council may adopt a resolution annexing the Shea Aura development into the District as Annexation No. 1 (Shea Aura/Tract 8612) and confirming the maximum assessment rates as originally proposed or as modified.

Payment of these annual assessments for each parcel will be made in the same manner and at the same time as payments are made for their annual property taxes. All funds collected through the assessments must be placed in a special fund and can only be used for the purposes stated within this Report.

SECTION II
IMPACT OF PROPOSITION 218

LANDSCAPE MAINTENANCE DISTRICT No. LL-857 (MONTAGE)

ANNEXATION NO. 1 (SHEA AURA/TRACT 8612)

FISCAL YEAR 2025-26

On November 5, 1996, California voters approved Proposition 218 entitled "Right to Vote on Taxes Act" which added Articles XIIIC and XIIID to the California Constitution. While its title refers only to taxes, Proposition 218 established new procedural requirements for the formation and administration of assessment districts.

These procedures establish that even if assessments are initially exempt from Proposition 218, future increases in assessments must comply with the provisions of Articles XIIIC and XIIID of the California Constitution. However, if an annual escalator to the assessments was included in the original assessment formula, then the assessment would comply with the intent and provisions of Proposition 218.

In order to annex the Shea Aura development into the District, it will require approval from the affected property owner(s) within the annexation area, prior to final approval from City Council. In order to comply with the requirements of Proposition 218, the City of Livermore has implemented the following procedures:

1) The owner of the annexing property will be mailed a ballot to cast their vote either in favor or against the proposed annexation into the District. A notice describing the assessment, the individual property owner's maximum annual assessment rate, the duration of the assessment, the reason for the assessment, and the basis upon which the assessment is calculated will accompany the ballots.

2) After the close of the public input portion of the public hearing, the ballots, which have been returned to the City Clerk, will be tabulated to determine whether a majority protest against the proposed annexation into the District exists.

3) The returned ballots will be tabulated and weighted based on their proportionate maximum assessment amount.

4) Publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the improvements. Exempted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways, public greenbelts and public parkways, utility easements, and that portion of public property that is not used for business purposes similar to private residential,

commercial, industrial and institutional activities. Also exempted from the assessments are private streets, utility easements, HOA common areas (except club houses, community centers, parking lots, etc.) and any other parcels that do not receive a special and direct benefit from the improvements.

Proposition 218 requires all affected property owners to be mailed a notice a minimum of 45 days prior to the Public Hearing. The property owner for the Shea Aura development has waived this 45-day notice period requirement by submitting a signed waiver to the City. After the Public Hearing and ballot tabulation is complete, the City Council may adopt a resolution confirming the maximum assessment rate either as originally proposed or as modified.

SECTION III

ENGINEER'S REPORT PREPARED PURSUANT TO THE PROVISIONS OF THE LANDSCAPING AND LIGHTING ACT OF 1972 SECTION 22500 THROUGH 22679 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE

Pursuant to the Landscaping and Lighting Act of 1972 (Part 2 of Division 15 of the Streets and Highways Code of the State of California), and in accordance with the Resolution of Initiation, which directs the preparation and filing of the Engineer's Report with respect to the annexing property, adopted by the City Council of the City of Livermore, on April 13, 2026, and in connection with the proceedings for:

CITY OF LIVERMORE
LANDSCAPE MAINTENANCE DISTRICT NO. LL-857
(MONTAGE)
ANNEXATION NO. 1 (SHEA AURA/TRACT 8612)
FISCAL YEAR 2025-26

Hereinafter referred to as the "District", I, Joel Waxdeck, P.E., the duly appointed ENGINEER OF WORK, submit herewith the "Report" consisting of five (5) parts as follows:

PART A: PLANS AND SPECIFICATIONS

This part describes the improvements to be financed. by the District, including the annexing property. Plans and specifications for the improvements are as set forth on the lists thereof, attached hereto, and are on file in the City of Livermore Engineering Department and are incorporated herein by reference.

PART B: ESTIMATE OF COST

This part contains an estimate of the cost of the proposed improvements, including incidental costs and expenses in connection therewith, which is as set forth on the lists thereof, attached hereto, and is on file in the City's Public Works Department.

PART C: ASSESSMENT DIAGRAM

This part incorporates by reference a diagram of the District, including the annexation property, showing the exterior boundaries of the District, the boundaries of any zones within the District and the lines and dimensions of each lot or parcel of land within the District. The diagram has been prepared by the Engineer of Work and is on file in the Office of the Livermore City Clerk and the Public Works Department. The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Alameda County Assessor for the year when this Report was prepared. The Assessor's maps and records are incorporated by reference herein and made part of this Report.

PART D: METHOD OF APPORTIONMENT OF ASSESSMENT

This part contains the method of apportionment of assessments, based upon parcel classification of land within the District, including the annexing property, in proportion to the estimated benefits to be received.

PART E: PROPERTY OWNER LIST & ASSESSMENT ROLL

This part contains a list of the Alameda County Assessor's Parcel Numbers, and the net amount to be assessed upon the annexing property. The Assessment Roll is filed in the Office of the Livermore City Clerk and is incorporated in this Report by reference. The list is keyed to the records of the Alameda County Assessor, which are incorporated herein by reference.

PART A

PLANS AND SPECIFICATIONS

The Plans and Specifications set forth in this Part A are consistent with the plans and specifications in the Fiscal Year 2025-26 Landscape Maintenance District Consolidated Engineer's Report.

The improvements and services authorized by the provisions of the Landscaping and Lighting Act of 1972, being Part 2 of Division 15 of the Streets and Highways Code, commencing with Section 22500 (hereafter referred to as the "1972 Act"), that may be applicable to the District and its assessments may include one or more of the following definitions:

- "Improvement" means one or any combination of the following:
  - The installation or planting of landscaping.
  - The installation or construction of statuary, fountains, and other ornamental structures and facilities.
  - The installation or construction of public lighting facilities, including, but not limited to, traffic signals.
  - The installation or construction of any facilities which are appurtenant to any of the forgoing, or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
  - The installation of park or recreational improvements, including, but not limited to all the following:
  - Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.
  - Lights, playground equipment, play courts, and public restrooms.
  - The maintenance or servicing, or both, of any of the forgoing, and of any improvements authorized below.
  - The acquisition of land for park, recreational, or open space purposes.
  - The acquisition of any existing improvement otherwise authorized herein.
  - The acquisition or construction of any community center, municipal auditorium or hall, or similar public facility for the indoor presentation of performances, shows, stage productions, fairs, conventions, exhibitions, pageants, meetings, parties, or other group events, activities, or functions, whether those events, activities, or functions are public or private.

- "Incidental expenses" include all the following:
  - The costs of preparation of the report, including plans, specifications, estimates, diagram, and assessment.
  - The costs of printing, advertising, and giving of published, posted, and mailed notices.
  - Compensation payable to the county for collection of assessments.
  - Compensation of any engineer or attorney employed to render services in proceedings pursuant to this part.
  - Any other expenses incidental to the construction, installation, or maintenance and servicing of improvements.
  - Any expenses incidental to the construction, installation, or maintenance and servicing of the improvements.
  - Any expenses incidental to the issuance of bonds or notes.
  - Costs associated with any elections held for the approval of a new or increased assessment.

- "Landscaping" means trees, shrubs, grass, or other ornamental vegetation.

- "Maintain" or "maintenance" means the furnishing of services and materials for the ordinary and usual maintenance, operation, and services of any improvement, including:
  - Repair, removal or replacement of all or any part of any improvement.
  - Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
  - The removal of trimmings, rubbish, debris, and other solid waste.
  - The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

- "Public lighting facilities" means all works or improvements used or useful for the lighting of any public places, including ornamental standards, luminaries, poles, supports, tunnels, manholes, vaults, conduits, pipes, wires, conductors, guys, stubs, platforms, braces, transformers, insulators, contacts, switches, capacitors, meters, communication circuits, appliances, attachments, and appurtenances.

- "Service" or "servicing" means the furnishing of:
  - Electric current or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements.
  - Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.

DESCRIPTION OF DISTRICT IMPROVEMENTS

The improvements, which have been constructed within the City of Livermore, and those which may be subsequently constructed, and will be operated, maintained, and serviced are generally described as follows:

> *The construction, operation, maintenance, servicing, and replacement of landscaping located along major and local roadways, trail improvements, parks and recreational improvements, and appurtenant improvements located within the public rights-of-way and dedicated easements, including but not limited to; personnel, electrical energy, utilities such as water, materials, contractual services, and other items necessary for the satisfactory operation of these services and improvements as described below.*

The specific list of improvements maintained by the District includes but is not limited to the following:

- Proportional share of Major Roadway landscaping, including:
  - Median landscaping within the public right-of-way on Portola Avenue east of Campus Hill Drive.
- Proportional share of Parks and Trails System, including:
  - Cayetano Park area east of Campus Hill Drive, including park amenities such as landscaping, benches, decorative paving, sculptures, walls, play areas, sports facilities, and seating areas. The District's contribution shall not exceed $136,096.88 (Fiscal Year 2025-26 dollars) per year adjusted annually pursuant to Section 6.5 of Development Agreement No. 114-97, as amended, between the City and Shea Homes.
  - Multi-use trail along Campus Hill Drive and adjacent to the northern property line of Tract 7610.
  - Multi-use trail extending from Collier Canyon Creek to just south of the Portola overcrossing.
- Local in-tract landscaping, including:
  - Median landscaping within the public right-of-way on Campus Hill Drive.
  - Irrigation along west side of Campus Hill Drive.

PART B

ESTIMATE OF COST

The 1972 Act requires that a special fund be set up for the collection of revenues and expenditures of the District. The 1972 Act provides that the total cost of construction, operation, and maintenance and servicing of the public landscaping, streetlighting, parks, trails, and open space improvements can be recovered by the District. Incidental expenses including administration of the District, engineering fees, legal fees and all other costs associated with the construction, operation, and maintenance and servicing of the District can also be included.

Revenues collected from the assessments shall be used only for the expenditures described in Part A of this Report. A contribution to the District by the City may be made to reduce assessments as the City deems appropriate. Any balance remaining on July 1 at the end of the fiscal year must be carried over to the next fiscal year unless the funds are being accumulated for future capital improvements or operating reserves.

A summary of the estimated District revenues and cost estimates for Fiscal Year 2025-26 is shown in the table below. The cost estimate set forth below is consistent with the cost estimate in the Landscape Maintenance District Consolidated Engineer's Report and represents the proportionate costs allocable to the District, including the annexing property.

FY 2025-26 COST ESTIMATE Landscape Maintenance District No. LL-857 (Montage) Tracts 7610, 8121, 8216, and 8612	
Estimated Operating Expenses	**Cost Estimate**
Proportional Share of Major Roadway Landscaping	$180,600
Proportional Share of Parks and Trails System	$301,000
Localized Landscaping	$12,040
	$493,640
Incidental Expenses	
City Administration and Personnel	$49,364
Materials, Supplies, Equipment, and Contingencies	$24,682
County Collection Fees	$11,712
	$85,758
Total Expenses:	**$579,398**
Reserve Collection:	**$109,531**
Total FY 2025-26 Cost Estimate:	**$688,929**

The purpose of the reserve collection is to ensure the District will have funds available for cashflow purposes and to repair or reconstruct the improvements that are the responsibility of the District.

The recommended operating reserve target is fifty percent (50%) of the projected expenditures for the ensuing fiscal year. Maintaining a fully funded operating reserve eliminates the need for the City to transfer funds from non-District accounts to pay for operational expenses during the first half of the fiscal year and provides the District with sufficient funds to address any unforeseen or unusual expenditures that may occur during the year.

PART C

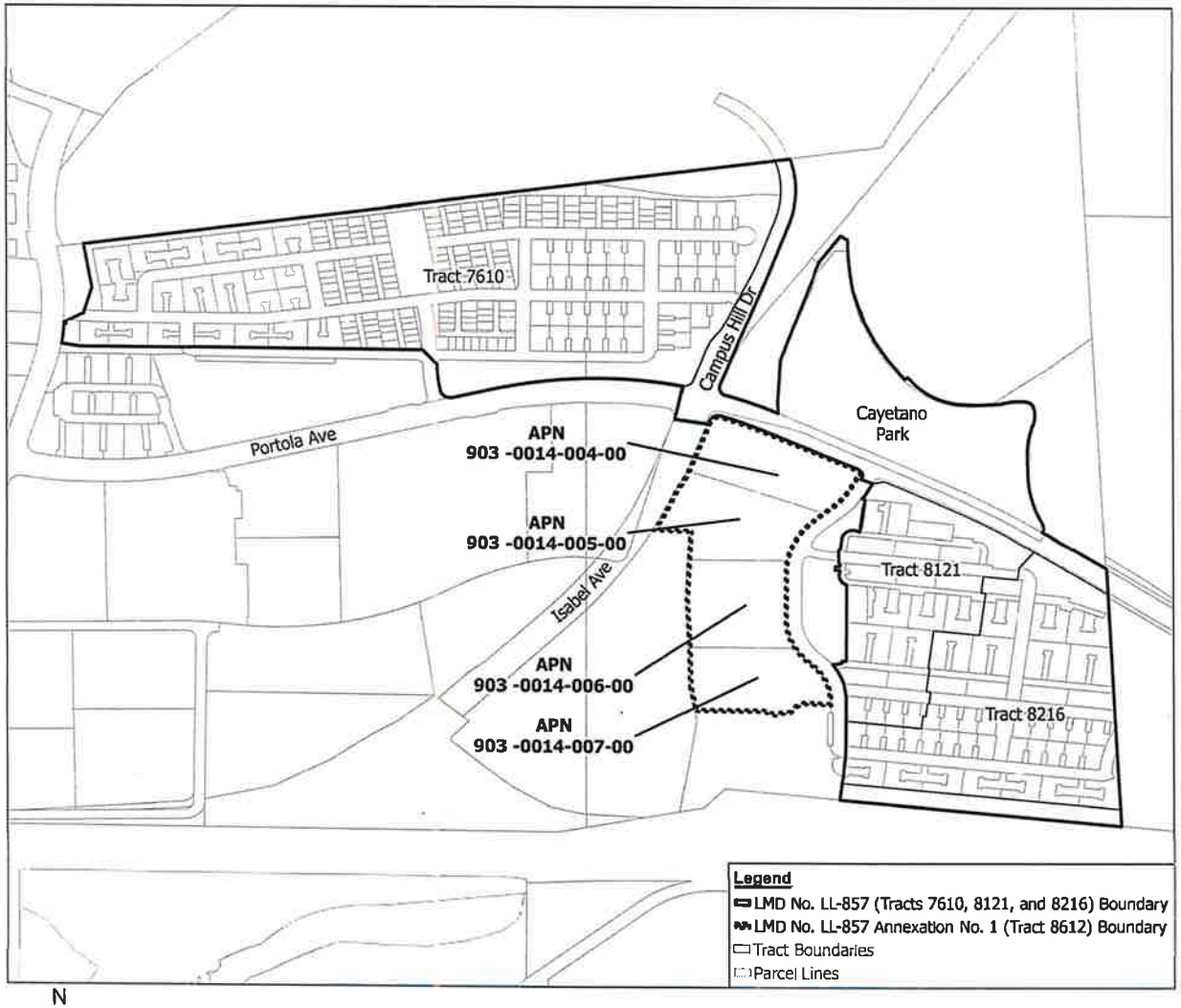
ASSESSMENT DISTRICT DIAGRAM

The boundaries of the District, including the annexing property, are completely within the boundaries of the City of Livermore. The consolidated Assessment Diagram for the District is on file in the Office of the City Clerk and the Public Works Department of the City of Livermore and shown on the following pages of this Report. The Assessor's Parcel Numbers ("APNs") and lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Alameda County Assessor, for the year when this Report was prepared, and are incorporated by reference herein and made part of this Report.

ATTACHMENT 1

AMENDED ASSESSMENT DIAGRAM FOR LANDSCAPE MAINTENANCE DISTRICT NO. LL-857 (MONTAGE)

CITY OF LIVERMORE
COUNTY OF ALAMEDA
STATE OF CALIFORNIA



Filed in the office of the City Clerk of the City of Livermore this _____ day of _____, 2026.

Helena Graves, Acting City Clerk
City of Livermore
County of Alameda
State of California

Filed in the office of the City Engineer as the Superintendent of Streets of the City of Livermore this _____ day of _____, 2026.

Joel Waxdeck, City Engineer
City of Livermore
County of Alameda
State of California

An assessment was levied by the City Council on the lots, pieces and parcels of land shown on this Amended Assessment Diagram. The assessment was levied on the _____ day of _____, 2026; the Assessment Diagram and the Assessment Roll were recorded in the office of the City Engineer as the Superintendent of Streets of that city on the _____ day of _____, 2026. Reference is made to the Assessment Roll recorded in the office of the City Engineer as the Superintendent of Streets for the exact amount of each assessment levied against each parcel of land shown on this diagram.

Helena Graves, Acting City Clerk
City of Livermore
County of Alameda
State of California

Filed this _____ day of _____, 2026, at the hour of _____o'clock ___.m. In Book _____ of Maps of Assessment and Community Facilities Districts at page _____ in the office of the County Recorder in the County of Alameda, State of California.

County Recorder
County of Alameda
State of California

Assessor Parcels Within Boundary: For particulars of lines and dimensions of parcels, reference is made to the Assessor Parcel Maps of Alameda County for the Assessor Parcel Numbers listed in the tables on this Assessment Diagram.

This Amended Assessment Diagram amends the Assessment Diagram for Landscape Maintenance District No. LL-857 (Montage), City of Livermore, County of Alameda, State of California, prior recorded at Book ____ of Maps of Assessment and Community Facilities Districts at page ____, in the office of the County Recorder for the County of Alameda, State of California.

PART D

METHOD OF APPORTIONMENT OF ASSESSMENT

The Method of Apportionment of Assessment set forth in this Part D is consistent with the method set forth in the Fiscal Year 2025-26 Landscape Maintenance District Consolidated Engineer's Report; the method is equally applicable to the properties currently in the District and the annexing property.

Part 2 of Division 15 of the Streets and Highways Code, the Landscaping and Lighting Act of 1972, permits the establishment of assessment districts by public agencies for the purpose of the construction, operation, maintenance, servicing, and replacement of public landscaping, streetlighting, parks, trails, and open space improvements.

Section 22573 of the 1972 Act requires that assessments must be levied according to benefit rather than assessed property values. This Section states:

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefit to be received by each such lot or parcel from the improvements."*

As a benefit-based assessment, parcels receiving benefit from improvements maintained by the District are subject to an assessment and will not be exempted if benefit is received. The improvements provided by the District and for which properties will be assessed have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential, consistent with the development plans and applicable portions of the City's General Plan. Therefore, the improvements and the annual costs of ensuring the maintenance and operation of the improvements are a distinct and special benefit to the properties within the District. In addition, Article XIIID, Section 4(a) of the California Constitution limits the amount of any assessment to the proportional special benefit conferred on the property, which must be determined in relationship to the entirety of the maintenance and operation expense of the public improvement. Because assessments are levied on the basis of benefit, they are not considered a tax, and therefore, are not governed by Article XIIIA of the California Constitution.

The 1972 Act permits the designation of zones of benefit within any individual assessment district if "by reasons or variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvements" (Sec. 22574). Thus, the 1972 Act requires the levy of a true "assessment" rather than a "special tax."

Article XIIID provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment. Exempted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public

easements and rights-of-way, public greenbelts and public parkways (all of which are typically not assigned an APN by the County), and that portion of public property that is not developed and used for business purposes similar to private commercial, industrial, and institutional activities (such as office buildings like a City Hall, etc.). Also exempted from the assessment would be utility rights-of-way, common areas (such as in condominium complexes), and any other property that is deemed undevelopable by the City. These types of parcels do not benefit from the improvements.

QUANTIFICATION OF BENEFIT

The District provides a funding source for the operation, maintenance, servicing, and replacement of the public landscaping, streetlighting, parks, trails, and open space improvements authorized under the 1972 Act and benefit properties within the boundaries of the District.

In order for the City to quantify and separate the general benefit to the public at large versus special benefits conferred to property by each improvement type, an analysis of each improvement was conducted. The analysis reviewed the location, purpose, and utilization of each improvement, and then identified the properties that benefit from the improvement both within and outside the City and within and outside the District, and then allocated the costs to operate, maintain, service, and replace each improvement to each benefitting property within the District.

Because general benefits to the public at large are not assessable, any costs attributed to general benefits or special benefits assigned to properties that are not within the District are to be paid for by the City. Only the costs attributed to the special benefits conferred on property within the District from the authorized improvements are assessed herein. A summary of the benefit analysis by improvement type is described below.

BENEFIT DETERMINATION FOR MAJOR ROADWAY LANDSCAPING AND STREETLIGHTING

City major roadways provide reliable access to all areas of the City and therefore confer a special and direct benefit to all properties within City limits. The special and direct benefit conferred on properties within the City from roadside and median landscaping and streetlighting located along City major roadways consists of the following:

- Enhanced desirability of property through association with the improvements.
- Improved aesthetic appeal of properties providing a positive representation of the area and properties.
- Enhanced quality of life through well-maintained green space and landscaped areas.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties through well-maintained surroundings and amenities including abatement of graffiti.
- Environmental enhancement through improved erosion control, dust and debris control, and fire prevention.

- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Increased nighttime visibility resulting in enhanced safety on roads and in public areas.

If these landscaping and streetlighting improvements were not installed, properties in the City would not be as appealing to property owners, patrons, and prospective buyers which would adversely affect the desirability of property. Therefore, the landscaping and streetlighting improvements located along City major roadways provide a specific enhancement to property values in the City and not a general enhancement of property values. In addition to the special and direct benefits property owners within the City receive from major roadway landscaping and streetlighting improvements, there are also some incidental general benefits received by vehicular and pedestrian flow-through traffic (traffic that does not stop within the City) which originates from properties outside City limits and traverses the City's major roadway system to travel to another destination outside the City.

Google Maps was utilized to determine if the City's major roadways are likely to be traversed by people commencing from locations outside City limits to access other destinations outside City limits. An analysis of viable routes from all directions was performed using locations outside City limits as a starting point to ending destinations outside City limits. The results of this analysis confirmed that traversing City major roadways is seldom the preferred route. Vehicular flow-through traffic is much more likely to utilize Interstate 580 and Highway 84 than City major roadways. However, the Circulation Element of the City's General Plan ("Circulation Element") states that City major roadways experience increased traffic when there is congestion on Interstate 580. Per the Circulation Element, an average of 25% of traffic that travels through critical arterial segments near the freeway, including Isabel Avenue, Livermore Avenue, First Street, Vasco Road, and Greenville Road is nonlocal, flow-through traffic. These critical arterial segments represent less than a quarter of the total length of the overall major roadway system in the City. Therefore, it is conservatively estimated that 10% of the traffic through the City's major roadway system is attributed to flow-through traffic and is assigned as general benefit to the public at large and 90% is assigned as special benefit to properties within City limits proportionately. The annual cost to operate, maintain, service and replace major roadway landscaping and streetlighting improvements is apportioned as follows: special benefits assigned to properties within the City and not in a City Landscape Maintenance District (LMD), special benefits assigned to properties within the City and in a City LMD, and general benefit attributed to flow-through traffic. Therefore, property owners within each of the City's LMDs, including the District, will be assessed for their portion of costs attributed to the special benefits conferred to their property from the City major roadway landscaping and streetlighting improvements, and the City will pay for the portion of costs attributed to special benefits assigned to properties within the City and not in a City LMD and the general benefit attributed to flow-through traffic.

BENEFIT DETERMINATION FOR PARKS AND TRAILS

The City is served by an extensive network of parks, ranging from large community parks to small neighborhood parks with playground sets, and a trails system. Existing parks within the City are listed and shown in Appendix A (City Parks System Benefit Diagram)

of this Report. The City owns and operates several of the smaller parks in the City. The Livermore Area Recreation and Parks District ("LARPD"), however, has the primary responsibility to provide, plan for, and maintain parks in the City and the surrounding area.

Community Parks in the City attract property owners and residents from the entire City because they offer a wide variety of amenities and recreational opportunities, including but not limited to, sports fields, tennis courts and aquatic facilities, open play fields, hiking and bicycle trails, playground sets, picnic areas, and space for public events. Also, well maintained Community Parks provide an enhanced desirability of property in the City through association with these facilities. For this reason, the City's Community Parks are of special and direct benefit to all parcels within the City and general benefit is attributed to people coming in from outside of the City to utilize the City's Community Parks. Per an analysis performed at the time of formation of the City's Downtown Maintenance District No. 859 determined that 40% of the costs to annually operate, maintain, service and replace the Community Park improvements can be attributed to general benefit. Therefore, the annual cost to operate, maintain, service and replace Community Parks improvements is apportioned as follows: special benefits assigned to properties within the City and not in a City LMD, special benefits assigned to properties within the City and in a City LMD authorized to fund parks, special benefits assigned to properties within the City and in a City LMD not authorized to fund parks, and general benefit attributed to utilization of Community Parks by people coming in from outside of the City. Therefore, property owners within each City LMD, including the District, will be assessed for their portion of costs attributed to the special benefits conferred to their property from the Community Parks. The portion of costs attributed to special benefits assigned to properties within the City and not in a City LMD or in a City LMD not authorized to fund parks, and the general benefit attributed to utilization of Community Parks by people coming in from outside of the City will be funded by a non-District assessment revenue source.

Neighborhood Parks are generally much smaller than Community Parks with less amenities, limited parking, and little to no visibility to the public at large. Neighborhood Parks provide for more aesthetically pleasing neighborhoods, environmental and health benefits, community gathering places, and an overall improved and healthier community image. If these Neighborhood Park improvements were not installed, property nearby would not look as appealing to property owners, prospective property owners, and patrons alike, which would adversely affect the value of their property. Based on Parks and Economic Development Reports published by the American Planning Association, homes adjacent and near parks and open space are typically valued higher than comparable properties, with positive price effect declining to zero about ½ mile away. Also, property owners and residents located within a ½ mile +/- radius from a Neighborhood Park tend to be the primary users due to convenience by proximity. Therefore, Neighborhood Parks provide a special and direct benefit to property located within a ½ mile of a Neighborhood Park or Neighborhood Park components of Community Parks.

Most of the properties in the City are located within the ½ mile special benefit radius as shown in Appendix A (City Parks System Benefit Diagram) of this Report. Although determined to be infrequent, it is reasonable to conclude that some residents who live outside of the ½ mile radius may utilize the City's Neighborhood Parks and this benefit must be accounted for and cannot be assigned to properties within the ½ mile special

benefit radius. Based on the possibility that users from outside the ½ mile special benefit radius may use the City's Neighborhood Parks, it is conservatively estimated that approximately 5% of the costs to annually operate, maintain, service and replace the Neighborhood Park improvements can be attributed to general benefit. Therefore, the annual cost to operate, maintain, service and replace Neighborhood Parks improvements is apportioned as follows: special benefits assigned to properties not in a City LMD and within a ½ mile radius to a Neighborhood Park or a Neighborhood Park component of a Community Park, special benefits assigned to properties in a City LMD authorized to fund parks and within a ½ mile radius to a Neighborhood Park or a Neighborhood Park component of a Community Park, special benefits assigned to properties in a City LMD not authorized to fund parks and within a ½ mile radius to a Neighborhood Park or a Neighborhood Park component of a Community Park, and general benefit attributed to utilization of Neighborhood Parks by people coming in from outside of the ½ mile special benefit radius. Therefore, property owners within each City LMD, including the District, authorized to fund parks will be assessed for their portion of costs attributed to the special benefits conferred to their property from the Neighborhood Parks or a Neighborhood Park component of a Community Park. The portion of costs attributed to special benefits assigned to properties not in a City LMD and within the ½ mile special benefit radius and the general benefit attributed to utilization of Neighborhood Parks by people coming in from outside of the ½ mile special benefit radius will be funded by a non-LMD assessment revenue source.

BENEFIT DETERMINATION FOR LOCAL IN-TRACT LANDSCAPING AND STREETLIGHTING

Public landscaping and streetlighting located along local in-tract streets provide a special and direct benefit to parcels within their respective developments. The special and direct benefits from in-tract landscaping and streetlighting consists of enhanced beautification and safety to entrances and interior of developments. Property owners who reside within these developments realize these enhanced aesthetic and safety benefits when they are entering and exiting the development. If these in-tract landscaping and streetlighting improvements were not installed, the developments would not look appealing to property owners and prospective property buyers which would adversely affect the value of their property. Therefore, these landscaping and streetlighting improvements provide a specific enhancement to property values and not a general enhancement of property values.

Since in-tract streets within developments corresponding to the District are designed to have minimal flow-through traffic, there are few reasons for vehicles to access the in-tract streets unless their destination is to or from a property within the development. However, it is reasonable to conclude that some vehicular traffic may on a rare occasion utilize the in-tract streets due to the need to turn around or a mistaken turn into the development. The rare circumstance where a pedestrian or vehicle mistakenly uses the in-tract streets, have been determined to be a rare and infrequent circumstance. Even though these are rare and infrequent circumstances, they must be accounted for and cannot be assessed to the properties within the District. Therefore, based on flow-through traffic it is conservatively estimated that approximately 98% of the annual trips along local in-tract streets within developments corresponding to the District are of special and direct benefit to the properties within the District and 2% of the annual trips along local in-tract streets

within developments corresponding to the District are of general benefit. Therefore, 2% of the cost to operate, maintain, service and replace in-tract landscaping and streetlighting for the District will be paid by the City and the remaining 98% will be spread proportionately to properties within the District.

ASSESSMENT METHODOLOGY FOR SPECIAL BENEFIT

As certain subdivisions have developed and continue to develop throughout the City, they may be annexed into an existing City LMD or a new LMD may be created. Each new subdivision or development is evaluated to determine which improvements are of a specific and direct benefit to the parcels within the subdivision or development and then a determination is made whether to annex them into an existing City LMD or form a new LMD. The parcels, which benefit from the improvements, are then identified and a benefit assessment methodology is developed to allocate the costs of the improvements to the benefiting parcels.

Since the assessments are levied on the owners of properties as shown on the secured property tax rolls, the final assessments must be assigned by APN. Land use is taken into consideration when allocating assessments because if not considered, benefit would not be allocated accurately. For example, a single-family parcel should not pay the same annual assessment as a 50-unit apartment parcel or a large commercial establishment. Therefore, as previously stated, the total costs are allocated to each parcel of land based on the share of special benefit received over and above general benefit to the public at large.

Each City LMD is apportioned the special benefit received from landscaping, parks, open space, and streetlighting improvements. Currently, the same land use type comprises each respective City LMD and therefore the assessable parcels within each respective LMD are deemed to receive equal special benefit from the improvements. The annual assessment per parcel for residential properties, the annual assessment rate per unit for apartment properties, and the annual assessment rate per acre for non-residential properties is calculated by dividing the total estimated costs and reserve collection for the ensuing fiscal year assigned to each LMD by the total number of parcels (if a residential LMD) or assessable acres (if a non-residential LMD) within each respective LMD. At build-out, the District will be comprised of 1,204 single-family residential parcels, including the properties within Annexation No. 1, and the assessment rate per parcel will be the same for all residential parcels in the District.

Publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the improvements. Exempted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways, public greenbelts and public parkways (all of which are typically not assigned an APN by the County), and that portion of public property that is not developed and used for business purposes similar to private commercial, industrial, and institutional activities (such as office buildings like a City Hall, etc.). Also exempted from the assessment would be utility rights-of-ways, common areas (such as in condominium complexes), and any other property that is deemed to be unable to develop by the City. These types of parcels do not benefit from

the improvements. Also exempted from the assessments are private streets, utility easements, HOA common areas that do not receive a special and direct benefit from the improvements.

Parcels within the District may be assessed once the final maps have been approved by the City or it is anticipated that improvements will need to be maintained or reserve funds will need to be collected for the ensuing fiscal year. Please refer to the Fiscal Year 2025-26 Estimates of Cost included in this Report for the total calculated assessment amount within the District.

FISCAL YEAR 2025-26 MAXIMUM ASSESSMENT RATE AND FUTURE INCREASES

The Fiscal Year 2025-26 Maximum Assessment Rate for the District is $572.20 per residential unit. This maximum rate will be adjusted by the formula described below commencing Fiscal Year 2026-27 and all subsequent fiscal years.

The maximum assessment for the District may be adjusted annually by the annual change in the Consumer Price Index (All Urban Consumers) published for the San Francisco-Oakland-Hayward Area by the U.S. Bureau of Labor Statistics ("CPI") for the month of February plus 1%.

APPEAL OF ASSESSMENTS

Any property owner claiming that the amount or application of the special assessment is not correct and requesting a refund, may file a written notice of appeal and refund to that effect with the City's Public Works Director not later than one calendar year after having paid the special assessment that is disputed. The Public Works Director shall promptly review the appeal, and if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the special assessment, and decide the appeal. If the Public Works Director's decision requires that the special assessment be modified or changed in favor of the property owner, a refund shall be made or an adjustment may be made to the next annual special assessment levy. Any dispute over the decision of the Public Works Director shall be referred to the City Council and the decision of the City Council shall be final. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to any legal action by such owner.

PART E

PROPERTY OWNER LIST & ASSESSMENT ROLL

A list of names and addresses of the owners of all parcels, and the description of each lot or parcel within the annexing property, are shown on the last equalized Property Tax Roll of the Alameda County Assessor, which by reference is hereby made a part of this Report.

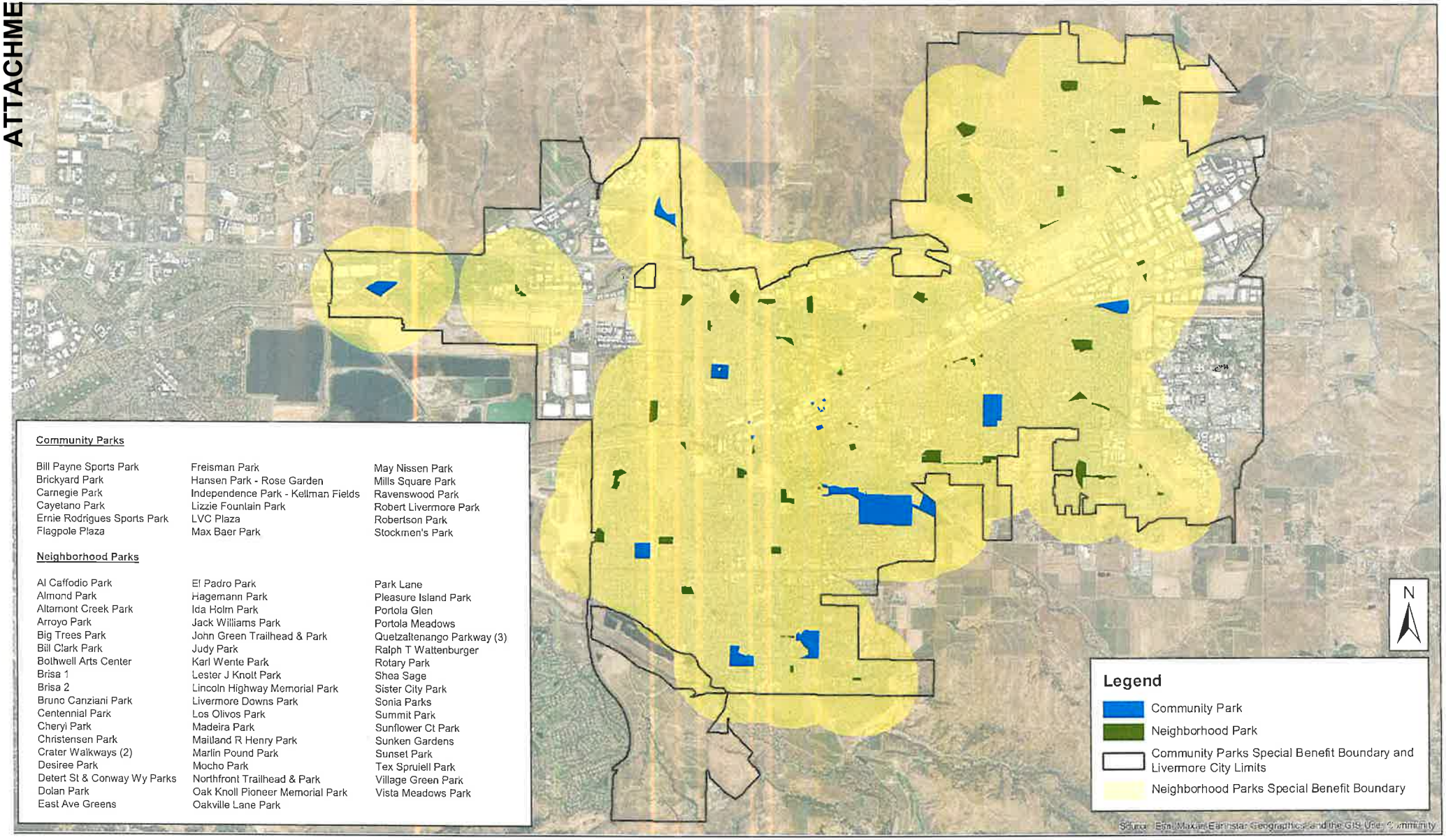
This list is keyed to the Assessor's Parcel Numbers as shown on the Assessment Roll, which includes the proposed amount of assessments apportioned to each lot or parcel. The Assessment Roll is on file in the Office of the City Clerk of the City of Livermore.

APPENDIX A

CITY PARKS SYSTEM BENEFIT DIAGRAM

ATTACHMENT 1

City of Livermore
City Parks System Benefit Diagram



APPENDIX B

FISCAL YEAR 2025-26 ASSESSMENT ROLL

ATTACHMENT 1

City of Livermore - Landscape Maintenance District No. LL-857 Annexation No. 1 (Shea Aura/Tract 8612)
Maximum & Fiscal Year 2025-26 Assessment Roll
(Maximum Assessments shall be Increased by the Prior Year's Change in CPI plus 1% each Fiscal Year)

Parcel No.	No. of Residential Units	Maximum Assessment	FY 2025-26 Assessment*	Property Address
903 -0014-004-00	22	$12,588.40	$2,398.00	PORTOLA AVE
903 -0014-005-00	28	$16,021.60	$3,052.00	PORTOLA AVE
903 -0014-006-00	52	$29,754.40	$5,668.00	PORTOLA AVE
903 -0014-007-00	62	$35,476.40	$6,758.00	PORTOLA AVE
	164	**$93,840.80**	**$17,876.00**	

* The Fiscal Year 2025-26 Assessments have been rounded to the nearest even penny to meet the County of Alameda Auditor-Controller submittal requirements.

IN THE CITY COUNCIL OF THE CITY OF LIVERMORE, CALIFORNIA

A RESOLUTION ORDERING ANNEXATION OF SHEA AURA (TRACT 8612) TO CITY OF LIVERMORE LANDSCAPE MAINTENANCE DISTRICT NO. LL-857 (TRACT 7610), MONTAGE, ADOPTING THE ENGINEER'S REPORT, CONFIRMING THE LEVY OF THE FIRST ASSESSMENT AND DIRECTING ACTIONS WITH RESPECT THERETO

CITY OF LIVERMORE
Maintenance District No. LL-857 (Tract 7610), Montage

On May 8, 2006, in accordance with the Landscaping and Lighting Act of 1972, Part 2, commencing with Section 22500, of Division 15 of the California Streets and Highways Code (the "Act"), the City Council (the "City Council") of the City of Livermore (the "City") adopted Resolution No. 2006-103, "A Resolution Initiating Formation of and of Intention to Establish a Maintenance District" with respect to the "City of Livermore Landscape Maintenance District No. LL-857 (Tract 7610), Montage" (the "District"), and in it designated the City Engineer as the "Engineer of Work" for the District and directed the Engineer of Work to make and file a report in writing all in accordance with and pursuant to the Act, in and for the District.

On June 26, 2006, the Council held a public hearing and, upon completion of the public hearing, adopted Resolution No. 2006-153, "A Resolution Ordering the Establishment of a Maintenance District, Adopting Engineer's Report, Confirming the Levy of the First Assessment and Directing Actions With Respect Thereto," and in it, among other things, approved the Engineer's Report in the form on file with the City Clerk and determined that it shall stand as the Engineer's Report for the District, established the District for the purpose of providing the maintenance activities set forth in the Engineer's Report, and ordered a copy of the assessment diagram and notice of assessment to be filed and recorded, respectively, in the office of the County Auditor of the County of Alameda.

Under the Act, the Council is authorized to initiate and declare the annexation of the Shea Aura Project (Tract 8612) (the "Shea Aura Project") to the District.

On April 13, 2026, having received petitions from the owner(s) of the Shea Aura Project, the Council adopted Resolution No. 2026-44, "A Resolution Initiating and Declaring the Intention to Order the Annexation of the Shea Aura (Tract 8612) Project to City of Livermore Landscape Maintenance District No. LL-857 (Tract 7610), Montage" (the "Resolution of Intention"), pursuant to which the Council (i) initiated and declared its intention to order the annexation of the Shea Aura Project to the District, (ii) preliminarily approved a report (the "Engineer's Report") caused to be prepared by the City Engineer, as the Engineer of Work for the District, (iii) called a public hearing for June 8, 2026, for the purpose of, among other things, determining whether the Shea Aura Project is specially benefited by the maintenance activities, tabulating special assessment ballots, and determining the existence of any majority protest, (iv) directed the City Clerk to cause notice of the hearing to be mailed to the owners of the Shea Aura Project and directed that such notice shall contain a ballot.

The hearing was held on the date hereof, and all interested persons desiring to be heard were given an opportunity to be heard, and all matters and things pertaining to the annexation of the Shea Aura Project to the District were fully heard and considered by this Council, and any protests, both written and oral, were duly heard, considered, and all assessment ballots submitted by property owners were received and tabulated;

NOW, THEREFORE, IT IS ORDERED as follows:

1. No Majority Protest; Protests Overruled. It is hereby determined that, upon the conclusion of the public hearing, and after tabulation of the assessment ballots submitted, no majority protest against the annexation existed because the assessment ballots submitted in opposition to the annexation did not exceed the ballots submitted in favor of the annexation. In tabulating the ballots, they were weighted according to the proportional financial obligation of the affected properties. The protests against the proposed annexation to the District or the extent thereof to be assessed for the costs and expenses of the maintenance, as a whole or as to any part thereof, or against the engineer's estimate of costs and expenses, in whole or in part, or against the maps and descriptions, in whole or in part, or against the diagram or the assessment to pay for the costs and expenses thereof, in whole or in part, written and oral, are hereby overruled.

he extent thereof to be assessed for the costs and expenses of the maintenance, as a whole or as to any part thereof, or against the engineer's estimate of costs and expenses, in whole or in part, or against the maps and descriptions, in whole or in part, or against the diagram or the assessment to pay for the costs and expenses thereof, in whole or in part, written and oral, are hereby overruled.

2. Public Interest. The public interest, convenience and necessity require the annexation of the Shea Aura Project to the District and the levy of assessments therein.

3. District Described. The District, including the territory hereby annexed, specially benefited and to be assessed to pay the costs and expenses thereof, and the exterior boundaries thereof, are as shown by the assessment diagram thereof filed in the office of the City Clerk, which map is made a part hereof by reference thereto.

4. Engineer's Report Approved. The Engineer's Report, in the form on file in the office of the City Clerk and to which reference is hereby made for further particulars, including a description of the territory annexed, the estimates of costs and expenses, the apportionment of assessments and the assessment diagram, is hereby approved and confirmed and shall stand as the Engineer's Report for these and all future proceedings for the District. Final approval of the Engineer's Report is intended to and shall refer and apply to the Engineer's Report, or any portion thereof, as amended, modified, revised or corrected by, or pursuant to and in accordance with, any resolution or order, if any, heretofore duly adopted or made by this Council.

r's Report, or any portion thereof, as amended, modified, revised or corrected by, or pursuant to and in accordance with, any resolution or order, if any, heretofore duly adopted or made by this Council.

5. Benefits Determined. Based on the oral and documentary evidence, including the Engineer's Report, offered and received at the public hearing, this Council expressly finds and determines that:

(a) each of the several subdivisions of land in the territory annexed to the District will be specially benefited by the maintenance activities at least in the amount, if not more, than the amount, of the assessment apportioned against the subdivisions of land, respectively; and

(b) there is substantial evidence to support, and the weight of the evidence preponderates in favor of, the finding and determination as to special benefits.

6. Annexation Ordered and Assessments Confirmed and Levied. This Council hereby orders that the territory as described in the Engineer's Report be annexed to the District for the purpose of providing the maintenance activities set forth in the Engineer's Report, as confirmed, and that the assessments to pay the costs and expenses of such maintenance activities set forth in the Engineer's Report for the fiscal year 2026-27 for the territory annexed be confirmed and are hereby levied. For further particulars pursuant to the provisions of the Act, reference is hereby made to the Resolution of Intention and the Engineer's Report.

7. Recording Ordered. The City Clerk shall forthwith cause a copy of the assessment diagram, as amended by the annexation, and an amended notice of assessment, substantially in the form provided in Section 3114 of the Streets and Highways Code of California, executed by the City Clerk, to be filed and recorded, respectively, in the office of the County Auditor of the County of Alameda, concurrently with the auditor record for the applicable fiscal year.

8. Proceeds of Collections. The Director of Finance shall deposit the assessments from the territory annexed to the District in the "City of Livermore Maintenance District No. LL-857 (Tract 7610), Montage Maintenance Fund" (the "Maintenance Fund"). The Maintenance Fund may be invested in lawful investments for the City that are consistent with the City's applicable investment policies. The moneys in the Maintenance Fund shall be applied to the maintenance activities and approved expenses of the District.

9. Effective Date. This resolution shall be effective upon the date of its adoption.

On motion of Council Member _____, seconded by Council Member _____, the foregoing resolution was passed and adopted on June 8, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

_____
Helena L. Graves
Acting City Clerk

APPROVED AS TO FORM:

/s/ Molly A. O'Toole
Molly A. O'Toole
Assistant City Attorney

Exhibit A – Description of Services

EXHIBIT A

CITY OF LIVERMORE
Maintenance District No. LL-857
(Tract 7610), Montage

DESCRIPTION OF SERVICES

The assessments in the above district shall be levied for the following, and shall include all incidental expenses, including administration, legal, collection and contracting:

> *The construction, operation, maintenance, servicing, and replacement of landscaping located along major and local roadways, trail improvements, parks and recreational improvements, and appurtenant improvements located within the public rights-of-way and dedicated easements, including but not limited to; personnel, electrical energy, utilities such as water, materials, contractual services, and other items necessary for the satisfactory operation of these services and improvements as described below.*

The specific list of improvements maintained by the District includes but is not limited to the following:

- Proportional share of Major Roadway landscaping, including:
  - Median landscaping within the public right-of-way on Portola Avenue east of Campus Hill Drive.
- Proportional share of Parks and Trails System, including:
  - Cayetano Park area east of Campus Hill Drive, including park amenities such as landscaping, benches, decorative paving, sculptures, walls, play areas, sports facilities, and seating areas.
  - Multi-use trail along Campus Hill Drive and adjacent to the northern property line of Tract 7610.
  - Multi-use trail extending from Collier Canyon Creek to just south of the Portola overcrossing.
- Local in-tract landscaping, including:
  - Median landscaping within the public right-of-way on Campus Hill Drive.
  - Irrigation along west side of Campus Hill Drive.

Together with any and all incidental expenses in connection therewith all as more particularly authorized pursuant to the Landscaping and Lighting Act of 1972.

LIVERMORE
CALIFORNIA

CITY COUNCIL STAFF REPORT **ITEM NO. 7.2**

DATE: June 8, 2026

TO: Honorable Mayor and City Council

FROM: Brent Smith, Community Development Director

SUBJECT: Hearing to consider a request to amend the project approvals for Vesting Tentative Tract Map (VTTM) 8612 - Subdivision (SUB) 21-007 and Site Plan Design Review (SPDR) 21-006, known as Aura, and Vesting Tentative Tract Map (VTTM) 8613 - Subdivision (SUB) 21-006 and Site Plan and Design Review (SPDR) 21-005, known as Serenity, to authorize an alternative means of compliance with the City's Inclusionary Housing Ordinance for each project, pursuant to Livermore Development Code Section 11.70.040. The alternative compliance method would be implemented through a future Affordable Housing Agreement for Aura and an amendment to the existing Affordable Housing Agreement for Serenity. The requested amendments would not result in any physical changes to the environment that were not otherwise considered in the original project approvals.

RECOMMENDED ACTION

Staff and Planning Commission recommends the City Council adopt resolutions:

1. Approving Subdivision Amendment (SUBA) 26-001 and Site Plan Design Review Modification (SPDRM) 26-013 (Shea Aura)
2. Approving Subdivision Amendment (SUBA) 26-002 and Site Plan Design Review Modification (SPDRM) 26-014 (Shea Serenity)

SUMMARY

The Shea Homes Aura and Serenity residential townhome projects were approved by the City Council in 2024 and 2022, respectively. Both projects were approved in full compliance with the housing affordability requirements set forth in the Livermore Development Code (LDC) Section 11.70.030 and the Isabel Neighborhood Specific Plan (INSP) and received Density Bonus concessions. The LDC ordinance allows for alternative means of compliance to meet the affordable housing requirements, however neither project included a request for alternative compliance options when it was originally approved. The applicant has experienced increased difficulty selling moderate-income for-sale units due to market conditions and is requesting to amend the approved projects to authorize an alternative means of compliance to satisfy the affordability requirement.

Shea Aura, located at the southwest corner of the Portola Avenue and Tranquility Circle intersection within the Isabel Neighborhood Specific Plan, is currently under review for the Final Map. Shea Serenity, located at the northeast corner of Portola Avenue and Collier Canyon Road, within the Isabel Neighborhood Specific Plan, is currently under construction and has sold some units. See Attachment 1 Location Map.

DISCUSSION

BACKGROUND

On July 25, 2022, the City Council approved the Serenity Project for a total of 299 units, consisting of 89 for-sale condominium units and 210 for-rent apartments. The Serenity Project included 60 affordable units and 51 accessible units at the time of approval. It is located at the southwest corner of the Portola Avenue and Tranquility Circle intersection within the Isabel Neighborhood Specific Plan.

On July 8, 2024, the City Council approved the Aura Project for 164 for-sale condominium units, including 33 affordable units and 17 accessible units. It is located at the northeast corner of Portola Avenue and Collier Canyon Road, also within the Isabel Neighborhood Specific Plan.

Both projects were approved in full compliance with the affordability requirements set forth in the Livermore Development Code (LDC) Section 11.70.030 and the Isabel Neighborhood Specific Plan (INSP) and received Density Bonus concessions. The LDC ordinance does allow for alternative means of compliance, such as in-lieu fees, but any alternative means must be requested and approved when the project's entitlements are approved by the City Council. Neither project included alternative compliance options at entitlement. Therefore, the applicant is now proposing to amend the original land use entitlements to request the City Council approve the alternative means of compliance.

REQUEST FOR ALTERNATIVE MEANS OF COMPLIANCE

The townhome portion of the Serenity Project is currently under construction, and the Aura Project is targeting Final Map approval this upcoming July. The 210 for-rent apartment units included in Shea Serenity are under construction and are not included in this request. Due to market conditions, the applicant, Shea Homes, has experienced increased difficulty selling moderate-income for-sale units at Serenity and anticipates similar challenges with the Aura Project.

Moderate-income units are the majority of the for-sale opportunities offered in the City's Affordable Homeownership Program, but they have become increasingly difficult to sell according to the applicant. Demand is higher for one- and two-bedroom units among smaller households, but only three-bedroom moderate-income units are offered by the applicant. Additionally, through the City's Affordable Homeownership Program, qualified buyers are declining opportunities to purchase the units due to financial uncertainty and the overall cost of ownership. For many moderate-income households, renting remains more affordable than purchasing, even at the restricted price. As a result, a portion of the constructed moderate-income units at Serenity have remained unsold for extended periods.

For these reasons, the applicant is requesting to amend the approved projects to authorize an alternative means of compliance for previously approved moderate-income units, such as an in-lieu payment, to satisfy the affordability requirement instead of providing the affordable units on site. The total number of

units for both projects would remain unchanged, and a portion of the moderate-income units would instead be sold at market-rate. To maintain the concessions and waivers the projects were granted under Sate Density Bonus Law, they must maintain a minimum 10% of overall units as affordable provided on site. Therefore, only a portion of the approved moderate-income units would be authorized for an alternative means of compliance, as shown in the table below:

	Originally Approved to be provided on site	**Minimum Required for Density Bonus (10%) proposed on site by applicant**	**Maximum Authorized for Alternative Compliance proposed by applicant**
Aura	Moderate: 24 units Median: 9 units	Moderate: 8 units Median: 9 units	Moderate: 16 units
Serenity	Moderate: 13 units Median: 5 units	Moderate: 4 units Median: 5 units	Moderate: 9 units

The applicant is requesting an alternative means of compliance for up to 25 moderate-income units, which would then be sold at market-rate. The approved median-income units, which are a deeper level of affordability compared to moderate-income units, would remain the same.

The alternative compliance method would be implemented through a future Affordable Housing Agreement for Aura and an amendment to the existing Affordable Housing Agreement for Serenity, both of which will be approved by the City Council later this year. As previously stated, the overall unit count would remain the same, therefore the requested amendments would not result in any physical changes to the project or environment that were not otherwise considered in the original project approvals.

The proposed Alternative Compliance Method is that the applicant will provide an in-lieu fee for each required affordable unit they do not provide onsite. The in-lieu fee will be calculated as part of the Affordable Housing Agreement and is required to be economically equivalent compared to providing the units on site. The in-lieu fee is calculated by a standard formula described in Livermore Municipal Code Section 3.26.050.

PUBLIC BENEFIT

Producing affordable units in the extremely low-, very low-, and low-income categories remains challenging due to the high costs of land, construction, and labor, which often exceed the revenue generated from lower rent and for-sale prices. Consequently, many deeply affordable units require significant subsidy, particularly 100% affordable projects. The City does not have sufficient affordable housing funds to subsidize enough units to meet its RHNA obligations in the lower income categories.

Although satisfying the affordability requirement for the Serenity and Aura projects through an alternative means of compliance would result in an immediate decrease in approved affordable units, it would provide the opportunity for flexible funding that may be directed toward deeply affordable projects serving lower-income and special needs populations. Existing projects partially funded by an alternative means of compliance include Chestnut Square, Eden Downtown Apartments, Vineyard 2.0, Avance, and Pacific Avenue Senior Housing Phase 1. Should the projects satisfy the requirements through alternative compliance, the City could receive funding for deeply affordable projects that might not otherwise be

built. Projects that could benefit from these additional funds include Pacific Avenue Senior Housing Phase 2 or the Walnut Street Project.

PLANNING COMMISSION RECOMMENDATIONS AND DISCUSSION

The Planning Commission voted 4-1 to recommend approving the requested amendments to both projects. One Commissioner dissented, suggesting more time should be given before reducing the inclusionary affordable units. The Planning Commission recommendations are included in the Planning Commission project resolutions (Attachments 4 and 9, Exhibit A to the Resolutions). The Planning Commission discussed calculation and use of in-lieu fees, current economic uncertainty, and the benefits of an alternative means of compliance (see Attachment 2, Planning Commission Meeting Minutes).

ENVIRONMENTAL DETERMINATION

The Project is a procedural action that does not involve a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment; therefore, it does not meet the criteria for a "project" as defined by the California Environmental Quality Act (CEQA) Guidelines Section 15378. No environmental review is required.

FISCAL AND ADMINISTRATIVE IMPACTS

There are no significant fiscal or administrative impacts associated with the project. Staff time allocated to land use entitlement review is offset by required entitlement application fees. As stated above, satisfying the affordability requirement through an alternative means of compliance would provide the opportunity for flexible funding that may be directed toward deeply affordable projects serving lower-income and special needs populations that might not otherwise be built. Actual projects that could benefit from these additional funds include Pacific Avenue Senior Housing Phase 2 or the Walnut Street Project.

COMMUNITY PILLAR

2: Economy that Prospers

GOAL

4: Implement the Isabel Neighborhood Specific Plan

GUIDING DOCUMENTS

General Plan
Isabel Neighborhood Specific Plan
Development Code

ATTACHMENTS

1. Location Map
2. Planning Commission Meeting Minutes
3. Resolution

4. Exhibit A - Planning Commission Resolution 03-26
5. Exhibit B - Planning Commission Resolution 11-24
6. Exhibit C - City Council Resolution 2024-119
7. Exhibit D - Conditions of Approval
8. Resolution
9. Exhibit A - Planning Commission 04-26
10. Exhibit B - Planning Commission Resolution 15-22
11. Exhibit C - City Council Resolution 2022-137
12. Exhibit D - Conditions of Approval

Prepared by: Emily LaDue
Assistant Planner

Approved by:

Marianna A. Burch
City Manager

Fiscal Review by:

Kristen Hilton
Acting Administrative Services Director

N

0 0.05 0.1 0.2
mi

LEGEND

ALL LOCATIONS ARE APPROXIMATE

- Street Name Labels (White Font)
- Parcels
- Livermore City Limits
- Other City Limits
- Municipality
- County
- Alameda County

Vexcel True Ortho Imagery - 7.5cm - Livermore, CA
RGB
- Red: Band_1
- Green: Band_2
- Blue: Band_3

World_Hillshade

CITY OF LIVERMORE CALIFORNIA

1. Location Map

Date: 5/15/2026

Path: /Web Map

DRAFT MINUTES

LIVERMORE
CALIFORNIA

PLANNING COMMISSION
MAY 5, 2026

REGULAR MEETING

1. CALL TO ORDER – The regular meeting of the Planning Commission was called to order by Chairperson Tracy Kronzak at 7:00 pm, held in person at 1016 S. Livermore Avenue.

ROLL CALL – Present: Chairperson Tracy Kronzak, Vice Chairperson Charity Steele, Commissioner Jacob Anderson, Commissioner Yolanda Fintschenko, Commissioner Nadine Horner.

PLEDGE OF ALLEGIANCE

Chairperson Kronzak led the Pledge of Allegiance.

2. OPEN FORUM

Chairperson Kronzak opened the public comment period.

There were no speakers, and the public comment period was closed.

3. CONSENT CALENDAR

ON THE MOTION OF COMMISSIONER ANDERSON, SECONDED BY COMMISSIONER FINTSCHENKO, AND CARRIED ON A 5-0 VOTE, THE PLANNING COMMISSION APPROVED THE CONSENT CALENDAR ITEM 3.1:

3.1 Approval of the March 17, 2026 Planning Commission Draft Meeting Minutes.

Chairperson Kronzak opened the public comment period.

There were no speakers, and the public comment period was closed.

4. PROJECT REVIEW

4.1 **THIS ITEM HAS BEEN CONTINUED TO THE MAY 19, 2026, PLANNING COMMISSION MEETING**

Project review to develop a 3.2-acre vacant parcel with a Wine Country Inn

consisting of 24 single story cottage style buildings with a total of 30 guest bedrooms, a small meeting space, guest kitchen, lobby building, guest pool, and a caretaker's unit. The project includes a total of approximately 19,100 square feet of building area, 39 paved parking spaces, 8 bicycle parking spaces, landscaping with 82 new trees, and related on and-off site improvements. The new proposal modifies the previously approved project Site Plan Design Review (SPDR) 23-001 for a two story, 29,345 square foot building with a 77-seat restaurant. The new proposal reduces the building area by 10,245 square-feet and does not include a restaurant. No changes are proposed to Conditional Use Permit (CUP) 23-002 for the approved caretaker's residence.

5. PUBLIC HEARINGS

5.1 Hearing to consider a request to amend the project approvals for Vesting Tentative Tract Map (VTTM) 8612 - Subdivision (SUB) 21-007 and Site Plan Design Review (SPDR) 21-006, known as Aura, and Vesting Tentative Tract Map (VTTM) 8613 - Subdivision (SUB) 21-006 and Site Plan and Design Review (SPDR) 21-005, known as Serenity, to authorize an alternative means of compliance with the City's Inclusionary Housing Ordinance for each project, pursuant to Livermore Development Code Section 11.70.040. The alternative compliance method would be implemented through a future Affordable Housing Agreement for Aura and an amendment to the existing Affordable Housing Agreement for Serenity. The requested amendments would not result in any physical changes to the environment that were not otherwise considered in the original project approvals.

Recommendation:
Staff recommends the Planning Commission adopt resolutions recommending the City Council:

1. Approve Subdivision Amendment (SUBA) 26-001 and Site Plan Design Review Modification (SPDRM) 26-013 (Shea Aura)
2. Approve Subdivision Amendment (SUBA) 26-002 and Site Plan Design Review Modification (SPDRM) 26-014 (Shea Serenity)

Assistant Planner Emily LaDue presented the staff report.

Dave Best, Shea Homes, indicated an economic hardship due to standing inventory of designated affordable units and concurred with Staff's recommendation for an in-lieu fee towards other lower income needs projects.

Chairperson Kronzak opened the public comment period.

There were no speakers, and the public comment period was closed.

In response to Commissioner Anderson, Assistant Planner LaDue and Planning Manager Steve Riley explained that the in-lieu fees were based on assessed market rate value minus the fixed below market rate value; Housing and Human Services staff anecdotal input that three bedrooms were more difficult to sell.

Commissioner Anderson confirmed that the applicant had used the Density Bonus law to develop three bedrooms units for the below market rate units.

Commissioner Horner expressed appreciation that Shea Homes had the opportunity to work with Planning Staff and for Staff's thorough presentation.

In response to Commissioner Fintschenko, Mr. Best discussed economic uncertainty; expected sales price at market rate; below market rate and market rate units sold; and various floor plans.

In response to Commissioner Steele, Assistant Planner LaDue explained the affordable housing fee agreement and locked in lieu fee.

In response to Chair Kronzak, Planning Manager Riley explained that the City set the prices for affordable units based on income data from the State for affordable housing units; and provided the limits established in November 2025.

In response to Commissioner Horner, Mr. Best explained that the median income was based on Census data for area and the income was limited to $190,000, with a sales price of $626,000, with deed restrictions. Mr. Best estimated market conditions as roughly $100K more for the same units if no longer classified as moderate affordable.

In response to Commissioner Fintshcenko, Assistant Planner LaDue and Planning Manager Riley explained the use of in lieu fees; assistance and influence on affordable housing developments; and funding still needed for the Pacific Avenue and Walnut projects.

Commissioner Horner discussed the option for in lieu fees and importance of affordable housing.

COMMISSIONER HORNER MOVED to categorically disagree with staff recommendation. THE MOTION FAILED DUE TO LACK OF A SECOND.

In response to Commissioner Fintshcenko, Assistant Planner LaDue explained the surplus of moderate units and potential use of funds for the extremely low, very low- and low-income categories.

Commissioner Anderson discussed the deed restrictions; benefits of the in-lieu fees; the economic efficiency with inclusionary housing; and the need for a variety of housing types.

Commissioner Steele discussed the consideration for trading surplus moderate units for use in other needed areas, while trying to remain inclusionary.

Chair Kronzak discussed issues with the economy and efforts to make best guesses.

Commissioner Horner discussed the agreement between Shea Homes and the

City of Livermore; suggested additional time before removing affordable, inclusionary housing and retaining the original agreement for the time being.

RECESS

Chair Kronzak called a recess at 8:03 pm. The meeting reconvened at 8:08 pm with all Commissioners present.

In response to Commissioner Horner, Assistant City Attorney Katherine Mirassou explained the possible motions.

In response to Commissioner Anderson, Assistant Planner LaDue confirmed that a portion of moderate units and affordable rentals are still included in the project.

Commissioner Fintschenko confirmed the Council was the decision-making body; Staff's opinion that waiting to see if the market corrected was not as beneficial as locking in an in-lieu fee. Mr. Best indicated the timing for payment of in lieu fees would be negotiated with the amendment; 32 of 89 units remained to be built; anticipated completion in June 2027; and building the units speeds up and slows down based on the market.

Commissioner Steele confirmed the required moderate and median units. Assistant Planner LaDue explained that the up to 25 units could transitioned to market rate.

Commissioner Horner reiterated the suggestion to inform the Council that the Planning Commission valued the agreement the Council made with Shea Homes and appreciated inclusionary housing; stated the Council will decide regardless of the Planning Commission vote; and implored the Planning Commission to consider the message sent with approving reduction in inclusionary homes.

Commissioner Kronzak discussed difficulty in financing, building and supplying low and very low housing; and personal experience with housing needs.

Commissioner Fintschenko discussed difficulty in determining the new market related information; buyer's fear of not getting return on their investment; and need for housing along with meeting RHNA numbers for low and very low income housing.

ON THE MOTION OF COMMISSIONER FINTSCHENKO, SECONDED BY COMMISSIONER ANDERSON AND CARRIED ON A 4-1 VOTE, COMMISSIONER HORNER DISSENTING, THE PLANNING COMMISSION ADOPTED THE FOLLOWING RESOLUTIONS:

Resolution 03-26 Recommending that the City Council approve Subdivision Amendment (SUBA) 26-001 and Site Plan Design Review Modification (SPDRM) 26-013 (Shea Aura)

Resolution 04-26 Recommending that the City Council approve Subdivision Amendment (SUBA) 26-002 and Site Plan Design Review Modification (SPDRM) 26-014 (Shea Serenity)

6. MATTERS FOR CONSIDERATION - NONE

7. MATTERS INITIATED BY PLANNING COMMISSION STAFF - NONE

8. ADJOURNMENT – at 8:29 pm to a Regular Planning Commission Meeting on Tuesday, May 19, 2026 at 7:00 pm, Civic Center Meeting Hall, City Council Chambers, 1016 S. Livermore Avenue.

IN THE CITY COUNCIL OF THE CITY OF LIVERMORE, CALIFORNIA

A RESOLUTION APPROVING SUBDIVISION AMENDMENT (SUB) 26-001 AND SITE PLAN DESIGN REVIEW MODIFICATION (SPDRM) 26-013 (SHEA AURA)

On August 9, 2021, the City received an application from Shea Homes, Inc. for Vesting Tentative Tract Map (VTTM) 8612 – Subdivision (SUB) 21-007 and Site Plan Design Review (SPDR) 21-006 (Project) to authorize the construction of condominium units, called Aura, to implement the Isabel Neighborhood Specific Plan ("Project").

At a duly noticed public hearing on May 21, 2024, the Planning Commission considered the Project and staff recommendation, heard public testimony, made the necessary findings and adopted Planning Commission Resolution No. 11-24, attached hereto as Exhibit B, containing the Planning Commission's actions and/or recommendations thereon.

At a duly noticed public hearing on July 8, 2024, the City Council considered the Project, Planning Commission and staff recommendations, all public comments and testimony, and findings and adopted City Council Resolution No. 24-119, attached hereto as Exhibit C.

On February 26, 2026, the City received an application from Shea Homes, Inc. for Subdivision Amendment (SUBA) 26-001 and Site Plan Design Review Modification (SPDRM) 26-013 ("Amendment"), to authorize an alternative means of compliance with the City's Inclusionary Housing Ordinance, pursuant to Livermore Development Code Section 11.70.040. The alternative compliance method would be implemented through a future Affordable Housing Agreement.

At a duly noticed public hearing on May 5, 2026, the Planning Commission considered the Amendment and staff recommendation, heard public testimony, made the necessary findings and adopted Planning Commission Resolution No. 03-26, attached hereto as Exhibit A, containing the Planning Commission's actions and/or recommendations thereon.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Livermore that prior to taking action on the Amendment, and at a properly noticed public hearing, the City Council reviewed written and oral staff reports, conducted a public hearing on the Amendment and took testimony, and received into the record all pertinent documents related to the Amendment (collectively, the "Record Evidence"). The City Council's determination is based on the Record Evidence, which is incorporated into this Resolution by reference.

BE IT FURTHER RESOLVED that the City Council of the City of Livermore has considered the findings made in Planning Commission Resolution No. 11-24, attached hereto as Exhibit B, and the City Council hereby adopts the same findings by this reference and incorporates them as their own findings as part of this resolution. Based on the City Council's own independent review of the Record Evidence and Considerations, the City Council approves Subdivision Amendment (SUBA) 26-001 and Site Plan Design Review Modification

(SPDRM) 26-013, subject to the Conditions of Approval, attached hereto as Exhibit D.

The documents that constitute the record of proceedings upon which this decision is based can be found in the Community Development Department 1052 S. Livermore Avenue, in Livermore, California.

On the motion by Council Member _____ , seconded by Council Member _____, the foregoing Resolution was passed and adopted at the City Council meeting of June 8, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

_____
Helena Graves
Acting City Clerk

APPROVED AS TO FORM:

/s/ Katherine Mirassou
Katherine Mirassou
Assistant City Attorney

Attachments:
Exhibit A – Resolution No. 03-26
Exhibit B – Resolution No. 11-24
Exhibit C – Resolution No. 24-119
Exhibit D – Conditions of Approval

IN THE PLANNING COMMISSION OF THE CITY OF LIVERMORE, CALIFORNIA

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE SUBDIVISION AMENDMENT (SUBA) 26-001 AND SITE PLAN DESIGN REVIEW MODIFICATION (SPDRM) 26-013 (SHEA AURA)

On August 9, 2021, the City received an application from Shea Homes, Inc. for Vesting Tentative Tract Map (VTTM) 8612 – Subdivision (SUB) 21-007 and Site Plan Design Review (SPDR) 21-006 to authorize the construction of condominium units, called Aura, to implement the Isabel Neighborhood Specific Plan.

At a duly noticed public hearing on May 21, 2024, the Planning Commission considered the Project and staff recommendation, heard public testimony, made the necessary findings and adopted Planning Commission Resolution No. 11-24, attached hereto as Exhibit A, containing the Planning Commission's actions and/or recommendations thereon.

At a duly noticed public hearing on July 8, 2024, the City Council considered the Project, Planning Commission and staff recommendations, all public comments and testimony, and findings and adopted City Council Resolution No. 24-119, attached hereto as Exhibit B.

On February 26, 2026, the City received an application from Shea Homes, Inc. for Subdivision Amendment (SUBA) 26-001 and Site Plan Design Review Modification (SPDRM) 26-013, to authorize an alternative means of compliance with the City's Inclusionary Housing Ordinance, pursuant to Livermore Development Code Section 11.70.040. The alternative compliance method would be implemented through a future Affordable Housing Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Livermore that prior to taking action on the Project, and at a properly noticed public hearing, the City Council reviewed written and oral staff reports, conducted a public hearing on the Project and took testimony, and received into the record all pertinent documents related to the Project (collectively, the "Record Evidence"). The Planning Commission's determination is based on the Record Evidence, which is incorporated into this Resolution by reference.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Livermore has considered the findings made in Planning Commission Resolution No. 11-24, attached hereto as Exhibit A, and the Planning Commission hereby adopts the same findings by this reference and incorporates them as their own findings as part of this resolution. Based on the Planning Commission's own independent review of the Record Evidence and Considerations, the Planning Commission recommends the City Council approve Subdivision Amendment (SUBA) 26-001 and Site Plan Design Review Modification (SPDRM) 26-013, subject to the Conditions of Approval, attached hereto as Exhibit C.

The documents that constitute the record of proceedings upon which this decision is based can be found in the Community Development Department 1052 S. Livermore Avenue, in Livermore, California.

On the motion by Commissioner Fintschenko, seconded by Commissioner Anderson, the foregoing Resolution was adopted at the Planning Commission meeting of May 5, 2026, by the following vote:

AYES: ANDERSON, FINTSCHENKO, KRONZAK, STEELE.
NOES: HORNER.
ABSENT: NONE.

Tracy Kronzak, Chairperson

Stephen Riley
by Stephen Riley, Planning Manager
Secretary to the Planning Commission

Attachments:
Exhibit A – Resolution No. 11-24
Exhibit B – Resolution No. 24-119
Exhibit C – Conditions of Approval

IN THE PLANNING COMMISSION OF THE CITY OF LIVERMORE, CALIFORNIA

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE VESTING TENTATIVE TRACT MAP (VTTM) 8612 – SUBDIVISION (SUB) 21-007 AND SITE PLAN DESIGN REVIEW (SPDR) 21-006 FOR THE SHEA AURA DEVELOPMENT

On August 9, 2021, the City received an application from Shea Homes, Inc. ("Applicant") for Vesting Tentative Tract Map (VTTM) 8612 – Subdivision (SUB) 21-007 and Site Plan Design Review (SPDR) 21-006 to develop vacant land located southwest of the Portola Avenue and Tranquility Circle intersection, implementing the Isabel Neighborhood Specific Plan ("Project"). The Project includes 164 for-sale condominium units, with 33 affordable units, 17 accessible units, common open space areas including four pocket parks, landscaping, parking, pedestrian connections to existing public right-of-way, and frontage improvements. The applicant has submitted for relief under the Housing Crisis Act of 2019 (CA SB330) and Density Bonus under Government Code section 65915.

The Applicant provided all the necessary information to qualify for relief under the Housing Crisis Act of 2019 (SB 330) upon initial application submittal on February 3, 2023.

The Applicant requested five Development Standard Waivers and one Developer Incentive/Concession in accordance with Government Code Section 65915 governing Density Bonuses. Since none of the findings set forth in Government Code Section 65915(d)(1) and (e)(1) can be made, the City is required to grant the Waivers related to building height and setbacks and the Developer Incentive/ Concession related to affordable comparability.

On May 21, 2024, the Planning Commission held a duly noticed public hearing to consider the Project, staff recommendations, all public comments and testimony, and findings.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Livermore that prior to taking action on the Project, and at a properly noticed public hearing, the Planning Commission reviewed written and oral staff reports, conducted a public hearing on the Project and took testimony, and received into the record all pertinent documents related to the Project (collectively, the "Record Evidence"). The Planning Commission's determination is based on the Record Evidence, which is incorporated into this Resolution by reference.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Livermore has considered the Record Evidence and recommends the City Council adopt a resolution finding the Project to be exempt from the California Environmental Quality Act.

BE IT FURTHER RESOLVED, with respect to Site Plan Design Review 21-006, the Planning Commission finds based upon the information presented that:

1. The proposed development will be permitted within the subject zone.

   Findings: The proposed development consists of 164 residential condominiums on

approximately 6.25 developable acres, located within the Isabel Neighborhood Specific Plan Transition and Village zoning districts. The Project is consistent with the allowed residential uses and within the minimum and maximum densities of 15-25 and 25-40 dwelling units per acre contemplated by each zoning district, respectively. Therefore, the development is permitted within the subject zone.

2. The proposed development will be designed such that:

   a. The project will not be detrimental to the public health, safety, or general welfare, and not detrimental to adjacent property;
   b. Architectural design and functional plan of the structure(s) and related improvements are of reasonable aesthetic quality and compatible with adjacent developments;
   c. Structure(s) and related improvements are suitable for the proposed use of the property and provide adequate consideration of the existing and contemplated uses of land and orderly development in the general area of the subject site; and
   d. The project's site plan and design is consistent with the City's Design Standards and Guidelines.

   Findings: The Project will not be detrimental to the public health, safety, or general welfare, and not detrimental to the adjacent property. The Project provides adequate emergency vehicle access throughout the site and necessary ladder pads for fire access on upper floors. The Project does not conflict with the County Airport Land Use Compatibility Plan with respect to height, density, or noise and complies with FAA height standards. Water and sewer service will be provided to all units and stormwater will be appropriately managed on site. The site layout is suitable for trash truck pickup and adequate space will be provided in each condominium unit garage and each rental trash enclosure for all waste streams.

   The applicant prepared Phase I, geologic, biological, and noise studies found no significant impacts would occur beyond those identified in the EIR. Although the Project proposes the construction of a clear span vehicular bridge of approximately 63 feet in length over the existing ephemeral tributary in the northeastern portion of the project site, this project component has been designed such that bridge footings would be located above the Ordinary High Water Mark (OHWM) and outside of the creek banks, in compliance with Chapter 11 of the City's Design Standards and Guidelines related to Arroyos and Floodplains as well as the Specific Plan Policy P-ENV-20.

   The Project is also conditioned to conform with the Mitigation, Monitoring, and Reporting Program (MMRP) adopted with the certified 2020 Supplemental EIR. The Project is not detrimental to adjacent properties and considers adjacent uses in the general area given that the proposed buildings meet or exceed streetside setbacks and are similar in height to adjacent residential. All project frontages contain substantial landscaping and trees to appropriately screen the proposed buildings. The Project meets applicable parking standards. The residential use promotes synergy with surrounding offices, locating residents close to job centers, and will not produce any dust, odor, noise, or glare during regular operations. The structures are suitable for the

site and the site plan is consistent with the City's Design Standards and Guidelines.

3. The proposed development is designed to include the following criteria, as applicable:

   a. Compliance with Chapter 9.07 of the Development Code (Site Plan and Design Review), Municipal Code Title 15 (Buildings and Construction), and any other applicable City regulations and policies;
   b. Efficient site layout and design;
   c. Compatible and appropriate in scale to neighboring properties and developments.
   d. Efficient and safe public access (both pedestrian and vehicular) and parking;
   e. Appropriate and harmonious arrangement and relationship of proposed structures and signs to one another and to other development in the vicinity, based on good standards of design;
   f. Appropriate relationship to land use and development of adjacent properties, including topographic and other physical characteristics of the land;
   g. Proper site utilization and the establishment of a physical and architectural relationship to existing and proposed structures on the site;
   h. Compatible architectural style with the character of the surrounding area, both to avoid repetition of identical design where not desired, and to ensure compatibility in design where desired;
   i. Harmonious relationship with existing and proposed developments and the avoidance of both excessive variety and monotonous repetition;
   j. Compatible in color, material, and composition of the exterior elevations to neighboring visible structures;
   k. Appropriate exterior lighting which provides for public safety and is not of a nature that will constitute a hazard or nuisance to adjacent properties;
   l. Compatible in scale and aesthetic treatment of proposed structures with public areas;
   m. Appropriate open space and use of water efficient landscaping; and
   n. Consistent with the General Plan and any applicable Specific Plan.

   Findings: The Project includes an efficient site plan, with access drives, an internal spine roadway and alleys bisecting the development, pocket parks interspersed throughout, and guest parking distributed throughout the site. Project pedestrian paths connect into the larger street network at multiple locations and provide trail connections to the existing Cayetano Creek Trail. Residential units and buildings contain smaller footprints and taller heights, with garage parking, ensuring an efficient use of space. The Project is also appropriately scaled to and compatible with adjacent development. Large, landscaped setbacks with vine-covered retaining walls punctuate street frontages and the Project height is similar to the adjacent residential buildings.

   The Project is conditioned to provide adequate lighting at parking surfaces and will use less irrigation water than allowed. The Project is also consistent with the allowed residential uses and densities of the Specific Plan's Transition and Village zoning districts, which call for more compact and dense development than Livermore's traditional residential zones. The Project provides more open space than required through the provision of four pocket parks and a common pool area, exceeds street

frontage setbacks with well landscaped frontages, and is within the minimum and maximum required parking. The Project would include frontage improvements on Isabel Avenue and Portola Avenue and proposes a high-quality design and provides for 33 affordable units, as called for in the plan.

BE IT FURTHER RESOLVED, with respect to Vesting Tentative Tract Map 8612 – Subdivision 21-007, the Planning Commission finds based upon the information presented that:

1. The proposed map is consistent with the General Plan and any applicable specific plan, any policy or guideline implementing the General Plan (including the City's Design Standards and Guidelines), or other applicable provisions of this Development Code;

   Findings: The Project is consistent with the intent of the General Plan designation of Isabel Neighborhood Specific Plan given that it provides higher density housing adjacent to transit service and job centers and provides a mix of unit types, sizes, and affordability levels. The Project also implements the Land Use, Housing, Community Character, and Climate Change elements by providing affordable housing near transit that is of a high-quality architectural design and that provides sustainable features like photovoltaic arrays and EV chargers. The Project is consistent with the density range, open space, and design standards and guidelines of the Isabel Neighborhood Specific Plan. With the use of State density bonus Waivers, the Project is consistent with the development standards related to setbacks and height.

   The 2023-2031 Housing Element included one of the project site's four parcels in its sites inventory, APN 903-0014-004-00. The sites inventory identifies this parcel's residential development capacity at 52 above moderate-income residential units, with no lower income or moderate-income units. When looking at this parcel in isolation of others included as part of the project site, the project will provide 20 above moderate-income units and 2 moderate income units, which is lower than the assigned above moderate-income unit capacity for this parcel in the sites inventory. Although the overall Project provides more than the 52 units identified, per the No Net Loss Law, this represents a "net loss", and the following findings must be made:

   Finding: Remaining sites identified in the Housing Element are adequate to meet the jurisdiction's remaining RHNA for the planning period by income category.

   Response: The project site includes three additional parcels (i.e., APNs 903-0014-005-00, 903-0014-006-00, and 903-0014-007-00) that were not identified in the Housing Element's sites inventory but have residential land use designations at densities ranging 15-40 dwelling units per acre. These parcels would be developed as part of this Project with residential uses per their land use designations. Collectively, the entire Project, including all four parcels, proposes 164 total units, of which 131 are above moderate income and 33 are moderate-income units. When considering the project site in its entirety, the

Project would result in a net gain of 79 above moderate-income units and 33 moderate-income units, far exceeding the assigned unit capacity in the sites inventory. Therefore, implementation of the Project would immediately offset any loss of housing sites on APN 903-0014-004-00 and positively contribute to the remaining RHNA for the planning period by income category.

Finding: Include a quantification of the remaining unmet need for the jurisdiction's RHNA at each income level and the remaining capacity of sites identified in the Housing Element, to accommodate that need by income level.

Response: As stated in the above finding, implementation of the Project would result in a positive contribution to Livermore's RHNA by income category and does not necessitate quantification of remaining unmet need or the identification of sites with remaining housing capacity.

2. The site is physically suitable for the proposed type of development;

Findings: The site is located within the Isabel Neighborhood, which is identified as one of the densest areas in the City. The site is entirely within the City limits and is surrounded by street rights of way and urbanized residential uses. The site is approximately 14 acres; however, over half of it is part of an existing open space easement to accommodate the existing trail and tributary, leaving approximately 6.25 acres of developable land outside of the easement. The size of the developable land is large enough to accommodate the proposed condominium buildings, four small pocket parks, and private open spaces. The Project site has been previously rough graded in the areas where buildings would be constructed, leaving minimal grading required and all buildings would be of similar elevations (i.e., building height) as the residential buildings directly east of the project site. All development would avoid the existing open space easements and unnamed tributaries present on the Project site. The applicant prepared Phase I, geologic, and biological, studies that found the site contains no hazards, is suitable for residential development, and contains no special-status species. Therefore, the site is physically suitable for the proposed type of development.

3. The site is physically suitable for the proposed density of development;

Findings: The Isabel Neighborhood Specific Plan establishes density ranges of 15-25 units per acre for the Transition zoning district and 25-40 units per acre for the Village zoning district. The site is located within both the Transition and Village districts. The developable acreage of the site is approximately 6.25 acres with a proposed 164 units, consistent with the allowed densities of the Transition and Village zoning districts. Given the existing urbanized nature of surrounding parcels, all required public utilities are located adjacent to the site in the street right-of-way, including: water, sewer, storm drain, telecommunications, and electricity. Services including police, fire, and medical already serve the neighborhood area, including the parcel. The Project is within the Specific Plan's and EIR's anticipated density range. The Isabel Neighborhood Specific Plan Final EIR and Supplemental Final EIR concluded that existing utilities and

services have sufficient capacity to accommodate buildout of the Specific Plan, including the incremental increase in demand from the Project. Therefore, the site is physically suitable for the proposed density of development.

4. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. Notwithstanding the foregoing, the Commission or Council may approve a tentative map if an Environmental Impact Report was prepared with respect to the Project and a statement of overriding considerations was made to the effect that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the EIR;

   Findings: The Isabel Neighborhood Specific Plan Final EIR and Supplemental Final EIR analyzed all potential environmental impacts of development in the Isabel Neighborhood. The EIR was prepared at a "zoning action" level, for purposes of Public Resources Code section 21083.3 and CEQA Guidelines section 15183, in that it includes enough specificity for future Specific Plan projects to rely on its analysis and limits the need for CEQA review for future Specific Plan projects. The City Council adopted a Statement of Overriding Considerations with the EIR and found that the plan would have significant and unavoidable impacts with respect to traffic, air quality, aesthetics, noise, cultural/ tribal resources, and agricultural resources, but that the City's transit, housing, and economic goals outweighed the impacts, as allowed under CEQA.

   The Council found that the mitigation measures identified in the EIR would reduce all other impacts to a less than significant level. Given that the Project is within the density and intensity levels contemplated by the EIR, no environmental impacts beyond those identified in the EIR would occur. Although the Project proposes the construction of a clear span vehicular bridge of approximately 63 feet in length over the existing ephemeral tributary in the northeastern portion of the project site, this project component has been designed such that bridge footings would be located above the Ordinary High Water Mark (OHWM) and outside of the creek banks, in compliance with Chapter 11 of the City's Design Standards and Guidelines related to Arroyos and Floodplains as well as the Specific Plan Policy P-ENV-20. Further, the applicant prepared Phase I, geologic, biological, and noise studies and found no impacts peculiar to the Project would occur beyond those identified in the EIR. The Project is also conditioned to conform with the Mitigation, Monitoring, and Reporting Program (MMRP) adopted with the certified EIR, ensuring all other environmental impacts remain less than significant.

5. The design of the subdivision or the type of improvements will not cause serious public health problems;

   Findings: The Project will not be detrimental to the public health, safety, or general welfare, and not cause serious health problems. The Project provides adequate emergency vehicle access throughout the site and necessary ladder pads for fire access to upper floors. The Project complies with the County Airport Land Use

Compatibility Plan with respect to height, density, or noise and complies with FAA height standards. Water and sewer service will be provided to all units and stormwater will be appropriately managed on site. The site layout is suitable for trash truck pickup and adequate space will be provided in each unit garage for all waste streams. The applicant prepared Phase I, geologic, biological, and noise studies that found no significant impacts would occur beyond those identified in the EIR. Interior noise levels would not exceed 45 dBA, as required by CA Building Code. In addition, no surficial or subsurface hazardous materials were discovered onsite and the residential use would not produce any hazardous materials, nor substantial noise, odor or vibration during regular operations. The Project will work with the Alameda County Vector Control to minimize vermin spread to adjacent properties during construction. For these reasons, the design of the subdivision or the type of improvements will not cause serious public health problems.

6. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. (The Commission or Council may approve a tentative map if it finds that alternative easements for access will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This Subparagraph shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction, and no authority is hereby granted to the Commission to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.); and

   Findings: The Project site contains a number of existing easements for utilities, maintenance, open space, and a trail. A majority of the public easements would remain, but the existing maintenance easement along Portola Avenue in the northern portion of the project site would be abandoned and removed partially or in whole, as appropriate as part of this project. An existing sanitary sewer line will remain and utility easements along the project frontages will also remain, ensuring adequate utility conveyance. The easements will not conflict with the proposed building footprints. For these reasons, the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

7. Any proposed phases and their proposed sequence of construction are identified on the submitted tentative map. The City may impose reasonable conditions relating to the filing of multiple final maps in conjunction with the approval of the tentative map (Section 66456.1).

   Findings: No specific phased development plan has been submitted with this tentative tract application. Therefore, all required improvements for this tentative map shall be constructed as one phase. A phased map could only be considered if a specific phasing plan is submitted for consideration as a tentative map amendment.

BE IT FURTHER RESOLVED that the Livermore Planning Commission, based upon its own independent review of the Record Evidence and considerations, and based on the

above findings which are necessary to protect the public health, safety, and general welfare, hereby recommends the City Council approve Vesting Tentative Tract Map (VTTM) 8612 – Subdivision (SUB) 21-007 and Site Plan Design Review (SPDR) 21-006.

BE IT FURTHER RESOLVED that the Livermore Planning Commission, based on the above findings which are necessary to protect the public health, safety, and general welfare, recommends the City Council approve the Vesting Tentative Tract Map (VTTM) 8612 – Subdivision (SUB) 21-007 and Site Plan Design Review (SPDR) 21-006, subject to the conditions of approval presented by staff on May 21, 2024, and the following recommendations to be reviewed by staff for incorporation into the additional conditions of approval, if feasible:

1. Explore the possibility of widening the garage widths in the proposed tandem units to widen openings as much as possible to optimize accessibility and encourage use of garage for parking two cars.
2. Incorporate the use of directional curb ramps, both internal curbs and those connecting to the existing public sidewalk.
3. Incorporate the use of raised crosswalks for internal crosswalks within the development.
4. Delineate and stripe parking stalls on both sides of Tranquility Circle.
5. Develop strategies to address the sun exposure and visibility of the proposed buildings, particularly on the western edges of the development.
6. Evaluate the proposed Class IV bike lane design to ensure consistency with design standards and consider the placement of the tree-lined buffer in between vehicular lanes and the bicycle lane on Isabel Avenue.
7. Consider the tradeoff of implementing the proposed Class IV bike lanes with the project versus collecting in-lieu fee payment and implementing improvements at the time the adjacent parcels along Isabel Avenue develop.

BE IT FURTHER RESOLVED that the Livermore Planning Commission recommends the City Council direct the Planning Manager to file a Notice of Exemption for Vesting Tentative Tract Map (VTTM) 8612 – Subdivision (SUB) 21-007 and Site Plan Design Review (SPDR) 21-006 with the Alameda County Clerk if the Project is approved.

The documents that constitute the record of proceedings upon which this decision is based can be found in the Community Development Department 1052 S. Livermore Avenue, in Livermore, California.

On the motion by Commissioner Dunbar, seconded by Commissioner Leary, the foregoing Resolution was adopted at the Planning Commission meeting of May 21, 2024 by the following vote:

AYES:ANDERSON, DUNBAR, FINTSCHENKO, LEARY, KRONZAK
NOES: NONE
ABSENT: NONE

Jacob Anderson, Chairperson

Stephen Riley

by Stephen Riley, Acting Planning Manager
Secretary to the Planning Commission

Docusign Envelope ID: 1DE5A19F-B470-46BE-8E95-257B90BDAE4D

IN THE CITY COUNCIL OF THE CITY OF LIVERMORE, CALIFORNIA

A RESOLUTION APPROVING VESTING TENTATIVE TRACT MAP (VTTM) 8612 – SUBDIVISION (SUB) 21-007 AND SITE PLAN DESIGN REVIEW (SPDR) 21-006 SUBJECT TO CONDITIONS OF APPROVAL FOR THE SHEA AURA DEVELOPMENT

The City of Livermore ("City") received applications for Vesting Tentative Tract Map (VTTM) 8612 – Subdivision (SUB) 21-007 and Site Plan Design Review (SPDR) 21-006 to develop vacant land located southwest of the Portola Avenue and Tranquility Circle intersection, implementing the Isabel Neighborhood Specific Plan ("Project"). The Project includes 164 for-sale condominium units, with 33 affordable units, 17 accessible units, common open space areas including four pocket parks, landscaping, parking, pedestrian connections to existing public right-of-way, and frontage improvements. The applicant has submitted for relief under the Housing Crisis Act of 2019 (CA SB330) and Density Bonus under Government Code section 65915.

The Applicant provided all the necessary information to qualify for relief under the Housing Crisis Act of 2019 (SB 330) upon initial application submittal on February 3, 2023.

The Applicant requested five Development Standard Waivers and one Developer Incentive/Concession in accordance with Government Code Section 65915 governing Density Bonuses. Since none of the findings set forth in Government Code Section 65915(d)(1) and (e)(1) can be made, the City is required to grant the Waivers related to building height and setbacks and the Developer Incentive/ Concession related to affordable comparability.

At a duly noticed public hearing on May 21, 2024, the Planning Commission considered the Project and staff recommendation, heard public testimony, made the necessary findings and adopted Planning Commission Resolution No. 11-24, attached hereto as Exhibit A, containing the Planning Commission's actions and/or recommendations thereon.

On July 8, 2024, the City Council held a duly noticed public hearing to consider the Project, Planning Commission and staff recommendations, all public comments and testimony, and findings.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Livermore that prior to taking action on the Project, and at a properly noticed public hearing, the City Council reviewed written and oral staff reports, conducted a public hearing on the Project and took testimony, and received into the record all pertinent documents related to the Project (collectively, the "Record Evidence"). The City Council's determination is based on the Record Evidence, which is incorporated into this Resolution by reference.

Docusign Envelope ID: 1DE5A19F-B470-46BE-8E95-257B90BDAE4D

BE IT FURTHER RESOLVED that the City Council of the City of Livermore has considered the Record Evidence and adopted a resolution finding the project to be exempt from the California Environmental Quality Act.

BE IT FURTHER RESOLVED that the City Council of the City of Livermore has considered the findings made in Planning Commission Resolution No. 11-24, attached hereto as Exhibit A, and the City Council hereby adopts the same findings by this reference and incorporates them as their own findings as part of this resolution. Based upon the City Council's own independent review of the Record Evidence and considerations, in accordance with the State Density Bonus Law and the Housing Crisis Act of 2019 (SB 330), the City Council hereby approves Vesting Tentative Tract Map (VTTM) 8612 – Subdivision (SUB) 21-007 and Site Plan Design Review (SPDR) 21-006 subject to the Conditions of Approval, attached hereto as Exhibit B, for the Shea Aura Development.

BE IT FURTHER RESOLVED that the City Council of the City of Livermore directs the Planning Manager to file a Notice of Exemption with the Alameda County Clerk.

The documents that constitute the record of proceedings upon which this decision is based can be found in the City Clerk's Office, 1052 S. Livermore Avenue, in Livermore California.

On motion of Council Member Barrientos, seconded by Council Member Branning, the foregoing resolution was passed and adopted on July 8, 2024, by the following vote:

AYES: Council Member Barrientos, Branning and Mayor Marchand
NOES: None
ABSENT: Vice Mayor Carling and Council Member Kiick
ABSTAIN: None

ATTEST:

DocuSigned by:
Deborah L. Elam
C27B9B262701420...
Deborah L. Elam
Acting City Clerk
7/10/2024 | 9:59 AM PDT

APPROVED AS TO FORM:

DocuSigned by:
Katherine Mirassou
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Katherine Mirassou
Deputy City Attorney

Exhibit A – Planning Commission Resolution No. 11-24
Exhibit B – Conditions of Approval

CONDITIONS OF APPROVAL

Vesting Tentative Tract Map (VTTM) 8612, Subdivision (SUB) 21-007 and
Site Plan Design Review (SPDR) 21-006

Vesting Tentative Tract Map (VTTM) 8612 – Subdivision (SUB) 21-007 and Site Plan Design Review (SPDR) 21-006 to develop vacant land located southwest of the Portola Avenue and Tranquility Circle intersection, implementing the Isabel Neighborhood Specific Plan. The development includes 164 for-sale condominium units, with ~~33~~ affordable units in compliance with the Inclusionary Housing Ordinance, 17 accessible units, common open space areas including four pocket parks, landscaping, parking, pedestrian connections to existing public right-of-way, and frontage improvements. The applicant has submitted for relief under the Housing Crisis Act of 2019 (CA SB330) and Density Bonus under Government Code section 65915 (Amended by City Council June 8, 2026).

Location: Southwest of Portola Avenue and Tranquility Circle, east of Isabel Avenue
APNs: 903-0014-004-00,
903-0014-005-00,
903-0014-006-00, and 903-0014-007-00

Recommended by Planning Commission: May 21, 2024
Approved by City Council: July 8, 2024

Recommended by Planning Commission: May 5, 2026
Amended by City Council: June 8, 2026

A. PROJECT AUTHORIZATION

1. The project shall be in conformance with all City Ordinances, rules, regulations, and policies. The conditions listed below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

2. Approval is limited to conformance of the land uses allowed in the Transition and Village zoning districts Subarea 2a of the Isabel Neighborhood Specific Plan and conformance with submitted development plans as conditioned herein. Use of the property shall be limited to those permitted by the Isabel Neighborhood Specific Plan.

3. Vesting Tentative Tract Map 8612 and associated Site Plan Design Review shall expire unless a Final Map is filed by July 8, 2026, or a request for extension is received and approved by the City.

A. PROJECT SPECIFIC CONDITIONS

The applicant shall respond in writing to all conditions contained in this document and its attachments. Responses shall describe how the condition has been met and shall, where applicable, direct the plan checker to the page and/or drawing detail that demonstrates compliance with the condition. A copy of these responses shall be provided with each set of revised plans.

1. Prior to approval of first final map, the applicant shall record the deed notification provided in the Livermore Executive Airport - Airport Land Use Compatibility Plan, Chapter 3.3.4.6, on the property for which this discretionary development permit is issued, as follows:

   NOTICE OF AIRPORT IN VICINITY

   This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

2. Prior to approval of the project's improvement plans, the applicant shall identify the placement of the appropriate number of guest bicycle racks (i.e., 1 space per every 4 dwelling units or 41 spaces) on the landscape plans, with centralized placement of bicycle loop racks, such as between building 18 and 19, as well as near the entryways, to the satisfaction of the Community Development Director (revised by staff per Planning Commission discussion on May 21, 2024*).*

3. Prior to approval of the project's improvement plans, the applicant shall demonstrate the project's use of recycled water for irrigation purposes on the landscape plans, to the satisfaction of the City Engineer. All onsite irrigation shall use recycled water.

4. Prior to Building Permit approval, the applicant must meet the ADA parking requirements, to the satisfaction of the Community Development Department Director and the City Building Official.

5. Prior to Improvement Plan approval, the applicant shall demonstrate on the landscape plan that 20 percent of all onsite trees have a 24-inch box size or larger, to the satisfaction of the Community Development Department Director.

6. Prior to Improvement Plan approval, the applicant shall ensure all retaining walls are a maximum of six feet in height and for sloped areas where multiple retaining walls are proposed, the retaining walls shall maintain a minimum separation width equal to the height of the tallest adjacent retaining wall. In addition, the ground area between the retaining walls shall have a maximum slope of 3:1 as feasible and to the satisfaction of the City

Engineer (revised by staff June 25, 2024)(Specific Plan Policy DS-83).

7. Prior to approval of the project's improvement plans, the applicant shall demonstrate that the design and construction the proposed retaining walls adjacent to the creek corridor ensure stability of the project and minimize long term erosion of the multi-use trail to the satisfaction of the City Engineer.

8. Prior to sign installation, the applicant shall submit for, and receive approval of, all required sign design review and building permit applications.

9. Prior to Final Occupancy of the first building permit, the applicant shall obtain City of Livermore Commission for the Arts approval for all proposed public art and shall provide proof of approval to the satisfaction of the Community Development Department Director.

10. Prior to issuance of a Building Permit for residential building, the applicant shall submit a photometric plan and improvement plans, that demonstrate A-Street light levels meet the minimum, 1 foot-candle lighting requirement and 0.5 foot-candle along pedestrian paths, as approved by the Building Official and the Community Development Department Director.

11. Prior to issuance of a Building Permit for a residential building, applicant shall provide details of all site furnishings and shade structures on the landscape plans. Amenities shall include at least those identified in the entitlement plans but could include additional amenities such as outdoor cooking areas or activity courts, as approved by the Community Development Director.

12. Prior to Improvement Plan approval, applicant shall demonstrate on the landscape plans that all street frontage trees along Isabel Avenue, Portola Avenue, and Tranquility Circle will be installed to the satisfaction of the Community Development Department Director, and that if there is a conflict with the proposed tree placement and existing utility lines, applicant will cooperate with the Community Development Department Director to resolve such conflict in a way that best preserves the landscaping intent while not unduly burdening the applicant with major relocations of utilities.

13. The applicant is encouraged to consider the use of a local construction workforce who are paid area standard wages (Specific Plan Policy LU-46 and P-IMP-7).

14. In the event a Specific Plan Transportation Management Association (TMA) is formed for the Isabel Neighborhood, project shall annex into the association (Specific Plan Policy TRA-22).

15. In the event a programmatic Specific Plan parking management plan is created,

project shall participate in the plan (Specific Plan Policy TRA-26).

16. In the event a programmatic Specific Plan wayfinding signage plan is created, project shall participate in the plan (Specific Plan Policy DS-24).

17. Reduce vibration impacts associated with construction activities by requiring construction contractors to implement measures to help reduce vibration levels at nearby sensitive receptors. Measures could include using bulldozers less than 20,000 pounds within 50 feet of residences, quiet pile driving technology, etc. (Specific Plan Policy ENV-7). For all proposed projects, Bay Area Air Quality Management District (BAAQMD; "Air District") recommends requiring the implementation of all Basic Construction Mitigation Measures, listed in Table 8-1 of the BAAQMD CEQA Guidelines, whether or not construction-related emissions exceed applicable Thresholds of Significance (Specific Plan Policy ENV-14).

18. If, at the time of Building Permit application, the project site is determined to be within identified high risk Overlay Zones surrounding existing hazardous sites, roadways, or TAC sources, shall assess health risks at the location in question and to incorporate feasible design-related risk mitigation measures, such as HEPA filters or equivalent indoor air quality equipment mechanisms, as appropriate and determined in consultation with the City (Specific Plan Policy ENV-12).

19. Project contractors shall reduce construction-related exhaust emissions by ensuring that all off-road equipment greater than 50 horsepower shall operate on an EPA-approved Tier 4 or newer engine. If Tier 4 engines are not commercially available within 200 miles of the project site, EPA-approved Tier 3 engines are permissible (Specific Plan Policy ENV-15).

20. Project contractors shall reduce construction-related fugitive ROG emissions by ensuring that low-VOC coatings that have a VOC content of 10 grams/liter (g/L) or less be used during construction (Specific Plan Policy ENV-16).

21. Project contractors shall reduce construction-related GHG emissions through implementation of the Bay Area Air Quality Management District's recommended best practices (Specific Plan Policy ENV-17).

22. The applicant shall design the proposed vehicle bridge to span the bed and bank of the creek tributary to avoid placing bridge piers or footings within the creek, within bridge safety limits (Specific Plan Policy ENV-20). The bed and bank of the creek is assumed to be that which was determined in the USACOE Jurisdictional determination Corps File No. 2014-00016S, and RWQCB Site No. 02-01-C1187.

23. Require that construction and structure demolition/modification activities be conducted outside of the bird nesting season (February 1 to August 31) to the extent feasible. Construction activities may be permitted to occur within bird

nesting season if a qualified biologist conducts a pre-construction survey. The survey shall include the project site and a 250-foot buffer around project site boundaries, if feasible, not more than 14 days prior to site disturbance. If active nests of migratory birds are not detected, further action is not needed. If active nests are detected, an appropriate construction-free buffer shall be established around all active nests. Buffer size shall be determined by the biologist, with typical non-raptor buffers of 25 feet and raptor buffers of 250 feet and shall be periodically monitored by the biologist. After nesting is completed, as determined by the biologist, the buffer is no longer required. Buffers shall remain in place during the breeding season, or until the biologist has confirmed all chicks have fledged and are independent of their parents. The biologist survey, and any necessary buffer plans, shall be approved by the Community Development Department Director prior to site disturbance (Specific Plan Policy ENV-27).

24. The project shall implement the applicable project-level mitigation measures in the Mitigation Monitoring and Reporting Program (MMRP) prepared for the Isabel Neighborhood Specific Plan, as attached (Exhibit B).

25. All project appliances shall be electric (no gas connections allowed), as set forth in the Isabel Neighborhood Specific Plan Environmental Impact Report Mitigation, Monitoring, and Reporting Program and the Green Building Standards Code, Section 15.26.190 of the Livermore Municipal Code.

26. Transferable Development Credit (TDC) regulations and TDC fees shall be applied to the project consistent with Livermore Development Code Section 4.02.060.

31. All trees adjacent to public infrastructure shall use control features such as root barriers and engineered soils to prevent infrastructure damage, as approved by the Community Development Department Director.

32. Prior to Improvement Plan approval, the applicant shall demonstrate on the landscape plans compliance with the City's Water Efficient Landscape Ordinance (WELO), as approved by the Community Development Department Director.

33. Prior to Improvement Plan approval, applicant shall demonstrate on the landscape plans exterior backflow preventers shall be screened from public view with landscape or by other appropriate means, as approved by the Community Development Department Director.

34. The project applicant and/or contractor shall treat any human remains encountered during ground-disturbing activities in accordance with California Health and Safety Code Section 7050.5.

35. Prior to receiving a Building Permit for excavation, grading or construction on

development site, the applicant shall contact the Alameda County Vector Control Services District to determine if any pre-baiting requirements are necessary to control migration of vermin to adjacent property.

36. Prior to Final Map approval, the applicant shall incorporate the use of directional curb ramps, both internal curbs and those connecting to the existing public sidewalk, where practical, to the satisfaction of the City Engineer (recommended by Planning Commission May 21, 2024).

37. Prior to Final Map approval, the applicant shall incorporate the use of raised crosswalks for internal crosswalks within the development, as feasible. The applicant shall explore the possibility of raised intersections at both project entryways as they connect to the main spine road. The feasibility and placement of raised crosswalks or raised intersections on the final improvement plans will be agreed upon by the developer and the City Engineer, with consideration of public safety and functionality for residents, and service and emergency vehicles (recommended by Planning Commission May 21, 2024).

38. Prior to Final Map approval, the applicant shall delineate and stripe parking stalls on both sides of Tranquility Circle, with input from Engineering Transportation, to provide appropriate site lines and turning protection along entryways at both the Aura and Sage communities (recommended by Planning Commission May 21, 2024).

39. Prior to Final Map approval, the applicant shall identify final tree locations on the landscape plans, with consideration of placement of taller shade trees along the western and southern edges of the development, as feasible, to the satisfaction of the Community Development Director (recommended by staff and Planning Commission May 21, 2024).

B. GENERAL CONDITIONS OF APPROVAL

1. Development shall conform to the map designated by the City as Exhibit B-1. Exhibit B-1 plans shall include but are not limited to subdivision, landscape, and architectural plans reviewed and approved by the Planning Commission and City Council and amended by the applicant to reflect any changes indicated above in the Project Specific Conditions or required by the City in the approval process.

2. The development impact fees (e.g., traffic impact, housing in-lieu, park dedication in-lieu,) and project processing fees due in connection with this permit shall be based upon the fees in effect as of February 3, 2023 (Exhibit C), which is the date of Preliminary Application submittal, pursuant to the requirements of the Housing Crisis Act of 2019 (SB 330), unless otherwise vested under Development Agreement 114-97, as amended.

3. The Community Development Department may approve minor amendments to the permit, provided that the permit is still in substantial conformance with the original approval.

4. Approval of the Site Plan Design Review and Tentative Tract Map entitlements is not an authorization to commence construction. Building construction, alterations, repairs, sign erection, or occupancy shall not be permitted without prior approval of the Building Division through issuance of any required permits.

5. To the extent permitted by law, the project applicant shall defend, indemnify and hold harmless the City, its City Council, its officers, boards, commissions, employees and agents from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including (without limitation) reimbursing the City its attorney's fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

C. ENGINEERING DIVISION – DEVELOPMENT

1. Development shall conform to the attached Engineering Considerations, dated June 5, 2024 (included in Exhibit A).

D. BUILDING DIVISION

1. Project will be required to be designed and constructed to the requirements of the currently adopted California Building Standards Code in effect at the time of Building Permit Application.

E. MAINTENANCE DIVISION

1. The project site's Homeowners' Association (HOA) shall perform all onsite landscape maintenance and cover all associated maintenance costs.

F. HOUSING AND HUMAN SERVICES DIVISION

1. Prior to Final Map approval, applicant shall enter into an affordable housing agreement to ensure all provisions of the City's Inclusionary Housing Ordinance are satisfied pursuant to Livermore Development Code Section ~~10.06.050~~ 11.70.040, as approved by the Community Development Department Director, except as may be altered by the project's Density Bonus waivers and concessions (Amended by City Council June 8, 2026).

G. FIRE DEPARTMENT

The Fire Prevention Bureau reviews building/civil drawings for conceptual on-site fire

mains and fire hydrant locations only. Plan check comments and approval DO NOT include: 1.) Installation of the on-site fire mains and fire hydrants. Specific installation drawings submitted by the licensed underground fire protection contractor shall be submitted to the Fire Prevention Bureau for approval; and 2.) Backflow prevention or connections to the public water mains.

1. FIRE HAZARDS: The project developer shall keep the site free of fire hazards from the start of lumber construction until the final inspection.

2. FIRE CODE: All construction shall conform to the requirements of the 2022 Livermore Fire Code and local ordinances. All required permits shall be obtained prior to work commencement.

3. SITE SAFETY: Site safety during construction shall be in accordance with Fire Code chapter 33.

4. FIRE SPRINKLERS: Automatic fire sprinklers shall be installed in all occupancies in accordance with the 2022 Livermore Building, Fire and Residential Codes with local amendments and ordinances.

5. EMERGENCY RESPONDER RADIO: Emergency responder radio coverage shall be provided in accordance with section 510 of the Fire Code.

6. FIRE PROTECTION FACILITIES: Prior to any construction framing, the applicant shall provide adequate fire protection facilities, including, but not limited to a water supply and water flow in conformance to the City's Fire Department Standards able to suppress a major fire.

7. WATER FLOW AND CONTROL VALVES: All fire sprinkler system water flow and control valves shall be complete and serviceable prior to final inspection. Prior to the occupancy of a building having a fire alarm system, the Fire Department shall test and witness the operation of the fire alarm system.

8. ELECTRICAL CONDUIT: Electrical conduit shall be provided to each fire protection system control valve including all valve(s) at the water connections. The Livermore-Pleasanton Fire Department requires electronic supervision of all valves for automatic sprinkler systems and fire protection systems.

9. LISTED: All commercial, industrial, and multi-family residential occupancies shall have valve tamper and water flow connected to a listed Central Station Service in accordance with NFPA 72. Fire Department plan check includes specifications, monitoring, installation, and alarm company certificates. Fire alarm control panel and remote annunciation shall be at location(s) approved by the Fire Prevention Bureau. All systems shall be point identified by individual device and annunciated by device type and point.

10. HAZARDOUS MATERIALS: Should any operation or business activity involve the use, storage or handling of hazardous materials, the firm shall be responsible for contacting the Livermore-Pleasanton Fire Department prior to commencing operations. Please contact the Hazardous Materials Coordinator at 925/454-2361.

11. FIRE HYDRANTS: Fire hydrants shall be installed at spacing not greater than 300 feet in industrial and commercial developments. Fire hydrants shall be installed at spacing not greater than 400 feet in residential developments.

12. FIRE LANE MARKING: On-site access ways, turn arounds, and internal drives shall be designated as fire lanes and identified as such by red curb striping and posted with signs at locations approve by the Fire Department. Signs shall be according to State standards and read “No Parking – Fire Lane” and must be shown on the plans. The red curb striping, sign location(s), and sign language shall be included in the building permit submittal for review and approval by the Livermore-Pleasanton Fire Department prior to building permit issuance.

    a. The following schedule for NO PARKING signs shall apply:

Width	*Requirements*
36 feet or greater	No requirements
Between 28 and 36 feet	Post one side
Between 20 and 28 feet	Post both sides
Less than 20 feet	Not permitted
Cul-de-Sac	Not permitted

13. EMERGENCY VEHICLE ACCESS ROADS: Access roads shall have 13 feet, 6 inches unobstructed vertical clearance, 20 feet of unobstructed width (26 feet where occupied building floors exceed 30 feet height), and inside turning radius of 31 feet and outside turning radius of 51 feet. Unobstructed shall mean a clear travel way, excluding parking width, and designed for an emergency vehicle weight of 70,000 pounds under all weather conditions. Unobstructed width shall not include the width of rolled curbs, sidewalks, or non-drivable surfaces. All exterior portions of buildings must be within 200 feet of an access road. Yard and parking area may be able to be located farther than 200 feet from access roads, depending on the specific use.

14. FIRE VEHICLE TURNAROUNDS: Where Fire Department vehicle access through or around a site involves changes in direction or curves, inside radius of 45 feet and outside radius of 55 feet shall be provided to facilitate fire truck turning radius for entry and exit from the site. Dead-end access ways and internal drives shall not exceed 300 feet in length and shall terminate in cul-de-sacs no less than 96 feet in diameter or hammer-head (tee). Standards and options are available through the Livermore-Pleasanton Fire Department, Fire Prevention Bureau.

15. PREMISES IDENTIFICATION: Address numbers shall be installed on the front or primary entrance for all buildings. Minimum building address character size shall be 12-inch high by 1-inch stroke. In all cases address numerals shall be of contrasting background and clearly visible in accordance with the Livermore-Pleasanton Fire Department Premises Identification Standards. This may warrant field verification and adjustments based upon topography, landscaping or other obstructions.

16. RESIDENTIAL – NEW CONSTRUCTION: The following items shall be provided prior to any construction above the foundation or slab.

    a. Emergency vehicle access shall be provided to the site (tract), including areas where construction is occurring.
    b. Designated construction material storage and construction worker parking shall not obstruct the emergency vehicle access route(s).
    c. On-site fire hydrants shall be in service. Fire hydrants shall be flushed and all valves open.

17. MULTI-FAMILY RESIDENTIAL – NEW CONSTRUCTION: Projects with more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

18. FINAL INSPECTION: Prior to request for final inspection, all access roads, on-site access and fire hydrants shall be provided. All fire hydrants shall be accepted, inspected and tested to applicable City Standards.

H. POLICE DEPARTMENT

1. The project shall be required to conform to the provisions of the security section of the Livermore Municipal Code.

Exhibits:
A: Engineering Development Considerations
B: Isabel Neighborhood Specific Plan MMRP
C: January 2023 Fee Sheet

DATE: **May 16, 2024**
Revised: 6/5/24 by PC/Staff

ENGINEERING CONSIDERATIONS - EXHIBIT "A"
(Subject to revision prior to final approval
by Planning Commission and City Council)

TENTATIVE TRACT: **8612 (SUB21-007) - Aura**

LOCATION: **Tranquility Circle**

APPLICANT: **Shea Homes**

Note: Special conditions are shown in standard type. Standard conditions that apply to this project are shown in italics. In addition, standard conditions of approval for this project are listed in Section II of the Development Plan Check and Procedures Manual.

1. DEFINITIONS

For the purpose of this agreement, the following words shall have the meanings respectively ascribed to them by this section:

Developer:	*Person(s) or Corporation(s) signing final map(s) and subdivision agreement(s)*
Improvement Plans:	*Construction drawings for required public and private improvements*
Services:	*Utility lateral, or any portions of a conduit cable or duct, between a utility distribution line and the site it serves*
Project:	*The work to be performed by Developer*

2. VESTING TENTATIVE MAP

Approval or conditional approval of this vesting tentative map shall not limit the City Engineer's ability to require workable designs on future grading and improvement plans based upon these Engineering Considerations and the City's standard engineering specifications and details.

The existing Maintenace Easement located adjacent to Portola Avenue within Parcel V shall be abandoned as needed on the Final Map.

The improvement plans shall show the creek set-back area as defined by Alameda County Zone 7 Water Agency.

3. GENERAL

The project shall be in conformance with all City Ordinances, rules, regulations, and policies. The conditions listed below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

All required improvements shall be constructed prior to occupancy of the new residential units on this site.

A. IMPROVEMENT PLANS - Exhibit A-1

An engineered improvement plan shall be prepared by the Developer for approval by the City's Departments (including the Community Development, Public Services, Fire, and Police Department), which shall include, but not necessarily be limited to, existing site conditions, dedications, grading plans, street design and grades, curb, gutter, sidewalk and driveway grades, and type, size and location of all public works improvements as herein required. Approval of this tentative map does not constitute approval of the details shown thereon. If there is any conflict between the tentative map and these Engineering Considerations, the Engineering Considerations shall govern.

No specific phased development plan has been submitted with this tentative tract application. Therefore, all required improvements for this tentative map shall be constructed as one phase. A phased map could only be considered if a specific phasing plan is submitted for consideration as a tentative map amendment.

B. STANDARDS FOR IMPROVEMENT PLANS AND MAPS

All improvement plans and maps shall conform to the following City of Livermore documents except as modified by these engineering considerations:

1. *City of Livermore Standard Specifications and Details*
2. *Development Plan Check and Procedures Manual*

Completed final map and improvement plan checklists from the manual entitled "City of Livermore, Development Plan Check and Procedures Manual" shall be submitted with the first plan check submittal for each phase.

C. STANDARD CONDITIONS OF APPROVAL IN THE DEVELOPMENT PLAN CHECK AND PROCEDURES MANUAL

All of the standard conditions of approval for subdivisions and major projects as listed in Part II of the City of Livermore Development Plan Check and Procedures Manual apply except for the following: A-2, A-3, A-4, A-10, B-7, B-8, B-9, B-10, B-11, B-13, B-14, B-16, K-1, K-2, and K-3.

D. WORK IN OTHER JURISDICTIONS

The Developer is responsible for obtaining permits and approvals for construction work and property acquisition that are required by agencies other than the City of Livermore.

E. SPECIFIC CONDITIONS

The Developer shall file a Final Map as described in Section 2 of these Engineering Consideration and comply with the following conditions:

A. The Developer shall design and construct the proposed retaining walls adjacent to the creek corridor to ensure stability of the project and minimize long term erosion of the multi-use trail.

4. STREETS

A. SPECIFIC REQUIREMENTS:

The Developer shall offer easements and dedications for, and shall improve his share of the ultimate street widths for the following named streets in accordance with the City's General Plan:

Isabel Avenue

Isabel Avenue is a major street in the General Plan. Along the project frontage Isabel Avenue is currently a 4-lane road with a striped median to accommodate turning lanes and a Class IIa bike lane in each direction.

The Isabel Neighborhood Specific Plan (INSP) requires that the existing bike lane at the project frontage on Isabel Avenue be replaced with a new Class IV separated bike lane with buffer along the project frontage in the northbound direction. Installation of this Class IV bike lane will include a physically raised barrier.

The Class IV bike lane will be comprised of an 8’ bike lane and 3’ median buffer. The median buffer shall have 6” deep curbs and be filed with landscaping and a decorative surface treatment subject to the review and approval of the Community Development Department. The Developer shall provide a minimum of 3 samples of proposed decorative surface treatments for the median buffer during the design phase for review and approval by the Community Development Department.

Final design of the Class IV bike lane shall include but is not limited to appropriate transitions to and from the existing Class IIa to the Class IV bike lane; modifications to signing and striping; any surface treatments and/or structures, and any necessary utility services needed for the maintenance of the median buffer.

To accommodate the space needed for the Class IV bike lane the Developer shall reconfigure Isabel Avenue as follows:

9’ ~~4’~~ raised median (to be constructed by others) (***Revised 6/5/24 by Staff)***
11.5’ left turn lane
11.5’ left turn lane
11.5’ travel lane
11.5’ travel lane

11.5’ right turn lane
3’ raised buffer median
8’ Class IV bike lane

The Developer shall not be responsible for constructing the ***9’***~~4’~~ median but will need to coordinate its construction with the Developer of Isabel Crossings (SUB22-008) by locating the Isabel Avenue lane configurations in their ultimate locations. (***Revised 6/5/24 by Staff)***

The City is intending to redesign the intersection of Isabel and Portola Avenue to provide protection for cyclists utilizing the Class IV bike lane on Portola Avenue and passing through the intersection. The Developer shall install a corner island at the intersection to provide this protection. The revised intersection design shall be coordinated with the Isabel Crossings (SUB22-008) project across the street.

In order to provide a pedestrian connection to the existing multi-use trail on the site, the Developer shall construct a sidewalk on the Isabel frontage that will veer to the east to connect to the trail at an appropriate location. The Developer shall dedicate any additional easements needed to provide the public with access to this pedestrian connection. Maintenace of this pedestrian connection and any additional landscaping installed adjacent to the pedestrian connection shall be determined prior to the filing of the final map for the project.

<u>Portola Avenue</u>

Portola Avenue is a major street in the General Plan. Along the project frontage Portola Avenue is a 4-lane road with a landscaped median to accommodate turning lanes and a Class IIa bike lane in each direction.

The Isabel Neighborhood Specific Plan (INSP) requires that the existing bike lane at the project location be replaced with a new Class IV separated bike lane with buffer along the project frontage in the eastbound direction. Installation of this Class IV bike lane will include a physically raised barrier.

Due to Portola Avenue right-of-way constraints, the Developer shall reconfigure the existing east bound bike Class IIa bike lane between Isabel Avenue and Tranquility Circle as a Class IV bike lane.

The Class IV bike lane will be comprised of a ***6.5’***~~7’~~ bike lane and ***12”***~~6”~~ deep median curb buffer. The buffer area shall be designed with a combination of median buffer and open segments to provide cyclists with both a travel lane separated from traffic and periodic openings needed for drainage and maintenance access to the buffered bike lane. The median curb buffer shall be approximately 50’- 60’ in length. At the intersection with Tranquility Way, the Class IV bike lane shall transition to a 9.5’ shared right turn and bike ~~lane with a striped separation from the through lanes~~. (***Revised 6/5/24 by PC)*** (***Revised 6/5/24 by Staff)***

Final design of the Class IV bike lane shall include but is not limited to appropriate transitions to and from the existing Class IIa to the Class IV bike lane; modifications to lane widths on Portola

Avenue, modifications to signing and striping; any surface treatments and/or structures, and any necessary utility services needed for the maintenance of the median buffer.

Tranquility Circle

***The Developer shall delineate and strip parking stalls on both sides of Tranquility Circle along the project frontage to the satisfaction of the City Engineer.* (*Revised 6/5/24 by PC)**

Interior Streets

The interior streets are minor streets that shall be 26 feet wide with no on-street parking except where guest parking stalls are located. All private interior streets will be designated as Commons to distinguish them from public streets.

The Developer shall incorporate the use of directional curb ramps where practical to the satisfaction of the City Engineer. (Revised 6/5/24 by PC)

The Developer shall incorporate the use of raised crosswalks where practical to the satisfaction of the City Engineer. (Revised 6/5/24 by PC)

Alleys

All alleys shall have a minimum 22 feet wide clear travel way and be separated from the interior streets by a standard driveway or valley gutter. All alleys are to be private and maintained by the Homeowners Association for the project.

Emergency Vehicle Access and Bridge

The Developer shall construct and dedicate an easement for Emergency Vehicle Access on all streets and alleys as shown on the Tentative Map. The bridge crossing the creek providing access to Lots 14, 15, and 16 must be rated for a vehicle loading to support the weight of Emergency Vehicles. Supports for this bridge must be located outside of the creek as defined in the RWQCB Site No. 02-01-C1187 Water Quality Certification Attachment C, Exhibit A "Extent of Deed Restriction" to minimize alterations to the creek and the need to obtain regulatory permits.

Additionally, prior to the start of framing for any buildings, full street sections shall be installed to provide access for emergency vehicles during construction of the buildings. Full street sections shall include installation of fire hydrants, utilities and curb and gutters.

CASp Certification for Public Walkways/Sidewalks

The Developer shall have a certified CASp Specialist review and certify that the design for all pedestrian improvements within the public right-of-way or a public easement complies with the following applicable regulations: American with Disabilities Act (ADA) requirements, the Public Rights-of-Way Accessibility Guidelines (PROWAG), and the requirements found in Chapter 11B of the 2019 California Building Code. If an accessibility design cannot meet the above listed

applicable standards, the Developer shall propose and the CASp Specialist shall concur with a design exception request for approval by the City Engineer or their designee. In addition, the Developer shall have the certified CASp Specialist inspect and certify that pedestrian improvements are installed per the CASp certified design. Pedestrian improvements include new trails, walkways, sidewalks, accessible ramps, connections between existing and new pedestrian improvements, and modifications to existing pedestrian improvements within or adjacent to the project site, as shown on the approved plans.

5. TRAFFIC SIGNALS

Because the intersection of Isabel Avenue and Portola Avenue will be reconfigured with this project, the Developer shall coordinate with the City and adjacent Developers to adjust the existing traffic signal to accommodate changes to the intersection. Developer will be responsible for adding components to the existing traffic signal such a push buttons or pedestrian signals on the south east corner of the intersection that may be necessary to compliment the ultimate function of the reconfigured intersection.

6. TRAFFIC IMPACT FEE CREDITS AND REIMBURSEMENTS:

A. CREDITS

The developer has previously installed TIF improvements and provided land conveyances for the Isabel Avenue/I-580 Interchange Project in accordance with the Amended and Restated Development Agreement No. 114-97. The developer will receive TIF credits for this project in accordance with said development agreement.

7. SANITARY SEWERS

Because the Developer has chosen to install the City standard asphalt street section for the majority of the streets with only specialty paving (i.e. pavers, stamped concrete, stamped asphalt, etc.) in a few areas to act as "accents" to the project entry or other areas as approved by the City Engineer, the sanitary sewer may be publicly maintained. However, in order to facilitate the maintenance and repair of the public sanitary sewer lines in the future, the Developer shall install double-walled pipe or other pipe protective measures as approved by the City Engineer, in all locations where the pipe runs under specialty paving. Additionally, no pipe joints will be allowed in specialty paving areas.

Sewer shall be extended across all frontages of each phase.

Sewer laterals with two-way cleanouts behind the curb shall be installed to each lot or site before the streets are surfaced.

8. STORM WATER DRAINAGE AND TREATMENT REQUIREMENTS

A. General

1. This site is subject to the National Pollutant Discharge Elimination System (NPDES) Program. Prior to the issuance of the initial grading or building permit, the Developer shall provide evidence

that the site is covered by the statewide General Permit to Discharge Storm Water associated with construction activity. This requires confirmation that a Notice of Intent (NOI) and the applicable fee was sent to the State Water Resources Control Board. In addition, the grading plans need to state: "All grading shall be in accordance with the Storm Water Pollution Prevention Plan prepared by the Developer per the Notice of Intent on file with the State Water Resources Control Board".

2. Necessary interceptor ditches shall be concrete. Field inlets and storm drainage pipe may be necessary in conjunction with concrete interceptor ditches as secondary drainage releases. All interceptor ditches shall be privately maintained.

The project will utilize the existing treatment and detention basin located on Parcel D of Tract 8121.

B. Storm Drainage Requirements

Per the City's Facilities Planning Guidelines (dated June 2005), the flows must have the following characteristics:

> *For a 10-year design discharge: a hydraulic grade line (HGL) is no higher than 1.25 feet below the top of curb elevation at any manhole or inlet.*
>
> *For a 100-year design discharge: a HGL does not exceed the top of curb elevation. (This is required for item 3 above.)*

For additional detail on these guidelines, the applicant should refer to the following resources: City of Livermore Storm Drain Master Plan & City of Livermore Facilities Planning Guidelines (both available at the Engineering counter at City Hall).

Since the Developer has chosen to build private streets, the storm drain system will be privately owned and maintained by a homeowner's association and maintained to the property line. In order to differentiate the ownership of public and private facilities, the Developer shall provide the additional structures (manholes and or catch basins) to be installed at the property line.

C. Stormwater Infrastructure Maintenance Funding

The cost to maintain all private storm water infrastructure installed with this project shall be funded by the Developer.

D. Channels

Although no modifications are proposed to the adjacent un-named creek and the Arroyo Las Positas, if design changes are required the Developer shall obtain the approval of the California Department of Fish and Game (through a stream alteration permit), the Army Corps of Engineers, the Regional Water Quality Control Board, the State Department of Water resources, the U.S. Fish and Wildlife Service, and Alameda County Flood Control and Water Conservation District (Zone 7) if required by those agencies.

E. Storm Water Treatment, Detention and Low Impact Development Requirements

1. *The Developer shall treat the storm water runoff from this site prior to having the storm water enter the City's storm water distribution system. Stormwater Treatment, Low Impact Development, and Trash Capture is required by the Regional Water Quality Control Board. The Developer shall complete and or update the Stormwater Requirements Checklist. The Developer shall provide a storm water treatment plan with calculations indicating treatment that meets the latest requirements described in Section C.3 of the City's NPDES Permit with the Regional Water Quality Control Board. City approval of this plan and calculations is required prior to the approval of the improvement plans.*

2. *If this project is greater than one acre, the Developer shall provide a Hydrograph Modification Plan (HMP) with calculations in accordance with the Alameda Countywide Cleanwater Program (ACCWP) Bay Area Hydrology Model (BAHM) guidelines. The software for the design of control measures to meet the Flow Duration Control is available to download from* www.bayareamodel.org. *For additional information you may contact Debbie Salgado in the City's Engineering Department at (925-960-4558)*

3. *Prior to final map approval, the applicant shall enter into a maintenance agreement with the City of Livermore for all storm water treatment devices deemed necessary on this site. If the stormwater treatment devices will be maintained by the individual homeowners a cleanout will be necessary at the property lines to allow the residents to maintain their portion of the private storm drain underdrain. If the stormwater treatment device will be maintained by a Homeowners Association, then the cleanouts at each of the property lines may not be needed. The storm drain treatment devices shall be shown on the plat plans and included in the Operations and Maintenance Agreement. The Operations and Maintenance Agreement(s) shall be recorded prior to recordation of the Final Map.*

F. Stormwater Treatment Infrastructure Maintenance Funding

The cost to maintain all storm water treatment, detention and low impact development infrastructure installed with this project shall be funded by the Developer.

9. REQUIRED SOURCE CONTROL STORMWATER MEASURES

The Regional Water Quality Control Board adopted Order R2-2022-0018 issuing the Alameda Countywide NPDES municipal storm water permit for the Alameda Countywide Clean Water Program. The 17 member agencies, including Livermore, are subject to this permit and all its requirements including the following:

> *"The Permittees shall, as part of their continuous improvement process, submit enhanced new development and significant redevelopment Performance Standards that summarize source control requirements for such projects to limit pollutant generation, discharge, and runoff, to the maximum extent practicable…"*

In accordance with this requirement, the following source control measures, included as part of these Conditions of Approval, shall be implemented as a part of this project.

A. Structural Control Measures

1. Illegal Dumping to Storm Drain Inlets and Waterways

On-site storm drain inlets, except inlets located in landscaped areas, shall be clearly marked with the words "No Dumping! Flows to Bay" on a plastic marker. The stainless steel markers are available for purchase from the Water Resources Division. For ordering information, please call 925-960-8100. For projects with newly developed, privately maintained streets, agency staff will verify that storm drain inlets have been marked before the final sign-off on the project's building permit or encroachment permit.

2. Interior Floor Drains

Approved interior floor drains shall be plumbed to the sanitary sewer system and shall not be connected to the storm drain system. The applicant shall contact the Water Resources Division for specific connection and discharge requirements.

3. Parking Garages

Interior level parking garage floor drains shall be connected to a sand/oil interceptor or equivalent water treatment device approved by the Water Resources Division prior to discharging to the sanitary sewer system.

4. Pesticide/Fertilizer Application and Irrigation

a. Landscaping shall be designed to minimize irrigation and runoff, promote surface infiltration where possible, minimize the use of fertilizers and pesticides that can contribute to storm water pollution, and incorporate appropriate Bay-Friendly Landscaping principles.

b. If a landscaping plan is required as part of a development project application, the plan shall meet the following conditions related to reduction of pesticide use on the project site:

I. Where feasible, landscaping shall be designed and operated to treat storm water runoff by incorporating elements that collect, detain, and infiltrate runoff. In areas that provide detention of water, plants that are tolerant of saturated soil conditions and prolonged exposure to water shall be specified.

II. Plant materials selected shall be appropriate to site specific characteristics such as soil type, topography, climate, amount and timing of sunlight, prevailing winds, rainfall, air movement, patterns of land use, ecological consistency and plant interactions to ensure successful establishment.

III. Existing native trees, shrubs, and ground cover shall be retained and incorporated into the landscape plan to the maximum extent practicable.

IV. Unless otherwise specified, proper maintenance of landscaping shall be the responsibility of the property owner.

V. Integrated pest management (IPM) principles and techniques shall be encouraged as part of the landscaping design. Some examples of IPM principles and techniques include the following:

i. Select plants that are well adapted to soil conditions at the site.

ii. Select plants that are well adapted to sun and shade conditions at the site. Consider future conditions when plants reach maturity. Consider seasonal changes and time of day.

iii. Provide irrigation appropriate to the water requirements of the selected plants.

iv. Select pest and disease resistant plants.

v. Plant a diversity of species to prevent pest infestation from affecting the entire landscaping plan.

vi. Use "insectary" plants in the landscaping to attract and keep beneficial insects.

VI. Landscaping shall also comply with City of Livermore's "Water Efficient Landscape Ordinance". However, areas of a site used for bio-swales or other landscaped areas that function as a storm water treatment measure shall be exempt from the Water Efficient Landscaping requirements.

VII. An efficient irrigation system shall be installed in areas requiring irrigation. An example of an efficient irrigation system is one that includes a weather-based (automatic, self-adjusting) irrigation controller with a moisture and/or rain sensor shutoff, and in which sprinkler and spray heads are not permitted in areas less than 8 feet wide.

5. Pool, Spa, and Fountain Discharges

a. New or rebuilt swimming pools, hot tubs, spas and fountains must have a connection to the sanitary sewer to facilitate draining. This connection could be a drain in the pool to the sanitary sewer or a cleanout located close enough to the pool so that a hose can readily direct the pool discharge into the sanitary sewer cleanout.

b. When draining is necessary, a hose or other temporary system shall be directed into a sanitary sewer cleanout, or vegetated areas that are large enough to accommodate the volume without allowing the discharged water to flow to the storm drain system or receiving water body.

6. Food Service Equipment Cleaning (NOT USED)

7. Refuse Areas (NOT USED)

8. Outdoor Process Activities/Equipment [1] (NOT USED)

9. Outdoor Equipment/Materials Storage (NOT USED)

10. Vehicle/Equipment and Commercial/Industrial Cleaning (NOT USED)

11. Vehicle/Equipment Repair and Maintenance (NOT USED)

12. Fuel Dispensing Areas [2] (NOT USED)

13. Loading Docks (NOT USED)

14. Fire Sprinkler Test Water

Provisions shall be made in the project design and construction to allow for the discharge of fire sprinkler test water to an onsite vegetated area. If this is not feasible, provide for discharge to the sanitary sewer in accordance with current plumbing codes.

15. Miscellaneous Drain or Wash Water

    a. Boiler drain lines shall be connected to the sanitary sewer system and may not discharge to the storm drain system.

    b. For small air conditioning units, air conditioning condensate shall be directed to landscaped areas as a minimum BMP. For large air conditioning units, in new developments or significant redevelopments, condensation lines shall be connected to the sanitary sewer system, wherever feasible.

    c. Roof drains shall discharge and drain away from the building foundation to landscaped areas wherever feasible.

    d. Washing and/or steam cleaning activities must be performed at an appropriately equipped facility that drains to the sanitary sewer as specified in Section J. Any outdoor washing or pressure washing must be in compliance with the City's Stormwater Management Program requirements and managed in such a way that there is no discharge of soaps or other pollutants to the storm drain system. The applicant shall contact the Water Resources Division for specific discharge requirements.

16. Architectural Copper Installation (NOT USED)

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[2] The fueling area shall be defined as the area extending a minimum of 6.5 feet from the corner of each fuel dispenser or the length at which the hose and nozzle assembly may be operated plus a minimum of one foot, whichever is greater.

B. II. OPERATIONAL BMPS

This section details Best Management Practices (BMP) that private property owners and/or the occupants of private property must implement following the construction of projects. Ultimately, the responsibility for implementation of these BMPs rests with the property owners. The City of Livermore's Source Control Program routinely performs inspections of industrial and commercial sites to verify BMP implementation and effectiveness.

1. Paved Sidewalks and Parking Lots

   Sidewalks and parking lots shall be swept regularly to minimize the accumulation of litter and debris. Wash water resulting from the pressure washing of parking lots must be captured, pretreated (if necessary) to meet local discharge limits, and discharged to the sanitary sewer. Wash water resulting from the pressure washing of sidewalks may be allowed to drain to the storm drain system provided that (a) no soap or other cleaning agents are used, and (b) all debris are trapped and collected to prevent entry into the storm drain system. Under no circumstances shall wash water containing any soap or other cleaning agents be discharged to the storm drain system.

2. Private Streets, Utilities and Common Areas

   a. The owner of private streets and storm drains shall prepare and implement a plan for street sweeping of paved private roads and cleaning of all storm drain inlets.

   b. For residential developments, where other maintenance mechanisms are not applicable or otherwise in place, a Property Owners Association, Landscape& Lighting District, or an equivalent mechanism shall be created and shall be responsible for maintaining all private streets and private utilities and other privately owned common areas and facilities on the site including landscaping. These maintenance responsibilities shall include implementing and maintaining storm water BMPs associated with improvements and landscaping. CC&R's creating the association shall be reviewed and approved by the City prior to the recordation of the Final Map and recorded prior to the sale of the first residential unit. The CC&R's or Landscape & Lighting District shall describe how the storm water BMPs associated with privately owned improvements and landscaping shall be maintained and detail contact information for the entity responsible for such maintenance activities.

3. Vehicle/Equipment Repair and Maintenance

   a. No person shall dispose of, or permit the disposal, directly or indirectly, of vehicle fluids, hazardous materials, or rinse water from parts cleaning operations into storm drains.

   b. No vehicle fluid removal shall be performed outside a building, or on asphalt or ground surfaces, whether inside or outside a building, except in such a manner as to ensure that

any spilled fluid will be in an area of secondary containment. Leaking vehicle fluids shall be contained or drained from the vehicle immediately.

c. No person shall leave unattended drip parts or other open containers containing vehicle fluid unless such containers are in use or in an area that cannot discharge to the storm drain.

4. Fueling Areas (NOT USED)

5. Loading Docks (NOT USED)

6. On-site Storm Drains

   All on-site storm drains must be inspected and, if necessary, cleaned at least once a year immediately prior to the rainy season.

7. Architectural Copper Cleaning, Treating or Washing (NOT USED)

10. WATER SUPPLY (CITY)

Because the Developer chosen to install the City standard asphalt street section for the majority of the streets with only specialty paving (i.e. pavers, stamped concrete, stamped asphalt, etc.) in a few areas to act as "accents" to the project entry or other areas as approved by the City Engineer, the water lines may be publicly maintained. However, in order to facilitate the maintenance and repair of the water lines in the future, the Developer shall install double-walled pipe on or other pipe protective measures as approved by the City Engineer, in all locations where the pipe runs under specialty paving. Additionally, no pipe joints will be allowed in specialty paving areas.

Water mains shall be extended across all frontages of each phase and all waterline valves must notate "EPDM" on the valve body.

The project is located within the City of Livermore Water Zone 1, the developer shall install pressure reduction valves (PRVs), backflow prevention devices and appurtenances on the potable and reclaimed water services as directed by the City Engineer.

The fire service backflow preventer(s) shall be effectively screened from the public right-of-way while at the same time preserving ease of maintenance access to the backflow preventer(s). Screening shall be as specified on City Standard Detail W-10A, B and C. The fire service backflow preventer(s) shall meet the performance standards of the backflow preventer shown in City Standard Detail W-10A, B and C.

11. UNDERGROUNDING OF UTILITIES:

All existing and new electric (with the exception of any 60 KV and higher voltage wires) and communication lines along the project frontage and within the project shall be placed underground. Electric, gas, Comcast and SBC utilities are required and shall be placed in a common trench. All electric transformers shall be placed underground. (Commercial and industrial developments may

have above ground transformers).

12. TRAILWAY/BIKEWAY REQUIREMENTS

Active Transportation Plan

Certain portions of this development are within the City of Livermore Active Transportation Plan established and adopted as part of the General Plan. In accordance with this plan, the Developer will be required to construct Class IV bike lanes along the project frontages of Portola Avenue and Isabel Avenue.

13. MEDIANS AND OTHER LANDSCAPED AREAS

Since the City has a new centralized irrigation system with a computer terminal and modem located at the City's Maintenance Service Center, for any landscape improvements that will be maintained by the City, the Developer shall install a City standard centralized irrigation controller system with communication accessories as approved by the City. The City may exempt this requirement based on the limited size of the landscape area.

14. HORTICULTURIST'S REPORT

A Horticulturist's report will be required if the site is located north of Highway I-580.

15. SPECIAL DISTRICTS

A. Landscaping and Lighting Maintenance and Operation

This development is within Landscape Maintenance District No. LL-857 and is subject to the charges and requirements thereof.

The Developer shall prepare an amended assessment diagram and amended Engineer's Report incorporating all new parcels into LL-857 and shall be submitted for City review with the first improvement plan submittal.

B. Assessment District

This development is within Community Facilities District 2016-1(Sage Maintenance) (CFD) and is subject to the charges and requirements thereof. Because the CFD was formed with a non-residential use for the parcels within Tract 8612, the Developer shall bear the costs for any changes or modifications to the CFD that will be necessary to reconfigure the assessments for the new residential use within Tract 8612.

This development is within Community Facilities District 2016-2 (Shea Properties) (CFD) and is subject to the charges and requirements thereof. Because the CFD was formed with a non-residential use for the parcels within Tract 8612, the Developer shall bear the costs for any changes or modifications to the CFD that will be necessary to reconfigure the assessments for the new residential use within Tract 8612.

The development shall annex into Community Facilities Maintenance District 2023-1 (Isabel Neighborhood Specific Plan) to provide for maintenance funds for their pro-rata share of public infrastructure and landscaping that is installed with the Isabel Neighborhood Specific Plan.

The Developer shall initiate and bear the costs for the annexation into CFD 2023-1.

Annexation documents shall be filed with the filing of the final map. The necessary documentation shall be submitted for City review with the first improvement plan submittal.

16. AIRPORT LOCATION

This development is located in the vicinity of the Livermore Municipal Airport. Aircraft operations in the vicinity of the property may potentially create nuisances, including but not limited to noise, vibration or odors. The owner and or future buyer should be aware that operations and flight numbers at the Livermore Municipal Airport could increase in the future. A report must be filed with the Division of Real Estate relative to this matter.

All projects within the vicinity of Livermore Municipal Airport shall grant an avigation easement to the City. The Developer has already filed and recorded this easement over the project property (RSN 2003006164).

17. SUBDIVISION AGREEMENT AND SECURITY

Following tentative map approval, the Subdivision Improvement Agreement will not be submitted to the City Council until the Developer has submitted all of the documents indicated in the "Final Approval of Tract Map Checklist" in the Development Plan Check and Procedures Manual (28) days prior to the city council meeting at which the final map will be considered for final approval by the City Council.

18. FEE AMOUNTS

The Developer will be required to pay the applicable development impact fees and project processing fees due in connection with this subdivision. The fee shall be the amount in effect at the time the fee is required to be paid, unless otherwise vested under Development Agreement 114-97, as amended.

19. VEHICLE ACCESS

Prior to or with the submittal for the first plan check of the tract improvement plans and final map, the Developer shall submit for review and approval a traffic control plan for providing safe entry to and exit from the site. The purpose of the plan is to insure that there will be safe entry and exit by construction and other vehicles prior to the installation of the required permanent improvements for the project.

Access to the development by construction equipment, material delivery and other heavy loads shall be limited by the Developer to the following route:

I-580 to Isabel Avenue to Tranquility Circle.

Such heavy loads will not be allowed on existing residential streets in the vicinity of the development.

The wheel-loading on the above routes shall not exceed State load limits.

20. DEVELOPMENTS WITH PRIVATE ROADWAYS AND UTILITIES (Condominiums, Row Houses, Cluster, etc.)

The private improvements of the private street system are part of the improvements required of this subdivision. For this reason, the Developer shall pay Engineering Division plan check and construction inspection fees and the City Engineering Division will provide these services. The Developer will also provide subdivision security for the required private improvements.

JW:DES

VTTM 8612_Shea Homes Tranquility (Aura) ECs 6-5-24 Final Final for CC

Project Title: SP18-001; DCA18-001; APZ18-001; GPA18-001; POL18-001; ZMA18-001; PD18-001; PD18-006; PD18-007; and PD18-009
Project Name: Isabel Neighborhood Specific Plan

Isabel Neighborhood Specific Plan Mitigation Monitoring Program

SUMMARY OF IMPACT	SUMMARY OF MITIGATION MEASURE	AGENCY RESPONSIBLE FOR VERIFICATION	TIMING OF VERIFICATION
Traffic and Transportation			
3.3-2 Implementation of the proposed Plan would violate an air quality standard and contribute substantially to an existing or projected air quality violation during construction.	**MM-AQ-1: Require Construction Fleet to Use Renewable Diesel.** All applicants proposing development of projects within the Planning Area shall require their contractors, as a condition of contract, to reduce construction-related exhaust emissions by ensuring that all off-road equipment operating for more than 20 total hours over the entire duration of construction activities shall operate on renewable diesel (such as Diesel high performance renewable). Renewable diesel is currently commercially available in San Francisco Bay Area.	COL	TM, C
	MM-AQ-2: Require Use of Diesel Trucks with 2010-Compliant Model Year Engines. All applicants proposing development of projects within the Planning Area shall require their contractors, as a condition of contract, to use diesel trucks that have 2010 model year or newer engines. In the event that 2010 model year or newer diesel trucks cannot be obtained, the contractor must provide documentation to the City showing that a good faith effort to locate such engines was conducted.	COL	TM, C
	MM- AQ-3: Require Payment of Mitigation Fees to Offset Emissions Exceeding BAAQMD's Daily Pollutant Thresholds. The City shall work with BAAQMD's Office of Community Investment and Infrastructure (OCII) to establish City-specific construction emissions offset guidance that can be implemented to assess, determine, and issue mitigation fees that project applicants would be required to pay BAAQMD on a pro rata basis for all concurrently ongoing	COL, BAAQMD	TM, C

Responsible Agency/Department/Party

COL City of Livermore
Zone 7 Alameda County Flood Control District – Zone 7
LARPD Livermore Area Recreation and Park District
BART Bay Area Rapid Transit District
LAVTA Livermore Amador Valley Transit Agency
CDFW California Department of Fish & Wildlife
USFWS United States Fish and Wildlife Service
LVJUSD Livermore Valley Joint Unified School District
LPC Las Positas College
BAAQMD Bay Area Air Quality Management District

Timing of Verification

TM Prior to approval of tentative tract maps
FM Prior to approval of final tract maps
BP Prior to approval of building and/or grading plans
C During construction
PC Post construction/on-going

SUMMARY OF IMPACT	SUMMARY OF MITIGATION MEASURE	AGENCY RESPONSIBLE FOR VERIFICATION	TIMING OF VERIFICATION
	construction projects in the Planning Area to offset all pollutant emissions exceeding BAAQMD's daily pollutant thresholds. The offset fees may be paid into BAAQMD's Bay Area Clean Air Foundation (Foundation) in an amount to be determined at the time of mitigation. This mitigation (AQ-3) does not apply **if builder/contractor documents they will not exceed BAAQMD's dailey pollutant threshold,** This mitigation includes the following specific requirements: • For all construction projects occurring in the Planning Area, the applicants for each project shall require their construction contractors to estimate annual construction activity monitoring data for the following year. All applicants shall submit their estimated construction-related emissions to the City for review by November 1 of each year for the following construction year. • The City shall review all received construction estimates to ensure they are representative, total the emissions estimates for all construction projects that had activities that would be ongoing during the following construction year, and determine the total mitigation fee that would need to be submitted to BAAQMD to fund offsets for the portion of annual emissions that exceed BAAQMD's average daily thresholds for criteria pollutants. • In light of the total mitigation fee that was determined, and based on the construction emission amounts submitted by each applicant, the City shall appropriate the mitigation fee amount that would need to be submitted by each project applicant on a pro rata basis. The City shall issue the required mitigation fee amounts to each applicable project applicant.		

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SUMMARY OF IMPACT	SUMMARY OF MITIGATION MEASURE	AGENCY RESPONSIBLE FOR VERIFICATION	TIMING OF VERIFICATION
	• Upon receiving the City's assigned mitigation fee amount, the applicants shall enter into a construction mitigation contract with BAAQMD to submit their apportioned mitigation fees.		
3.3-4 Implementation of the proposed Plan would result in a cumulatively considerable net increase of a criteria pollutant for which the project region is a nonattainment area for an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors).	**MM-AQ-1: Require Construction Fleet to Use Renewable Diesel.** All applicants proposing development of projects within the Planning Area shall require their contractors, as a condition of contract, to reduce construction-related exhaust emissions by ensuring that all off-road equipment operating for more than 20 total hours over the entire duration of construction activities shall operate on renewable diesel (such as Diesel high performance renewable). Renewable diesel is currently commercially available in San Francisco Bay Area.	COL	TM, C
	MM-AQ-2: Require Use of Diesel Trucks with 2010-Compliant Model Year Engines. All applicants proposing development of projects within the Planning Area shall require their contractors, as a condition of contract, to use diesel trucks that have 2010 model year or newer engines. In the event that 2010 model year or newer diesel trucks cannot be obtained, the contractor must provide documentation to the City showing that a good faith effort to locate such engines was conducted.	COL	TM, C
	MM- AQ-3: Require Payment of Mitigation Fees to Offset Emissions Exceeding BAAQMD's Daily Pollutant Thresholds. The City shall work with BAAQMD's Office of Community Investment and Infrastructure (OCII) to establish City-specific construction emissions offset guidance that can be implemented to assess, determine, and issue mitigation fees that project applicants would be required to pay BAAQMD on a pro rata basis for all concurrently ongoing construction projects in the Planning Area to offset all pollutant emissions exceeding BAAQMD's daily pollutant thresholds. The	COL. BAAQMD	TM, C

Responsible Agency/Department/Party

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SUMMARY OF IMPACT	SUMMARY OF MITIGATION MEASURE	AGENCY RESPONSIBLE FOR VERIFICATION	TIMING OF VERIFICATION
	offset fees may be paid into BAAQMD's Bay Area Clean Air Foundation (Foundation) in an amount to be determined at the time of mitigation. This mitigation (AQ-3) does not apply **if builder/contractor documents they will not exceed BAAQMD's dailey pollutant threshold,** This mitigation includes the following specific requirements: • For all construction projects occurring in the Planning Area, the applicants for each project shall require their construction contractors to estimate annual construction activity monitoring data for the following year. All applicants shall submit their estimated construction-related emissions to the City for review by November 1 of each year for the following construction year. • The City shall review all received construction estimates to ensure they are representative, total the emissions estimates for all construction projects that had activities that would be ongoing during the following construction year, and determine the total mitigation fee that would need to be submitted to BAAQMD to fund offsets for the portion of annual emissions that exceed BAAQMD's average daily thresholds for criteria pollutants. • In light of the total mitigation fee that was determined, and based on the construction emission amounts submitted by each applicant, the City shall appropriate the mitigation fee amount that would need to be submitted by each project applicant on a pro rata basis. The City shall issue the required mitigation fee amounts to each applicable project applicant.		

Responsible Agency/Department/Party

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SUMMARY OF IMPACT	SUMMARY OF MITIGATION MEASURE	AGENCY RESPONSIBLE FOR VERIFICATION	TIMING OF VERIFICATION
	• Upon receiving the City's assigned mitigation fee amount, the applicants shall enter into a construction mitigation contract with BAAQMD to submit their apportioned mitigation fees.		
3.3-5 Implementation of the proposed Plan would expose sensitive receptors to substantial pollutant concentrations from new sources of toxic air containments.	**Mitigation Measure AQ-4: Require Future Projects Located within 1,000 Feet of Receptors Perform a Construction Health Risk Assessment**. All applicants proposing development of projects within 1,000 feet of existing sensitive receptors, as defined by the Bay Area Air Quality Management District (BAAQMD), shall prepare a site-specific construction health risk assessment (HRA) taking into account both project-level and cumulative health risks (including existing TAC sources). If the HRA demonstrates, to the satisfaction of the City, that the health risk exposures for adjacent receptors may be less than BAAQMD project-level and cumulative thresholds (as appropriate), then additional mitigation would be unnecessary. However, if the HRA demonstrates that health risks would exceed BAAQMD project-level and/or cumulative thresholds (as appropriate), additional feasible on- and offsite mitigation shall be analyzed by the applicant to help reduce risks to the greatest extent practicable.	COL, BAAQMD	TM, C, PC

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Energy, Greenhouse Gases, and Climate Change			
3.4-2 Implementation of the proposed Plan would generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment.	**MM- GHG-1**: Operational GHG Emissions Reduction Measures. Implement the following GHG emissions reduction strategies to guide future development within the Planning Area: 1. Require that a minimum of 20 percent of housing allowed under the proposed Plan be affordable (below market-rate) housing. 2. Incorporate street and intersection traffic calming measures to a minimum of 25 percent of streets and intersections in the Planning Area. Street traffic calming features may include, but are not limited to, on-street parking, planter strips with street trees, chicanes, horizontal shifts (lane centerline that curves or shifts), bollards, rumble strips, and woonerfs, Intersection traffic calming measures may include, but are not limited to, marked crosswalks, count-down signal timers, curb extensions, channelization islands, speed tables, raised crosswalks, raised intersections, median islands, tight corner radii, and traffic circles or mini-circles. 3. Expand the existing local bus network in the Planning Area by a minimum of 25 percent by adding or modifying bus routes to increase accessibility to the BART station at Isabel Avenue. 4. Require all new development to install indoor water efficient appliances and fixtures to achieve a minimum of 15 percent reduction in water usage and require applicants for new development to submit landscape and irrigation plans capable of achieving a minimum of 10 percent reduction in outdoor water usage. The percent reductions should be achieved over baseline water use conditions in the City at the time of	COL	TM, FM, BP, PC

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	development. 5. Require a minimum solid waste diversion rate of 85 percent to be achieved by 2040. 6. Require electric-only appliances and HVAC (e.g. no natural gas heating, cooling, or cooking). 7. Require employers with more than 50 employees to provide a suite of travel demand reduction measures (TDM) capable of reducing single-vehicle trips by at least 20 percent compared to normal trip generation rates.		
3.4-3 Implementation of the proposed Plan would conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.	**MM- GHG-1**: Operational GHG Emissions Reduction Measures. Implement the following GHG emissions reduction strategies to guide future development within the Planning Area: 1. Require that a minimum of 20 percent of housing allowed under the proposed Plan be affordable (below market-rate) housing. 2. Incorporate street and intersection traffic calming measures to a minimum of 25 percent of streets and intersections in the Planning Area. Street traffic calming features may include, but are not limited to, on-street parking, planter strips with street trees, chicanes, horizontal shifts (lane centerline that curves or shifts), bollards, rumble strips, and woonerfs, Intersection traffic calming measures may include, but are not limited to, marked crosswalks, count-down signal timers, curb extensions, channelization islands, speed tables, raised crosswalks, raised intersections, median islands, tight corner radii, and traffic circles or mini-circles. 3. Expand the existing local bus network in the Planning Area by	COL	TM, FM, BP, PC

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	a minimum of 25 percent by adding or modifying bus routes to increase accessibility to the BART station at Isabel Avenue. 4. Require all new development to install indoor water efficient appliances and fixtures to achieve a minimum of 15 percent reduction in water usage and require applicants for new development to submit landscape and irrigation plans capable of achieving a minimum of 10 percent reduction in outdoor water usage. The percent reductions should be achieved over baseline water use conditions in the City at the time of development. 5. Require a minimum solid waste diversion rate of 85 percent to be achieved by 2040. 6. Require electric-only appliances and HVAC (e.g. no natural gas heating, cooling, or cooking). 7. Require employers with more than 50 employees to provide a suite of travel demand reduction measures (TDM) capable of reducing single-vehicle trips by at least 20 percent compared to normal trip generation rates.		
Noise			
3.6-1 Implementation of the proposed Plan could expose persons to or generate noise levels in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies.	**MM NOI-1**. Implement Traffic Noise Reduction Measures at Existing Sensitive Receptors. *Stationary Equipment Noise* Noise from mechanical equipment in the Planning Area could include HVAC and other mechanical equipment (e.g., larger mechanical equipment, emergency generators, etc.). As discussed under Impact 3.6-1 above, Policy P1 under Objective N-1.5 in the City General Plan states that the City shall require that industrial and commercial uses be designed and operated so as to avoid the generation of noise effects on surrounding sensitive land uses	COL	TM, BP, C, PC

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	(e.g., residential, churches, schools, hospitals) from exceeding the following noise levels for exterior environments: (a) 55 dBA L50 (7:00 a.m. to 10:00 p.m.) (b) 45 dBA L50 (10:00 p.m. to 7:00 a.m.). In addition, Policy P-ENV-8 under the proposed Plan, described previously, would ensure that noise from noise-generating land uses, as measured from the property line, would be limited as follows: • In residential areas of the Isabel Neighborhood, exterior noise levels may not exceed 65 dBA from 7:00 a.m. to 12:00 a.m or 60 dBA from 12:00 a.m. to 7:00 a.m. • Along Main Street and in the office, commercial, or business park areas of the Isabel Neighborhood, exterior noise levels may not exceed 75 dBA from 7:00 a.m. to 12:00 a.m or 65 dBA from 12:00 a.m. to 7:00 a.m.		
3.6-3 Implementation of the proposed Plan could result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.	**MM NOI-1.** Implement Traffic Noise Reduction Measures at Existing Sensitive Receptors. ***Stationary Equipment Noise*** Noise from mechanical equipment in the Planning Area could include HVAC and other mechanical equipment (e.g., larger mechanical equipment, emergency generators, etc.). As discussed under Impact 3.6-1 above, Policy P1 under Objective N-1.5 in the City General Plan states that the City shall require that industrial and commercial uses be designed and operated so as to avoid the generation of noise effects on surrounding sensitive land uses (e.g., residential, churches, schools, hospitals) from exceeding the following noise levels for exterior environments: (a) 55 dBA L50 (7:00 a.m. to 10:00 p.m.) (b) 45 dBA L50 (10:00 p.m. to 7:00 a.m.). In addition, Policy P-ENV-8 under the proposed Plan, described previously, would ensure that noise from noise-generating land uses, as measured from the property line, would be limited as follows:	COL	TM, BP, PC, C

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	• In residential areas of the Isabel Neighborhood, exterior noise levels may not exceed 65 dBA from 7:00 a.m. to 12:00 a.m or 60 dBA from 12:00 a.m. to 7:00 a.m. • Along Main Street and in the office, commercial, or business park areas of the Isabel Neighborhood, exterior noise levels may not exceed 75 dBA from 7:00 a.m. to 12:00 a.m or 65 dBA from 12:00 a.m. to 7:00 a.m.		
Biological Resources			
3.7-1 Implementation of the proposed Plan would have a substantial adverse effect, either directly or through habitat modifications, on special-status species.	**MM-BIO-1**: If impacts to special-status plan species are unavoidable, Prepare and implement a salvage, relocation, or propagation and monitoring plan for special-status plant species. If a protocol-level botanical survey reveals the presence of special-status plant species in the Planning Area, all directly affected areas of special-status plants will be documented by a qualified botanist or ecologist retained by project proponents prior to issuance of grading permits, consistent with Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities State of California (CDFW, 2009). Documentation will include density and percent cover; key habitat characteristics, including soil type, associated species, hydrology, and topography; and photographs of preconstruction conditions. Impacts to rare (California Rare Plant Rank 1 and 2) native plant species will be avoided where feasible. If impacts to such species are unavoidable, the project proponent will notify USFWS and/or CDFW and a qualified botanist or restoration ecologist will prepare a salvage, relocation, or propagation and monitoring plan in coordination with USFWS and/or CDFW prior to construction to address affected special-status plant species. The plan will include provisions that address the techniques, location, and procedures required for the successful establishment of the plant populations. The plan will include provisions for performance that address survivability	COL. Zone 7, CDFW, USFW	TM, C, PC

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	requirements, maintenance, monitoring, implementation, and the annual reporting requirements. Monitoring and success criteria applicable to special-status plant salvage, relocation, or propagation will require the following. • At least two surveys by a qualified botanist or ecologist per monitoring year. • At least 80 percent of the planted area must support vegetation composition and density consistent with reference population conditions. • At least 80 percent of the planted area must support target species amounts similar to reference feature conditions. • A minimum of five consecutive years of monitoring to ensure success criteria are met. • Remedial actions to restore intended ecological function of planted areas that fail to meet the success criteria for three consecutive years. **MM-BIO-2**: Avoid nesting birds where feasible. Proponents (or their contractors) of specific projects under the proposed Plan shall conduct construction activities outside the bird nesting season (February 1 to August 31) to the extent feasible. If construction initiation is unavoidable during this time, the project proponent or its contractor will retain a qualified wildlife biologist with demonstrated nest-searching experience to conduct preconstruction surveys for nesting birds (including raptors, but excluding burrowing owl) within 300 feet and including the near-term or longer-term improvements environmental footprints. Adjacent lands outside the development footprints will be scanned with binoculars from the limit of ground-disturbance and publicly accessible areas. Preconstruction surveys will occur no more than three days prior to the onset of ground-disturbing activities (including clearing, grubbing, and		

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	staging) at each development area. If active nests are found in the development footprints, the biologist will establish a no-disturbance buffer around the nest and mark the buffer perimeter with high-visibility fencing, flagging, or pin flags. The size of the buffer will be based on the species' sensitivity to disturbance and planned work activities in the vicinity; typical buffer sizes are 250 feet for raptors and 50 feet for other birds. The buffer will remain in place until the nest is no longer active, as determined by the biologist. Buffers for any nests found outside but within 300 feet of the development sites will be established based on the biologist's best professional judgment whether the work would result in nest abandonment. If a lapse in construction activities of 15 days or longer at a previously surveyed environmental footprint occurs, another preconstruction survey will be conducted. If structure demolition activities cannot occur outside of the nesting season, the project proponent or its contractor will remove inactive nests from the structure to be demolished and install nest exclusion measures (e.g., fine mesh netting, panels, or metal projectors) outside of the nesting season. All exclusionary devices will be monitored and maintained throughout the breeding season to ensure that they are successful in preventing the birds from accessing the cavities or nest sites. No more than three days prior to structure demolition activities, a qualified biologist will conduct a preconstruction survey of all potential nesting habitat on the structures to be demolished/modified and the surrounding areas for the presence of active nests. If active nests are found on the structures or in the affected area, then demolition/modification activities will not proceed until the biologist verifies that all nests on the structures are inactive. After all surveys and/or nest deterrence activities are completed at each development footprint, the biologist will complete a memorandum detailing		

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	the survey effort and results and submit the memorandum to the project proponent within seven days of survey completion. **MM-BIO-3**: Avoid burrowing owl nesting where feasible. Prior to any construction activity planned during the fall and winter non-nesting season (September 1 through January 31) or at any time during the construction process, proponents of projects proposed within the Planning Area will retain a qualified wildlife biologist to conduct a preconstruction survey for burrowing owls. Surveys will be conducted at each area of suitable habitat that will be disturbed no more than seven days prior to ground-disturbing activities and will cover all suitable burrowing owl habitat subject to disturbance pursuant to CDFW's Staff Report on Burrowing Owl Mitigation (California Department of Fish and Game, 2012). If any burrowing owls are found within the disturbance area, the project proponent will notify CDFW and will proceed under CDFW direction. If construction is planned to occur during the nesting season (February 1 through August 31), the project proponent will retain a qualified wildlife biologist to conduct a breeding season burrowing owl survey in the year prior to construction. The survey will be conducted to determine if there is a breeding pair within approximately 500 feet of each development footprint, unless the biologist determines that a smaller survey buffer around the construction footprint is warranted based on preexisting background disturbance and conditions. Survey visits will be timed in accordance with CDFW guidelines (California Department of Fish and Game, 2012). This will provide the project team advance notice of nesting owls in the development area and allow ample time to discuss appropriate avoidance measures with CDFW. In addition, preconstruction surveys will be conducted no more than seven days prior to ground disturbance in all areas of the development footprint supporting burrowing owl habitat. If the biologist identifies the		

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	presence of a burrowing owl nest in an area scheduled to be disturbed by construction, a 660-foot no-activity buffer will be established and maintained around the nest while it is active. Surveys and buffer establishment will be performed by qualified wildlife biologists, and buffers will be coordinated with CDFW by contacting the appropriate CDFW personnel, and will be subject to CDFW review and oversight. **MM-BIO-4**: Avoid tricolored blackbird breeding habitat where feasible. If construction activities in or within 300 feet of freshwater emergent wetland habitat occur during the breeding season (February 1 through August 31), the project proponent will retain a qualified biologist to conduct surveys for the presence of a tricolored blackbird nesting colony or nests. If an active nest colony or nest is observed by the qualified biologist, then a no-disturbance buffer of 250 feet will be established until the end of the breeding season or until the nesting colony or nest is determined inactive by the biologist. Nest buffers may be reduced if site-specific conditions reduce the possibility of near-term or longer-term improvements disturbance, as determined by the qualified biologist in coordination with CDFW. **MM-BIO-5**: Avoid western pond turtle where feasible. Prior to the start of construction within western pond turtle habitat (i.e., any undeveloped areas within 400 feet of riverine aquatic habitat, freshwater emergent wetlands, vernal pools, or seasonal wetlands), proponents of proposed projects within the Planning Area shall retain a biologist approved by the CDFW to survey for western pond turtles. Surveys will be conducted at each habitat area no more than seven days prior to the initiation of ground disturbance at that location. If preconstruction surveys identify active nests, the biologist will establish 50-foot no-disturbance buffer zones around each nest using temporary orange construction fencing with a four-inch-tall gap		

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	below the fence. The fencing will be permeable to young turtles and allow them to move away from the nest following hatching. The buffer zones and fencing will remain in place until the biologist has confirmed that the young have left the nest. If non-nesting pond turtles are found in the footprint, the biologist will remove and relocate them to suitable habitat outside the environmental footprint. Relocation sites will be subject to CDFW approval. **MM-BIO-6**: Avoid San Joaquin kit fox and American badger where feasible. Within one year but no less than three months prior initiating construction, proponents of specific projects within the Planning Area will retain qualified biologists to identify potential kit fox and badger dens in the development footprint and surrounding 200 feet. The biologist will prepare a report summarizing the survey observations and results, including maps depicting the locations of potential badger dens and, if possible, occupancy. The report will be submitted to the project proponent and CDFW. Prior to construction, the project proponent will retain qualified biologists to implement preconstruction surveys of previously identified potential kit fox and badger dens to determine if they are natal kit fox or American badger dens no less than 14 days and no more than 30 days before the initiation of construction at each development footprint (e.g., one week ahead of the construction crew for linear components). Construction activities will not occur within 100 feet of a potential den during the natal period (February 1 to September 30). If a known den or natal den is present within the permanent construction footprint or within 200 feet of the construction footprint during the natal period (100-foot buffer during the nonnatal period), the kit fox or badger will be excluded outside of the natal period (from November 1 to January 31). A summary report will be prepared by the biologists and submit to the project proponent and CDFW following completion of all kit fox or badger avoidance and exclusion activities.		

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	MM-BIO-7: Avoid California tiger salamander and California red-legged frog where feasible. Proponents of specific projects within the Planning Area shall retain a USFWS and/or CDFW-approved biologist (as appropriate) to identify and flag (pin flags or 4-foot lath) all suitable aquatic habitat for California tiger salamander and California red-legged frog outside of but adjacent to development footprints and ground-disturbance areas prior to staging, vegetation clearing, grading, or other construction activities. The project proponent or its contractor will protect habitat areas by installing orange exclusion and erosion control fencing at the maximum practicable distance from the work site or, if feasible, at least 500 feet from the aquatic habitat edge, wet or dry, to make it easily visible by construction crews. A qualified biologist will conduct a preconstruction survey each morning before construction activities begin and continue to monitor ground-disturbing construction activities where suitable habitat occurs during all phases of construction to remove any California tiger salamander and California red-legged frogs found in the development footprint. Individual salamanders and frogs will be moved immediately to a relocation site that is a minimum of 330 feet from the construction boundary. The relocation site will be determined in coordination with USFWS and/or CDFW prior to the commencement of construction activities. Construction activities near drainages and wetland complexes identified as potential movement corridors shall take place between July 1 and October 1, when the California tiger salamander and California red-legged frog are least likely to be present in the development area. To discourage California tiger salamander and California red-legged frogs from entering the improvements areas via ditches, the ditches will be		

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	equipped with lightweight, one-way flow gates. These will be designed so that water can easily pass from the construction site to the ditches, but small vertebrates such as the salamander or frog cannot move upstream from ditches to the development area. **MM-BIO-8**: Avoid Callippe silverspot butterfly where feasible. Prior to construction, proponents of specific projects within the Planning Area will retain a qualified botanist or biologist with experience in identifying Viola pedunculata, the host plant for Callippe silverspot butterfly, to identify and flag (with pin flags or 4-foot lath) any Viola pedunculata individuals during its blooming season (February to April) when the species is readily identifiable in and within 50 feet of the near-term and longer-term improvements that will affect California annual grassland. The locations of Viola pedunculata outside of the ground disturbance area of the near-term or longer-term improvements will be included on grading plans and avoided by construction personnel. The biologist will document the number and density of host plants that are unavoidable in development footprints. This information shall be compiled in a report and submit to USFWS prior to initiation of ground disturbance. The project proponent or its contractor will adhere to the following host plant avoidance measures. • No herbicide application will occur within 100 feet of host plant populations. Spot application to cut stumps, frilled stems, or injection into stems is acceptable. No broadcast herbicide applications will be used. • Cut trees that are removed in the vicinity of host plants will be hand carried rather than dragged to disposal areas. • Avoid or minimize the removal of host plant, Viola pedunculata.		

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	• Avoid work in suitable habitat during the flight and mating season (mid-May to mid-July) to the extent feasible. **MM-BIO-9**: Avoid roosting bats where feasible. If tree removal and trimming cannot be conducted between September 15 and October 30, proponents of projects implemented under the proposed Plan will retain a qualified biologist to examine trees to be removed or trimmed for suitable bat roosting habitat no more than 2 weeks before removal and trimming. High-quality habitat features (large tree cavities, basal hollows, loose or peeling bark, larger snags, palm trees with intact thatch, etc.) will be identified and the area around these features searched for bats and bat signs (e.g., guano, culled insect parts, urine staining, etc.). Mixed willow riparian scrub and stands of mature broadleaf trees should be considered potential habitat for solitary foliage-roosting bat species. Passive monitoring using full spectrum bat detectors may be needed if identification of bat species is required. Survey methods will be discussed with CDFW prior to the start of surveys. Measures to avoid and minimize impacts on sensitive bats species will be determined in coordination with CDFW and may include the following. • Tree removal will be avoided between April 1 and September 15 (the maternity period) to avoid effects on pregnant females and active maternity roosts (whether colonial or solitary). • All tree removal will be conducted between September 15 and October 30, which corresponds to a time period when bats have not yet entered torpor or would be caring for nonvolant (non-flying) young. • Each tree will be removed in pieces rather than felling the entire tree. • If a maternity roost is located, whether solitary or colonial, that roost will remain undisturbed until September 15 or a qualified biologist		

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	has determined the roost is no longer active. • If avoidance of nonmaternity roost trees is not possible, and tree removal or trimming must occur between October 30 and September 15, qualified biologists will monitor tree trimming and removal. If possible, tree trimming and removal should occur in the late afternoon or evening when it is closer to the time that bats would normally arouse. Prior to removal and trimming, each tree will be shaken gently and several minutes should pass before felling trees or limbs to allow bats time to arouse and leave the tree. The biologists will search downed vegetation for dead and injured bats. The presence of dead or injured bats that are species of special concern will be reported to CDFW. The biologist will prepare biological monitoring report, which will be provided to the project proponent and CDFW.		
3.7-2 Implementation of the proposed Plan would not adversely affect riparian habitat and/or other sensitive natural communities in the Planning Area.	**MM-BIO-10:** Avoid and protect riparian habitat during construction. Proponents of specific projects under the proposed Plan will ensure that a qualified resource specialist (i.e., biologist, botanist, or ecologist) will clearly identify riparian habitat to be preserved abutting the development area and outside of the direct construction area with high-visibility construction fencing or markers (e.g., lathe or pin flags) before site preparation. Construction will not encroach upon sensitive natural communities identified by the resource specialist. The resource specialist will use the project's verified wetland delineation, soils data, and land cover data to confirm the location of riparian habitat boundaries based on existing conditions at the time of the avoidance marking. Exclusion fencing or markers will be installed before construction activities are initiated, and the fencing will be maintained throughout the construction period. No construction activity, traffic, equipment, or materials will be permitted in fenced sensitive natural	COL. ZONE 7, USFW, CDFW	TM, C

Responsible Agency/Department/Party

COL City of Livermore
Zone 7 Alameda County Flood Control District – Zone 7
LARPD Livermore Area Recreation and Park District
BART Bay Area Rapid Transit District
CDFW California Department of Fish & Wildlife
USFWS United States Fish and Wildlife Service
LVJUSD Livermore Valley Joint Unified School District
LPC Las Positas College

Timing of Verification

TM Prior to approval of tentative tract maps
FM Prior to approval of final tract maps
BP Prior to approval of building and/or grading plans
C During construction

SUMMARY OF IMPACT	SUMMARY OF MITIGATION MEASURE	AGENCY RESPONSIBLE FOR VERIFICATION	TIMING OF VERIFICATION
	community areas. Exclusion fencing and markers will be removed following completion of construction activities. All conditions imposed by State and federal permits for individual improvements will be clearly identified in the construction plans and specifications and monitored during and after construction to ensure compliance. **MM-BIO-11:** Compensate for loss of riparian habitat. • For direct effects on woody riparian trees that cannot be avoided, proponents of specific projects under the proposed Plan will compensate for the loss of riparian habitat to ensure no net loss of habitat functions and values. Compensation ratios will be based on site-specific information and determined through coordination with the appropriate State and federal agencies during the permitting process. At a minimum, the compensation ratio will be 2:1 (e.g., two acres restored/created/enhanced or credits purchased for every 1 acre removed) for permanent impacts and 1:1 for temporary impacts (where riparian habitat will regenerate to pre-activity character within one year). Compensation may be a combination of offsite restoration or mitigation credits. The project proponent or its contractor will develop a restoration and monitoring plan that describes how riparian habitat will be enhanced or recreated and monitored over at least 5 years, or as determined by the appropriate State and federal agencies. • If the project proponent identifies suitable onsite areas (adjacent to the permanent construction footprint) that are outside the development footprint and chooses to compensate onsite or in the project's vicinity, a revegetation plan will be prepared. The revegetation plan will be developed prior to the removal of existing riparian vegetation and will be conducted onsite or in the near-term		

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SUMMARY OF IMPACT	SUMMARY OF MITIGATION MEASURE	AGENCY RESPONSIBLE FOR VERIFICATION	TIMING OF VERIFICATION
	or longer-term improvements vicinity to the extent feasible; however, mitigation site selection will avoid areas where future development or maintenance are likely. The revegetation plan will be prepared by a qualified botanist or restoration specialist with experience in riparian restoration and reviewed by the appropriate agencies. The revegetation plan will specify the planting stock appropriate for each riparian land cover type and each mitigation site, ensuring the use of genetic stock from the corresponding development area by project. The plan will employ the most successful techniques available at the time of planting. Success criteria will be established as part of the plan and will include a minimum of 70 percent revegetation success after three years, 80 percent revegetation success at the end of five years, and 75 percent vegetative coverage after five years. • The project proponent or its contractor will retain a qualified botanist, restoration ecologist, or biologist with experience in riparian restoration to monitor the plantings as necessary for five years. The project proponent or its contractor will be responsible for maintaining the plantings, including managing invasive plants (as defined by the California Invasive Plant Council) and other weeds, and implementing irrigation and plant protection if necessary. The project proponent or its contractor will submit annual monitoring reports to the regulatory agencies issuing permits related to habitat effects, including CDFW, USACE, and USFWS. Replanting will be necessary if success criteria are not met, and replacement plants subsequently will be monitored and maintained to meet the success criteria. The riparian habitat mitigation will be considered successful when the sapling trees established meet the success criteria, the habitat no longer requires substantial active management, and vegetation is arranged in groups that, when mature, replicate the area, natural structure, stratification, and species composition of similar riparian habitats in the region.		

Responsible Agency/Department/Party

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SUMMARY OF IMPACT	SUMMARY OF MITIGATION MEASURE	AGENCY RESPONSIBLE FOR VERIFICATION	TIMING OF VERIFICATION
3.7-3 Implementation of the proposed Plan would not adversely affect federally protected wetlands and other waters regulated under Section 404 of the Clean Water Act.	**MM-BIO-12:** Avoid and protect wetlands during construction. Proponents of specific projects under the proposed Plan will ensure that a qualified resource specialist (i.e., wetland biologist, ecologist, or soil scientist) will clearly identify wetland areas to be preserved abutting the development area and wetland areas outside of the direct construction area with high-visibility construction fencing or markers (e.g., lathe or pin flags) before site preparation. Construction will not encroach upon jurisdictional wetlands identified by the resource specialist. The resource specialist will use the development footprint and verified wetland delineation to confirm the location of wetland boundaries based on existing conditions at the time of the avoidance marking. Exclusion fencing or markers will be installed before construction activities are initiated, and the fencing will be maintained throughout the construction period. No construction activity, traffic, equipment, or materials will be permitted in fenced wetland areas. Exclusion fencing and markers will be removed following the completion of construction activities. All conditions imposed by the projects' State and federal permits will be implemented as part of the construction, with ultimate enforcement oversight by applicable State and federal agencies. The conditions will be clearly identified in the construction plans and specifications and monitored during and after construction to ensure compliance. **MM-BIO-13**: Compensate for impacts on jurisdictional wetlands and non-wetland waters of the United States (aquatic resources) prior to near-term and longer-term improvements impacts during construction. If projects impact jurisdictional wetlands and non-wetland waters, proponents of these specific projects under the proposed Plan will develop an aquatic resource (wetlands and non-wetland waters of the United States) mitigation plan, subject to approval by the USACE, which will ensure no net	COL. ZONE 7, USFW, CDFW	TM, C

Responsible Agency/Department/Party

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SUMMARY OF IMPACT	SUMMARY OF MITIGATION MEASURE	AGENCY RESPONSIBLE FOR VERIFICATION	TIMING OF VERIFICATION
	loss of wetlands from development impacts. The plan will detail the amount and type of wetlands (based on the projects' verified wetland delineation) that will be compensated for (through preservation, creation, or restoration) for impacts on existing wetlands and non-wetland waters of the United States (aquatic resources), and outline the monitoring and success criteria for the compensation wetlands and non-wetland waters of the United States. Additional enhancement options include fish barrier removal, riparian restoration, floodplain restoration, and streambank layback to improve overall ecologic function and connectivity of wetland and non-wetland waters. Enhancement sites will be located as near the impact location as possible but, in the event that local enhancement opportunities are not available, such activities will occur within the same stream system or watershed to provide improved ecologic function and connectivity of wetlands and non-wetland waters affected by development activities. Monitoring and success criteria applicable to created or restored wetlands will require the following. • At least two surveys by a qualified wetland biologist, botanist, or ecologist per monitoring year. • At least 80 percent of the created or restored features support vegetation consistent with reference feature conditions. • At least 80 percent of the created or restored features support hydrologic regimes similar to reference feature conditions. • A minimum of five consecutive years of monitoring to ensure success criteria are met. • Remedial actions to restore intended ecological function of created or restored features that fail to meet the success criteria for three consecutive years.		

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SUMMARY OF IMPACT	SUMMARY OF MITIGATION MEASURE	AGENCY RESPONSIBLE FOR VERIFICATION	TIMING OF VERIFICATION
	Once the plan is approved, the project proponent will implement the aquatic resource compensation measures prior to the initiation of development construction. The project proponent will be responsible for funding compensatory mitigation, monitoring of the created or restored features per the mitigation plan, and any remedial actions necessary. All conditions that are attached to the State and federal permits will be implemented as part of the development project, with ultimate enforcement oversight by applicable State and federal agencies. The conditions will be clearly identified in the construction plans and specifications and monitored during and after construction to ensure compliance.		

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EXHIBIT D

TYPE OF FEE	CITY CODE AND RESOLUTION	WHEN PAYABLE	AMOUNT OF FEE
City Storm Drainage	Title 13.44.020,050,100 Ord. 1923 Reso. 2010-177	With Building Permit	$0.54/SF Impervious Surface
County Storm Drainage Building Zone 7	ACFC & WCD Co. Ord. 0-2010-001 Reso. R-2001-4	With Building Permit	$1.00/SF Impervious Surface
County Storm Drainage Public Improvements e.g. streets, sidewalks, trails, etc.	ACFC & WCD Co. Ord. 0-2010-001 Reso. R-2001-4	With filing of Final Map or approval of Improvement Plans	$1.00/SF Impervious Surface
County Storm Drainage - Capital Improvements	ACFC & WCD Co. Ord. 0-2010-001 Reso. R-2001-4	With award of contract	$1.00/SF Impervious Surface
Sanitary Sewer Connection	Title 13.28.050 Ord. 1740 Reso. 2010-177	With Building Permit	**See Attached Exhibit "A"**
Park Land Dedication	Title18.32.020 Ord. 1744 Reso. 2004-259	Concurrently with, or before the filing of the first parcel or final map	The City may approve a credit against the Park Facilities Fee for park land dedication made under LMC 18.32.020. The credit may not exceed the value of the dedication requirement. See LMC 12.60.070 for credit details N/A for Non-Residential
Park Facilities Fee	Title 12.60 Ord. 1743 Reso. 2005-152	With Building Permit	**See Attached Exhibit "B"**
City Water Connection (1)	Title 13.20.020 Ord. 1507 Reso. 2010-177	With Building Permit	5/8" $5,292 3/4" $7,937 1" $13,229 1-1/2" $26,458 2" $42,332 Price per User for Meter Size, FOR LARGER METERS, INQUIRE
Alameda County Water Connection Zone 7	Ord. FC 72-1 as amended by FC-96-1792 and updated 10-20-10	With Building Permit **See Zone 7 Attachment**	5/8" $33,730 3/4" $50,595 1" $84,325 Price per User for Meter Size, FOR LARGER METERS, INQUIRE
In-Lieu Low Income Housing Fee (Residential) For Sale & Neighborhood Plan Areas	Title 3.26 Reso. 2021-181 Ord. 1988 and 1989	With Building Permit	$39.94/SF for all residential housing developments 10 units or less. Projects more than 10 units are subject to must-build requirement of ordinance. Rental projects 10 units or less are exempt from In-Lieu. Effective 7/28/21, on-site requirement applies for 11+unit projects.
Low Income Housing Impact Fee (Commercial and Industrial)	Title 3.26 Reso. 99-18 Ord. 1549	With Building Permit	**Commercial** / **Unit** / **KSF Fee per Unit** Retail Commercial / KSF / $2,380 Discount/Service Retail / KSF / $1,792 Office Commercial / KSF / $1,529 Hotels/Motels / Room / $1,168 **Industrial** Manufacturing / KSF / $734 Warehouse/Storage / KSF / $213 Business/Commercial Park / KSF / $1,519 Industrial, High Intensity / KSF / $753 Industrial, Low Intensity / KSF / $476

(1) Areas within the California Water Service Area do not pay a City water connection fee. Areas within the Greenville/Vasco Assessment District or within Triad Park do not pay a City water connection fee. The fee for a single family residential unit is the 5/8 inch meter fee.

(2) All projects within the Downtown Specific Plan are subject to both City Wide General Plan & Downtown Specific Plan cost recovery. Any project that paid planning entitlement fees prior to July 27, 2008 is not subject to this fee, regardless of when they pull building permits.

NOTE: Subject to adjustment each year per Construction Cost Index

NOTE: No impact fees can be charged for ADUs less than 750 square feet. Impact fees allowed for ADUs 750 square feet or larger but shall be charged proportionately in relation to square footage of the primary dwelling.

TYPE OF FEE	CITY CODE AND RESOLUTION	WHEN PAYABLE	AMOUNT OF FEE
Traffic Impact Fee **NOTE:** If special Assessment District exists, special calculations are required	For info regarding the appropriate development categories see Section 12.30 of the City of Livermore Municipal Code Reso 2005-151 Ord. 1742	With Building Permit	See Attached Exhibit "C"
Tri-Valley Transportation Development (TVTD) Fee See Attached Annual Adjustment to TVTD Fee	Title 12.24.050 Ord. 2012 Reso. 2014-184 *Reso 2015-01 **Reso 2019-03	With Building Permit	Residential — Fee Per Unit Single family — $5,057.00 Multi-family — $3,484.00 Affordable Housing* — $0.00 ADU/SDU** — $0.00 Non Residential — Per KSF Retail — $3,740.00 Office — $8,590.00 Industrial — $5,000.00 Average Peak Hour Trip Other — $5,620.00

SCHOOL IMPACT FEES:

The City of Livermore collects School Mitigation Development Fees (school fees) on behalf of the Livermore Valley Joint Unified School District. The fees must be paid for by cash or a check made out to the City of Livermore. Fees are due upon issuance of a qualifying building permit.
See Attached Exhibit "D"

SOCIAL / HUMAN SERVICES FACILITY

Social/Human Services Facility Fee	Title 12.70 Ord. 1851	With Building Permit	See Attached Exhibit "E"

ART IN PUBLIC PLACES

Art in Public Places Fee (Development)	Ord. 1836 Title 12.51	0.33% of total project valuation
Public Art Enrichment (CIPs)	Ord. 2065 Title 12.50	1.0% of total project valuation

DOWNTOWN SPECIFIC PLAN DEVELOPMENT FEES

TYPE OF FEE	CITY RESOLUTION	AMOUNT OF FEE
In-Lieu Payment for Public Open Space	Resolution 2005-041	$50 per square foot of required open space
In-Lieu Parking Fee	Resolution 2017-006	$22,684.29
Downtown Revitalization Fee	Title 12.32	Residential — Fee Per Unit Dwelling Unit — $6,926 Non Residential (6) — Per SF Retail/Office — $21.34

SOUTH LIVERMORE VALLEY SPECIFIC PLAN DEVELOPMENT FEES (1)

TYPE OF FEE	CITY CODE AND RESOLUTION	FEE PER RESIDENTIAL UNIT
Plan preparation fee	Resolution 2003-114	$1,637
Recycled water fee	Resolution 98-175	20% of the current Alameda County Water Connection Fee
Major attraction fee	Resolution 2003-114	$1,499
South Livermore Road Improvement fee	Resolution 2003-114	$13,110

City Wide - Transferrable Development Credits (TDC) Program In-Lieu Fee
Ordinance 1979, Development Code Section 4.02.06D

1.5 Credits per single-family detached dwelling, in excess of baseline density within a density range of 1-7 du/acre, 1.25 credits per single family detached dwelling in excess of baseline density within a density range of 8-14 du/acre and 1/2 credit per multi-family attached dwelling - Current In-Lieu credit is $16,352.31. TDC Ordinance does not apply to residential projects in Downtown Specific Plan, affordable units covered by an agreement and residential projects that have received housing units through the City's Housing Implementation Program (HIP).

(1) Areas within the California Water Service Area do not pay a City water connection fee. Areas within the Greenville/Vasco Assessment District or within Triad Park do not pay a City water connection fee. The fee for a single family residential unit is the 5/8 inch meter fee.

(2) All projects within the Downtown Specific Plan are subject to both City Wide General Plan & Downtown Specific Plan cost recovery. Any project that paid planning entitlement fees prior to July 27, 2008 is not subject to this fee, regardless of when they pull building permits.

NOTE: Subject to adjustment each year per Construction Cost Index

NOTE: No impact fees can be charged for ADUs less than 750 square feet. Impact fees allowed for ADUs 750 square feet or larger but shall be charged proportionately in relation to square footage of the primary dwelling.

EXHIBIT A
Wastewater Connection Fee Schedule
(fees Calculated from base year)

User Classification	Avg Daily Wastewater Flow Factor Gallons Per Day/Unit	Unit[1]	Cost Per GPD	Cost Per Unit
Residential (BOD & SS = 285 mg/L)				
Single-family residential	180	House	$43.86	$7,894.61
Multi-family residential				
Studio	95	Residential Unit	$43.86	$4,166.60
One Bedroom	107	Residential Unit	$43.86	$4,692.91
Two Bedroom	138	Residential Unit	$43.86	$6,052.53
Three Bedroom	157	Residential Unit	$43.86	$6,885.85
Four Bedroom	180	Residential Unit	$43.86	$7,894.61
Commercial (BOD & SS = 285 mg/L unless otherwise shown)				
Auto repair shops/Auto dealers	0.11	Square Foot of Bldg	$43.86	$4.82
Assembly Facilities[2]	0.15	Square Foot of Bldg	$43.86	$6.58
Eating drinking facilities w/o cooking	0.35	Square Foot of Bldg	$43.86	$15.35
Gas Stations	0.47	Square Foot of Bldg	$43.86	$20.61
General Use	0.04	Square Foot of Bldg	$43.86	$1.75
Gyms, Health Clubs	0.30	Square Foot of Bldg	$43.86	$13.16
Hotels, Motels (excluding dining facilities)	0.15	Square Foot of Bldg	$43.86	$6.58
Markets	0.19	Square Foot of Bldg	$43.86	$8.33
Mixed Use[3]	0.10	Square Foot of Bldg	$43.86	$4.39
Medical/Dental Office/ Clinic	0.22	Square Foot of Bldg	$43.86	$9.65
Restaurants (1,000 mg/L BOD, 600 mg/L SS)	0.55	Square Foot of Bldg	$64.63	$35.55
Warehouse/Distribution	0.01	Square Foot of Bldg	$43.86	$0.44
Industrial/Other (Other Wastewater Customers Not Listed Above)				
Calculate Case-by-Case Based on Actual Flows/Strengths and Following Rates				
Connection Fee = (F x "Flow") + (B x "BOD") + (S x "SS")				
F = Flow cost $/gpd $33.97				
B = BOD cost $/lb-day $2,954.71				
S = SS cost $/lb-day $1,202.76				
discharge				
flow, in				
"BOD" = The				
"SS" = The				

Governing Municipal Code Section: 13.28.050
Index Used: ENR 20- City Construction Cost Index

Indices:	*Base Year* (A)	*Previous Fee Update* (B)	*Current Fee Update* (C)	*% Change Previous Update to Current Update* (D) =(C/B)-1
Index Date	May-10	Jun-21	Jun-22	
Index Value	8,761.47	11,989.91	13,110.50	9.35%

Discussion:

The base year unit fees for Flow, BOD, and SS were determined in the March 2010 Wastewater, Water, Storm Drain Connection Fee Study for Expansion of Sanitary Sewer, Water Reclamation Plant, and Wastewater Disposal Facilities prepared for the City of Livermore by Craig R. Lawson Utility Management Consultant.

Notes:

1. Building square footage means the square footage sum of the floor area at each floor level included with the surrounding principal outside faces of exterior walls of a building or portions thereof, including mezzanines and lobbies. It does not include floor area devoted to vehicle parking, necessary interior driveways and ramps. The gross floor area of a building or portions thereof that doesn't have surrounding exterior walls shall include the usable area under the horizontal projection of the roof or floor above.

2. Theaters can alternately estimate daily flow based on 2 gallons per seat ($87.72 per seat)

3. Mixed Use applies to parcels with Mixed Use zoning in the Downtown Core District and in the INSP.

4. This value is based by formula on BOD

6. Adjustments. The city council may, by resolution, adjust the fee schedule, including the flow factors, from time to time. Once the fee is established, it shall automatically be increased annually based upon the Engineering News Record (ENR) 20- City construction Cost Index. In calculating the adjustment, the rate (in each use category, including the flow, BOD and SS costs) for the base year is multiplied by the index for the then-current year, divided by the base year index.

EXHIBIT B Park Facilities Fee Schedule	
LAND USE	**TOTAL FEE**
Residential (per dwelling unit)	
Single Family (& 4 bedroom multi-family)	$25,065
Multi-Family 3 bedrooms	$21,809
Multi-Family 2 bedrooms	$19,220
Multi-Family 1 bedroom	$14,872
Multi-Family Studio	$13,288
Senior Housing	$4,265
Non-Residential (per 1,000 sq ft)	
Commercial	$3,178
Office	$4,544
Industrial	$2,113
Warehouse	$1,587

Source - Park Facilities Fee Study (2004) Table 8; MuniFinancial

EXHIBIT C

Traffic Impact Fees Schedule

Land Uses	Units of Use	Fee Rates
Citywide Except Downtown		
Residential		
Single-Family	d.u.	$11,869
Multi-Family		
Studio	d.u.	$5,531
1 Bedroom	d.u.	$6,193
2 Bedroom	d.u.	$8,002
3 or more Bedroom	d.u.	$9,358
Senior Housing	d.u.	$3,642
Commercial	K s.f.	$32,235
Office	K s.f.	$20,636
Industrial	K s.f.	$12,812
Warehouse	K s.f.	$6,473
Hotel/Motel	per/room	$9,306
Downtown Specific Plan		
Multi-Family		
Studio	d.u.	$3,395
1 Bedroom	d.u.	$3,802
2 Bedroom	d.u.	$4,913
3 or more Bedroom	d.u.	$5,745
Commercial	K s.f.	$14,595
Other	Average Peak Hour Trip	$14,833

EFFECTIVE 10/08/2022

Exhibit "D"

LIVERMORE VALLEY JOINT UNIFIED SCHOOL DISTRICT
SUMMARY OF SCHOOL MITIGATION PROGRAM

Livermore Valley Joint Unified School District
Resolution: 008 - 22/23 - Fee Effective October 8, 2022

INDUSTRIAL/WAREHOUSE/MANUFACTURING	$0.78/sq.ft.
OFFICE	$0.78/sq.ft.
RESEARCH & DEVELOPMENT	$0.78/sq.ft.
HOSPITALS	$0.78/sq.ft.
RETAIL & SERVICES	$0.624/sq.ft.
HOTEL/MOTEL:	$0.316/sq.ft.
SELF STORAGE	$0.06/sq.ft.
RESIDENTIAL: (Includes single family home, multi-family home, manufactured home, and mobile home)	$4.79/sq.ft.
SENIOR HOUSING (Includes manufactured home or mobile home located in a mobile home park, subdivision, cooperative or condominium for mobile homes limited to 55 and older residents.)	$0.78/sq.ft.
RESIDENTIAL ADDITIONS (Residential additions 500 sq.ft. or less and senior housing projects are exempt)	$4.79/sq.st. (501 sq.ft. or more)

* Additions are cumulative over time to a limit of 500 sf before fees are assesed. Once assessed, fees are paid on the entire added square footage.

** The fee owed is based upon the fee amount in effect at the time the fee is paid.

LIVERMORE VALLEY JOINT UNIFIED SCHOOL DISTRICT
685 East Jack London Blvd, Livermore, Ca 94551

FACILITIES PLANNING AND CONSTRUCTION
Jan Shipley, Construction Supervisor (925) 606-3390
Facilities Fax Number (925) 606-3327

EFFECTIVE 07/01/2022

EXHIBIT E
Social and Human Service Facility Fee Schedule

Land Uses	Units of Use	Fee Rates
Residential Uses		
Single-Family Detached	d.u.	$1,677
Single-Family Attached	d.u.	$1,415
Multi-Family	d.u.	$1,298
Mobile Home	d.u.	$996
Secondary Unit	d.u.	$996
Non-Residential Uses		
Commercial		
Office	K s.f.	$7
Retail	K s.f.	$5
Service	K s.f.	$5
Industrial		
Manufacturing/R&D	K s.f.	$3
Warehousing	K s.f.	$2
Office	K s.f.	$6
Construction/Repair/Wholesale	K s.f.	$3
Other Non-Residential	K s.f.	$5

EXHIBIT D

100 North Canyons Parkway
Livermore, CA 94551
(925) 454-5000

December 28, 2022

Andrew Hall
City of Livermore
101 W. Jack London Blvd.
Livermore, CA 94550

Subject: 2023 Municipal and Industrial {M&I) Water Connection Fee Increase

Dear Mr. Hall,

This letter is to inform you that on October 19, 2022, the Zone 7 Board of Directors voted to increase the basic connection fee for the Zone 7 and Dougherty Valley service areas. Within Alameda County, the basic fee (5/8-inch size displacement type meter) will increase to **$33,730** from $31,910, and within Contra Costa County (Dougherty Valley) the basic fee (5/8-inch size displacement type meter) will increase to **$32,360** from $30,620, **all effective January 1, 2023.** A new water service connection fee schedule is enclosed. Please distribute revised fee schedule to appropriate staff.

If there are any questions, please contact me at jli@zone7water.com or at (925) 454-5017. Thank you for your help in this matter.

Sincerely yours,

Junmingtti
Junior Engineer

Enclosure

Cc: Paul Spence, City of Livermore, Community Development Director
Franc Moufarrej, City of Livermore, Building Official
Valerie Pryor, Zone 7, General Manager
Osborn Solitei, Zone 7, Assistant General Manager
Heath McMahon, Zone 7, Assistant General Manager
Jarnail Chahal, Zone 7, Engineering Manager
JaVia Green, Zone 7, Financial Analyst
Elizabeth Foss, Zone 7, Financial Analyst
Ken Minn, Zone 7, Groundwater Resources Manager

100 North Canyons Parkway
Livermore, CA 94551
(925) 454-5000

Wt_IER CONNECTION FEE INFORMATION SHEET

New fee schedule effective January 1. 2023

I. GENERAL BACKGROUND

A. The Water Connection Charge Ordinance No. FC 72-1 as amended for Zone 7 was established January 18, 1972. The ordinance is applicable over the Zone 7 area that includes Livermore, Pleasanton, Dublin, Sunol, and surrounding communities. The Ordinance requires a one-time water connection fee for all new water services from a water system that is directly connected to the Zone 7 water supply system. This fee is used for funding the costs of expanding the Zone 7 water treatment and distribution system to serve new development.

B. The amount charged for a water connection is determined by the size of the meter to be installed. The meter sizes and corresponding water connection fees are listed below.

II. PROCEDURES FOR PAYMENT OF WATER CONNECTION FEES IN LIVERMORE, PLEASANTONi & DUBLIN

The water connection fees are collected by the Building Departments of the Cities of Livermore and Pleasanton, and by the Dublin San Ramon Services District, which are agents for Zone 7. For that area within the California Water service area which is located outside of the Livermore city limits, connection fees will be paid at the Zone 7 office in Livermore.

III. WATER CONNECTION FEE SCHEDULE - FEES ARE REVIEWED AND SUBJECT TO PERIODIC MODIFICATION

Meter Size	Meter Brand/Type	Fee Factor	Connection Fee
5/8" & 1" FS	DISPLACEMENT TYPE	10	$33,730
3/4"	DISPLACEMENT TYPE	15	$50,595
1"	DISPLACEMENT TYPE	25	$84,325
3/4" Short Diehl	ULTRASONIC METER **(Pleasanton only)**	30	$101,190
3/4" Long Diehl	ULTRASONIC METER **(Pleasanton only)**	30	$101,190
1" Diehl	ULTRASONIC METER **(Pleasanton only)**	55	$185,515
11/2"	DISPLACEMENT TYPE	SO	$168,650
	KAMSTRUP ULTRASONIC **(Pleasanton only)**	120	$404,760
	OMNI C2	160	$539,680
	OMNI T2	160	$539,680
2"	OMNI WITH	SO	$168,650
	DISPLACEMENT TYPE	80	$269,840

100 North Canyons Parkway
Livermore, CA 94551
(925) 454-5000

2" CONT.	OMNI WITH	80	$269,840
	Mueller MVR	115	$387,895
	OMNI WITH	120	$404,760
	SENSUS SR/SRII	160	$539,680
	KAMSTRUP SHORT ULTRASONIC **(Pleasanton only)**	160	$539,680
	KAMSTRUP LONG ULTRASONIC **(Pleasanton only)**	160	$539,680
	OMNI C2	160	$539,680
	OMNI T2	200	$674,600
	evoQ4 MAGNETIC **(Pleasanton only)**	220	$742,060

Note - Connection fees for meters 3-inch and larger and for meters with fee factors other than those listed above, will be determined by Zone 7, using the fee factor for Maximum Rate for Continuous Operation, as defined by AWWA. These fees are based on the Maximum Continuous Flow Rate through a 5/8" meter and are proportional based on flow ratings for the various sized meters. Flow ratings for displacement type meters are defined by AWWA GOO for Cold-Water Meter -- Displacement Type, Bronze Case. Flow ratings for turbine type meters are defined by AWWA C701 for Cold Water Meters -- Turbine Type, For Customer Service. Any changes to meter capacities will affect the above connection fees.

IV. EXEMPTIONS

No fee will be collected for SEPARATE private fire service connections. See Section VI of the Ordinance (copy available upon request).

V. PARTIAL EXEMPTIONS

A partial exemption sometimes applies for domestic fire sprinkling systems up to 1" meter size. See Section VI of the Ordinance (copy available upon request).

VI. FOR FURTHER INFORMATION

Contact Junming Li at (925) 454-5017, or lli@zone7water.com.

Zone 7 M&I Connection Fee
Rate Schedule

Effective January 1, 2023

Meter Size	Meter Brand/Type	Recommended Maximum Rate for Continuous Use (onm)	Connection Fee Amount
5/8" & 1" FS*	DISPLACEMENT TYPE	10	$33,730
3/4"	DISPLACEMENT TYPE	15	$50,595
l"	DISPLACEMENT TYPE	25	$84,325
3/4" Short Diehl	ULTRASONIC METER **(Pleasanton only)**	30	$101,190
3/4" Long Diehl	ULTRASONIC METER (Pleasanton only)	30	$101,190
1" Diehl	ULTRASONIC METER (Pleasanton only)	55	$185,515
11/2"	DISPLACEMENT TYPE	50	$168,650
	KAMSTRUP ULTRASONIC **(Pleasanton only)**	120	$404,760
	OMNI C2	160	$539,680
	OMNIT2	160	$539,680
2"	OMNI Willi 50 GPM RESTRICTION	50	$168,650
	DISPLACEMENT TYPE	80	$269,840
	OMNI Willi 80 GPM RESTRICTION	80	$269,840
	Mueller MVR	115	$387,895
	OMN!wrn 120 GPM RESTRICTION	120	$404,760
	SENSUS SR/SRII	160	$539,680
	KAMSTRUP SHORT ULTRASONIC **(Pleasanton only)**	160	$539,680
	KAMSTRUP LONG ULTRASONIC **(Pleasanton only)**	160	$539,680
	OMNI C2	160	$539,680
	OMNI T2	200	$674,600
	evoQ4 MAGNETIC **(Pleasanton only)**	220	$742,060
3" to 10"			**

• Per Fee Ordinance Section VI, combined domestic and fire service connections are subject to the connection charge based on the meter size for the combined system, except the basic charge shall be collected for combined systems, up to a maximum one-inch (1") meter size, for single family and duplex housing units wit11 fire sprinkler systems approved by the appropriate fire department and installed in accordance with applicable building requirements. Contact the Zone 7 office with any additional questions.

** Connection fees for meter sizes 3-Inches and above will be determined by using the fee factor for maximum rate for continuous use.

Fees for meters other than those listed above will be determined based upon the AWWA maximum continuous flow rating for the brand, type, and size of meter.

These fees are based on the Maximum Continuous Flow Rate through a 5/8" meter as defined by AWWA C700 for Cold-Water Meter -- Displacement Type, Bronze case.
Any changes to meter capacities will affect the above connection fees.

Currently, the Diehl, Kamstrup, & evoQ4 meters are only available In Pleasanton.

RESOLUTION NO. 044-19/20

TO UPDATE STATUTORY DEVELOPER FEES IMPOSED ON NEW RESIDENTIAL AND COMMERCIAL/INDUSTRIAL DEVELOPMENT PROJECTS PURSUANT TO EDUCATION CODE SECTION 17620

WHEREAS, the School Board ("Board") of the Livermore Valley Joint Unified District ("District") provides for the educational needs for TK-12 students within the City of Livermore and a portion of the unincorporated counties of Alameda and Contra Costa (collectively, "Counties"); and

WHEREAS, The State Allocation Board has taken action pursuant to Government Code Section 65995(b)(3), which authorizes Districts to increase Statutory Developer Fees to $4.08 per square foot for assessable space of residential development and $0.66 per square foot of chargeable covered and enclosed space for all categories of commercial/industrial development, as long as such Statutory Developer Fees are properly justified by the District pursuant to law; and

WHEREAS, new residential and commercial/industrial development continues to generate additional students for the District's schools and the District is required to provide school facilities ("School Facilities") to accommodate those students; and

WHEREAS, overcrowded schools within the District would have an impact on the District's ability to provide an adequate quality education and negatively impacts the educational opportunities for the District's students; and

WHEREAS, the District does not have sufficient funds available for the construction or reconstruction of the School Facilities, including acquisition of sites, construction of permanent School Facilities, and acquisition of interim School Facilities, to accommodate students from new residential and commercial/industrial development; and

WHEREAS, the Board of the District has received and considered two studies entitled "Residential Development School Fee Justification Study for Livermore Valley Joint Unified District" and "Commercial/Industrial Development School Fee Justification Study for Livermore Valley Joint Unified District" ("Studies"), which Studies include information, documentation, and analysis of the School Facilities needs of the District, including (a) the purpose of the Statutory Developer Fees; (b) the use to which the Statutory Developer Fees are to be put; (c) the nexus (roughly proportional and reasonable relationship) between the residential and commercial/industrial development; and (1) the use for Statutory Developer Fees; (2) the need for School Facilities; (3) the cost of School Facilities; and the amount of Statutory Developer Fees from new residential and commercial/industrial development; (d) a determination of the impact of the increased number of employees anticipated to result from the commercial/industrial development (by category) upon the cost of providing School Facilities within the District; (e) an evaluation and projection of the number of students that will be generated by new residential development; (D the new School Facilities that will be required to serve such students; and (g) the cost of such School Facilities; and

WHEREAS, said Studies pertaining to the Statutory Developer Fees and to the capital facilities needs of the District were made available to the public as required by law before the Board considered at a regularly scheduled public meeting the Statutory Developer Fees; and

WHEREAS, all required notices of the proposed Statutory Developer Fees have been given; and

WHEREAS, a Public Hearing was held at a regularly scheduled meeting of the Board of the District relating to the proposed Statutory Developer Fees; and

WHEREAS, Education Code Section 17621 provides that the adoption, increase or imposition of any fee, charge, dedication, or other requirement, pursuant to Education Code Section 17620 shall not be subject to Division 13 (commencing with Section 21000) of the Public Resources Code.

NOW, THEREFORE, THE SCHOOL BOARD OF THE LIVERMORE VALLEY JOINT UNIFIED SCHOOL DISTRICT DOES HEREBY RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:

Section 1. That the Board accepts and adopts the Studies.

Section 2. That the Board finds that the purpose of the Statutory Developer Fees imposed upon new residential development is to fund the additional School Facilities required to serve the students generated by the new residential development upon which the Statutory Developer Fees are imposed.

Section 3. That the Board finds that the Statutory Developer Fees imposed on new residential development will be used only to finance those School Facilities described in the Study and related documents and that these School Facilities are required to serve the students generated by the new residential development within the District; and that the use of the Statutory Developer Fees will include construction or acquisition of additional School Facilities, remodeling existing School Facilities to add additional classrooms, and technology, and acquiring and installing additional portable classrooms and related School Facilities, with the specific location of new schools, remodeling of existing School Facilities, and additional portables to be determined based on the residence of the students being generated by such new residential development, as well as any required central administrative and support facilities, within the District.

Section 4. That the Board finds that there is a roughly proportional, reasonable relationship between the use of the Statutory Developer Fees and the new residential development within the District because the Statutory Developer Fees imposed on new residential development by this Resolution, will be used to fund School Facilities which will be used to serve the students generated by such new residential development.

Section 5. That the Board finds that there is a roughly proportional, reasonable relationship between the new residential development upon which the Statutory Developer Fees are imposed, and the need for additional School Facilities in the District because new students will be generated from new residential development within the District and there is not sufficient capacity in the existing School Facilities to accommodate all additional students.

Section 6. That the Board finds that the amount of the Statutory Developer Fees levied on new residential development as set forth in this Resolution is roughly proportional and reasonably related to, and does not exceed the cost of, providing the School Facilities required to serve the students generated by such new residential development within the District.

Section 7. That the Board finds that the purpose of the Statutory Developer Fees imposed on new commercial/industrial development is to fund the additional School Facilities required to serve the students generated by the new commercial/industrial development upon which the Statutory Developer Fees are imposed.

Section 8. That the Board finds that the Statutory Developer Fees imposed on new commercial/industrial development (by category) will be used only to finance those School Facilities described in the Studies and related documents and that these School Facilities are required to serve the students generated by such new commercial/industrial development; and that the use of the Statutory Developer Fees will include construction or acquisition of additional School Facilities, remodeling existing School Facilities to add additional classrooms and technology, and acquiring and installing additional portable classrooms and related facilities, with the specific location of new schools, remodeling of existing School Facilities, and additional portables to be determined based on the residence of the students being generated by such new commercial/industrial development, as well as any required central administrative and support facilities within the District.

Section 9. That the Board finds that there is a roughly proportional, reasonable relationship between the use of the Statutory Developer Fees and new commercial/industrial development by category within the District because the Statutory Developer Fees imposed on commercial/industrial development by this Resolution will be used to fund School Facilities which will be used to serve the students generated by such new commercial/industrial development.

Section 10. That the Board finds that there is a roughly proportional, reasonable relationship between the new commercial/industrial development by category, upon which the Statutory Developer Fees are imposed, and the need for additional School Facilities in the District because new students will be generated from new commercial/industrial development within the District and the District does not have sufficient student capacity in the existing School Facilities to accommodate these anticipated students.

Section 11. That the Board finds that the amount of the Statutory Developer Fees levied on new commercial/industrial development by category as set forth in this Resolution is roughly proportional and reasonably related to and does not exceed the cost of providing the School Facilities required to serve the students generated by such new commercial/industrial development within the District.

Section 12. That the Board finds that a separate account has been established for the deposit of Statutory Developer Fees imposed on residential and commercial/industrial development and that said account has at all times since been separately maintained, except for temporary investments, from other funds of the District.

Section 13. That the Board finds that the funds of the account, described in Section 12, consisting of the proceeds of Statutory Developer Fees have been imposed for the purposes of constructing and reconstructing those School Facilities necessitated by new residential and commercial/industrial development, and thus, these funds may be expended for those purposes. The Statutory Developer Fees may also be expended by the District for the costs of performing any study or otherwise making the findings and determinations required under subdivisions (a), (b), and (d) of Section 66001 of the Government Code. In addition, the District may also retain, as appropriate, an amount not to exceed in any fiscal year, three percent (3%) of the fees collected in that fiscal year pursuant to Education Code Section 17620 for reimbursement of the administrative costs incurred by the District in collecting the Statutory Developer Fees.

Section 14. That the Board hereby increases the Statutory Developer Fees as a condition of approval of new residential development projects and imposes the Statutory Developer Fees on such development projects in the following amounts:

A. $4.08 per square foot of assessable space for new single family detached residential development and new multifamily attached residential development, including new residential projects, manufactured homes and mobile homes as authorized under Education Code Section 17625, and including residential construction other than new construction where such construction results in an increase of assessable space, as defined in Government Code Section 65995, in excess of 500 square feet. However, these amounts shall not be imposed on any development project used exclusively for housing senior citizens, as described in Civil Code Section 51.3, or as described in Subdivision J of Section 1569.2 of the Health and Safety Code or paragraph 9 of subdivision (d) of Section 15432 of the Government Code or any mobile home or manufactured home that is located within a mobile home park, subdivision, cooperative or condominium for mobile homes limited to older persons as defined by the Federal Fair Housing Amendments of 1988.

B. $0.66 per square foot of assessable space for new residential development used exclusively for the housing of senior citizens, as described in Section 51.3 of the Civil Code or as described in subdivision J of Section 1569 of the Health and Safety Code or paragraph 9 of subdivision (d) of Section 15432 of the Government Code or any mobile home or manufactured home that is located within a mobile home park, subdivision, cooperative or condominium for mobile homes limited to older persons as defined by the Federal Fair Housing Amendments of 1988.

Section 15. That this Board hereby increases the Statutory Developer Fees as a condition of approval of new commercial/industrial development projects and levies the Statutory Developer Fees on such development projects in the following amounts per square foot of chargeable covered and enclosed space for the following categories of commercial/industrial development:

Retail and Services	$0.624
Office	$0.66
Research and Development	$0.66
Industrial/Warehouse/Manufacturing	$0.66
Hospitals	$0.66
Hotel/Motel	$0.316
Self-Storage	$0.018

Section 16. That the proceeds of the Statutory Developer Fees established pursuant to this Resolution shall continue to be deposited into that account identified in Section 12 of this Resolution, the proceeds of which shall be used exclusively for the purpose for which the Statutory Developer Fees are to be collected, including accomplishing any study, findings or determinations required by subdivisions (a), (b) and (d) of Section 66001 of the Government Code or retaining an amount not to exceed in any fiscal year, three percent (3%) of the fees collected in that fiscal year pursuant to Education Code Section 17620 for

reimbursement of the administrative costs incurred by the District in collecting the Statutory Developer Fees or in financing the described Study or in defending the imposition of Statutory Developer Fees.

Section 17. That the Superintendent, or her designee, is directed to cause a copy of this Resolution to be delivered to the building official of the Cities and Counties within the District's boundaries and the Office of Statewide Health Planning and Development ("OSHPD") along with a copy of all the supporting documentation referenced herein and a map of the District clearly indicating the boundaries thereof, advising the Cities, Counties, and OSHPD that new residential and commercial/industrial development is subject to the Statutory Developer Fees readopted pursuant to this Resolution and requesting that no building permit or approval for occupancy be issued by any of these entities for any new residential development project, mobile home, or manufactured home subject to the Statutory Developer Fees absent a certification from this District of compliance of such project with the requirements of the Statutory Developer Fees, nor that any building permit be issued for any non-residential development absent a certification from this District of compliance with the requirements of the applicable Statutory Developer Fees.

Section 18. That the Board hereby establishes a process that permits the party against whom the commercial/industrial Statutory Developer Fees are imposed, the opportunity for a hearing to appeal that imposition of Statutory Developer Fees for commercial/industrial development as required by Education Code Section 17621(e)(2). The appeal process is as follows:

A. Within ten (10) calendar days of being notified, in writing, (by personal delivery or deposit in the U.S. Mail) of the commercial/industrial Statutory Developer Fees to be imposed or paying the commercial/industrial Statutory Developer Fees, pursuant to Education Code Section 17620, a party shall file a written request for a hearing regarding the imposition of commercial/industrial Statutory Developer Fees. The party shall state in the written request the grounds for opposing the imposition of commercial/industrial Statutory Developer Fees and said written request shall be served by personal delivery or certified or registered mail to the Superintendent of the District.

B. The possible grounds for that appeal include, but are not limited to, the inaccuracy of including the project within the category pursuant to which the commercial/industrial Statutory Developer Fees are to be imposed, or that the employee generation or pupil generation factors utilized under the applicable category are inaccurate as applied to the project.

C. Within ten (10) calendar days of receipt of the written request for a hearing regarding the imposition of commercial/industrial Statutory Developer Fees, the Superintendent of the District, or her designee, shall give notice in writing of the date, place and time of the hearing to the party appealing the imposition of commercial/industrial Statutory Developer Fees. The Superintendent, or her designee, shall schedule and conduct said hearing within thirty (30) calendar days of receipt of the written request. The Superintendent, or her designee, shall render a written decision within ten (10) days following the hearing on the party's appeal and serve it by certified or registered mail to the last known address of the party.

D. The party against whom the commercial/industrial Statutory Developer Fees are imposed may appeal the Superintendent's, or her designee's, decision to the Board of the District.

E. The party appealing the Superintendent's, or her designee's decision, shall state in the written appeal the grounds for opposing the imposition of the commercial/industrial Statutory Developer Fees and said written appeal shall be served by personal delivery or certified or registered mail to the Superintendent of the District.

F. The possible grounds for that appeal to the Board of the District include, but are not limited to, the inaccuracy of including the project within the category pursuant to which the commercial/industrial Statutory Developer Fees are to be imposed, or that the employee generation or pupil generation factors utilized under the applicable category are inaccurate as applied to the project.

G. Within ten (10) calendar days of receipt of the written request for a hearing regarding the imposition of commercial/industrial Statutory Developer Fees, the Superintendent of the District, or her designee, shall give notice in writing of the date, place and time of the hearing to the party appealing the imposition of commercial/industrial Statutory Developer Fees. The Board of the District shall schedule and conduct said hearing at the next regular meeting of the Board, provided that the party is given notice at least five (5) working days prior to the regular meeting of the Board. The Board shall render a written decision within ten (10) days following the hearing on the party's appeal and serve the decision by certified or registered mail to the last known address of the party.

H. The party appealing the imposition of the commercial/industrial Statutory Developer Fees shall bear the burden of establishing that the commercial/industrial Statutory Developer Fees are improper.

Section 19. That the Superintendent is authorized to cause a certificate of compliance to be issued for each development project, mobile home and manufactured home for which there is compliance with the requirement for payment of the Statutory Developer Fees in the amount specified by this Resolution. In the event a certificate of compliance is issued for the payment of Statutory Developer Fees for a development project, mobile home or manufactured home and it is later determined that the statement or other representation made by an authorized party concerning the development project as to square footage is untrue, then such certificate shall automatically terminate, and the appropriate City shall be so notified.

Section 20. That no statement or provision set forth in this Resolution, or referred to therein shall be construed to repeal any preexisting fee previously imposed by the District on any residential or nonresidential development.

Section 21. That the District's Statutory Developer Fees will become effective sixty (60) days from the date of this Resolution unless a separate resolution increasing the fees immediately on an urgency basis is adopted by the Board.

APPROVED AND ADOPTED by roll call vote this 17• day of March 2020. / /

AYES:	Bueno /__	Prusso /__	RoggeL	wenzel_L_White___	_
NOES:	Bueno___	Prusso___	Rogge___	Wenzel __	White_ _
ABSTENTIONS:	Bueno___	Prusso __	Rogge___	Wenzel __	White__ _
ABSENT:	Bueno___	Prusso __	Rogge___	Wenzel__	White._ _

BY:

_____

Presidentothe Board of Education Livermore
Valley Joint Unified School District of Alameda
County and Contra Costa County, State of California

ATTEST:

_____

Clerk of the Board of Educ tion v ore
Valley Joint Unified School Dist ct of Alameda
County and Contra Costa County, State of California

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TVTC Chair
Vice Mayor
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Jean Josey
TVTC Vice-Chair
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Renee Morgan
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Brittni Kiick
Councilmember
City of Livermore
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Karla Brown
Mayor
City of Pleasanton
(925) 931-5001

To: Tri-Valley Transportation Council

From: TVTC Finance Committee
By: Technical Advisory Committee (TAC)

Date: April 19, 2021

Subject: ADOPT the Tri-Valley Transportation Development Fee Construction Cost Index Annual Adjustment

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BACKGROUND

The Joint Exercise of Powers Agreement (JEPA) for the Tri-Valley Transportation Development Fee (TVTDF) specifies that the TVTDF amounts are to be adjusted automatically as of July 1 of each year to reflect changes in regional construction costs. JEPA Section 3(D)(I) requires the TVTC adopt the adjustment by a simple majority.

DISCUSSION

The amount of the adjustment is based on the change in the "Construction Cost Index" (CCI) for the San Francisco Bay Area, as reported annually in the Engineering News Record (ENR). The December 2020 ENR CCI for the San Francisco Bay Area is **+3.2%**.

RECOMMENDATION

The TVTC Finance Committee recommends the TVTC adopt the Tri-Valley Transportation Development Fee Construction Cost Index Annual Adjustment and notify each TVTC member agency to collect the TVTDF rates as listed below starting **July 1, 2021**:

Single Family Residential	$5,057.00/Dwelling Unit (DU)
Multi-Family Residential	$3,484.00/DU
Office	$8.59/sq. ft. Gross Floor Area
Retail	$3.74/sq. ft. Gross Floor Area
Industrial	$5.00/sq. ft. Gross Floor Area
Other	$5,620.00/average am/pm peak hour trip
ADU/SDU	$0
Affordable Housing	$0

TVTDF Historical Fee Rates

	2019	2020	2021
Single Family Residential (per DU)	$4,650.56	$4,901.00	$5,057.00
Multi-Family Residential (per DU)	$3,203.48	$3,376.00	$3,484.00
Office (per SF Gross Floor Area)	$7.90	$8.33	$8.59
Retail (per SF Gross Floor Area)	$3.41	$3.63	$3.74
Industrial (per SF Gross Floor Area)	$4.60	$4.85	$5.00
Other (average am/pm peak hour trip)	$5,167.00	$5,446.00	$5,620.00
Affordable Housing *	$0.00	$0.00	$0.00
ADU/SDU**	$0.00	$0.00	$0.00

*Pursuant to Resolution 2015-01 Adjusting the Tri-Valley Transportation Development Fee Schedule

**Pursuant to Resolution 2019-03 – Resetting the Accessory Dwelling Unit/Secondary Dwelling Unit Fee in the Tri-Valley Transportation Development Fee Program

IN THE CITY COUNCIL OF THE CITY OF LIVERMORE, CALIFORNIA

A RESOLUTION APPROVING SUBDIVISION AMENDMENT (SUBA) 26-002 AND SITE PLAN DESIGN REVIEW MODIFICATION (SPDRM) 26-014 (SHEA SERENITY)

On August 4, 2021, the City received an application from Shea Homes, Inc. for Vesting Tentative Tract Map (VTTM) 8613 – Subdivision (SUB) 21-006, Site Plan Design Review (SPDR) 21-005, and Consistency Determination (CD) 22-001 to authorize the construction of apartment and condominium units, called Serenity, to implement the Isabel Neighborhood Specific Plan ("Project").

At a duly noticed public hearing on July 12, 2022, the Planning Commission considered the Project and staff recommendation, heard public testimony, made the necessary findings and adopted Planning Commission Resolution No. 15-22, attached hereto as Exhibit B, containing the Planning Commission's actions and/or recommendations thereon.

At a duly noticed public hearing on July 25, 2022, the City Council considered the Project, Planning Commission and staff recommendations, all public comments and testimony, and findings and adopted City Council Resolution No. 22-137, attached hereto as Exhibit C.

On February 26, 2026, the City received an application from Shea Homes, Inc. for Subdivision Amendment (SUBA) 26-002 and Site Plan Design Review Modification (SPDRM) 26-014 ("Amendment"), to authorize an alternative means of compliance with the City's Inclusionary Housing Ordinance, pursuant to Livermore Development Code Section 11.70.040. The alternative compliance method would be implemented through a future Affordable Housing Agreement.

At a duly noticed public hearing on May 5, 2026, the Planning Commission considered the Amendment and staff recommendation, heard public testimony, made the necessary findings and adopted Planning Commission Resolution No. 04-26, attached hereto as Exhibit A, containing the Planning Commission's actions and/or recommendations thereon.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Livermore that prior to taking action on the Amendment, and at a properly noticed public hearing, the City Council reviewed written and oral staff reports, conducted a public hearing on the Amendment and took testimony, and received into the record all pertinent documents related to the Amendment (collectively, the "Record Evidence"). The City Council's determination is based on the Record Evidence, which is incorporated into this Resolution by reference.

BE IT FURTHER RESOLVED that the City Council of the City of Livermore has considered the findings made in Planning Commission Resolution No. 15-22, attached hereto as Exhibit B, and the City Council hereby adopts the same findings by this reference and incorporates them as their own findings as part of this resolution. Based on the City Council's own independent review of the Record Evidence and Considerations, the City Council approves Subdivision Amendment (SUBA) 26-002 and Site Plan Design Review Modification

(SPDRM) 26-014, subject to the Conditions of Approval, attached hereto as Exhibit D.

The documents that constitute the record of proceedings upon which this decision is based can be found in the Community Development Department 1052 S. Livermore Avenue, in Livermore, California.

On the motion by Council Member _____ , seconded by Council Member _____, the foregoing Resolution was passed and adopted at the City Council meeting of June 8, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

_____
Helena Graves
Acting City Clerk

APPROVED AS TO FORM:

/s/ Katherine Mirassou
Katherine Mirassou
Assistant City Attorney

Attachments:
Exhibit A – Resolution 04-26
Exhibit B – Resolution No. 15-22
Exhibit C – Resolution No. 22-137
Exhibit D – Conditions of Approval

IN THE PLANNING COMMISSION OF THE CITY OF LIVERMORE, CALIFORNIA

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE SUBDIVISION AMENDMENT (SUBA) 26-002 AND SITE PLAN DESIGN REVIEW MODIFICATION (SPDRM) 26-014 (SHEA SERENITY)

On August 4, 2021, the City received an application from Shea Homes, Inc. for Vesting Tentative Tract Map (VTTM) 8613 – Subdivision (SUB) 21-006, Site Plan Design Review (SPDR) 21-005, and Consistency Determination (CD) 22-001 to authorize the construction of apartment and condominium units, called Serenity, to implement the Isabel Neighborhood Specific Plan.

At a duly noticed public hearing on July 12, 2022, the Planning Commission considered the Project and staff recommendation, heard public testimony, made the necessary findings and adopted Planning Commission Resolution No. 15-22, attached hereto as Exhibit A, containing the Planning Commission's actions and/or recommendations thereon.

At a duly noticed public hearing on July 25, 2022, the City Council considered the Project, Planning Commission and staff recommendations, all public comments and testimony, and findings and adopted City Council Resolution No. 22-137, attached hereto as Exhibit B.

On February 26, 2026, the City received an application from Shea Homes, Inc. for Subdivision Amendment (SUBA) 26-002 and Site Plan Design Review Modification (SPDRM) 26-014, to authorize an alternative means of compliance with the City's Inclusionary Housing Ordinance, pursuant to Livermore Development Code Section 11.70.040. The alternative compliance method would be implemented through a future Affordable Housing Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Livermore that prior to taking action on the Project, and at a properly noticed public hearing, the City Council reviewed written and oral staff reports, conducted a public hearing on the Project and took testimony, and received into the record all pertinent documents related to the Project (collectively, the "Record Evidence"). The Planning Commission's determination is based on the Record Evidence, which is incorporated into this Resolution by reference.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Livermore has considered the findings made in Planning Commission Resolution No. 15-22, attached hereto as Exhibit A, and the Planning Commission hereby adopts the same findings by this reference and incorporates them as their own findings as part of this resolution. Based on the Planning Commission's own independent review of the Record Evidence and Considerations, the Planning Commission recommends the City Council approve Subdivision Amendment (SUBA) 26-002 and Site Plan Design Review Modification (SPDRM) 26-014, subject to the Conditions of Approval, attached hereto as Exhibit C.

The documents that constitute the record of proceedings upon which this decision is based can be found in the Community Development Department 1052 S. Livermore Avenue, in Livermore, California.

On the motion by Commissioner Fintschenko, seconded by Commissioner Anderson, the foregoing Resolution was adopted at the Planning Commission meeting of May 5, 2026, by the following vote:

AYES: ANDERSON, FINTSCHENKO, KRONZAK, STEELE.
NOES: HORNER.
ABSENT: NONE.

Tracy Kronzak, Chairperson

Stephen Riley

by Stephen Riley, Planning Manager
Secretary to the Planning Commission

Attachments:
Exhibit A – Resolution No. 15-22
Exhibit B – Resolution No. 22-137
Exhibit C – Conditions of Approval

IN THE PLANNING COMMISSION OF THE CITY OF LIVERMORE STATE OF CALIFORNIA

A RESOLUTION RECOMMENDING APPROVAL

Vesting Tentative Tract Map (VTTM) 8613 – Subdivision (SUB) 21-006, Site Plan Design Review (SPDR) 21-005, and Consistency Determination (CD) 22-001

Hearing to consider a request for Site Plan Design Review and Vesting Tentative Tract Map to develop the northeast corner of Portola Avenue and Collier Canyon Road, which would implement the Isabel Neighborhood Specific Plan. The development includes 299 total units, consisting of 89 for-sale condominium units and 210 for-rent apartments. All residential buildings would be three-story. The project includes 60 affordable units, 51 accessible units, common areas including a pool, fitness center, and parklets, and related landscaping, parking, stormwater, and frontage improvements. The applicant has submitted for a density bonus under Government Code section 65915.

Location: Northeast corner of Portola Avenue and Collier Canyon Road (APNs: 903-10-30, 903-10-29, and 903-10-28)

On August 4, 2021, the City received an application from Shea Homes, Inc. for Vesting Tentative Tract Map (VTTM) 8613 – Subdivision (SUB) 21-006, Site Plan Design Review (SPDR) 21-005, and Consistency Determination (CD) 22-001 to authorize the construction of apartment and condominium units to implement the Isabel Neighborhood Specific Plan.

The applicant provided all the necessary information to qualify for relief under the Housing Crisis Act of 2019 (SB 330) upon initial application submittal on August 4, 2021.

The applicant requested one Development Standard Waiver and one Developer Incentive/ Concession in accordance with Government Code Section 65915 governing Density Bonuses. Since none of the findings set forth in Government Code Section 65915(d)(1) and (e)(1) can be made, the City is required to grant the Waiver related to setbacks and the Developer Incentive/ Concession related to affordable comparability.

At its duly noticed meeting on July 12, 2022, the Planning Commission considered in a public hearing the proposals, staff recommendations, public testimony, and findings.

On July 12, 2022, the Planning Commission adopted a resolution finding that the Project is exempt from the provisions of the California Environmental Quality Act (CEQA).

NOW, THEREFORE, BE IT RESOLVED, with respect to the Site Plan Design Review application, the Planning Commission finds based upon the information presented that:

1. The proposed development will be permitted within the subject zone.

   Findings: The proposed development consists of 299 residential condominium and rental units on approximately thirteen acres, located within the Isabel Neighborhood Specific Plan Transition and Village zoning districts. The project is consistent with the allowed residential uses and within the minimum and maximum densities of 15-25 and 25-40 dwelling units per acre contemplated by each zoning district, respectively. Therefore, the development is permitted within the subject zone.

2. The proposed development will be designed such that:

   a. The project will not be detrimental to the public health, safety, or general welfare, and not detrimental to adjacent property;
   b. Architectural design and functional plan of the structure(s) and related improvements are of reasonable aesthetic quality and compatible with adjacent developments;
   c. Structure(s) and related improvements are suitable for the proposed use of the property and provide adequate consideration of the existing and contemplated uses of land and orderly development in the general area of the subject site; and
   d. The project's site plan and design is consistent with the City's Design Standards and Guidelines.

   Findings: The project will not be detrimental to the public health, safety, or general welfare, and not detrimental to the adjacent property. The project provides adequate emergency vehicle access throughout the site and necessary ladder pads for fire access on upper floors. The project does not conflict with the County Airport Land Use Compatibility Plan with respect to height, density, or noise and complies with FAA height standards. Water and sewer service will be provided to all units and stormwater will be appropriately managed on site. The site layout is suitable for trash truck pickup and adequate space will be provided in each condominium unit garage and each rental trash enclosure for all waste streams. The project will provide a new traffic signal and four-legged crosswalk at the new entry road, reducing vehicle turning conflicts and ensuring safe pedestrian travel across Portola Avenue.

   The applicant prepared Phase I, geologic, biological, and noise studies found no significant impacts would occur beyond those identified in the EIR. Although the project proposes vehicular lane removal along Portola Avenue that was not expressly contemplated in the Specific Plan, the City's Traffic Engineer analyzed the major street's Level of Service with lane removal and found no significant impact would occur. Further, the lane removal supports Specific Plan Policy that seeks to provide a comfortable and safe bicycling network and to slow vehicle road speeds by allowing for a wider bicycle buffer and promoting traffic calming.

   The project is also conditioned to conform with the Mitigation, Monitoring, and Reporting Program (MMRP) adopted with the certified 2020 Supplemental EIR. The project is not detrimental to adjacent properties and considers adjacent uses in the general area given that the proposed buildings meet or exceed streetside setbacks

and are similar in height to adjacent residential. All project frontages contain substantial landscaping and trees to appropriately screen the proposed buildings. The project is also adequately parked, reducing parking spillover and congestion. The residential use promotes synergy with surrounding offices, locating residents close to job centers, and will not produce any dust, odor, noise, or glare during regular operations. The structures are suitable for the site and the site plan is consistent with the City's Design Standards and Guidelines.

3. Be designed to include the following criteria, as applicable:

   a. Compliant with Chapter 9.07 of the Development Code (Site Plan and Design Review), Municipal Code Title 15 (Buildings and Construction), and any other applicable City regulations and policies;
   b. Efficient site layout and design;
   c. Compatible and appropriate scale to neighboring properties and developments.
   d. Efficient and safe public access (both pedestrian and vehicular) and parking;
   e. Appropriate and harmonious arrangement and relationship of proposed structures and signs to one another and to other development in the vicinity, based on good standards of design;
   f. Appropriate relationship to land use and development of adjacent properties, including topographic and other physical characteristics of the land;
   g. Proper site utilization and the establishment of a physical and architectural relationship to existing and proposed structures on the site;
   h. Compatible architectural style with the character of the surrounding area, both to avoid repetition of identical design where not desired, and to ensure compatibility in design where desired;
   i. Harmonious relationship with existing and proposed developments and the avoidance of both excessive variety and monotonous repetition;
   j. Compatible in color, material, and composition of the exterior elevations to neighboring visible structures;
   k. Appropriate exterior lighting which provides for public safety and is not of a nature that will constitute a hazard or nuisance to adjacent properties;
   l. Compatible in scale and aesthetic treatment of proposed structures with public areas;
   m. Appropriate open space and use of water efficient landscaping; and
   n. Consistent with the General Plan and any applicable Specific Plan.

   Findings: The project includes an efficient site plan, public access, and parking plan. The plan includes a grid-like shape, with access drives and alleys bisecting the development, parklets interspersed throughout, and a clustering of parking and rental common areas in the middle of the site. Project pedestrian paths connect into the larger street network at multiple locations, units and buildings contain smaller footprints and taller heights, with parking on the first floor, ensuring an efficient use of space. The project is also appropriately scaled to and compatible with adjacent development. Large, landscaped setbacks with vine-covered retaining walls punctuate street frontages and the project height is similar to the adjacent residential

buildings.

The project is conditioned to provide adequate lighting at parking surfaces and will use less irrigation water than allowed. The project is also consistent with the allowed residential uses and densities of the Specific Plan's Transition and Village zoning districts, which call for more compact and dense development than Livermore's traditional residential zones. The project provides more open space than required through the provision of four parklets and a common pool area, exceeds street frontage setbacks with well landscaped frontages, and is within the minimum and maximum required parking. The Portola Avenue frontage will be improved with a Class IV bike lane, bus stop, and traffic signal, as required by the Specific Plan's circulation program. The project proposes a high-quality contemporary design and provides for 60 affordable units, as called for in the plan.

NOW, THEREFORE, BE IT RESOLVED, with respect to the Vesting Tentative Tract Map application, the Planning Commission finds based upon the information presented that:

1. The proposed map is consistent with the General Plan and any applicable specific plan, any policy or guideline implementing the General Plan (including the City's Design Standards and Guidelines), or other applicable provisions of this Development Code;

   Findings: The project is consistent with the intent of the Isabel Neighborhood General Plan designation given that it provides higher density housing adjacent to transit service and job centers and provides a mix of unit types, sizes, and affordability levels. The project also implements the Land Use, Housing, Community Character, and Climate Change elements by providing affordable housing near transit that is of a high-quality architectural design and that provides sustainable features like photovoltaic arrays and EV chargers. The project is consistent with the density range, development standards related to setbacks, height, and open space, and design standards and guidelines of the Isabel Neighborhood Specific Plan.

   The 2015-2022 Housing element did not include the project site in its sites inventory, and no site development was anticipated for Livermore's 2015-2023 Regional Housing Needs Assessment (RHNA) period. Therefore, the project's proposed unit count is above that required by the State's RHNA process and, as such, a 'no net loss' review is not required under Government Code Section 65863. The units will count towards Livermore's 2023-2031 RHNA allocation if building permits are issued in 2023 or later.

2. The site is physically suitable for the proposed type of development;

   Findings: The site is located within the Isabel Neighborhood, which is identified as one of the densest areas in the City. The site is entirely within the City limits and is surrounded on all sides by street rights of way and urbanized residential office uses. The site is approximately thirteen acres in size and large enough to accommodate the 26 proposed condominium and rental buildings and four parks and a pool area.

The site is generally rectangular in shape, allowing for regular setbacks along the project periphery and orthogonal driveway connections. The site is also relatively flat with minimal grading required; it is of a similar elevation as adjacent parcels. The site is devoid of substantial vegetation besides perimeter trees. The applicant prepared Phase I, geologic, and biological, studies that found the site contains no hazards, is suitable for residential development, and contains no special-status species. Therefore, the site is physically suitable for the proposed type of development.

3. The site is physically suitable for the proposed density of development;

   Findings: The Isabel Neighborhood currently contains numerous office buildings and will become the most urban, densely developed part of the City. The Isabel Neighborhood Specific Plan establishes density ranges of 15-25 units per acre for the Transition zoning district and 25-40 units per acre for the Village zoning district. The site is located within both the Transition and Village districts. Its approximately thirteen acres in size and proposes 299 units, consistent with the allowed densities of the Transition and Village zoning districts. Given the existing urbanized nature of surrounding parcels, all required public utilities are located adjacent to the site in the street right-of-way, including: water, sewer, storm drain, telecommunications, and electricity. Services including police, fire, and medical already serve the neighborhood area, including the parcel. The project is within the Specific Plan's and EIR's anticipated density range. The Isabel Neighborhood Specific Plan Final EIR and Supplemental Final EIR concluded that existing utilities and services have sufficient capacity to accommodate buildout of the Specific Plan, including the incremental increase in demand from the Project. Therefore, the site is physically suitable for the proposed density of development.

4. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. Notwithstanding the foregoing, the Commission or Council may approve a tentative map if an Environmental Impact Report was prepared with respect to the project and a statement of overriding considerations was made to the effect that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the EIR;

   Findings: The Isabel Neighborhood Specific Plan Final EIR and Supplemental Final EIR analyzed all potential environmental impacts of development in the Isabel Neighborhood. The EIR was prepared at a "zoning action" level, for purposes of Public Resources Code section 21083.3 and CEQA Guidelines section 15183, in that it includes enough specificity for future Specific Plan projects to rely on its analysis and limits the need for CEQA review for future Specific Plan projects. The City Council adopted a Statement of Overriding Considerations with the EIR and found that the plan would have significant and unavoidable impacts with respect to traffic, air quality, aesthetics, noise, cultural/ tribal resources, and agricultural resources, but that the City's transit, housing, and economic goals outweighed the impacts, as allowed under CEQA.

The Council found that the mitigation measures identified in the EIR would reduce all other impacts to a less than significant level. Given that the project is within the density and intensity levels contemplated by the EIR, no environmental impacts beyond those identified in the EIR would occur. Although the project proposes vehicular lane removal along Portola Avenue that was not expressly contemplated in the Specific Plan, the City's Traffic Engineer analyzed the major street's Level of Service with lane removal and found no significant impact would occur. Further, the applicant prepared Phase I, geologic, biological, and noise studies and found no impacts peculiar to the project would occur beyond those identified in the EIR. The project is also conditioned to conform with the Mitigation, Monitoring, and Reporting Program (MMRP) adopted with the certified EIR, ensuring all other environmental impacts remain less than significant.

5. The design of the subdivision or the type of improvements will not cause serious public health problems;

   Findings: The project will not be detrimental to the public health, safety, or general welfare, and not cause serious health problems. The project provides adequate emergency vehicle access throughout the site and necessary ladder pads for fire access to upper floors. The project complies with the County Airport Land Use Compatibility Plan with respect to height, density, or noise and complies with FAA height standards. Water and sewer service will be provided to all units and stormwater will be appropriately managed on site. The site layout is suitable for trash truck pickup and adequate space will be provided in each unit garage for all waste streams. The project will provide a new traffic signal and four-legged crosswalk at the new entry road, reducing vehicle turning conflicts and ensuring safe pedestrian travel across Portola Avenue. The applicant prepared Phase I, geologic, biological, and noise studies that found no significant impacts would occur beyond those identified in the EIR. Interior noise levels would not exceed 45 dBA, as required by CA Building Code. In addition, no surficial or subsurface hazardous materials were discovered onsite and the residential use would not produce any hazardous materials, nor substantial noise, odor or vibration during regular operations. The project will work with the Alameda County Vector Control to minimize vermin spread to adjacent properties during construction. For these reasons, the design of the subdivision or the type of improvements will not cause serious public health problems.

6. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision (The Commission or Council may approve a tentative map if it finds that alternative easements for access will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This Subparagraph shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction, and no authority is hereby granted to the Commission to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.); and

Findings: The project site contains a number of existing easements for utilities, access, and landscape. A majority of the public easements would remain, but some would be removed to facilitate the project, as contemplated by the Specific Plan. Key easements such as the communications and public utility/ sidewalk easements along Portola Avenue will remain. An existing sanitary sewer line will be relocated, necessitating vacation of the existing sanitary sewer easement. As conditioned, new public easements would also be added, such as emergency vehicle access and shared access. The public landscape easement along the frontage will remain, ensuring adequate landscaping along street frontages. Public utility easements along the project frontages will also remain, ensuring adequate utility conveyance. The easements will not conflict with the proposed building footprints. For these reasons, the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

7. Any proposed phases and their proposed sequence of construction are identified on the submitted tentative map. The City may impose reasonable conditions relating to the filing of multiple final maps in conjunction with the approval of the tentative map (Section 66456.1).

   Findings: The project does not propose any map phasing. However, the project does propose construction phasing. The condominium buildings on the western side of the project will be constructed first, and the rental buildings on the eastern side second. All necessary and required improvements will be constructed with each phase so that units are adequately supplied with utilities and services upon occupancy.

NOW, THEREFORE, BE IT RESOLVED, with respect to the Consistency Determination application, the Planning Commission finds based upon the information presented that:

1. Acquisition and disposition of real property is determined to be consistent with the City of Livermore General Plan.

   Findings: Vacation of the sanitary sewer easement will provide additional space for residential building footprints onsite, as set forth in the Isabel Neighborhood Specific Plan, and will support City objectives for Infrastructure and Public Services. It does not conflict with any General Plan policies and does not detrimentally affect the implementation of the General Plan or the Specific Plan. The proposed easement vacation is consistent with the policies of the Infrastructure and Public Services Element and the Housing Element, as identified below:

   - *Infrastructure and Public Services Element (II) (B) (A7):* Installation of the sanitary sewer system should occur concurrent with construction of new roadways to maximize efficiency and minimize disturbance due to construction activity.

   - *Housing Element (G-2) (P 2.1)*: Encourage the provision of lower income housing, infill development, and mixed-use projects in locations served by

existing infrastructure, particularly transit services.

2. The subject parcels to be acquired and disposed are unnecessary for present or prospective public use.

   Findings: The project proposes to relocate the sewer line located within the existing sanitary sewer easement. Once the line is relocated, there will no longer be any need for the easement. A new sanitary sewer easement will be placed over the relocated line.

BE IT FURTHER RESOLVED that the Livermore Planning Commission, based on the above findings which are necessary to protect the public health, safety, and general welfare, recommends the City Council approve Vesting Tentative Tract Map (VTTM) 8613 – Subdivision (SUB) 21-006, Site Plan Design Review (SPDR) 21-005, and Consistency Determination (CD) 22-001, subject to the conditions of approval presented by staff on July 12, 2022, and the following recommendations to be reviewed by staff for incorporation into additional conditions of approval, if feasible:

1. Applicant to revise the landscape plans to include a continuous row of trees in the landscape strip between the Portola Avenue curb and sidewalk.

2. Applicant to revise the plans to add one additional pedestrian connection to Portola Avenue, located between the main Project entrance and the proposed pedestrian connection to Portola Avenue. In addition, a separate pedestrian connection should be added in the northwest part of the site that connects to Collier Canyon Road.

3. Applicant to revise the landscape plan tree schedule to replace smaller trees species with larger tree species planted in the Montage development.

4. Applicant to revise the retaining wall design along Portola Avenue to soften its appearance.

BE IT FURTHER RESOLVED that the Livermore Planning Commission recommends that the City Council direct staff to file a Notice of Exemption.

The documents that constitute the record of proceedings upon which this decision is based can be found in the Community Development Department 1052 S. Livermore Avenue, in Livermore, California.

On the motion by Commissioner Anderson, seconded by Commissioner Leary, the foregoing Resolution was adopted at the Planning Commission meeting of July 12, 2022, by the following vote:

AYES: ANDERSON, BRANNING, DUNBAR, LEARY, STEIN
NOES:
ABSENT:

Steven Dunbar, Chairperson

Stephen Riley for

by Steve Stewart, Planning Manager
Secretary to the Planning Commission

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IN THE CITY COUNCIL OF THE CITY OF LIVERMORE, CALIFORNIA

A RESOLUTION APPROVING VESTING TENTATIVE TRACT MAP (VTTM) 8613 – SUBDIVISION (SUB) 21-006, SITE PLAN DESIGN REVIEW (SPDR) 21-005, AND CONSISTENCY DETERMINATION (CD) 22-001 FOR THE SHEA PORTOLA PROJECT

On March 10, 1999, the City of Livermore ("City") and Shea Center Livermore entered into Development Agreement 114-97 that was subsequently amended and restated, and then further amended, with the most recent being the Third Amendment to the Amended and Restated Development Agreement that was recorded on October 10, 2014.

On August 4, 2021, the City received an application from Shea Homes, Inc. for Vesting Tentative Tract Map (VTTM) 8613 – Subdivision (SUB) 21-006, Site Plan Design Review (SPDR) 21-005, and Consistency Determination (CD) 22-001 to authorize the construction of apartment and condominium units to implement the Isabel Neighborhood Specific Plan.

The applicant provided all the necessary information to qualify for relief under the Housing Crisis Act of 2019 (SB 330) upon initial application submittal on August 4, 2021.

The applicant requested one Development Standard Waiver and one Developer Incentive/ Concession in accordance with Government Code Section 65915 governing Density Bonuses. Since none of the findings set forth in Government Code Section 65915(d)(1) and (e)(1) can be made, the City is required to grant the Waiver related to building setbacks and the Developer Incentive/ Concession related to affordable housing comparability of units.

On July 12, 2022, the Livermore Planning Commission held a duly noticed public hearing to consider the Project, staff recommendation, all public comments and testimony, and necessary findings, and adopted Planning Commission Resolution No. 15-22 recommending the City Council approve the Project, attached hereto as Exhibit A.

On July 25, 2022, the City Council held a duly noticed public hearing to consider the Project, Planning Commission and staff recommendations, all public comments and testimony, and necessary findings.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Livermore that prior to taking action on the Project, and at a properly noticed public hearing, the City Council reviewed written and oral staff reports, conducted a public hearing on the Project and took testimony, and received into the record all pertinent documents related to the Project (collectively, the "Record Evidence"). The City Council's determination is based on the Record Evidence, which is incorporated into this Resolution by reference.

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BE IT FURTHER RESOLVED that the City Council of the City of Livermore has considered the Record Evidence and adopted a resolution finding the Project to be exempt from the California Environmental Quality Act.

BE IT FURTHER RESOLVED that the City Council of the City of Livermore has considered the findings made in Planning Commission Resolution No. 15-22, attached hereto as Exhibit A, and the City Council hereby adopts the same findings by this reference and incorporates them as their own findings as part of this resolution. Based upon the City Council's own independent review of the Record Evidence and considerations, in accordance with State Density Bonus Law, and in accordance with the Housing Crisis Act of 2019, the City Council hereby approves Vesting Tentative Tract Map (VTTM) 8613 – Subdivision (SUB) 21-006, Site Plan Design Review (SPDR) 21-005, and Consistency Determination (CD) 22-001, subject to the conditions of approval attached hereto as Exhibit B, which are necessary to protect the health, safety, and general welfare.

BE IT FURTHER RESOLVED that the City Council of the City of Livermore directs the Planning Manager to file a Notice of Exemption with the Alameda County Clerk.

The documents that constitute the record of proceedings upon which this decision is based can be found in the City Clerk's Office, 1052 S. Livermore Avenue, in Livermore, California. This resolution shall be effective upon adoption by the City Council.

On motion of Council Member Carling, seconded by Council Member Munro, the foregoing resolution was passed and adopted on July 25, 2022, by the following vote:

AYES: Council Members Carling, Kiick, Munro and Mayor Woerner
NOES: None
ABSENT: Vice Mayor Bonanno
ABSTAIN: None

ATTEST:

DocuSigned by:
Marie Weber
803704826BC44BB...
Marie Weber
City Clerk
7/27/2022 | 12:12 PM PDT

APPROVED AS TO FORM:

DocuSigned by:
Kimberly Cilley
70AABE2D2EAC450...
Kim Cilley
Senior Assistant City Attorney

Exhibit A - Planning Commission Resolution No. 15-22
Exhibit B - Conditions of Approval

CONDITIONS OF APPROVAL

Vesting Tentative Tract Map (VTTM) 8613 – Subdivision (SUB) 21-006, Site Plan Design Review (SPDR) 21-005, and Consistency Determination (CD) 22-001

Hearing to consider a request for Site Plan Design Review and Vesting Tentative Tract Map to develop the northeast corner of Portola Avenue and Collier Canyon Road, which would implement the Isabel Neighborhood Specific Plan. The development includes 299 total units, consisting of 89 for-sale condominium units and 210 for-rent apartments. All residential buildings would be three-story. The project includes ~~60~~ affordable units in compliance with the Inclusionary Housing Ordinance, 51 accessible units, common areas including a pool, fitness center, and parklets, and related landscaping, parking, stormwater, and frontage improvements. The applicant has submitted for a density bonus under Government Code section 65915 (Amended by City Council: June 8, 2026).

Location: Northeast corner of Portola Avenue and Collier Canyon Road
(APNs: 903-10-30, 903-10-29, and 903-10-28)

Recommended by Planning Commission: July 12, 2022
Approved by City Council: July 25, 2022

Recommended by Planning Commission: May 5, 2026
Amended by City Council: June 8, 2026

A. PROJECT AUTHORIZATION

1. The project shall be in conformance with all City Ordinances, rules, regulations, and policies. The conditions listed below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

2. Approval is limited to conformance of the land uses allowed in the Transition and Village zoning districts Subarea 2b of the Isabel Neighborhood Specific Plan. Use of the property shall be limited to those permitted by the Isabel Neighborhood Specific Plan as it exists now or may be amended in the future.

3. Vesting Tentative Tract Map 8613 and associated Site Plan Design Review shall expire unless a Final Map is filed by July 25, 2024, or a request for extension is received and approved by the City.

B. PROJECT SPECIFIC CONDITIONS

The applicant shall respond in writing to all conditions contained in this document and its attachments. Responses shall describe how the condition has been met and shall, where applicable, direct the plan checker to the page and/or drawing detail that demonstrates compliance with the condition. A copy of these responses shall be provided with each set of revised plans.

1. Prior to occupancy, applicant shall record the deed notification provided in the Livermore Executive Airport - Airport Land Use Compatibility Plan, Chapter 3.3.4.6, on the property for which this discretionary development permit is issued, as follows:

   NOTICE OF AIRPORT IN VICINITY

   This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

2. Prior to Improvement Plan approval, applicant shall revise the plans to ensure the emergency vehicle access (EVA) to Dovecote Lane provides permanent pedestrian and bicycle access, while maintaining the EVA's functionality, as approved by the Community Development Department Director.

3. Prior to Building Permit approval, applicant shall revise the plans to provide one bike parking stall within each rental unit garage. Applicant shall further dedicate one centrally located rental unit garage exclusively to bicycle parking. Bicycle parking garage shall accommodate the balance of required bike parking spaces, ensuring all bike parking is secured. Applicant shall provide for common rental resident access to the bike parking garage through a physical key, key card, passcode, or other similar feature, as approved by the Community Development Department Director.

4. Prior to Improvement Plan approval, applicant shall revise landscape plan to ensure 20 percent of all onsite trees have a 24-inch box size or larger, as approved by the Community Development Department Director.

5. Prior to Improvement Plan approval, applicant shall revise landscape plan to ensure all shrubs shall have a minimum 5-gallon size, as approved by the Community Development Department Director.

6. Prior to sign installation, applicant shall submit for, and receive approval of, all required sign design review and building permit applications.

7. Prior to Improvement Plan approval, applicant shall demonstrate the project's use of recycled water for irrigation purposes, as approved by the City Engineer. All onsite irrigation shall use recycled water.

8. Prior to Building Permit approval, the applicant shall submit a photometric plan that demonstrates adequate site lighting. Exterior parking areas shall maintain a minimum light level of one foot-candle at the parking surface. Pathways and

private open space areas shall be sufficiently illuminated for safety, but respectful of the residential context, as approved by the Community Development Department Director.

9. Prior to Building Permit approval, applicant shall revise the Master Plan to include all noise mitigation strategies identified in the noise study, conducted by Salter, dated December 7, 2021. All required STC rated windows and surfaces shall be clearly shown on a site plan submitted with the Master Plan.

10. Prior to Building Permit approval, all rooftop mechanical equipment shall be designed to be fully screened from public view by roof parapet or architecturally integrated roof screen. Construction drawings shall include section drawings and roof plans demonstrating conformance with this requirement. To the extent practical, all ground-mounted mechanical equipment shall be relocated to roof areas. Ground mounted equipment shall be fully screened from public view, as approved by the Community Development Department Director.

11. Prior to Building Permit approval, applicant shall provide details of, and submit any required building permits for, all site furnishings and shade structures. Amenities shall include at least those identified in the entitlement plans, but could include additional amenities such as outdoor cooking areas or activity courts, as approved by the Community Development Director.

12. Prior to Improvement Plan approval, applicant shall revise the plans to include a three-foot tall, tubular steel guardrail fence on top of all retaining walls exceeding three feet in height. Fencing is not required for stepped planter areas. The fence design shall be compatible with the proposed fencing plan and shall be permeable, allowing for views through the fence line, as approved by the Community Development Department Director.

13. Provide at least two supportive services for residents within the rental apartment units (i.e. childcare, senior services, mobility services, etc.) or other comparable service or amenity, as approved by the Community Development Department Director (Specific Plan Policy LU-38).

14. Encourage the use of a local construction workforce who are paid area standard wages (Specific Plan Policy LU-46).

15. In the event a Specific Plan Transportation Management Association (TMA) is formed for the Isabel Neighborhood, project shall annex into the association (Specific Plan Policy TRA-22).

16. In the event a programmatic Specific Plan parking management plan is created, project shall participate in the plan (Specific Plan Policy TRA-26).

17. Vehicle parking for the rental apartment units shall be “unbundled,” such that residents pay for parking separately from the rent for the housing unit (Specific Plan Policy TRA-36).

18. In the event a programmatic Specific Plan wayfinding signage plan is created, project shall participate in the plan (Specific Plan Policy DS-24).

19. Reduce vibration impacts associated with construction activities by requiring construction contractors to implement measures to help reduce vibration levels at nearby sensitive receptors. Measures could include using bulldozers less than 20,000 pounds within 50 feet of residential, quiet pile driving technology, etc. (Specific Plan Policy ENV-7).

20. Project proponents within identified high risk Overlay Zones surrounding existing hazardous sites, roadways, or TAC sources, shall assess health risks at the location in question and to incorporate feasible design-related risk mitigation measures, such as HEPA filters or equivalent indoor air quality equipment mechanisms, as appropriate and determined in consultation with the City (Specific Plan Policy ENV-12).

21. For all proposed projects, Bay Area Air Quality Management District (BAAQMD; “Air District”) recommends requiring the implementation of all Basic Construction Mitigation Measures, listed in Table 8-1 of the BAAQMD CEQA Guidelines, whether or not construction-related emissions exceed applicable Thresholds of Significance (Specific Plan Policy ENV-14).

22. Project contractors shall reduce construction-related exhaust emissions by ensuring that all off-road equipment greater than 50 horsepower shall operate on an EPA-approved Tier 4 or newer engine. If Tier 4 engines are not commercially available within 200 miles of the project site, EPA-approved Tier 3 engines are permissible (Specific Plan Policy ENV-15).

23. Project contractors shall reduce construction-related fugitive ROG emissions by ensuring that low-VOC coatings that have a VOC content of 10 grams/liter (g/L) or less be used during construction (Specific Plan Policy ENV-16).

24. Project contractors shall reduce construction-related GHG emissions through implementation of the Bay Area Air Quality Management District’s recommended best practices (Specific Plan Policy ENV-17).

25. Require that construction and structure demolition/modification activities be conducted outside of the bird nesting season (February 1 to August 31) to the extent feasible (Specific Plan Policy ENV-27). Construction activities may be permitted to occur within bird nesting season if a qualified biologist conducts a pre-construction survey. The survey shall include the project site and a 250-foot buffer around project site boundaries, if feasible, not more than 14 days prior to site disturbance. If active nests of migratory birds are not detected, further

action is not needed. If active nests are detected, an appropriate construction-free buffer shall be established around all active nests. Buffer size shall be determined by the biologist, with typical non-raptor buffers of 25 feet and raptor buffers of 250 feet, and shall be periodically monitored by the biologist. After nesting is completed, as determined by the biologist, the buffer is no longer required. Buffers shall remain in place during the breeding season, or until the biologist has confirmed all chicks have fledged and are independent of their parents. The biologist survey, and any necessary buffer plans, shall be approved by the Community Development Department Director prior to site disturbance.

26. All trees adjacent to public infrastructure shall use control features like root barriers and engineered soils to prevent infrastructure damage, as approved by the Community Development Department Director.

27. Prior to Improvement Plan approval, the applicant shall demonstrate on the landscape plans compliance with the City's Water Efficient Landscape Ordinance (WELO), as approved by the Community Development Department Director.

28. Prior to Improvement Plan approval, exterior backflow preventers shall be screened from public view with landscape or by other appropriate means, as approved by the Community Development Department Director.

29. Prior to Final Occupancy, applicant shall obtain Public Arts Commission approval for all proposed public art and shall provide proof of approval to the satisfaction of the Community Development Department Director.

30. The project applicant and/or contractor shall treat any human remains encountered during ground-disturbing activities in accordance with California Health and Safety Code Section 7050.5.

31. Prior to receiving a Building Permit for excavation, grading or construction on development site, the applicant shall contact the Alameda County Vector Control Services District to determine if any pre-baiting requirements are necessary to control migration of vermin to adjacent property.

32. The project shall implement the Mitigation Monitoring and Reporting Program (MMRP) prepared for the Isabel Neighborhood Specific Plan, as attached.

33. All project appliances shall be electric, as set forth in the 2018 Isabel Neighborhood Specific Plan Environmental Impact Report Mitigation, Monitoring, and Reporting Program.

34. Prior to Final Map/ Improvement Plan approval, applicant shall revise the landscape plans to include a continuous row of trees in the landscape strip between the Portola Avenue curb and sidewalk. For purposes of this condition,

"continuous row" shall mean: Chinese Tallow trees spaced not more than 40 feet on center, as approved by the Community Development Department Director [recommended by city staff/Planning Commission July 12, 2022].

35. Prior to Improvement Plan approval, applicant shall revise the plans to add one additional pedestrian connection to Portola Avenue, located between the main Project entrance (Parcel A of VTTM 8613) and the existing pedestrian connection to Portola Avenue. In addition, a separate pedestrian connection shall be added in the northwest part of the site that connects to Collier Canyon Road, as approved by the Community Development Department Director [recommended by Planning Commission July 12, 2022].

36. Prior to Improvement Plan approval, applicant shall revise the landscape plan tree schedule to replace smaller trees species (e.g. Weeping Botlebrush, Crape Myrtle, Sweet Bay, Hollyleaf Cherry) with larger tree species planted in the Montage development (e.g. Camphor, London Plane, Tulip, Southern Magnolia, Locust). Larger trees shall be located in prominent locations and sited appropriately to ensure adequate spacing and growth. Landscape plan shall maintain tree variety and hierarchy, as approved by the Community Development Department Director [recommended by Planning Commission July 12, 2022].

37. Prior to Improvement Plan approval, applicant shall revise the retaining wall design along Portola Avenue to soften its appearance. Softening techniques could include wall plane changes to create additional landscape pockets, as approved by the Community Development Department Director. In addition, applicant shall revise the landscape plan to replace all retaining wall Bougainvillea vines with Lady Banks Roses [recommended by Planning Commission July 12, 2022].

38. Prior to Improvement Plan approval, applicant shall include on the plans street parking along Collier Canyon Road and Portola Avenue, in locations that would not jeopardize public health and safety, as determined by the City Engineer. The street parking design shall include street trees and shall be provided in addition to the class IV bike lane. Further, applicant and the city shall cooperatively explore traffic calming measures to reduce vehicle speeds in the vicinity of the project site [recommended by city staff July 22, 2022].

C. GENERAL CONDITIONS OF APPROVAL

39. Development shall conform to the map designated by the City as Exhibit B-1. Exhibit B-1 plans shall include but are not limited to subdivision, landscape, and architectural plans reviewed and approved by the Planning Commission and City Council and amended by the applicant to reflect any changes indicated above in the Project Specific Conditions or required by the City in the approval process.

40. The development impact fees (e.g., traffic impact, housing in-lieu, park dedication in-lieu,) and project processing fees due in connection with this permit shall be based upon the fees in effect as of August 4, 2021 (Exhibit C), which is the date of Preliminary Application submittal, pursuant to the requirements of the Housing Crisis Act of 2019 (SB 330), unless otherwise vested under Development Agreement 119-97, as amended.

41. The Community Development Department may approve minor amendments to the permit, provided that the permit is still in substantial conformance with the original approval.

42. Approval of the Site Plan Design Review and Tentative Tract Map entitlements is not an authorization to commence construction. Building construction, alterations, repairs, sign erection, or occupancy shall not be permitted without prior approval of the Building Division through issuance of any required permits.

43. To the extent permitted by law, the project applicant shall defend, indemnify and hold harmless the City, its City Council, its officers, boards, commissions, employees and agents from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including (without limitation) reimbursing the City its attorney's fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

D. ENGINEERING DIVISION – DEVELOPMENT

1. Development shall conform to the attached Engineering Considerations, dated July 5, 2022.

E. BUILDING DIVISION

1. Project will be required to be designed and constructed to the requirements of the currently adopted California Building Standards Code in effect at the time of Building Permit Application.

F. MAINTENANCE DIVISION

1. The project site's Homeowners' Association (HOA) shall perform all onsite landscape maintenance and cover all associated maintenance costs.

G. HOUSING AND HUMAN SERVICES DIVISION

1. Prior to ~~Building Permit approval~~ Final Inspection of Building 10, applicant shall ~~enter into an~~ revise the approved affordable housing agreement to ensure all provisions of the City's Inclusionary Housing Ordinance are satisfied pursuant to Livermore Development Code Section ~~10.06.050~~ 11.70.040, as approved by the Community Development Department Director (Amended by City Council June 8, 2026).

H. FIRE DEPARTMENT

The Fire Prevention Bureau reviews building/civil drawings for conceptual on-site fire mains and fire hydrant locations only. Plan check comments and approval DO NOT include: 1.) Installation of the on-site fire mains and fire hydrants. Specific installation drawings submitted by the licensed underground fire protection contractor shall be submitted to the Fire Prevention Bureau for approval; and 2.) Backflow prevention or connections to the public water mains.

2. FIRE HAZARDS: The project developer shall keep the site free of fire hazards from the start of lumber construction until the final inspection.

3. FIRE CODE: All construction shall conform to the requirements of the 2019 Pleasanton Fire Code and local ordinances. All required permits shall be obtained prior to work commencement.

4. SITE SAFETY: Site safety during construction shall be in accordance with Fire Code chapter 33.

5. FIRE SPRINKLERS: Automatic fire sprinklers shall be installed in all occupancies in accordance with the 2019 Pleasanton Building, Fire and Residential Codes with local amendments and ordinances.

6. EMERGENCY RESPONDER RADIO: Emergency responder radio coverage shall be provided in accordance with section 510 of the Fire Code.

7. FIRE PROTECTION FACILITIES: Prior to any construction framing, the applicant shall provide adequate fire protection facilities, including, but not limited to a water supply and water flow in conformance to the City's Fire Department Standards able to suppress a major fire.

8. WATER FLOW AND CONTROL VALVES: All fire sprinkler system water flow and control valves shall be complete and serviceable prior to final inspection. Prior to the occupancy of a building having a fire alarm system, the Fire Department shall test and witness the operation of the fire alarm system.

9. ELECTRICAL CONDUIT: Electrical conduit shall be provided to each fire protection system control valve including all valve(s) at the water connections. The Livermore-Pleasanton Fire Department requires electronic supervision of all valves for automatic sprinkler systems and fire protection systems.

10. LISTED: All commercial, industrial, and multi-family residential occupancies shall have valve tamper and water flow connected to a listed Central Station Service in accordance with NFPA 72. Fire Department plan check includes specifications, monitoring, installation, and alarm company certificates. Fire alarm control panel and remote annunciation shall be at location(s) approved by

the Fire Prevention Bureau. All systems shall be point identified by individual device and annunciated by device type and point.

11. HAZARDOUS MATERIALS: Should any operation or business activity involve the use, storage or handling of hazardous materials, the firm shall be responsible for contacting the Livermore-Pleasanton Fire Department prior to commencing operations. Please contact the Hazardous Materials Coordinator at 925/454-2361.

12. FIRE HYDRANTS: Fire hydrants shall be installed at spacing not greater than 300 feet in industrial and commercial developments. Fire hydrants shall be installed at spacing not greater than 400 feet in residential developments.

13. FIRE LANE MARKING: On-site access ways, turn arounds, and internal drives shall be designated as fire lanes and identified as such by red curb striping and posted with signs at locations approve by the Fire Department. Signs shall be according to State standards and read “No Parking – Fire Lane” and must be shown on the plans. The red curb striping, sign location(s), and sign language shall be included in the building permit submittal for review and approval by the Livermore-Pleasanton Fire Department prior to building permit issuance.

    a. The following schedule for NO PARKING signs shall apply:

Width	Requirements
36 feet or greater	No requirements
Between 28 and 36 feet	Post one side
Between 20 and 28 feet	Post both sides
Less than 20 feet	Not permitted
Cul-de-Sac	Not permitted

14. EMERGENCY VEHICLE ACCESS ROADS: Access roads shall have 13 feet, 6 inches unobstructed vertical clearance, 20 feet of unobstructed width (26 feet where occupied building floors exceed 30 feet height), and inside turning radius of 31 feet and outside turning radius of 51 feet. Unobstructed shall mean a clear travel way, excluding parking width, and designed for an emergency vehicle weight of 70,000 pounds under all weather conditions. Unobstructed width shall not include the width of rolled curbs, sidewalks, or non-drivable surfaces. All exterior portions of buildings must be within 200 feet of an access road. Yard and parking area may be able to be located farther than 200 feet from access roads, depending on the specific use.

15. FIRE VEHICLE TURNAROUNDS: Where Fire Department vehicle access through or around a site involves changes in direction or curves, inside radius of 45 feet and outside radius of 55 feet shall be provided to facilitate fire truck turning radius for entry and exit from the site. Dead-end access ways and internal drives shall not exceed 300 feet in length and shall terminate in cul-de-sacs no less than 96 feet in diameter or hammer-head (tee). Standards and

options are available through the Livermore-Pleasanton Fire Department, Fire Prevention Bureau.

16. PREMISES IDENTIFICATION: Address numbers shall be installed on the front or primary entrance for all buildings. Minimum building address character size shall be 12-inch high by 1-inch stroke. In all cases address numerals shall be of contrasting background and clearly visible in accordance with the Livermore-Pleasanton Fire Department Premises Identification Standards. This may warrant field verification and adjustments based upon topography, landscaping or other obstructions.

17. RESIDENTIAL – NEW CONSTRUCTION: The following items shall be provided prior to any construction above the foundation or slab.

    b. Emergency vehicle access shall be provided to the site (tract), including areas where construction is occurring.
    c. Designated construction material storage and construction worker parking shall not obstruct the emergency vehicle access route(s).
    d. On-site fire hydrants shall be in service. Fire hydrants shall be flushed and all valves open.

18. MULTI-FAMILY RESIDENTIAL – NEW CONSTRUCTION: Projects with more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

19. FINAL INSPECTION: Prior to request for final inspection, all access roads, on-site access and fire hydrants shall be provided. All fire hydrants shall be accepted, inspected and tested to applicable City Standards.

I. POLICE DEPARTMENT

20. The project shall be required to conform to the provisions of the security section of the Livermore Municipal Code.

Exhibits:

A: Engineering Development Considerations
B: Isabel Neighborhood Specific Plan MMRP
C: July 2021 Fee Sheet

DATE: July 5, 2022

ENGINEERING CONSIDERATIONS - EXHIBIT "A"
(Subject to revision prior to final approval
by Planning Commission and City Council)

TENTATIVE TRACT: **8613 (SUB21-006)**

LOCATION: **Portola Avenue (between Collier Canyon and Montage Drive)**

APPLICANT: **Shea Homes**

Note: Special conditions are shown in standard type. Standard conditions that apply to this project are shown in italics. In addition, standard conditions of approval for this project are listed in Section II of the Development Plan Check and Procedures Manual.

1. DEFINITIONS

For the purpose of this agreement, the following words shall have the meanings respectively ascribed to them by this section:

Developer:	*Person(s) or Corporation(s) signing final map(s) and subdivision agreement(s)*
Improvement Plans:	*Construction drawings for required public and private improvements*
Services:	*Utility lateral, or any portions of a conduit cable or duct, between a utility distribution line and the site it serves*
Project:	*The work to be performed by Developer*

2. VESTING TENTATIVE MAP

Approval or conditional approval of this vesting tentative map shall not limit the City Engineer's ability to require workable designs on future grading and improvement plans based upon these Engineering Considerations and the City's standard engineering specifications and details.

a. The project will file one map but construction will occur in 2 phases as indicated on the vesting tentative map development and phasing plan sheet C-4.

b. The City will vacate a portion of the existing sanitary sewer easement that was previously dedicated on Tract Map 7610 due to the relocation of the sewer main to serve this project.

3. GENERAL

The project shall be in conformance with all City Ordinances, rules, regulations, and policies. The conditions listed below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

All required improvements shall be constructed prior to occupancy of the new residential units on this site.

A. IMPROVEMENT PLANS - Exhibit A-1

An engineered improvement plan shall be prepared by the Developer for approval by the City's Departments (including the Community Development, Public Services, Fire, and Police Department), which shall include, but not necessarily be limited to, existing site conditions, dedications, grading plans, street design and grades, curb, gutter, sidewalk and driveway grades, and type, size and location of all public works improvements as herein required. Approval of this tentative map does not constitute approval of the details shown thereon. If there is any conflict between the tentative map and these Engineering Considerations, the Engineering Considerations shall govern.

No specific phased development plan has been submitted with this tentative tract application. Therefore, all required improvements for this tentative map shall be constructed as one phase. A phased map could only be considered if a specific phasing plan is submitted for consideration as a tentative map amendment.

B. STANDARDS FOR IMPROVEMENT PLANS AND MAPS

All improvement plans and maps shall conform to the following City of Livermore documents except as modified by these engineering considerations:

1. *City of Livermore Standard Specifications and Details*
2. *Development Plan Check and Procedures Manual*

Completed final map and improvement plan checklists from the manual entitled "City of Livermore, Development Plan Check and Procedures Manual" shall be submitted with the first plan check submittal for each phase.

C. STANDARD CONDITIONS OF APPROVAL IN THE DEVELOPMENT PLAN CHECK AND PROCEDURES MANUAL

All of the standard conditions of approval for subdivisions and major projects as listed in Part II of the City of Livermore Development Plan Check and Procedures Manual apply except for the following: A-2, A-3, A-4, A-10, B-7, B-8, B-9, B-10, B-11, B-13, B-14, B-16, K-1, K-2, K-3

D. WORK IN OTHER JURISDICTIONS

The Developer is responsible for obtaining permits and approvals for construction work and property acquisition that are required by agencies other than the City of Livermore.

4. STREETS

A. SPECIFIC REQUIREMENTS:

The Developer shall offer easements and dedications for, and shall improve his share of the ultimate street widths for the following named streets in accordance with the City's General Plan:

Portola Avenue

Portola Avenue is a major street in the General Plan. Along the project frontage Portola Avenue is a 6-lane road with a landscaped median to accommodate turning lanes and a Class IIa bike lane in each direction.

The Isabel Neighborhood Specific Plan (INSP) requires that the existing bike lane at the project location be replaced with a new Class IV separated bike lane with buffer along the project frontage in the westbound direction. Installation of this Class IV bike lane will include a physical raised barrier. The final design of the Class 4 bike lane has yet to be determined as Livermore Staff is assessing various alternatives for the entire INSP North Canyons Parkway and Portola Avenue corridor. The Developer shall install the final design for the Class IV bike lane that is selected by the City between Montage Drive and Collier Canyon Rd. Installation of the bike lane will include but is not limited to appropriate transitions to and from the existing Class IIa east of Montage Dr to the new Class IV bike lane; modifications to the existing bus turnout west of Montage Dr; modifications to signing and striping along the project frontage and through any transition; any surface treatments and/or structures along the project frontage, and installation of any necessary utility services needed for the maintenance of the raised barrier. Any and all modifications necessary to construct the Class IV bike lane, bus turnout and transitions will be performed within the existing Portola Avenue right-of-way.

To provide a shelter area for bus service at the existing bus turnout the developer shall install a raised platform to accommodate the new Class 4 bike lane in accordance with Figure 17 in FHWA's Separated Bike Lane and Planning Design Guide. Installation of an actual bus shelter is not required. The Developer shall install the appropriate transitions for the bike lane into and out of the bus stop platform.

Interior Streets

All interior streets are local private streets which shall have 26 feet wide with no on-street parking except where guest parking stalls are located. All private interior streets will be designated as Commons to distinguish them from public streets. All private streets shall be maintained by the Homeowners Association for the project.

Alleys

All alleys shall have 22 feet wide clear travel way and be separated from the interior streets by a standard driveway or valley gutter. All alleys are to be private and maintained by the Homeowners Association for the project.

Pedestrian Access

The Isabel Neighborhood Specific Plan require that pedestrian access be provided from all neighborhoods to the Isabel Valley Link Station. Similarly, the General Plan requires connectivity between neighborhoods to promote a walkable City. To meet these goals, the Developer shall provide pedestrian connections to Portola Avenue from both the project and from the Montage subdivision to the north as depicted on the Tentative Map.

Emergency Vehicle Access

The Developer shall construct and dedicate an easement for a 20 feet wide Emergency Vehicle Access in Phase 2 of the project as shown on the Tentative Map.

Additionally, prior to the start of framing for any buildings, full street sections shall be installed to provide access for emergency vehicles during construction of the buildings. Full street sections shall include installation of fire hydrants, utilities and curb and gutters.

CASp Certification for Public Walkways/Sidewalks

The Developer shall have a certified CASp Specialist review and certify that the design for all pedestrian improvements within the public right-of-way or a public easement complies with the following applicable regulations: American with Disabilities Act (ADA) requirements, the Public Rights-of-Way Accessibility Guidelines (PROWAG), and the requirements found in Chapter 11B of the 2019 California Building Code. If an accessibility design cannot meet the above listed applicable standards, the Developer shall propose and the CASp Specialist shall concur with a design exception request for approval by the City Engineer or their designee. In addition, the Developer shall have the certified CASp Specialist inspect and certify that pedestrian improvements are installed per the CASp certified design. Pedestrian improvements include new trails, walkways, sidewalks, accessible ramps, connections between existing and new pedestrian improvements, and modifications to existing pedestrian improvements within or adjacent to the project site, as shown on the approved plans.

5. TRAFFIC SIGNALS

Install fully traffic actuated traffic signals per current City and Caltrans standards and using equipment as specified by the City Engineer at the following intersections:

Portola Avenue at primary project entrance

Traffic signals shall be in operation seven days prior to the first occupancy.

6. TRAFFIC IMPACT FEE CREDITS AND REIMBURSEMENTS

A. CREDITS

Traffic Impact Fee credits will be granted to all units within the project in accordance with the terms set forth in Development Agreement 114-97.

B. REIMBURSEMENTS

Because the Developer is eligible for Traffic Impact Fee (TIF) credits under existing Development Agreement 114-97, the Developer is eligible for reimbursement for additional construction of public improvements installed with this project in accordance with LMC 12.30.080. The Developer will be eligible for reimbursement upon acceptance of the improvements

The Developer will be eligible for reimbursement through the TIF program for the following construction on Portola Avenue:

Traffic signal on Portola Avenue at the primary project entrance

Traffic impact fee reimbursement will be calculated at the time the subdivision agreement is prepared prior to final map approval. The traffic impact fee reimbursement for construction will be based on cost estimates for the T.I.F. work as approved by the City Engineer.

7. SANITARY SEWERS

Due to the location of the new residential units the project will be relocating an existing sanitary sewer main that currently runs along the northwest corner of the site. The Developer shall construct the relocated main to locations shown on the tentative map prior to abandoning the existing sewer main. Because the existing main is very deep the Developer shall fill the main with low strength material to abandon the main in place.

Once the new main is constructed and the existing main is abandoned in place the City will vacate those portions of the existing sanitary sewer easement that are no longer needed. The Developer shall dedicate sanitary sewer easements to the City located where the new main is to be constructed.

Because the Developer has chosen to install the City standard asphalt street section for the private streets with only specialty paving (i.e. pavers, stamped concrete, stamped asphalt, etc.) in a few areas to act as “accents” to the project entry or other areas as approved by the City Engineer, the sanitary sewer may be publicly maintained. However, in order to facilitate the maintenance and repair of the public sanitary sewer lines in the future, the Developer shall install a casing for the pipe or other pipe

protective measures as approved by the City Engineer, in all locations where the pipe runs under specialty paving. Additionally, no pipe joints will be allowed in specialty paving areas.

Sewer shall be extended across all frontages of each phase.

Sewer laterals with two-way cleanouts behind the curb shall be installed to each lot or site before the streets are surfaced.

8. STORM WATER DRAINAGE AND TREATMENT REQUIREMENTS

A. General

1. This site is subject to the National Pollutant Discharge Elimination System (NPDES) Program. Prior to the issuance of the initial grading or building permit, the Developer shall provide evidence that the site is covered by the statewide General Permit to Discharge Storm Water associated with construction activity. This requires confirmation that a Notice of Intent (NOI) and the applicable fee was sent to the State Water Resources Control Board. In addition, the grading plans need to state: "All grading shall be in accordance with the Storm Water Pollution Prevention Plan prepared by the Developer per the Notice of Intent on file with the State Water Resources Control Board".

2. Necessary interceptor ditches shall be concrete. Field inlets and storm drainage pipe may be necessary in conjunction with concrete interceptor ditches as secondary drainage releases. All interceptor ditches shall be privately maintained.

B. Storm Drainage Requirements

Per the City's Facilities Planning Guidelines (dated June 2005), the flows must have the following characteristics:

> *For a 10-year design discharge: a hydraulic grade line (HGL) is no higher than 1.25 feet below the top of curb elevation at any manhole or inlet.*
>
> *For a 100-year design discharge: a HGL does not exceed the top of curb elevation. (This is required for item 3 above.)*

For additional detail on these guidelines, the applicant should refer to the following resources: City of Livermore Storm Drain Master Plan & City of Livermore Facilities Planning Guidelines (both available at the Engineering counter at City Hall).

Since the Developer has chosen to build private streets, the storm drain system will be privately owned and maintained to the property line except for the detention basin in Parcel E which shall be publicly maintained and funded through an assessment on the property as described below and in section 15 of these Conditions of Approval. In order to differentiate the ownership of public and

private facilities, the Developer shall provide the additional structures (manholes and or catch basins) at the point of demarcation between public and private.

C. Stormwater Infrastructure Maintenance Funding

The cost to maintain all private storm water infrastructure installed with this project shall be funded by the Developer.

D. Channels (Not Used)

E. Storm Water Treatment, Detention and Low Impact Development Requirements

1. *The Developer shall treat the storm water runoff from this site prior to having the storm water enter the City's storm water distribution system. Stormwater Treatment, Low Impact Development, and Trash Capture is required by the Regional Water Quality Control Board. The Developer shall complete and or update the Stormwater Requirements Checklist. The Developer shall provide a storm water treatment plan with calculations indicating treatment that meets the latest requirements described in Section C.3 of the City's NPDES Permit with the Regional Water Quality Control Board. City approval of this plan and calculations is required prior to the approval of the improvement plans.*

2. *If this project is greater than one acre, the Developer shall provide a Hydrograph Modification Plan (HMP) with calculations in accordance with the Alameda Countywide Cleanwater Program (ACCWP) Bay Area Hydrology Model (BAHM) guidelines. The software for the design of control measures to meet the Flow Duration Control is available to download from* www.bayareamodel.org. *For additional information you may contact Debbie Salgado in the City's Engineering Department at (925-960-4558)*

3. *Prior to final map approval, the applicant shall enter into a maintenance agreement with the City of Livermore for all storm water treatment devices deemed necessary on this site. If the stormwater treatment devices will be maintained by the individual homeowners a cleanout will be necessary at the property lines to allow the residents to maintain their portion of the private storm drain underdrain. If the stormwater treatment device will be maintained by a Homeowners Association, then the cleanouts at each of the property lines may not be needed. The storm drain treatment devices shall be shown on the plat plans and included in the Operations and Maintenance Agreement. The Operations and Maintenance Agreement(s) shall be recorded prior to recordation of the Final Map.*

F. Stormwater Treatment Infrastructure Maintenance Funding

The cost to maintain all storm water treatment and low impact development infrastructure installed with this project shall be funded by the Developer.

Parcel E shall be designated as a stormwater treatment/bioretention basin. The underlying property for Parcel E shall be privately owned, but will be publicly maintained, the funding for which will be provided by a Community Facilities District or other funding mechanism as approved by the City.

The operations and maintenance agreement for the stormwater bioretention treatment facility will incorporate both townhomes and apartments parcels.

9. REQUIRED SOURCE CONTROL STORMWATER MEASURES

The Regional Water Quality Control Board adopted Order R2-2015-0049 issuing the Alameda Countywide NPDES municipal storm water permit for the Alameda Countywide Clean Water Program. The 17 member agencies, including Livermore, are subject to this permit and all its requirements including the following:

> *"The Permittees shall, as part of their continuous improvement process, submit enhanced new development and significant redevelopment Performance Standards that summarize source control requirements for such projects to limit pollutant generation, discharge, and runoff, to the maximum extent practicable…"*

In accordance with this requirement, the following source control measures, included as part of these Conditions of Approval, shall be implemented as a part of this project.

A. Structural Control Measures

1. Illegal Dumping to Storm Drain Inlets and Waterways

On-site storm drain inlets, except inlets located in landscaped areas, shall be clearly marked with the words "No Dumping! Flows to Bay" on a stainless marker. The stainless steel markers are available for purchase from the Water Resources Division. For ordering information, please call 925-960-8100. For projects with newly developed, privately-maintained streets, agency staff will verify that storm drain inlets have been marked before the final sign-off on the project's building permit or encroachment permit.

2. Interior Floor Drains

Approved interior floor drains shall be plumbed to the sanitary sewer system and shall not be connected to the storm drain system. The applicant shall contact the Water Resources Division for specific connection and discharge requirements.

3. Parking Garages

Interior level parking garage floor drains shall be connected to a sand/oil interceptor or equivalent water treatment device approved by the Water Resources Division prior to discharging to the sanitary sewer system.

4. Pesticide/Fertilizer Application and Irrigation

a. Landscaping shall be designed to minimize irrigation and runoff, promote surface infiltration where possible, minimize the use of fertilizers and pesticides that can

contribute to storm water pollution, and incorporate appropriate Bay-Friendly Landscaping principles.

b. If a landscaping plan is required as part of a development project application, the plan shall meet the following conditions related to reduction of pesticide use on the project site:

I. Where feasible, landscaping shall be designed and operated to treat storm water runoff by incorporating elements that collect, detain, and infiltrate runoff. In areas that provide detention of water, plants that are tolerant of saturated soil conditions and prolonged exposure to water shall be specified.

II. Plant materials selected shall be appropriate to site specific characteristics such as soil type, topography, climate, amount and timing of sunlight, prevailing winds, rainfall, air movement, patterns of land use, ecological and plant interactions to ensure successful establishment.

III. Existing native trees, shrubs, and ground cover shall be retained and incorporated into the landscape plan to the maximum extent practicable.

IV. Unless otherwise specified, proper maintenance of landscaping shall be the responsibility of the property owner.

V. Integrated pest management (IPM) principles and techniques shall be encouraged as part of the landscaping design. Some examples of IPM principles and techniques include the following:

i. Select plants that are well adapted to soil conditions at the site.

ii. Select plants that are well adapted to sun and shade conditions at the site. Consider future conditions when plants reach maturity. Consider seasonal changes and time of day.

iii. Provide irrigation appropriate to the water requirements of the selected plants.

iv. Select pest and disease resistant plants.

v. Plant a diversity of species to prevent a potential pest infestation from affecting the entire landscaping plan.

vi. Use “insectary” plants in the landscaping to attract and keep beneficial insects.

VI. Landscaping shall also comply with City of Livermore’s “Water Efficient Landscape Ordinance”. However, areas of a site used for bio-swales or other landscaped areas that function as a storm water treatment measure shall be exempt from the Water Efficient Landscaping requirements.

VII. An efficient irrigation system shall be installed in areas requiring irrigation. An example of an efficient irrigation system is one that includes a weather-based (automatic, self-adjusting) irrigation controller with a moisture and/or rain sensor shutoff, and in which sprinkler and spray heads are not permitted in areas less than 8 feet wide.

5. Pool, Spa, and Fountain Discharges

a. New or rebuilt swimming pools, hot tubs, spas and fountains must have a connection to the sanitary sewer to facilitate draining. This connection could be a drain in the pool to the sanitary sewer or a cleanout located close enough to the pool so that a hose can readily direct the pool discharge into the sanitary sewer cleanout.

b. When draining is necessary, a hose or other temporary system shall be directed into a sanitary sewer cleanout, or vegetated areas that are large enough to accommodate the volume without allowing the discharged water to flow to the storm drain system or receiving water body.

6. Food Service Equipment Cleaning (NOT USED)

7. Refuse Areas

a. New or redevelopment projects shall provide a roofed and enclosed area for dumpsters, recycling containers, compactors, and food waste containers. The area shall be designed to prevent water run-on to the area, to prevent runoff from the refuse area and to properly contain litter and trash. Dumpster leakage from covered trash and food compactor enclosures shall drain to the sanitary sewer via connection to an approved oil and grease interceptor device.

b. Runoff from trash enclosures, recycling areas, and/or food compactor enclosures or similar facilities shall not discharge to the storm drain system. Trash enclosure areas shall be designed to avoid run-on to the trash enclosure area. In most cases, drains are not permitted within trash enclosure areas. A drain, however, must be provided for compactors. If a drain is required in or beneath dumpsters, compactors, and tallow bin areas, it shall be connected to a grease removal device prior to discharging to the sanitary sewer.

8. Outdoor Process Activities/Equipment (NOT USED)

9. Outdoor Equipment/Materials Storage (NOT USED)

10. Vehicle/Equipment and Commercial/Industrial Cleaning (NOT USED)

11. Vehicle/Equipment Repair and Maintenance (NOT USED)

12. Fuel Dispensing Areas (NOT USED)

13. Loading Docks (NOT USED)

14. Fire Sprinkler Test Water

Provisions shall be made in the project design and construction to allow for the discharge of fire sprinkler test water to an onsite vegetated area. If this is not feasible, provide for discharge to the sanitary sewer in accordance with current plumbing codes.

15. Miscellaneous Drain or Wash Water

a. Boiler drain lines shall be connected to the sanitary sewer system and may not discharge to the storm drain system.

b. For small air conditioning units, air conditioning condensate shall be directed to landscaped areas as a minimum BMP. For large air conditioning units, in new developments or significant redevelopments, condensation lines shall be connected to the sanitary sewer system, wherever feasible.

c. Roof drains shall discharge and drain away from the building foundation to landscaped areas wherever feasible.

d. Washing and/or steam cleaning activities must be performed at an appropriately equipped facility that drains to the sanitary sewer as specified in Section J. Any outdoor washing or pressure washing must be in compliance with the City's Stormwater Management Program requirements and managed in such a way that there is no discharge of soaps or other pollutants to the storm drain system. The applicant shall contact the Water Resources Division for specific discharge requirements.

16. Architectural Copper Installation (NOT USED)

B. II. OPERATIONAL BMPS

This section details Best Management Practices (BMP) that private property owners and/or the occupants of private property must implement following the construction of projects. Ultimately, the responsibility for implementation of these BMPs rests with the property owners. The City of Livermore's Source Control Program routinely performs inspections of industrial and commercial sites to verify BMP implementation and effectiveness.

1. Paved Sidewalks and Parking Lots

Sidewalks and parking lots shall be swept regularly to minimize the accumulation of litter and debris. Wash water resulting from the pressure washing of parking lots must be captured, pretreated (if necessary) to meet local discharge limits and discharged to the sanitary sewer. Wash water resulting from the pressure washing of sidewalks may be allowed to drain to the storm drain system provided that (a) no soap or other cleaning agents are used, and (b) all debris are trapped and collected to prevent entry into the storm drain system. Under no circumstances shall wash water containing any soap or other cleaning agents be discharged to the storm drain system.

2. Private Streets, Utilities and Common Areas

   a. The owner of private streets and storm drains shall prepare and implement a plan for street sweeping of paved private roads and cleaning of all storm drain inlets.

   b. For residential developments, where other maintenance mechanisms are not applicable or otherwise in place, a Property Owners Association, Landscape& Lighting District, or an equivalent mechanism shall be created and shall be responsible for maintaining all private streets and private utilities and other privately owned common areas and facilities on the site including landscaping. These maintenance responsibilities shall include implementing and maintaining storm water BMPs associated with improvements and landscaping. CC&R's creating the association shall be reviewed and approved by the City prior to the recordation of the Final Map and recorded prior to the sale of the first residential unit. The CC&R's or Landscape & Lighting District shall describe how the storm water BMPs associated with privately owned improvements and landscaping shall be maintained and detail contact information for the entity responsible for such maintenance activities.

3. Vehicle/Equipment Repair and Maintenance

   a. No person shall dispose of, or permit the disposal, directly or indirectly, of vehicle fluids, hazardous materials, or rinse water from parts cleaning operations into storm drains.

   b. No vehicle fluid removal shall be performed outside a building, or on asphalt or ground surfaces, whether inside or outside a building, except in such a manner as to ensure that any spilled fluid will be in an area of secondary containment. Leaking vehicle fluids shall be contained or drained from the vehicle immediately.

   c. No person shall leave unattended drip parts or other open containers containing vehicle fluid, unless such containers are in use or in an area that cannot discharge to the storm drain.

4. Fueling Areas (NOT USED)

5. Loading Docks (NOT USED)

6. On-site Storm Drains

All on-site storm drains must be inspected and, if necessary, cleaned at least once a year immediately prior to the rainy season.

7. Architectural Copper Cleaning, Treating or Washing (NOT USED)

10. WATER SUPPLY (CITY)

Because the Developer has chosen to install the City standard asphalt street section for the majority of the streets with only specialty paving (i.e. pavers, stamped concrete, stamped asphalt, etc.) in a few areas to act as "accents" to the project entry or other areas as approved by the City Engineer, the water lines may be publicly maintained. However, in order to facilitate the maintenance and repair of the water lines in the future, the Developer shall install a casing for the pipe or other pipe protective measures as approved by the City Engineer, in all locations where the pipe runs under specialty paving. Additionally, no pipe joints will be allowed in specialty paving areas.

Water mains shall be extended across all frontages of each phase and all waterline valves must notate "EPDM" on the valve body.

Because the project is located within the City of Livermore Water Zone 1, the developer shall install pressure reduction valves (PRVs), backflow prevention devices and appurtenances on the potable and reclaimed water services as directed by the City Engineer.

The fire service backflow preventer(s) shall be effectively screened from the public right-of-way while at the same time preserving ease of maintenance access to the backflow preventer(s). Screening shall be as specified on City Standard Detail W-10A, B and C. The fire service backflow preventer(s) shall meet the performance standards of the backflow preventer shown in City Standard Detail W-10A, B and C.

11. UNDERGROUNDING OF UTILITIES:

All existing and new electric (with the exception of any 60 KV and higher voltage wires) and communication lines along the project frontage and within the project shall be placed underground. Electric, gas, Comcast and SBC utilities are required and shall be placed in a common trench. All electric transformers shall be placed underground.

12. TRAILWAY/BIKEWAY REQUIREMENTS

Active Transportation Plan

Certain portions of this development are within the City of Livermore Active Transportation Plan established and adopted as part of the General Plan. The Developer will be required to design and construct the Class IV bike as conditioned in Section 4 of these Engineering Considerations.

13. MEDIANS AND OTHER LANDSCAPED AREAS

Since the City has a new centralized irrigation system with a computer terminal and modem located at the City's Maintenance Service Center, the Developer shall install a City standard centralized irrigation controller system with communication accessories as approved by the City. The City may exempt this requirement based on the limited size of the landscape area.

14. HORTICULTURIST'S REPORT

A Horticulturist's report will be required if the site is located north of Highway I-580.

15. SPECIAL DISTRICTS

A. Landscaping and Lighting Maintenance and Operation

This development is within Landscape Maintenance District LL-821 that was created to maintain public improvements within Shea commercial properties. Because the property has been rezoned from commercial to residential, the Developer shall either

a. de-annex this property from LL-821 and annex into Landscape Maintenance District LL-857 which was created to maintain public improvements within Shea residential properties. The Developer shall initiate and bear the costs for the de-annexation from LL-821 and the annexation to LL-857, or

b. Adjust the LL-821 assessments so that the residential portion of the district continues to pay their share of the maintenance in the same proportion as when the project was zoned commercial. The Developer shall initiate and bear the costs for these adjustments in LL-821.

B. Assessment District

This development shall annex into Citywide Community Facilities Maintenance District No 2021-1 to provide for maintenance funds for their pro-rata share of public infrastructure and landscaping that is installed with the Isabel Neighborhood Specific Plan.

The Developer shall initiate and bear the costs for the annexation into CFMD 2021-1.

Annexation documents shall be filed with the filing of the final map. The necessary documentation shall be submitted for City review with the first improvement plan submittal.

C. Mello Roos District

This development is within the Shea Community Facilities District No. 2006-01 and is subject to the charges and requirements thereof.

16. AIRPORT LOCATION

This development is located in the vicinity of the Livermore Municipal Airport. Aircraft operations in the vicinity of the property may potentially create nuisances, including but not limited to noise, vibration or odors. The owner and or future buyer should be aware that operations and flight numbers at the Livermore Municipal Airport could increase in the future. A report must be filed with the Division of Real Estate relative to this matter.

The property is subject to an avigation easement previously granted to the City as document number 2003006164.

17. SUBDIVISION AGREEMENT AND SECURITY

Following tentative map approval, the Subdivision Improvement Agreement will not be submitted to the City Council until the Developer has submitted all of the documents indicated in the "Final Approval Map Checklist" in the Development Plan Check and Procedures Manual (30) days prior to the city council meeting at which the final map will be considered for final approval by the City Council.

18. FEE AMOUNTS

Except as otherwise vested in Development Agreement 114-97, the Developer will be required to pay the applicable development impact fees and project processing fees due in connection with this subdivision. The fee shall be the amount in effect at the time the fee is required to be paid.

19. VEHICLE ACCESS

Prior to or with the submittal for the first plan check of the tract improvement plans and final map, the Developer shall submit for review and approval a traffic control plan for providing safe entry to and exit from the site. The purpose of the plan is to ensure that there will be safe entry and exit by construction and other vehicles prior to the installation of the required permanent improvements on Portola Avenue and Montage Drive.

If this plan requires the construction of improvements on Portola Avenue and Montage Drive, then these improvements shall be constructed prior to the beginning of any on-site work.

Access to the development by construction equipment, material delivery and other heavy loads shall be limited by the Developer to the following route:

I-580, Airway Blvd, Isabel Avenue, North Canyons Parkway, Portola Avenue, Montage Drive

Such heavy loads will not be allowed on existing residential streets in the vicinity of the development.

The wheel-loading on the above routes shall not exceed State load limits.

20. DEVELOPMENTS WITH PRIVATE ROADWAYS AND UTILITIES (Condominiums, Row Houses, Cluster, etc.)

The private improvements of the private street system are part of the improvements required of this subdivision. For this reason, the Developer shall pay Engineering Division plan check and construction inspection fees and the City Engineering Division will provide these services. The Developer will also provide subdivision security for the required private improvements.

21. PHASING

The developer is proposing to construct Tentative Tract Map 8613 in two phases as shown on the tentative map. The required improvements shall be bonded for and constructed, and the necessary dedications made, with the respective phases of Tentative Map 8121 as follows:

Phase 1:

a) Relocation of sewer main
b) Stormwater Quality Basin
c) Traffic signal on Portola Avenue
d) Class IV Bike lane on Portola Avenue
e) Bus platform on Portola Avenue
f) Portola Avenue westbound lane reconfiguration
g) Local private streets to serve the Townhomes
h) All utilities to serve the Townhomes

Phase 2:

a. Local Streets to serve the Apartments
b. Emergency Vehicle Access through Phase 2 connecting to the main street in Phase 1.

JW:DES

VTTM 8613 (SUB21-006) Shea Homes - Portola Avenue 7-5-22 Final for PC.docx

Project Title: SP18-001; DCA18-001; APZ18-001; GPA18-001; POL18-001; ZMA18-001; PD18-001; PD18-006; PD18-007; and PD18-009
Project Name: Isabel Neighborhood Specific Plan

Isabel Neighborhood Specific Plan Mitigation Monitoring Program

SUMMARY OF IMPACT	SUMMARY OF MITIGATION MEASURE	AGENCY RESPONSIBLE FOR VERIFICATION	TIMING OF VERIFICATION
Traffic and Transportation			
3.3-2 Implementation of the proposed Plan would violate an air quality standard and contribute substantially to an existing or projected air quality violation during construction.	**MM-AQ-1: Require Construction Fleet to Use Renewable Diesel.** All applicants proposing development of projects within the Planning Area shall require their contractors, as a condition of contract, to reduce construction-related exhaust emissions by ensuring that all off-road equipment operating for more than 20 total hours over the entire duration of construction activities shall operate on renewable diesel (such as Diesel high performance renewable). Renewable diesel is currently commercially available in San Francisco Bay Area.	COL	TM, C
	MM-AQ-2: Require Use of Diesel Trucks with 2010-Compliant Model Year Engines. All applicants proposing development of projects within the Planning Area shall require their contractors, as a condition of contract, to use diesel trucks that have 2010 model year or newer engines. In the event that 2010 model year or newer diesel trucks cannot be obtained, the contractor must provide documentation to the City showing that a good faith effort to locate such engines was conducted.	COL	TM, C
	MM- AQ-3: Require Payment of Mitigation Fees to Offset Emissions Exceeding BAAQMD's Daily Pollutant Thresholds. The City shall work with BAAQMD's Office of Community Investment and Infrastructure (OCII) to establish City-specific construction emissions offset guidance that can be implemented to assess, determine, and issue mitigation fees that project applicants would be required to pay BAAQMD on a pro rata basis for all concurrently ongoing	COL, BAAQMD	TM, C

Responsible Agency/Department/Party

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LPC Las Positas College
BAAQMD Bay Area Air Quality Management District

Timing of Verification

TM Prior to approval of tentative tract maps
FM Prior to approval of final tract maps
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C During construction
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SUMMARY OF IMPACT	SUMMARY OF MITIGATION MEASURE	AGENCY RESPONSIBLE FOR VERIFICATION	TIMING OF VERIFICATION
	construction projects in the Planning Area to offset all pollutant emissions exceeding BAAQMD's daily pollutant thresholds. The offset fees may be paid into BAAQMD's Bay Area Clean Air Foundation (Foundation) in an amount to be determined at the time of mitigation. This mitigation (AQ-3) does not apply **if builder/contractor documents they will not exceed BAAQMD's dailey pollutant threshold,** This mitigation includes the following specific requirements: • For all construction projects occurring in the Planning Area, the applicants for each project shall require their construction contractors to estimate annual construction activity monitoring data for the following year. All applicants shall submit their estimated construction-related emissions to the City for review by November 1 of each year for the following construction year. • The City shall review all received construction estimates to ensure they are representative, total the emissions estimates for all construction projects that had activities that would be ongoing during the following construction year, and determine the total mitigation fee that would need to be submitted to BAAQMD to fund offsets for the portion of annual emissions that exceed BAAQMD's average daily thresholds for criteria pollutants. • In light of the total mitigation fee that was determined, and based on the construction emission amounts submitted by each applicant, the City shall appropriate the mitigation fee amount that would need to be submitted by each project applicant on a pro rata basis. The City shall issue the required mitigation fee amounts to each applicable project applicant.		

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	• Upon receiving the City's assigned mitigation fee amount, the applicants shall enter into a construction mitigation contract with BAAQMD to submit their apportioned mitigation fees.		
3.3-4 Implementation of the proposed Plan would result in a cumulatively considerable net increase of a criteria pollutant for which the project region is a nonattainment area for an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors).	**MM-AQ-1: Require Construction Fleet to Use Renewable Diesel.** All applicants proposing development of projects within the Planning Area shall require their contractors, as a condition of contract, to reduce construction-related exhaust emissions by ensuring that all off-road equipment operating for more than 20 total hours over the entire duration of construction activities shall operate on renewable diesel (such as Diesel high performance renewable). Renewable diesel is currently commercially available in San Francisco Bay Area.	COL	TM, C
	MM-AQ-2: Require Use of Diesel Trucks with 2010-Compliant Model Year Engines. All applicants proposing development of projects within the Planning Area shall require their contractors, as a condition of contract, to use diesel trucks that have 2010 model year or newer engines. In the event that 2010 model year or newer diesel trucks cannot be obtained, the contractor must provide documentation to the City showing that a good faith effort to locate such engines was conducted.	COL	TM, C
	MM- AQ-3: Require Payment of Mitigation Fees to Offset Emissions Exceeding BAAQMD's Daily Pollutant Thresholds. The City shall work with BAAQMD's Office of Community Investment and Infrastructure (OCII) to establish City-specific construction emissions offset guidance that can be implemented to assess, determine, and issue mitigation fees that project applicants would be required to pay BAAQMD on a pro rata basis for all concurrently ongoing construction projects in the Planning Area to offset all pollutant emissions exceeding BAAQMD's daily pollutant thresholds. The	COL. BAAQMD	TM, C

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	offset fees may be paid into BAAQMD's Bay Area Clean Air Foundation (Foundation) in an amount to be determined at the time of mitigation. This mitigation (AQ-3) does not apply **if builder/contractor documents they will not exceed BAAQMD's dailey pollutant threshold,** This mitigation includes the following specific requirements: • For all construction projects occurring in the Planning Area, the applicants for each project shall require their construction contractors to estimate annual construction activity monitoring data for the following year. All applicants shall submit their estimated construction-related emissions to the City for review by November 1 of each year for the following construction year. • The City shall review all received construction estimates to ensure they are representative, total the emissions estimates for all construction projects that had activities that would be ongoing during the following construction year, and determine the total mitigation fee that would need to be submitted to BAAQMD to fund offsets for the portion of annual emissions that exceed BAAQMD's average daily thresholds for criteria pollutants. • In light of the total mitigation fee that was determined, and based on the construction emission amounts submitted by each applicant, the City shall appropriate the mitigation fee amount that would need to be submitted by each project applicant on a pro rata basis. The City shall issue the required mitigation fee amounts to each applicable project applicant.		

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	• Upon receiving the City's assigned mitigation fee amount, the applicants shall enter into a construction mitigation contract with BAAQMD to submit their apportioned mitigation fees.		
3.3-5 Implementation of the proposed Plan would expose sensitive receptors to substantial pollutant concentrations from new sources of toxic air containments.	**Mitigation Measure AQ-4: Require Future Projects Located within 1,000 Feet of Receptors Perform a Construction Health Risk Assessment**. All applicants proposing development of projects within 1,000 feet of existing sensitive receptors, as defined by the Bay Area Air Quality Management District (BAAQMD), shall prepare a site-specific construction health risk assessment (HRA) taking into account both project-level and cumulative health risks (including existing TAC sources). If the HRA demonstrates, to the satisfaction of the City, that the health risk exposures for adjacent receptors may be less than BAAQMD project-level and cumulative thresholds (as appropriate), then additional mitigation would be unnecessary. However, if the HRA demonstrates that health risks would exceed BAAQMD project-level and/or cumulative thresholds (as appropriate), additional feasible on- and offsite mitigation shall be analyzed by the applicant to help reduce risks to the greatest extent practicable.	COL, BAAQMD	TM, C, PC

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Energy, Greenhouse Gases, and Climate Change			
3.4-2 Implementation of the proposed Plan would generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment.	**MM- GHG-1**: Operational GHG Emissions Reduction Measures. Implement the following GHG emissions reduction strategies to guide future development within the Planning Area: 1. Require that a minimum of 20 percent of housing allowed under the proposed Plan be affordable (below market-rate) housing. 2. Incorporate street and intersection traffic calming measures to a minimum of 25 percent of streets and intersections in the Planning Area. Street traffic calming features may include, but are not limited to, on-street parking, planter strips with street trees, chicanes, horizontal shifts (lane centerline that curves or shifts), bollards, rumble strips, and woonerfs, Intersection traffic calming measures may include, but are not limited to, marked crosswalks, count-down signal timers, curb extensions, channelization islands, speed tables, raised crosswalks, raised intersections, median islands, tight corner radii, and traffic circles or mini-circles. 3. Expand the existing local bus network in the Planning Area by a minimum of 25 percent by adding or modifying bus routes to increase accessibility to the BART station at Isabel Avenue. 4. Require all new development to install indoor water efficient appliances and fixtures to achieve a minimum of 15 percent reduction in water usage and require applicants for new development to submit landscape and irrigation plans capable of achieving a minimum of 10 percent reduction in outdoor water usage. The percent reductions should be achieved over baseline water use conditions in the City at the time of	COL	TM, FM, BP, PC

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	development. 5. Require a minimum solid waste diversion rate of 85 percent to be achieved by 2040. 6. Require electric-only appliances and HVAC (e.g. no natural gas heating, cooling, or cooking). 7. Require employers with more than 50 employees to provide a suite of travel demand reduction measures (TDM) capable of reducing single-vehicle trips by at least 20 percent compared to normal trip generation rates.		
3.4-3 Implementation of the proposed Plan would conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.	**MM- GHG-1**: Operational GHG Emissions Reduction Measures. Implement the following GHG emissions reduction strategies to guide future development within the Planning Area: 1. Require that a minimum of 20 percent of housing allowed under the proposed Plan be affordable (below market-rate) housing. 2. Incorporate street and intersection traffic calming measures to a minimum of 25 percent of streets and intersections in the Planning Area. Street traffic calming features may include, but are not limited to, on-street parking, planter strips with street trees, chicanes, horizontal shifts (lane centerline that curves or shifts), bollards, rumble strips, and woonerfs, Intersection traffic calming measures may include, but are not limited to, marked crosswalks, count-down signal timers, curb extensions, channelization islands, speed tables, raised crosswalks, raised intersections, median islands, tight corner radii, and traffic circles or mini-circles. 3. Expand the existing local bus network in the Planning Area by	COL	TM, FM, BP, PC

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	a minimum of 25 percent by adding or modifying bus routes to increase accessibility to the BART station at Isabel Avenue. 4. Require all new development to install indoor water efficient appliances and fixtures to achieve a minimum of 15 percent reduction in water usage and require applicants for new development to submit landscape and irrigation plans capable of achieving a minimum of 10 percent reduction in outdoor water usage. The percent reductions should be achieved over baseline water use conditions in the City at the time of development. 5. Require a minimum solid waste diversion rate of 85 percent to be achieved by 2040. 6. Require electric-only appliances and HVAC (e.g. no natural gas heating, cooling, or cooking). 7. Require employers with more than 50 employees to provide a suite of travel demand reduction measures (TDM) capable of reducing single-vehicle trips by at least 20 percent compared to normal trip generation rates.		
Noise			
3.6-1 Implementation of the proposed Plan could expose persons to or generate noise levels in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies.	**MM NOI-1**. Implement Traffic Noise Reduction Measures at Existing Sensitive Receptors. *Stationary Equipment Noise* Noise from mechanical equipment in the Planning Area could include HVAC and other mechanical equipment (e.g., larger mechanical equipment, emergency generators, etc.). As discussed under Impact 3.6-1 above, Policy P1 under Objective N-1.5 in the City General Plan states that the City shall require that industrial and commercial uses be designed and operated so as to avoid the generation of noise effects on surrounding sensitive land uses	COL	TM, BP, C, PC

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SUMMARY OF IMPACT	SUMMARY OF MITIGATION MEASURE	AGENCY RESPONSIBLE FOR VERIFICATION	TIMING OF VERIFICATION
	(e.g., residential, churches, schools, hospitals) from exceeding the following noise levels for exterior environments: (a) 55 dBA L50 (7:00 a.m. to 10:00 p.m.) (b) 45 dBA L50 (10:00 p.m. to 7:00 a.m.). In addition, Policy P-ENV-8 under the proposed Plan, described previously, would ensure that noise from noise-generating land uses, as measured from the property line, would be limited as follows: • In residential areas of the Isabel Neighborhood, exterior noise levels may not exceed 65 dBA from 7:00 a.m. to 12:00 a.m or 60 dBA from 12:00 a.m. to 7:00 a.m. • Along Main Street and in the office, commercial, or business park areas of the Isabel Neighborhood, exterior noise levels may not exceed 75 dBA from 7:00 a.m. to 12:00 a.m or 65 dBA from 12:00 a.m. to 7:00 a.m.		
3.6-3 Implementation of the proposed Plan could result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.	**MM NOI-1.** Implement Traffic Noise Reduction Measures at Existing Sensitive Receptors. ***Stationary Equipment Noise*** Noise from mechanical equipment in the Planning Area could include HVAC and other mechanical equipment (e.g., larger mechanical equipment, emergency generators, etc.). As discussed under Impact 3.6-1 above, Policy P1 under Objective N-1.5 in the City General Plan states that the City shall require that industrial and commercial uses be designed and operated so as to avoid the generation of noise effects on surrounding sensitive land uses (e.g., residential, churches, schools, hospitals) from exceeding the following noise levels for exterior environments: (a) 55 dBA L50 (7:00 a.m. to 10:00 p.m.) (b) 45 dBA L50 (10:00 p.m. to 7:00 a.m.). In addition, Policy P-ENV-8 under the proposed Plan, described previously, would ensure that noise from noise-generating land uses, as measured from the property line, would be limited as follows:	COL	TM, BP, PC, C

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	• In residential areas of the Isabel Neighborhood, exterior noise levels may not exceed 65 dBA from 7:00 a.m. to 12:00 a.m or 60 dBA from 12:00 a.m. to 7:00 a.m. • Along Main Street and in the office, commercial, or business park areas of the Isabel Neighborhood, exterior noise levels may not exceed 75 dBA from 7:00 a.m. to 12:00 a.m or 65 dBA from 12:00 a.m. to 7:00 a.m.		
Biological Resources			
3.7-1 Implementation of the proposed Plan would have a substantial adverse effect, either directly or through habitat modifications, on special-status species.	**MM-BIO-1**: If impacts to special-status plan species are unavoidable, Prepare and implement a salvage, relocation, or propagation and monitoring plan for special-status plant species. If a protocol-level botanical survey reveals the presence of special-status plant species in the Planning Area, all directly affected areas of special-status plants will be documented by a qualified botanist or ecologist retained by project proponents prior to issuance of grading permits, consistent with Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities State of California (CDFW, 2009). Documentation will include density and percent cover; key habitat characteristics, including soil type, associated species, hydrology, and topography; and photographs of preconstruction conditions. Impacts to rare (California Rare Plant Rank 1 and 2) native plant species will be avoided where feasible. If impacts to such species are unavoidable, the project proponent will notify USFWS and/or CDFW and a qualified botanist or restoration ecologist will prepare a salvage, relocation, or propagation and monitoring plan in coordination with USFWS and/or CDFW prior to construction to address affected special-status plant species. The plan will include provisions that address the techniques, location, and procedures required for the successful establishment of the plant populations. The plan will include provisions for performance that address survivability	COL. Zone 7, CDFW, USFW	TM, C, PC

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	requirements, maintenance, monitoring, implementation, and the annual reporting requirements. Monitoring and success criteria applicable to special-status plant salvage, relocation, or propagation will require the following. • At least two surveys by a qualified botanist or ecologist per monitoring year. • At least 80 percent of the planted area must support vegetation composition and density consistent with reference population conditions. • At least 80 percent of the planted area must support target species amounts similar to reference feature conditions. • A minimum of five consecutive years of monitoring to ensure success criteria are met. • Remedial actions to restore intended ecological function of planted areas that fail to meet the success criteria for three consecutive years. **MM-BIO-2**: Avoid nesting birds where feasible. Proponents (or their contractors) of specific projects under the proposed Plan shall conduct construction activities outside the bird nesting season (February 1 to August 31) to the extent feasible. If construction initiation is unavoidable during this time, the project proponent or its contractor will retain a qualified wildlife biologist with demonstrated nest-searching experience to conduct preconstruction surveys for nesting birds (including raptors, but excluding burrowing owl) within 300 feet and including the near-term or longer-term improvements environmental footprints. Adjacent lands outside the development footprints will be scanned with binoculars from the limit of ground-disturbance and publicly accessible areas. Preconstruction surveys will occur no more than three days prior to the onset of ground-disturbing activities (including clearing, grubbing, and		

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	staging) at each development area. If active nests are found in the development footprints, the biologist will establish a no-disturbance buffer around the nest and mark the buffer perimeter with high-visibility fencing, flagging, or pin flags. The size of the buffer will be based on the species' sensitivity to disturbance and planned work activities in the vicinity; typical buffer sizes are 250 feet for raptors and 50 feet for other birds. The buffer will remain in place until the nest is no longer active, as determined by the biologist. Buffers for any nests found outside but within 300 feet of the development sites will be established based on the biologist's best professional judgment whether the work would result in nest abandonment. If a lapse in construction activities of 15 days or longer at a previously surveyed environmental footprint occurs, another preconstruction survey will be conducted. If structure demolition activities cannot occur outside of the nesting season, the project proponent or its contractor will remove inactive nests from the structure to be demolished and install nest exclusion measures (e.g., fine mesh netting, panels, or metal projectors) outside of the nesting season. All exclusionary devices will be monitored and maintained throughout the breeding season to ensure that they are successful in preventing the birds from accessing the cavities or nest sites. No more than three days prior to structure demolition activities, a qualified biologist will conduct a preconstruction survey of all potential nesting habitat on the structures to be demolished/modified and the surrounding areas for the presence of active nests. If active nests are found on the structures or in the affected area, then demolition/modification activities will not proceed until the biologist verifies that all nests on the structures are inactive. After all surveys and/or nest deterrence activities are completed at each development footprint, the biologist will complete a memorandum detailing		

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	the survey effort and results and submit the memorandum to the project proponent within seven days of survey completion. **MM-BIO-3**: Avoid burrowing owl nesting where feasible. Prior to any construction activity planned during the fall and winter non-nesting season (September 1 through January 31) or at any time during the construction process, proponents of projects proposed within the Planning Area will retain a qualified wildlife biologist to conduct a preconstruction survey for burrowing owls. Surveys will be conducted at each area of suitable habitat that will be disturbed no more than seven days prior to ground-disturbing activities and will cover all suitable burrowing owl habitat subject to disturbance pursuant to CDFW's Staff Report on Burrowing Owl Mitigation (California Department of Fish and Game, 2012). If any burrowing owls are found within the disturbance area, the project proponent will notify CDFW and will proceed under CDFW direction. If construction is planned to occur during the nesting season (February 1 through August 31), the project proponent will retain a qualified wildlife biologist to conduct a breeding season burrowing owl survey in the year prior to construction. The survey will be conducted to determine if there is a breeding pair within approximately 500 feet of each development footprint, unless the biologist determines that a smaller survey buffer around the construction footprint is warranted based on preexisting background disturbance and conditions. Survey visits will be timed in accordance with CDFW guidelines (California Department of Fish and Game, 2012). This will provide the project team advance notice of nesting owls in the development area and allow ample time to discuss appropriate avoidance measures with CDFW. In addition, preconstruction surveys will be conducted no more than seven days prior to ground disturbance in all areas of the development footprint supporting burrowing owl habitat. If the biologist identifies the		

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	presence of a burrowing owl nest in an area scheduled to be disturbed by construction, a 660-foot no-activity buffer will be established and maintained around the nest while it is active. Surveys and buffer establishment will be performed by qualified wildlife biologists, and buffers will be coordinated with CDFW by contacting the appropriate CDFW personnel, and will be subject to CDFW review and oversight. **MM-BIO-4**: Avoid tricolored blackbird breeding habitat where feasible. If construction activities in or within 300 feet of freshwater emergent wetland habitat occur during the breeding season (February 1 through August 31), the project proponent will retain a qualified biologist to conduct surveys for the presence of a tricolored blackbird nesting colony or nests. If an active nest colony or nest is observed by the qualified biologist, then a no-disturbance buffer of 250 feet will be established until the end of the breeding season or until the nesting colony or nest is determined inactive by the biologist. Nest buffers may be reduced if site-specific conditions reduce the possibility of near-term or longer-term improvements disturbance, as determined by the qualified biologist in coordination with CDFW. **MM-BIO-5**: Avoid western pond turtle where feasible. Prior to the start of construction within western pond turtle habitat (i.e., any undeveloped areas within 400 feet of riverine aquatic habitat, freshwater emergent wetlands, vernal pools, or seasonal wetlands), proponents of proposed projects within the Planning Area shall retain a biologist approved by the CDFW to survey for western pond turtles. Surveys will be conducted at each habitat area no more than seven days prior to the initiation of ground disturbance at that location. If preconstruction surveys identify active nests, the biologist will establish 50-foot no-disturbance buffer zones around each nest using temporary orange construction fencing with a four-inch-tall gap		

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	below the fence. The fencing will be permeable to young turtles and allow them to move away from the nest following hatching. The buffer zones and fencing will remain in place until the biologist has confirmed that the young have left the nest. If non-nesting pond turtles are found in the footprint, the biologist will remove and relocate them to suitable habitat outside the environmental footprint. Relocation sites will be subject to CDFW approval. **MM-BIO-6**: Avoid San Joaquin kit fox and American badger where feasible. Within one year but no less than three months prior initiating construction, proponents of specific projects within the Planning Area will retain qualified biologists to identify potential kit fox and badger dens in the development footprint and surrounding 200 feet. The biologist will prepare a report summarizing the survey observations and results, including maps depicting the locations of potential badger dens and, if possible, occupancy. The report will be submitted to the project proponent and CDFW. Prior to construction, the project proponent will retain qualified biologists to implement preconstruction surveys of previously identified potential kit fox and badger dens to determine if they are natal kit fox or American badger dens no less than 14 days and no more than 30 days before the initiation of construction at each development footprint (e.g., one week ahead of the construction crew for linear components). Construction activities will not occur within 100 feet of a potential den during the natal period (February 1 to September 30). If a known den or natal den is present within the permanent construction footprint or within 200 feet of the construction footprint during the natal period (100-foot buffer during the nonnatal period), the kit fox or badger will be excluded outside of the natal period (from November 1 to January 31). A summary report will be prepared by the biologists and submit to the project proponent and CDFW following completion of all kit fox or badger avoidance and exclusion activities.		

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	MM-BIO-7: Avoid California tiger salamander and California red-legged frog where feasible. Proponents of specific projects within the Planning Area shall retain a USFWS and/or CDFW-approved biologist (as appropriate) to identify and flag (pin flags or 4-foot lath) all suitable aquatic habitat for California tiger salamander and California red-legged frog outside of but adjacent to development footprints and ground-disturbance areas prior to staging, vegetation clearing, grading, or other construction activities. The project proponent or its contractor will protect habitat areas by installing orange exclusion and erosion control fencing at the maximum practicable distance from the work site or, if feasible, at least 500 feet from the aquatic habitat edge, wet or dry, to make it easily visible by construction crews. A qualified biologist will conduct a preconstruction survey each morning before construction activities begin and continue to monitor ground-disturbing construction activities where suitable habitat occurs during all phases of construction to remove any California tiger salamander and California red-legged frogs found in the development footprint. Individual salamanders and frogs will be moved immediately to a relocation site that is a minimum of 330 feet from the construction boundary. The relocation site will be determined in coordination with USFWS and/or CDFW prior to the commencement of construction activities. Construction activities near drainages and wetland complexes identified as potential movement corridors shall take place between July 1 and October 1, when the California tiger salamander and California red-legged frog are least likely to be present in the development area. To discourage California tiger salamander and California red-legged frogs from entering the improvements areas via ditches, the ditches will be		

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	equipped with lightweight, one-way flow gates. These will be designed so that water can easily pass from the construction site to the ditches, but small vertebrates such as the salamander or frog cannot move upstream from ditches to the development area. **MM-BIO-8**: Avoid Callippe silverspot butterfly where feasible. Prior to construction, proponents of specific projects within the Planning Area will retain a qualified botanist or biologist with experience in identifying Viola pedunculata, the host plant for Callippe silverspot butterfly, to identify and flag (with pin flags or 4-foot lath) any Viola pedunculata individuals during its blooming season (February to April) when the species is readily identifiable in and within 50 feet of the near-term and longer-term improvements that will affect California annual grassland. The locations of Viola pedunculata outside of the ground disturbance area of the near-term or longer-term improvements will be included on grading plans and avoided by construction personnel. The biologist will document the number and density of host plants that are unavoidable in development footprints. This information shall be compiled in a report and submit to USFWS prior to initiation of ground disturbance. The project proponent or its contractor will adhere to the following host plant avoidance measures. • No herbicide application will occur within 100 feet of host plant populations. Spot application to cut stumps, frilled stems, or injection into stems is acceptable. No broadcast herbicide applications will be used. • Cut trees that are removed in the vicinity of host plants will be hand carried rather than dragged to disposal areas. • Avoid or minimize the removal of host plant, Viola pedunculata.		

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	• Avoid work in suitable habitat during the flight and mating season (mid-May to mid-July) to the extent feasible. **MM-BIO-9**: Avoid roosting bats where feasible. If tree removal and trimming cannot be conducted between September 15 and October 30, proponents of projects implemented under the proposed Plan will retain a qualified biologist to examine trees to be removed or trimmed for suitable bat roosting habitat no more than 2 weeks before removal and trimming. High-quality habitat features (large tree cavities, basal hollows, loose or peeling bark, larger snags, palm trees with intact thatch, etc.) will be identified and the area around these features searched for bats and bat signs (e.g., guano, culled insect parts, urine staining, etc.). Mixed willow riparian scrub and stands of mature broadleaf trees should be considered potential habitat for solitary foliage-roosting bat species. Passive monitoring using full spectrum bat detectors may be needed if identification of bat species is required. Survey methods will be discussed with CDFW prior to the start of surveys. Measures to avoid and minimize impacts on sensitive bats species will be determined in coordination with CDFW and may include the following. • Tree removal will be avoided between April 1 and September 15 (the maternity period) to avoid effects on pregnant females and active maternity roosts (whether colonial or solitary). • All tree removal will be conducted between September 15 and October 30, which corresponds to a time period when bats have not yet entered torpor or would be caring for nonvolant (non-flying) young. • Each tree will be removed in pieces rather than felling the entire tree. • If a maternity roost is located, whether solitary or colonial, that roost will remain undisturbed until September 15 or a qualified biologist		

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	has determined the roost is no longer active. • If avoidance of nonmaternity roost trees is not possible, and tree removal or trimming must occur between October 30 and September 15, qualified biologists will monitor tree trimming and removal. If possible, tree trimming and removal should occur in the late afternoon or evening when it is closer to the time that bats would normally arouse. Prior to removal and trimming, each tree will be shaken gently and several minutes should pass before felling trees or limbs to allow bats time to arouse and leave the tree. The biologists will search downed vegetation for dead and injured bats. The presence of dead or injured bats that are species of special concern will be reported to CDFW. The biologist will prepare biological monitoring report, which will be provided to the project proponent and CDFW.		
3.7-2 Implementation of the proposed Plan would not adversely affect riparian habitat and/or other sensitive natural communities in the Planning Area.	**MM-BIO-10:** Avoid and protect riparian habitat during construction. Proponents of specific projects under the proposed Plan will ensure that a qualified resource specialist (i.e., biologist, botanist, or ecologist) will clearly identify riparian habitat to be preserved abutting the development area and outside of the direct construction area with high-visibility construction fencing or markers (e.g., lathe or pin flags) before site preparation. Construction will not encroach upon sensitive natural communities identified by the resource specialist. The resource specialist will use the project's verified wetland delineation, soils data, and land cover data to confirm the location of riparian habitat boundaries based on existing conditions at the time of the avoidance marking. Exclusion fencing or markers will be installed before construction activities are initiated, and the fencing will be maintained throughout the construction period. No construction activity, traffic, equipment, or materials will be permitted in fenced sensitive natural	COL. ZONE 7, USFW, CDFW	TM, C

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	community areas. Exclusion fencing and markers will be removed following completion of construction activities. All conditions imposed by State and federal permits for individual improvements will be clearly identified in the construction plans and specifications and monitored during and after construction to ensure compliance. **MM-BIO-11:** Compensate for loss of riparian habitat. • For direct effects on woody riparian trees that cannot be avoided, proponents of specific projects under the proposed Plan will compensate for the loss of riparian habitat to ensure no net loss of habitat functions and values. Compensation ratios will be based on site-specific information and determined through coordination with the appropriate State and federal agencies during the permitting process. At a minimum, the compensation ratio will be 2:1 (e.g., two acres restored/created/enhanced or credits purchased for every 1 acre removed) for permanent impacts and 1:1 for temporary impacts (where riparian habitat will regenerate to pre-activity character within one year). Compensation may be a combination of offsite restoration or mitigation credits. The project proponent or its contractor will develop a restoration and monitoring plan that describes how riparian habitat will be enhanced or recreated and monitored over at least 5 years, or as determined by the appropriate State and federal agencies. • If the project proponent identifies suitable onsite areas (adjacent to the permanent construction footprint) that are outside the development footprint and chooses to compensate onsite or in the project's vicinity, a revegetation plan will be prepared. The revegetation plan will be developed prior to the removal of existing riparian vegetation and will be conducted onsite or in the near-term		

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	or longer-term improvements vicinity to the extent feasible; however, mitigation site selection will avoid areas where future development or maintenance are likely. The revegetation plan will be prepared by a qualified botanist or restoration specialist with experience in riparian restoration and reviewed by the appropriate agencies. The revegetation plan will specify the planting stock appropriate for each riparian land cover type and each mitigation site, ensuring the use of genetic stock from the corresponding development area by project. The plan will employ the most successful techniques available at the time of planting. Success criteria will be established as part of the plan and will include a minimum of 70 percent revegetation success after three years, 80 percent revegetation success at the end of five years, and 75 percent vegetative coverage after five years. • The project proponent or its contractor will retain a qualified botanist, restoration ecologist, or biologist with experience in riparian restoration to monitor the plantings as necessary for five years. The project proponent or its contractor will be responsible for maintaining the plantings, including managing invasive plants (as defined by the California Invasive Plant Council) and other weeds, and implementing irrigation and plant protection if necessary. The project proponent or its contractor will submit annual monitoring reports to the regulatory agencies issuing permits related to habitat effects, including CDFW, USACE, and USFWS. Replanting will be necessary if success criteria are not met, and replacement plants subsequently will be monitored and maintained to meet the success criteria. The riparian habitat mitigation will be considered successful when the sapling trees established meet the success criteria, the habitat no longer requires substantial active management, and vegetation is arranged in groups that, when mature, replicate the area, natural structure, stratification, and species composition of similar riparian habitats in the region.		

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3.7-3 Implementation of the proposed Plan would not adversely affect federally protected wetlands and other waters regulated under Section 404 of the Clean Water Act.	**MM-BIO-12:** Avoid and protect wetlands during construction. Proponents of specific projects under the proposed Plan will ensure that a qualified resource specialist (i.e., wetland biologist, ecologist, or soil scientist) will clearly identify wetland areas to be preserved abutting the development area and wetland areas outside of the direct construction area with high-visibility construction fencing or markers (e.g., lathe or pin flags) before site preparation. Construction will not encroach upon jurisdictional wetlands identified by the resource specialist. The resource specialist will use the development footprint and verified wetland delineation to confirm the location of wetland boundaries based on existing conditions at the time of the avoidance marking. Exclusion fencing or markers will be installed before construction activities are initiated, and the fencing will be maintained throughout the construction period. No construction activity, traffic, equipment, or materials will be permitted in fenced wetland areas. Exclusion fencing and markers will be removed following the completion of construction activities. All conditions imposed by the projects' State and federal permits will be implemented as part of the construction, with ultimate enforcement oversight by applicable State and federal agencies. The conditions will be clearly identified in the construction plans and specifications and monitored during and after construction to ensure compliance. **MM-BIO-13**: Compensate for impacts on jurisdictional wetlands and non-wetland waters of the United States (aquatic resources) prior to near-term and longer-term improvements impacts during construction. If projects impact jurisdictional wetlands and non-wetland waters, proponents of these specific projects under the proposed Plan will develop an aquatic resource (wetlands and non-wetland waters of the United States) mitigation plan, subject to approval by the USACE, which will ensure no net	COL. ZONE 7, USFW, CDFW	TM, C

Responsible Agency/Department/Party

COL City of Livermore
Zone 7 Alameda County Flood Control District – Zone 7
LARPD Livermore Area Recreation and Park District
BART Bay Area Rapid Transit District
LAVTA Livermore Amador Valley Transit Agency
CDFW California Department of Fish & Wildlife
USFWS United States Fish and Wildlife Service
LVJUSD Livermore Valley Joint Unified School District
LPC Las Positas College
BAAQMD Bay Area Air Quality Management District

Timing of Verification

TM Prior to approval of tentative tract maps
FM Prior to approval of final tract maps
BP Prior to approval of building and/or grading plans
C During construction
PC Post construction/on-going

SUMMARY OF IMPACT	SUMMARY OF MITIGATION MEASURE	AGENCY RESPONSIBLE FOR VERIFICATION	TIMING OF VERIFICATION
	loss of wetlands from development impacts. The plan will detail the amount and type of wetlands (based on the projects' verified wetland delineation) that will be compensated for (through preservation, creation, or restoration) for impacts on existing wetlands and non-wetland waters of the United States (aquatic resources), and outline the monitoring and success criteria for the compensation wetlands and non-wetland waters of the United States. Additional enhancement options include fish barrier removal, riparian restoration, floodplain restoration, and streambank layback to improve overall ecologic function and connectivity of wetland and non-wetland waters. Enhancement sites will be located as near the impact location as possible but, in the event that local enhancement opportunities are not available, such activities will occur within the same stream system or watershed to provide improved ecologic function and connectivity of wetlands and non-wetland waters affected by development activities. Monitoring and success criteria applicable to created or restored wetlands will require the following. • At least two surveys by a qualified wetland biologist, botanist, or ecologist per monitoring year. • At least 80 percent of the created or restored features support vegetation consistent with reference feature conditions. • At least 80 percent of the created or restored features support hydrologic regimes similar to reference feature conditions. • A minimum of five consecutive years of monitoring to ensure success criteria are met. • Remedial actions to restore intended ecological function of created or restored features that fail to meet the success criteria for three consecutive years.		

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Responsible Agency/Department/Party

COL City of Livermore
Zone 7 Alameda County Flood Control District – Zone 7
LARPD Livermore Area Recreation and Park District
BART Bay Area Rapid Transit District
LAVTA Livermore Amador Valley Transit Agency
CDFW California Department of Fish & Wildlife
USFWS United States Fish and Wildlife Service
LVJUSD Livermore Valley Joint Unified School District
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Timing of Verification

TM Prior to approval of tentative tract maps
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C During construction
PC Post construction/on-going

SUMMARY OF IMPACT	SUMMARY OF MITIGATION MEASURE	AGENCY RESPONSIBLE FOR VERIFICATION	TIMING OF VERIFICATION
	Once the plan is approved, the project proponent will implement the aquatic resource compensation measures prior to the initiation of development construction. The project proponent will be responsible for funding compensatory mitigation, monitoring of the created or restored features per the mitigation plan, and any remedial actions necessary. All conditions that are attached to the State and federal permits will be implemented as part of the development project, with ultimate enforcement oversight by applicable State and federal agencies. The conditions will be clearly identified in the construction plans and specifications and monitored during and after construction to ensure compliance.		

Responsible Agency/Department/Party

COL City of Livermore
Zone 7 Alameda County Flood Control District – Zone 7
LARPD Livermore Area Recreation and Park District
BART Bay Area Rapid Transit District
LAVTA Livermore Amador Valley Transit Agency
CDFW California Department of Fish & Wildlife
USFWS United States Fish and Wildlife Service
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LPC Las Positas College
BAAQMD Bay Area Air Quality Management District

Timing of Verification

TM Prior to approval of tentative tract maps
FM Prior to approval of final tract maps
BP Prior to approval of building and/or grading plans
C During construction
PC Post construction/on-going

EXHIBIT D

TYPE OF FEE	CITY CODE AND RESOLUTION	WHEN PAYABLE	AMOUNT OF FEE
City Storm Drainage	Title 13.44.020,050,100 Ord. 1923 Reso. 2010-177	With Building Permit	$0.49/SF Impervious Surface
County Storm Drainage Building Zone 7	ACFC & WCD Co. Ord. 0-2010-001 Reso. R-2001-4	With Building Permit	$1.00/SF Impervious Surface
County Storm Drainage Public Improvements e.g. streets, sidewalks, trails, etc.	ACFC & WCD Co. Ord. 0-2010-001 Reso. R-2001-4	With filing of Final Map or approval of Improvement Plans	$1.00/SF Impervious Surface
County Storm Drainage - Capital Improvements	ACFC & WCD Co. Ord. 0-2010-001 Reso. R-2001-4	With award of contract	$1.00/SF Impervious Surface
Sanitary Sewer Connection	Title 13.28.050 Ord. 1740 Reso. 2010-177	With Building Permit	**See Attached Exhibit "A"**
Park Land Dedication	Title18.32.020 Ord. 1744 Reso. 2004-259	Concurrently with, or before the filing of the first parcel or final map	The City may approve a credit against the Park Facilities Fee for park land dedication made under LMC 18.32.020. The credit may not exceed the value of the dedication requirement. See LMC 12.60.070 for credit details N/A for Non-Residential
Park Facilities Fee	Title 12.60 Ord. 1743 Reso. 2005-152	With Building Permit	**See Attached Exhibit "B"**
City Water Connection (1)	Title 13.20.020 Ord. 1507 Reso. 2010-177	With Building Permit	5/8" $4,839 3/4" $7,259 1" $12,098 1-1/2" $24,196 2" $38,714 Price per User for Meter Size, FOR LARGER METERS, INQUIRE
Alameda County Water Connection Zone 7	Ord. FC 72-1 as amended by FC-96-1792 and updated 10-20-10	With Building Permit **See Zone 7 Attachment**	5/8" $29,440 3/4" $44,160 1" $73,600 Price per User for Meter Size, FOR LARGER METERS, INQUIRE
In-Lieu Low Income Housing Fee (Residential) For Sale & Neighborhood Plan Areas	Title 3.26 Reso. 2020-186 Ord. 1988 and 1989	With Building Permit	$29.23/SF for all residential housing developments 10 units or less. Projects more than 10 units are subject to must-build requirement of ordinance. Rental projects 10 units or less are exempt from In-Lieu. Effective 7/28/21, on-site requirement applies for 11+unit projects.
Low Income Housing Impact Fee (Commercial and Industrial)	Title 3.26 Reso. 99-18 Ord. 1549	With Building Permit	**Commercial** / **Unit** / **KSF Fee per Unit** Retail Commercial / KSF / $1,935 Discount/Service Retail / KSF / $1,457 Office Commercial / KSF / $1,243 Hotels/Motels / Room / $949 **Industrial** Manufacturing / KSF / $597 Warehouse/Storage / KSF / $173 Business/Commercial / KSF / $1,234 Industrial, High Intensity / KSF / $612 Industrial, Low Intensity / KSF / $387

(1) Areas within the California Water Service Area do not pay a City water connection fee. Areas within the Greenville/Vasco Assessment District or within Triad Park do not pay a City water connection fee. The fee for a single family residential unit is the 5/8 inch meter fee.

(2) All projects within the Downtown Specific Plan are subject to both City Wide General Plan & Downtown Specific Plan cost recovery. Any project that paid planning entitlement fees prior to July 27, 2008 is not subject to this fee, regardless of when they pull building permits.

NOTE: Subject to adjustment each year per Construction Cost Index

NOTE: No impact fees can be charged for ADUs less than 750 square feet. Impact fees allowed for ADUs 750 square feet or larger but shall be charged proportionately in relation to square footage of the primary dwelling.

TYPE OF FEE	CITY CODE AND RESOLUTION	WHEN PAYABLE	AMOUNT OF FEE
Traffic Impact Fee **NOTE:** If special Assessment District exists, special calculations are required	For info regarding the appropriate development categories see Section 12.30 of the City of Livermore Municipal Code Reso 2005-151 Ord. 1742	With Building Permit	See Attached Exhibit "C"
Tri-Valley Transportation Development (TVTD) Fee See Attached Annual Adjustment to TVTD Fee	Title 12.24.050 Ord. 2012 Reso. 2014-184 *Reso 2015-01 **Reso 2019-03	With Building Permit	Residential — Fee Per Unit Single family — $5,057.00 Multi-family — $3,484.00 Affordable Housing* — $0.00 ADU/SDU** — $0.00 Non Residential — Per KSF Retail — $3,740.00 Office — $8,590.00 Industrial — $5,000.00 Average Peak Hour Trip Other — $5,620.00

SCHOOL IMPACT FEES:

The City of Livermore collects School Mitigation Development Fees (school fees) on behalf of the Livermore Valley Joint Unified School District. The fees must be paid for by cash or a check made out to the City of Livermore. Fees are due upon issuance of a qualifying building permit.
See Attached Exhibit "D"

SOCIAL / HUMAN SERVICES FACILITY

Social/Human Services Facility Fee	Title 12.70 Ord. 1851	With Building Permit	See Attached Exhibit "E"

ART IN PUBLIC PLACES

Art in Public Places Fee	Ord. 1836 Title 12.51	0.33% of total project valuation

DOWNTOWN SPECIFIC PLAN DEVELOPMENT FEES

TYPE OF FEE	CITY RESOLUTION	AMOUNT OF FEE
In-Lieu Payment for Public Open Space	Resolution 2005-041	$50 per square foot of required open space
In-Lieu Parking Fee	Resolution 2017-006	$20,745.40
Downtown Revitalization Fee	Title 12.32	Residential — Fee Per Unit Dwelling Unit — $6,334 Non Residential (6) — Per SF Retail/Office — $19.52

SOUTH LIVERMORE VALLEY SPECIFIC PLAN DEVELOPMENT FEES (1)

TYPE OF FEE	CITY CODE AND RESOLUTION	FEE PER RESIDENTIAL UNIT
Plan preparation fee	Resolution 2003-114	$1,559
Recycled water fee	Resolution 98-175	20% of the current Alameda County Water Connection Fee
Major attraction fee	Resolution 2003-114	$1,428
South Livermore Road Improvement fee	Resolution 2003-114	$11,990

City Wide - Transferrable Development Credits (TDC) Program In-Lieu Fee
Ordinance 1979, Development Code Section 4.02.06D

1.5 Credits per single-family detached dwelling, in excess of baseline density within a density range of 1-7 du/acre, 1.25 credits per single family detached dwelling in excess of baseline density within a density range of 8-14 du/acre and 1/2 credit per multi-family attached dwelling - Current In-Lieu credit is $16,352.31. TDC Ordinance does not apply to residential projects in Downtown Specific Plan, affordable units covered by an agreement and residential projects that have received housing units through the City's Housing Implementation Program (HIP).

(1) Areas within the California Water Service Area do not pay a City water connection fee. Areas within the Greenville/Vasco Assessment District or within Triad Park do not pay a City water connection fee. The fee for a single family residential unit is the 5/8 inch meter fee.

(2) All projects within the Downtown Specific Plan are subject to both City Wide General Plan & Downtown Specific Plan cost recovery. Any project that paid planning entitlement fees prior to July 27, 2008 is not subject to this fee, regardless of when they pull building permits.

NOTE: Subject to adjustment each year per Construction Cost Index

NOTE: No impact fees can be charged for ADUs less than 750 square feet. Impact fees allowed for ADUs 750 square feet or larger but shall be charged proportionately in relation to square footage of the primary dwelling.

EXHIBIT A
Wastewater Connection Fee Schedule
(fees Calculated from base year)

User Classification	Avg Daily Wastewater Flow Factor Gallons Per Day/Unit	Unit[1]	Cost Per GPD	Cost Per Unit
Residential (BOD & SS = 285 mg/L)				
Single-family residential	180	House	$40.11	$7,219.83
Multi-family residential				
Studio	95	Residential Unit	$40.11	$3,810.47
One Bedroom	107	Residential Unit	$40.11	$4,291.79
Two Bedroom	138	Residential Unit	$40.11	$5,535.21
Three Bedroom	157	Residential Unit	$40.11	$6,297.30
Four Bedroom	180	Residential Unit	$40.11	$7,219.83
Commercial (BOD & SS = 285 mg/L unless otherwise shown)				
Auto repair shops/Auto dealers	0.11	Square Foot of Bldg	$40.11	$4.41
Assembly Facilities[2]	0.15	Square Foot of Bldg	$40.11	$6.02
Eating drinking facilities w/o cooking	0.35	Square Foot of Bldg	$40.11	$14.04
Gas Stations	0.47	Square Foot of Bldg	$40.11	$18.85
General Use	0.04	Square Foot of Bldg	$40.11	$1.60
Gyms, Health Clubs	0.30	Square Foot of Bldg	$40.11	$12.03
Hotels, Motels (excluding dining facilities)	0.15	Square Foot of Bldg	$40.11	$6.02
Markets	0.19	Square Foot of Bldg	$40.11	$7.62
Mixed Use[3]	0.10	Square Foot of Bldg	$40.11	$4.01
Medical/Dental Office/ Clinic	0.22	Square Foot of Bldg	$40.11	$8.82
Restaurants (1,000 mg/L BOD, 600 mg/L SS)	0.55	Square Foot of Bldg	$59.10	$32.51
Warehouse/Distribution	0.01	Square Foot of Bldg	$40.11	$0.40
Industrial/Other (Other Wastewater Customers Not Listed Above)				
Calculate Case-by-Case Based on Actual Flows/Strengths and Following Rates				
Connection Fee = (F x "Flow") + (B x "BOD") + (S x "SS")				
F = Flow cost $/gpd $31.06				
B = BOD cost $/lb-day $2,702.16				
S = SS cost $/lb-day $1,099.96				
discharge				
flow, in				
"BOD" = The				
"SS" = The				

Governing Municipal Code Section: 13.28.050
Index Used: ENR 20- City Construction Cost Index

Indices:	*Base Year* (A)	*Previous Fee Update* (B)	*Current Fee Update* (C)	*% Change Previous Update to Current Update* (D) =(C/B)-1
Index Date	May-10	May-20	May-21	
Index Value	8,761.47	11,418.16	11,989.91	5.01%

Discussion:
The base year unit fees for Flow, BOD, and SS were determined in the March 2010 Wastewater, Water, Storm Drain Connection Fee Study for Expansion of Sanitary Sewer, Water Reclamation Plant, and Wastewater Disposal Facilities prepared for the City of Livermore by Craig R. Lawson Utility Management Consultant.

Notes:
1. Building square footage means the square footage sum of the floor area at each floor level included with the surrounding principal outside faces of exterior walls of a building or portions thereof, including mezzanines and lobbies. It does not include floor area devoted to vehicle parking, necessary interior driveways and ramps. The gross floor area of a building or portions thereof that doesn't have surrounding exterior walls shall include the usable area under the horizontal projection of the roof or floor above.

2. Theaters can alternately estimate daily flow based on 2 gallons per seat ($80.22 per seat)

3. Mixed Use applies to parcels with Mixed Use zoning and in the Downtown Core District only.

4. This value is based by formula on BOD

6. Adjustments. The city council may, by resolution, adjust the fee schedule, including the flow factors, from time to time. Once the fee is established, it shall automatically be increased annually based upon the Engineering News Record (ENR) 20- City construction Cost Index. In calculating the adjustment, the rate (in each use category, including the flow, BOD and SS costs) for the base year is multiplied by the index for the then-current year, divided by the base year index.

EXHIBIT B Park Facilities Fee Schedule	
LAND USE	**TOTAL FEE**
Residential (per dwelling unit)	
Single Family (& 4 bedroom multi-family)	$21,155
Multi-Family 3 bedrooms	$18,406
Multi-Family 2 bedrooms	$16,221
Multi-Family 1 bedroom	$12,552
Multi-Family Studio	$11,215
Senior Housing	$3,599
Non-Residential (per 1,000 sq ft)	
Commercial	$2,682
Office	$3,835
Industrial	$1,783
Warehouse	$1,339

Source - Park Facilities Fee Study (2004) Table 8; MuniFinancial

EXHIBIT C

Traffic Impact Fees Schedule

Land Uses	Units of Use	Fee Rates
Citywide Except Downtown		
Residential		
Single-Family	d.u.	$10,546
Multi-Family		
Studio	d.u.	$4,915
1 Bedroom	d.u.	$5,502
2 Bedroom	d.u.	$7,110
3 or more Bedroom	d.u.	$8,314
Senior Housing	d.u.	$3,236
Commercial	K s.f.	$28,641
Office	K s.f.	$18,335
Industrial	K s.f.	$11,384
Warehouse	K s.f.	$5,751
Hotel/Motel	per/room	$8,268
Downtown Specific Plan		
Multi-Family		
Studio	d.u.	$3,017
1 Bedroom	d.u.	$3,378
2 Bedroom	d.u.	$4,365
3 or more Bedroom	d.u.	$5,104
Commercial	K s.f.	$12,968
Other	Average Peak Hour Trip	$13,179

Exhibit "D"

LIVERMORE VALLEY JOINT UNIFIED SCHOOL DISTRICT
SUMMARY OF SCHOOL MITIGATION PROGRAM

Livermore Valley Joint Unified School District Resolution: 044 - 19/20 Fee Effective May 18, 2020 (see attached Reso)

INDUSTRIAL/WAREHOUSE/MANUFACTURIN	$0.66/sq.ft.
OFFICE	$0.66/sq.ft.
RESEARCH & DEVELOPMENT	$0.66/sq.ft.
HOSPITALS	$0.66/sq.ft.
RETAIL & SERVICES	$0.624/sq.ft.
HOTEL/MOTEL:	$0.316/sq.ft.
SELF STORAGE	$0.18/sq.ft.
RESIDENTIAL:	$4.08/sq.ft.

(Includes single family home, multi-family home, manufactured home, and mobile home)

SENIOR HOUSING $0.66/sq.ft.
(Includes manufactured home or mobile home located in a mobile home park, subdivision, cooperative or condiminiun for mobile homes limited to 55 and older residents.)

RESIDENTIAL ADDITIONS $4.08/sq.st. (501 sq.ft. or more)
(Residential additions 500 sq.ft. or less and senior housing projects are exempt)

* Additions are cumulative over time to a limit of 500 sf before fees are assesed. Once assessed, fees are paid on the entire added square footage.

** The fee owed is based upon the fee amount in effect at the time the fee is paid.

LIVERMORE VALLEY JOINT UNIFIED SCHOOL DISTRICT
685 East Jack London Blvd, Livermore, Ca 94551

FACILITIES PLANNING AND CONSTRUCTION
Jan Shipley, Construction Supervisor (925) 606-3390
Facilities Fax Number (925) 606-3327

EXHIBIT E
Social and Human Service Facility Fee Schedule

Land Uses	Units of Use	Fee Rates
Residential Uses		
Single-Family Detached	d.u.	$1,677
Single-Family Attached	d.u.	$1,415
Multi-Family	d.u.	$1,298
Mobile Home	d.u.	$996
Secondary Unit	d.u.	$996
Non-Residential Uses		
Commercial		
Office	K s.f.	$7
Retail	K s.f.	$5
Service	K s.f.	$5
Industrial		
Manufacturing/R&D	K s.f.	$3
Warehousing	K s.f.	$2
Office	K s.f.	$6
Construction/Repair/Wholesale	K s.f.	$3
Other Non-Residential	K s.f.	$5

ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, ZONE 7

100 NORTH CANYONS PARKWAY, LIVERMORE, CA 94551 • PHONE (925) 454-5000 • FAX (925) 454-5727 (FC)

December 28, 2020

Subject: 2021 Update for Development Impact Fee for Flood Protection and Storm Water Drainage

This letter is to inform Zone 7's development community that the Flood Protection and Storm Water Drainage Development Impact Fee (DIF) for 2020 will remain to be $1.00 per square foot of new impervious area, for the time being. Please continue to utilize the existing Development Impact Fee Impervious Surface Calculations worksheet (enclosed), which is also available in Adobe PDF format on Zone 7's website www.zone7water.com, located under the Quick Links column under Permits & Fees.

Developers (or property owners) need to submit to the collecting City/County agencies, prior to approval of any final map and/or issuance of any building (or use) permit, a current Development Impact Fee Impervious Surface Calculations worksheet and associated plot plan for each individual building lot (or Parcel) requiring a building (or use) permit and any Parcel/Tract proposing streets, sidewalks, or other non-building impervious areas in its development. All impervious square-footage of the parcel should be reported whether there is an impact or not. The worksheet is to be filled out in its entirety, for Zone 7 and the Cities'/County's use and record. Zone 7's collecting agents are to fill out the staff section of the worksheet, acknowledging collection of the fees, and are to return the completed worksheets to Zone 7 for their use and record of the fee collection.

Should you have any questions concerning the Development Impact Fee update or collection process please contact me at (925) 454-5075 or email at jtang@zone7water.com, and I will be glad to discuss them with you.

Sincerely,

Digitally signed by Jeff Tang
DN: cn=Jeff Tang, o=Zone 7 Water Agency, ou, email=jtang@zone7water.com, c=US
Date: 2020.12.28 13:38:22 -08'00'

Jeff Tang, P.E.

Associate Civil Engineer
Flood Control Engineering

Enclosure

cc: Jarnail Chahal, Zone 7
Joe Seto, Zone 7

Rate Schedule

Effective Janaury 1, 2021

Meter Size		Recommended Maximum Rate for Continuous Use (gpm)	Connection Fee Amount
5/8" & 1" FS*		10	$29,440
3/4"		15	$44,160
1"		25	$73,600
1 1/2"	(DISPLACEMENT TYPE)	50	$147,200
	Omni C2	160	$471,040
	Omni T2	160	$471,040
2"	OMNI WITH 50GPM RESTRICTION	50	$147,200
	(DISPLACEMENT TYPE)	80	$235,520
	OMNI WITH 80GPM RESTRICTION	80	$235,520
	Mueller MVR **Pleasanton Only**	115	$338,560
	OMNI WITH 120GPM RESTRICTION	120	$353,280
	Omni C2	160	$471,040
	Omni T2	200	$588,800
3" to 10"			**

* When the Fire Department requires fire sprinklers, a 1-inch meter may be obtained at the same rate as a 5/8-inch meter.

** Connection fees for meter sizes 3-inches and above will be determined by using the fee factor for maximum continuous flow rate.

Fees for meters other than those listed above will be determined based upon the maximum continuous flow rating for the brand and type of meter.

These fees are based on the Maximum Continuous Flow Rate through a 5/8" meter as defined by AWWA C700 for Cold-Water Meter -- Displacement Type, Bronze Case.
Any changes to meter capacities will affect the above connection fees.

REV 01/07/2020

Currently, the 2-inch Mueller MVR is only available in Pleasanton.

ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, ZONE 7
100 NORTH CANYONS PARKWAY, LIVERMORE, CA 94551 • PHONE (925) 454-5000 • FAX (925) 454-5727

WATER CONNECTION FEE INFORMATION SHEET

Effective January 1, 2021

I. GENERAL BACKGROUND

A. The Water Connection Charge Ordinance No. FC 72-1 as amended for Zone 7 was established January 18, 1972. The ordinance is applicable over the Zone 7 area that includes Livermore, Pleasanton, Dublin, Sunol, and surrounding communities. The Ordinance requires a one-time water connection fee for all new water services from a water system that is directly connected to the Zone 7 water supply system. This fee is used for funding the costs of expanding the Zone 7 water treatment and distribution system to serve new development.

B. The amount charged for a water connection is determined by the size of the meter to be installed. The meter sizes and corresponding water connection fees are listed below.

II. PROCEDURES FOR PAYMENT OF WATER CONNECTION FEES IN LIVERMORE, PLEASANTON, & DUBLIN

The water connection fees are collected by the Building Departments of the Cities of Livermore and Pleasanton, and by the Dublin San Ramon Services District, which are agents for Zone 7. For that area within the Cal Water service area which is located outside of the Livermore city limits, connection fees will be paid at the Zone 7 office in Livermore.

III. WATER CONNECTION FEE SCHEDULE - FEES ARE REVIEWED AND SUBJECT TO PERIODIC MODIFICATION

Meter Size		Fee Factor	Connection Fee
5/8" & 1" FS*		1.0	$29,440
3/4"		1.5	$44,160
1"		2.5	$73,600
1 1/2"	(DISPLACEMENT TYPE)	5.0	$147,200
	Omni C2	16.0	$471,040
	Omni T2	16.0	$471,040
2"	OMNI WITH 50GPM RESTRICTION	5.0	$147,200
	(DISPLACEMENT TYPE)	8.0	$235,520
	OMNI WITH 80GPM RESTRICTION	8.0	$235,520
	Mueller MVR - Pleasanton Only	8.0	$235,520
	OMNI WITH 120GPM RESTRICTION	12.0	$353,280
	Omni C2	16.0	$471,040
	Omni T2	20.0	$588,800

* Connection fees for meters 3-inch and larger and for meters with fee factors other than those listed above, will be determined by Zone 7, using the fee factor for Maximum Rate for Continuous Operation, as defined by AWWA. These fees are based on the Maximum Continuous Flow Rate through a 5/8" meter and are proportional based on flow ratings for the various sized meters. Flow ratings for displacement type meters are defined by AWWA C700 for Cold-Water Meter -- Displacement Type, Bronze Case. Flow ratings for turbine type meters are defined by AWWA C701 for Cold Water Meters -- Turbine Type, For Customer Service. Any changes to meter capacities will affect the above connection fees.

NOTE: This new fee schedule is effective January 1, 2021

IV. EXEMPTIONS

No fee will be collected for SEPARATE private fire service connections. See Section VI of the Ordinance (copy available upon request).

V. PARTIAL EXEMPTIONS

A partial exemption sometimes applies for domestic fire sprinkling systems up to 1" meter size. See Section VI of the Ordinance (copy available upon request).

VI. FOR FURTHER INFORMATION

Call Steven Ellis at (925) 454-5037 or e-mail at sellis@zone7water.com.

RESOLUTION NO. 044-19/20

TO UPDATE STATUTORY DEVELOPER FEES IMPOSED ON NEW RESIDENTIAL AND COMMERCIAL/INDUSTRIAL DEVELOPMENT PROJECTS PURSUANT TO EDUCATION CODE SECTION 17620

WHEREAS, the School Board ("Board") of the Livermore Valley Joint Unified District ("District") provides for the educational needs for TK-12 students within the City of Livermore and a portion of the unincorporated counties of Alameda and Contra Costa (collectively, "Counties"); and

WHEREAS, The State Allocation Board has taken action pursuant to Government Code Section 65995(b)(3), which authorizes Districts to increase Statutory Developer Fees to $4.08 per square foot for assessable space of residential development and $0.66 per square foot of chargeable covered and enclosed space for all categories of commercial/industrial development, as long as such Statutory Developer Fees are properly justified by the District pursuant to law; and

WHEREAS, new residential and commercial/industrial development continues to generate additional students for the District's schools and the District is required to provide school facilities ("School Facilities") to accommodate those students; and

WHEREAS, overcrowded schools within the District would have an impact on the District's ability to provide an adequate quality education and negatively impacts the educational opportunities for the District's students; and

WHEREAS, the District does not have sufficient funds available for the construction or reconstruction of the School Facilities, including acquisition of sites, construction of permanent School Facilities, and acquisition of interim School Facilities, to accommodate students from new residential and commercial/industrial development; and

WHEREAS, the Board of the District has received and considered two studies entitled "Residential Development School Fee Justification Study for Livermore Valley Joint Unified District" and "Commercial/Industrial Development School Fee Justification Study for Livermore Valley Joint Unified District" ("Studies"), which Studies include information, documentation, and analysis of the School Facilities needs of the District, including (a) the purpose of the Statutory Developer Fees; (b) the use to which the Statutory Developer Fees are to be put; (c) the nexus (roughly proportional and reasonable relationship) between the residential and commercial/industrial development; and (1) the use for Statutory Developer Fees; (2) the need for School Facilities; (3) the cost of School Facilities; and the amount of Statutory Developer Fees from new residential and commercial/industrial development; (d) a determination of the impact of the increased number of employees anticipated to result from the commercial/industrial development (by category) upon the cost of providing School Facilities within the District; (e) an evaluation and projection of the number of students that will be generated by new residential development; (D the new School Facilities that will be required to serve such students; and (g) the cost of such School Facilities; and

WHEREAS, said Studies pertaining to the Statutory Developer Fees and to the capital facilities needs of the District were made available to the public as required by law before the Board considered at a regularly scheduled public meeting the Statutory Developer Fees; and

WHEREAS, all required notices of the proposed Statutory Developer Fees have been given; and

WHEREAS, a Public Hearing was held at a regularly scheduled meeting of the Board of the District relating to the proposed Statutory Developer Fees; and

WHEREAS, Education Code Section 17621 provides that the adoption, increase or imposition of any fee, charge, dedication, or other requirement, pursuant to Education Code Section 17620 shall not be subject to Division 13 (commencing with Section 21000) of the Public Resources Code.

NOW, THEREFORE, THE SCHOOL BOARD OF THE LIVERMORE VALLEY JOINT UNIFIED SCHOOL DISTRICT DOES HEREBY RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:

Section 1. That the Board accepts and adopts the Studies.

Section 2. That the Board finds that the purpose of the Statutory Developer Fees imposed upon new residential development is to fund the additional School Facilities required to serve the students generated by the new residential development upon which the Statutory Developer Fees are imposed.

Section 3. That the Board finds that the Statutory Developer Fees imposed on new residential development will be used only to finance those School Facilities described in the Study and related documents and that these School Facilities are required to serve the students generated by the new residential development within the District; and that the use of the Statutory Developer Fees will include construction or acquisition of additional School Facilities, remodeling existing School Facilities to add additional classrooms, and technology, and acquiring and installing additional portable classrooms and related School Facilities, with the specific location of new schools, remodeling of existing School Facilities, and additional portables to be determined based on the residence of the students being generated by such new residential development, as well as any required central administrative and support facilities, within the District.

Section 4. That the Board finds that there is a roughly proportional, reasonable relationship between the use of the Statutory Developer Fees and the new residential development within the District because the Statutory Developer Fees imposed on new residential development by this Resolution, will be used to fund School Facilities which will be used to serve the students generated by such new residential development.

Section 5. That the Board finds that there is a roughly proportional, reasonable relationship between the new residential development upon which the Statutory Developer Fees are imposed, and the need for additional School Facilities in the District because new students will be generated from new residential development within the District and there is not sufficient capacity in the existing School Facilities to accommodate all additional students.

Section 6. That the Board finds that the amount of the Statutory Developer Fees levied on new residential development as set forth in this Resolution is roughly proportional and reasonably related to, and does not exceed the cost of, providing the School Facilities required to serve the students generated by such new residential development within the District.

Section 7. That the Board finds that the purpose of the Statutory Developer Fees imposed on new commercial/industrial development is to fund the additional School Facilities required to serve the students generated by the new commercial/industrial development upon which the Statutory Developer Fees are imposed.

Section 8. That the Board finds that the Statutory Developer Fees imposed on new commercial/industrial development (by category) will be used only to finance those School Facilities described in the Studies and related documents and that these School Facilities are required to serve the students generated by such new commercial/industrial development; and that the use of the Statutory Developer Fees will include construction or acquisition of additional School Facilities, remodeling existing School Facilities to add additional classrooms and technology, and acquiring and installing additional portable classrooms and related facilities, with the specific location of new schools, remodeling of existing School Facilities, and additional portables to be determined based on the residence of the students being generated by such new commercial/industrial development, as well as any required central administrative and support facilities within the District.

Section 9. That the Board finds that there is a roughly proportional, reasonable relationship between the use of the Statutory Developer Fees and new commercial/industrial development by category within the District because the Statutory Developer Fees imposed on commercial/industrial development by this Resolution will be used to fund School Facilities which will be used to serve the students generated by such new commercial/industrial development.

Section 10. That the Board finds that there is a roughly proportional, reasonable relationship between the new commercial/industrial development by category, upon which the Statutory Developer Fees are imposed, and the need for additional School Facilities in the District because new students will be generated from new commercial/industrial development within the District and the District does not have sufficient student capacity in the existing School Facilities to accommodate these anticipated students.

Section 11. That the Board finds that the amount of the Statutory Developer Fees levied on new commercial/industrial development by category as set forth in this Resolution is roughly proportional and reasonably related to and does not exceed the cost of providing the School Facilities required to serve the students generated by such new commercial/industrial development within the District.

Section 12. That the Board finds that a separate account has been established for the deposit of Statutory Developer Fees imposed on residential and commercial/industrial development and that said account has at all times since been separately maintained, except for temporary investments, from other funds of the District.

Section 13. That the Board finds that the funds of the account, described in Section 12, consisting of the proceeds of Statutory Developer Fees have been imposed for the purposes of constructing and reconstructing those School Facilities necessitated by new residential and commercial/industrial development, and thus, these funds may be expended for those purposes. The Statutory Developer Fees may also be expended by the District for the costs of performing any study or otherwise making the findings and determinations required under subdivisions (a), (b), and (d) of Section 66001 of the Government Code. In addition, the District may also retain, as appropriate, an amount not to exceed in any fiscal year, three percent (3%) of the fees collected in that fiscal year pursuant to Education Code Section 17620 for reimbursement of the administrative costs incurred by the District in collecting the Statutory Developer Fees.

Section 14. That the Board hereby increases the Statutory Developer Fees as a condition of approval of new residential development projects and imposes the Statutory Developer Fees on such development projects in the following amounts:

A. $4.08 per square foot of assessable space for new single family detached residential development and new multifamily attached residential development, including new residential projects, manufactured homes and mobile homes as authorized under Education Code Section 17625, and including residential construction other than new construction where such construction results in an increase of assessable space, as defined in Government Code Section 65995, in excess of 500 square feet. However, these amounts shall not be imposed on any development project used exclusively for housing senior citizens, as described in Civil Code Section 51.3, or as described in Subdivision J of Section 1569.2 of the Health and Safety Code or paragraph 9 of subdivision (d) of Section 15432 of the Government Code or any mobile home or manufactured home that is located within a mobile home park, subdivision, cooperative or condominium for mobile homes limited to older persons as defined by the Federal Fair Housing Amendments of 1988.

B. $0.66 per square foot of assessable space for new residential development used exclusively for the housing of senior citizens, as described in Section 51.3 of the Civil Code or as described in subdivision J of Section 1569 of the Health and Safety Code or paragraph 9 of subdivision (d) of Section 15432 of the Government Code or any mobile home or manufactured home that is located within a mobile home park, subdivision, cooperative or condominium for mobile homes limited to older persons as defined by the Federal Fair Housing Amendments of 1988.

Section 15. That this Board hereby increases the Statutory Developer Fees as a condition of approval of new commercial/industrial development projects and levies the Statutory Developer Fees on such development projects in the following amounts per square foot of chargeable covered and enclosed space for the following categories of commercial/industrial development:

Retail and Services	$0.624
Office	$0.66
Research and Development	$0.66
Industrial/Warehouse/Manufacturing	$0.66
Hospitals	$0.66
Hotel/Motel	$0.316
Self-Storage	$0.018

Section 16. That the proceeds of the Statutory Developer Fees established pursuant to this Resolution shall continue to be deposited into that account identified in Section 12 of this Resolution, the proceeds of which shall be used exclusively for the purpose for which the Statutory Developer Fees are to be collected, including accomplishing any study, findings or determinations required by subdivisions (a), (b) and (d) of Section 66001 of the Government Code or retaining an amount not to exceed in any fiscal year, three percent (3%) of the fees collected in that fiscal year pursuant to Education Code Section 17620 for

reimbursement of the administrative costs incurred by the District in collecting the Statutory Developer Fees or in financing the described Study or in defending the imposition of Statutory Developer Fees.

Section 17. That the Superintendent, or her designee, is directed to cause a copy of this Resolution to be delivered to the building official of the Cities and Counties within the District's boundaries and the Office of Statewide Health Planning and Development ("OSHPD") along with a copy of all the supporting documentation referenced herein and a map of the District clearly indicating the boundaries thereof, advising the Cities, Counties, and OSHPD that new residential and commercial/industrial development is subject to the Statutory Developer Fees readopted pursuant to this Resolution and requesting that no building permit or approval for occupancy be issued by any of these entities for any new residential development project, mobile home, or manufactured home subject to the Statutory Developer Fees absent a certification from this District of compliance of such project with the requirements of the Statutory Developer Fees, nor that any building permit be issued for any non-residential development absent a certification from this District of compliance with the requirements of the applicable Statutory Developer Fees.

Section 18. That the Board hereby establishes a process that permits the party against whom the commercial/industrial Statutory Developer Fees are imposed, the opportunity for a hearing to appeal that imposition of Statutory Developer Fees for commercial/industrial development as required by Education Code Section 17621(e)(2). The appeal process is as follows:

A. Within ten (10) calendar days of being notified, in writing, (by personal delivery or deposit in the U.S. Mail) of the commercial/industrial Statutory Developer Fees to be imposed or paying the commercial/industrial Statutory Developer Fees, pursuant to Education Code Section 17620, a party shall file a written request for a hearing regarding the imposition of commercial/industrial Statutory Developer Fees. The party shall state in the written request the grounds for opposing the imposition of commercial/industrial Statutory Developer Fees and said written request shall be served by personal delivery or certified or registered mail to the Superintendent of the District.

B. The possible grounds for that appeal include, but are not limited to, the inaccuracy of including the project within the category pursuant to which the commercial/industrial Statutory Developer Fees are to be imposed, or that the employee generation or pupil generation factors utilized under the applicable category are inaccurate as applied to the project.

C. Within ten (10) calendar days of receipt of the written request for a hearing regarding the imposition of commercial/industrial Statutory Developer Fees, the Superintendent of the District, or her designee, shall give notice in writing of the date, place and time of the hearing to the party appealing the imposition of commercial/industrial Statutory Developer Fees. The Superintendent, or her designee, shall schedule and conduct said hearing within thirty (30) calendar days of receipt of the written request. The Superintendent, or her designee, shall render a written decision within ten (10) days following the hearing on the party's appeal and serve it by certified or registered mail to the last known address of the party.

D. The party against whom the commercial/industrial Statutory Developer Fees are imposed may appeal the Superintendent's, or her designee's, decision to the Board of the District.

E. The party appealing the Superintendent's, or her designee's decision, shall state in the written appeal the grounds for opposing the imposition of the commercial/industrial Statutory Developer Fees and said written appeal shall be served by personal delivery or certified or registered mail to the Superintendent of the District.

F. The possible grounds for that appeal to the Board of the District include, but are not limited to, the inaccuracy of including the project within the category pursuant to which the commercial/industrial Statutory Developer Fees are to be imposed, or that the employee generation or pupil generation factors utilized under the applicable category are inaccurate as applied to the project.

G. Within ten (10) calendar days of receipt of the written request for a hearing regarding the imposition of commercial/industrial Statutory Developer Fees, the Superintendent of the District, or her designee, shall give notice in writing of the date, place and time of the hearing to the party appealing the imposition of commercial/industrial Statutory Developer Fees. The Board of the District shall schedule and conduct said hearing at the next regular meeting of the Board, provided that the party is given notice at least five (5) working days prior to the regular meeting of the Board. The Board shall render a written decision within ten (10) days following the hearing on the party's appeal and serve the decision by certified or registered mail to the last known address of the party.

H. The party appealing the imposition of the commercial/industrial Statutory Developer Fees shall bear the burden of establishing that the commercial/industrial Statutory Developer Fees are improper.

Section 19. That the Superintendent is authorized to cause a certificate of compliance to be issued for each development project, mobile home and manufactured home for which there is compliance with the requirement for payment of the Statutory Developer Fees in the amount specified by this Resolution. In the event a certificate of compliance is issued for the payment of Statutory Developer Fees for a development project, mobile home or manufactured home and it is later determined that the statement or other representation made by an authorized party concerning the development project as to square footage is untrue, then such certificate shall automatically terminate, and the appropriate City shall be so notified.

Section 20. That no statement or provision set forth in this Resolution, or referred to therein shall be construed to repeal any preexisting fee previously imposed by the District on any residential or nonresidential development.

Section 21. That the District's Statutory Developer Fees will become effective sixty (60) days from the date of this Resolution unless a separate resolution increasing the fees immediately on an urgency basis is adopted by the Board.

EXHIBIT D

APPROVED AND ADOPTED by roll call vote this 17• day of March 2020. / /

AYES:	Bueno /__	Prusso /__	RoggeL	wenzel_L_White___	_
NOES:	Bueno___	Prusso___	Rogge___	Wenzel __	White_ _
ABSTENTIONS:	Bueno___	Prusso __	Rogge___	Wenzel __	White__ _
ABSENT:	Bueno___	Prusso __	Rogge___	Wenzel__	White._ _

BY:

_____

Presidentothe Board of Education v ore
Valley Joint Unified School District of Alameda
County and Contra Costa County, State of California

ATTEST:

_____

Clerk of the Board of Educ tion v ore
Valley Joint Unified School Dist ct of Alameda
County and Contra Costa County, State of California

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TVTC Chair
Vice Mayor
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Brittni Kiick
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Karla Brown
Mayor
City of Pleasanton
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To: Tri-Valley Transportation Council

From: TVTC Finance Committee
By: Technical Advisory Committee (TAC)

Date: April 19, 2021

Subject: ADOPT the Tri-Valley Transportation Development Fee Construction Cost Index Annual Adjustment

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BACKGROUND

The Joint Exercise of Powers Agreement (JEPA) for the Tri-Valley Transportation Development Fee (TVTDF) specifies that the TVTDF amounts are to be adjusted automatically as of July 1 of each year to reflect changes in regional construction costs. JEPA Section 3(D)(I) requires the TVTC adopt the adjustment by a simple majority.

DISCUSSION

The amount of the adjustment is based on the change in the "Construction Cost Index" (CCI) for the San Francisco Bay Area, as reported annually in the Engineering News Record (ENR). The December 2020 ENR CCI for the San Francisco Bay Area is **+3.2%**.

RECOMMENDATION

The TVTC Finance Committee recommends the TVTC adopt the Tri-Valley Transportation Development Fee Construction Cost Index Annual Adjustment and notify each TVTC member agency to collect the TVTDF rates as listed below starting **July 1, 2021**:

Single Family Residential	$5,057.00/Dwelling Unit (DU)
Multi-Family Residential	$3,484.00/DU
Office	$8.59/sq. ft. Gross Floor Area
Retail	$3.74/sq. ft. Gross Floor Area
Industrial	$5.00/sq. ft. Gross Floor Area
Other	$5,620.00/average am/pm peak hour trip
ADU/SDU	$0
Affordable Housing	$0

TVTDF Historical Fee Rates

	2019	2020	2021
Single Family Residential (per DU)	$4,650.56	$4,901.00	$5,057.00
Multi-Family Residential (per DU)	$3,203.48	$3,376.00	$3,484.00
Office (per SF Gross Floor Area)	$7.90	$8.33	$8.59
Retail (per SF Gross Floor Area)	$3.41	$3.63	$3.74
Industrial (per SF Gross Floor Area)	$4.60	$4.85	$5.00
Other (average am/pm peak hour trip)	$5,167.00	$5,446.00	$5,620.00
Affordable Housing *	$0.00	$0.00	$0.00
ADU/SDU**	$0.00	$0.00	$0.00

*Pursuant to Resolution 2015-01 Adjusting the Tri-Valley Transportation Development Fee Schedule

**Pursuant to Resolution 2019-03 – Resetting the Accessory Dwelling Unit/Secondary Dwelling Unit Fee in the Tri-Valley Transportation Development Fee Program

LIVERMORE
CALIFORNIA

CITY COUNCIL STAFF REPORT **ITEM NO. 7.3**

DATE: June 8, 2026

TO: Honorable Mayor and City Council

FROM: Brandon Cardwell, Innovation and Economic Development Director

SUBJECT: Public Hearing and Resolution of Renewal of the Livermore Valley Wine Heritage District.

RECOMMENDED ACTION

Staff recommends the City Council hold the Public Hearing and adopt the Resolution of Renewal of the Livermore Valley Wine Heritage District (District), if a Majority Protest does not occur. Adoption of the Resolution of Renewal would:

1. Renew the District for a five-year term beginning July 1, 2026;
2. Approve the Management District Plan; and
3. Authorize the City Manager to execute the Agreement for Services (Agreement) with the Livermore Valley Winegrowers Association (Winegrowers) to perform District services, as prescribed by the California Property and Business Improvement Law of 1994, Streets and Highways Code § 36651.

SUMMARY

The California Property and Business Improvement District Law of 1994, Streets and Highways Code § 36600 et seq. (State law) authorizes cities to establish and renew business improvement districts to enhance economic activity. The City of Livermore (City) established the Livermore Valley Wine Heritage District (District) in 2021 for a five-year term ending June 30, 2026.

Earlier this year, the Winegrowers successfully completed a Petition Drive for District renewal, and on March 9, 2026, the City Council adopted a Resolution of Intention to Renew the District, initializing the renewal process and establishing the required public meeting and public hearing dates. The City Council subsequently held a public meeting on April 27, 2026, and received one public comment and one written protest from a winery owner.

This public hearing is the final step in the renewal process and provides an additional opportunity for public comment and written protests from assessed wineries. Staff recommends the City Council adopt the Resolution of Renewal to ensure a continuation of District assessments and wine country marketing and branding efforts. Adoption of the Resolution of Renewal would:

1. Renew the District for a five-year term beginning July 1, 2026 to allow continued revenue generation for the District;
2. Approve the Management District Plan to allow continuity of the services and programs that benefit the assessed wineries; and
3. Authorize the City Manager to execute the Agreement prescribed by State law.

DISCUSSION

Background

State Law

A Business Improvement District (BID) is a financing mechanism in which businesses within a defined area adopt a mandatory assessment to fund supplemental services that directly benefit the assessed businesses. Services often include marketing, security, maintenance, and economic development activities. State law authorizes local jurisdictions to establish, manage, and renew BIDs and to contract with outside entities for assessment collection and district management. A BID may be formed or renewed only when businesses representing more than 50 percent of the proposed assessment support the effort through a formal, verified petition process. BID boundaries and services must be defined in an adopted Management District Plan (Plan) and adhered to for the duration of the district.

Initial Formation

In 2021, the City of Livermore adopted Resolution No. 2021-198 establishing a BID for South Livermore Valley wineries, called the Livermore Valley Wine Heritage District (District), which included a five-year term ending on June 30, 2026. Prior to establishing the District, Alameda County provided its consent for the City to assess wineries located within the County's jurisdiction. The Resolution Granting Consent applies to formation and renewals. Since its inception, the District has generated more than $500,000 annually to support marketing and brand awareness, advocacy, quality enhancement, professional development, education and other activities identified in the Plan.

Petition Drive

On November 12, 2025, the Winegrowers submitted to the City Council its required annual report, a formal request to renew the District, and initiated the petition drive process with South Livermore wineries in the District boundaries. Staff received from the Winegrowers signed petitions representing more than 50 percent of the proposed total assessment, meeting statutory requirements for the renewal of the District. The Winegrowers also worked with staff to finalize the proposed minor administrative adjustments to the Plan, as well as the proposed Agreement prescribed by State law.

Previous Actions and Process

In March and April of this year, the City Council adopted a Resolution of Intention to Renew the District, which formally started the renewal process, and held a public meeting to collect public comment and receive formal written protests, as described in the *Public Comment and Formal Protest* section of this report. The renewal process consists of four components, as outlined below:

- Intent to Renew [COMPLETED March 9, 2026] - Verified petition drive success and declared the City's intent to renew the District.
- Notice [COMPLETED March 10, 2026] - Noticed all businesses to be assessed of public meeting and public hearing dates.
- Public Meeting [COMPLETED April 27, 2026] - Held a public meeting to collect written protests and public comment.
- Final Public Hearing - The purpose of this agenda item. If approved, would formally renew the District.

Public Hearing and Renewal

The Public Hearing is the last step in the BID renewal process. If the City Council approves the Resolution of Renewal (Attachment 2), then the District would be formally renewed, all businesses in the District boundary (Attachment 3, Page 7) would continue to be assessed, and all assessment funds would continue to be used by the Winegrowers for marketing and other activities to support local wineries. The renewal primarily consists of three parts, as described below.

Extension of Term

The existing District term would be extended an additional five years, beginning July 1, 2026, and ending on June 30, 2031. The City Council could consider future renewals beyond June 30, 2031.

Management District Plan

The Winegrowers and participating South Livermore Valley wineries propose continuing the existing Plan with minor administrative clarifications and updates (Attachment 3). Staff recommends the following Collection Fee modification, as agreed to by the Winegrowers:

1. City Collection Fee. The current City Collection Fee is 2% of the collected assessment. The Collection Fee is intended to ensure that all District administration costs are covered by the District, and not by City General Fund. Given tax consultant HdL's increased collection costs, staff recommends the City Collection Fee be increased to 2.5%. This would ensure tax consultant and City oversight costs would remain covered by the District. The increase in collection fees would be offset by a reduction in District administration fees or contingency funds, but would not decrease the amount of funds allocated to District services.

The following primary components of the Plan would remain unchanged:

1. District Boundary. The boundary would remain as is, including all existing and future wineries in the City of Livermore and east Alameda County. The Alameda County Resolution Granting Consent applies to formation and renewals, and no further consent is required from the County.
2. Assessment. All wineries in the District would continue to be assessed two percent (2%) of total gross direct-to-consumer sales revenue on winery sales, which has created a District annual budget of $500,000+.
3. Services. The existing services would continue, which primarily include marketing and brand awareness, advocacy, quality enhancement, and professional development and education efforts.
4. Means of Governance. The Winegrowers would continue to manage the District and receive and expend assessment dollars in accordance with the Plan. As prescribed by State law, the City shall

enter into an Agreement with the designated owners' association as described in the *Agreement for Services* section of this report. The City's tax consultant HdL would continue to process and manage assessment activities, with City oversight.

5. Term. The proposed renewal term remains at five years.

Agreement for Services

State law requires the City to contract with the nonprofit owners' association designated in a BID Management District Plan to provide district services. The existing Plan designates the Winegrowers as the District's owners' association and identifies the Winegrowers as responsible for all District services, including marketing, brand awareness, and advocacy. To comply with State law and formalize this relationship, staff recommends that the City Council authorize the City Manager to execute the Agreement for Services with the Winegrowers (Attachment 4). The Agreement does not change the services currently provided under the Plan. The Winegrowers have agreed to all provisions and have executed the Agreement

FORMAL PROTEST AND PUBLIC COMMENT

State BID law requires majority support for district formation and renewal, and creates a formal protest mechanism whereby businesses can object to a new or renewed assessment. If a majority protests district formation or renewal, a local legislative body shall not form or renew a BID. State law defines a Majority Protest as follows: written protests submitted by businesses within the district boundaries representing fifty (50) percent or more of the assessments to be levied, weighted by each business' proposed assessment. Therefore, the greater each business' revenues, the more votes each receives to support or protest a district.

In order to be valid, a protest must be received in writing prior to the conclusion of the Final Public Hearing. As of the publication of this report, staff has received one written protest that does not constitute a Majority Protest. Staff has also received one public comment in opposition to District renewal. The City Clerk will provide a final count of the written protests received, and confirm whether a Majority Protest exists, at the Final Public Hearing.

FISCAL AND ADMINISTRATIVE IMPACTS

There are no significant fiscal or administrative impacts associated with the final renewal of the District. District revenues are wholly derived from private business assessments. District administration activities conducted by City staff and its contractor Hinderliter de Llamas & Associates, Inc. (HdL) would be offset by the City Collection Fee of two and a half percent (2.5%) of the collected assessment. Pursuant to the Plan, the City would bill the Winegrowers for any additional one-time costs that are not included in the scope of City collection services, such as petition processing and verification and outside counsel renewal services. No General or Special Fund dollars would be used for ongoing District management. General staff time allocated to preparing the renewal staff reports and approval documents are covered by existing Department budgets.

COMMUNITY PILLAR

2: Economy that prospers

GOAL

2: Lead efforts in collaboration with other City departments and outside partners, to maintain and enhance the diversity and resilience of Livermore's economy.

ATTACHMENTS

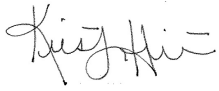
1. Public Meeting Staff Report
2. Resolution of Renewal
3. Exhibit A - Management District Plan
4. Exhibit B - Agreement for Services

Prepared by: Theresa de la Vega
Management Analyst II

Approved by:

Marianna A. Burch
City Manager

Fiscal Review by:



Kristen Hilton
Acting Administrative Services Director

LIVERMORE
CALIFORNIA

CITY COUNCIL STAFF REPORT **ITEM NO. 8.1**

DATE: April 27, 2026

TO: Honorable Mayor and City Council

FROM: Brandon Cardwell, Innovation and Economic Development Director

SUBJECT: Public comment on the renewal of the Livermore Valley Wine Heritage District.

RECOMMENDED ACTION

Staff recommends that the City Council receive public comment regarding the proposed renewal of the Livermore Valley Wine Heritage District. No City Council action is required.

DECISION TYPE

Administrative

SUMMARY

On March 9, 2026, the City Council adopted a Resolution of Intent to renew the Livermore Valley Wine Heritage District (District) for an additional five-year term. In accordance with the Property and Business Improvement Law of 1994, the City must hold a noticed public meeting to receive public comment and any protests regarding the renewal. If a majority protest from assessed businesses is received, the District will not be renewed. The City Council is scheduled to consider final renewal of the District at a public hearing on June 8, 2026.

DISCUSSION

A Business Improvement District (BID) is a funding mechanism in which businesses within a defined area vote to assess themselves in order to fund services that benefit the district. On November 22, 2021, the City established the Livermore Valley Wine Heritage District (District), a BID for South Livermore Valley wineries, with a five-year term ending June 30, 2026. The Livermore Valley Winegrowers have requested District renewal and completed a successful petition drive among businesses within the District boundaries. State law requires three steps to renew a BID:

1. Adoption of a Resolution of Intent
2. A public meeting
3. A final public hearing

The City Council adopted the Resolution of Intent on March 9, 2026, initiating the renewal process and setting the required meeting and hearing dates.

As required by the Property and Business Improvement Law of 1994, the City must:

1. Hold a public meeting at least 10 days after adopting the Resolution of Intent and at least 7 days before the final hearing
2. Provide notice to all businesses within the District
3. Receive public comment and any protests

The purpose of the public meeting is to allow assessed businesses to provide input or formally protest the renewal. If a majority protest is received, the District cannot be renewed. The scheduled public meeting meets all legal timing requirements, and notice has been mailed to all affected businesses.

Staff therefore recommends that the City Council receive public comment on the proposed renewal. No further action is required at this stage. The City Council will consider final renewal at the June 8, 2026, public hearing and may adopt a resolution to renew the District if no majority protest is received.

PUBLIC COMMENT

As of April 20, 2026, staff received one valid protest from a winery owner in the District, and one public comment from the same winery's marketing director and tasting room manager. The protest and the public comment are both attached to this staff report.

FISCAL AND ADMINISTRATIVE IMPACTS

There are no fiscal or administrative impacts associated with holding the public meeting. Staff time for preparing the report and notices is covered within existing General Fund budgets. There are also no fiscal or administrative impacts associated with the final renewal of the District, as described in Attachment 1.

COMMUNITY PILLAR

2: Economy that prospers

GOAL

2: Lead efforts in collaboration with other City departments and outside partners, to maintain and enhance the diversity and resilience of Livermore's economy.

ATTACHMENTS

1. Intent to Renew Staff Report
2. Resolution of Intent to Renew
3. Written Protest
4. Public Comment

Prepared by: Theresa de la Vega
Management Analyst II

Approved by:

Marianna A. Burch
City Manager

Fiscal Review by:

Tina Olson
Administrative Services Director

IN THE CITY COUNCIL OF THE CITY OF LIVERMORE, CALIFORNIA

A RESOLUTION DECLARING RESULTS OF MAJORITY PROTEST PROCEEDINGS AND RENEWING THE LIVERMORE VALLEY WINE HERITAGE DISTRICT

The Property and Business Improvement Law of 1994, Streets and Highways Code § 36600 et seq., authorizes the City to renew business improvement districts upon petition by a weighted majority of the business owners located within the boundaries of the district.

On November 22, 2021, the City of Livermore (City) created the Livermore Valley Wine Heritage District (District) via Resolution No. 2021-198 for a five (5) year term which ends on June 30, 2026.

Winery owners who will pay more than fifty percent (50%) of the proposed assessment, as weighted according to the amount of the assessment to be paid by the petitioner, within the boundaries of the District, have petitioned the Council to renew the District for an additional five years beginning July 1, 2026.

The renewed District includes certain wineries in the County of Alameda and City of Livermore.

Consent to include wineries in its jurisdiction in future renewals has been granted by the County of Alameda during the District formation via Board of Supervisors, County of Alameda, State of California, Resolution 2021-498.

Included with the petitions was a Management District Plan (Plan) summary that describes the proposed assessment to be levied on wineries, existing and in the future, within the District to pay for Marketing & Brand Awareness, Advocacy, Quality Enhancement & Education, Professional Development and Education efforts, and other improvements and activities set forth in the Plan.

The Management District Plan designated the Livermore Valley Winegrowers Association (Winegrowers) as the Owners' Association that will manage the District funds, implement programs in accordance with the Plan, and provide the required annual report on activities and expenditures to the City.

The Property and Business Improvement Law of 1994, Streets and Highways Code §36651 provides that the City shall contract with the Owners' Association to provide services. A copy of the Agreement for Services (Agreement) between the City and the Winegrowers is attached hereto as Exhibit B.

On March 9, 2026, the City Council adopted a Resolution of Intention to Renew the District via Resolution No. 2026-029.

The public meeting and public hearing to consider the renewal of the District have been properly noticed in accordance with Streets and Highways Code §36623.

On April 27, 2026, the City Council held a public meeting on the renewal of the District, and the City Council heard and received public comment and written protests to the renewal of the District and the levy of the proposed assessment.

On June 8, 2026, the City Council held a public hearing regarding the renewal of the District, and the City Council heard and received all objections and written protests, to the renewal of the District and the levy of the proposed assessment.

The City Clerk has determined that there was no majority protest. A majority protest is defined as written protests received from owners of the wineries in the renewed District which would pay fifty percent (50%) or more of the assessments proposed to be levied. Protests are weighed based on the assessment proposed to be levied on each winery.

The City bears the burden of proving by a preponderance of the evidence that an assessment imposed for a specific benefit or specific government service is not a tax, that the amount is no more than necessary to cover the costs to the City in providing the specific benefit or specific government service, and that the manner in which those costs are allocated to a payor bear a fair or reasonable relationship to the specific benefits or specific government services received by the payor.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Livermore, as follows:

Section 1. The recitals set forth herein are true and correct.

Section 2. The District is hereby renewed for a five (5) year term, beginning July 1, 2026, or as soon as possible thereafter, and ending five (5) years from its start date, unless renewed pursuant to Streets and Highways Code § 36660.

Section 3. The Plan dated January 13, 2026, and attached hereto as Exhibit A, is hereby adopted and approved.

Section 4. The City Manager is hereby authorized to execute the Agreement, attached hereto as Exhibit B.

Section 5. The activities to be provided to benefit wineries in the District will be funded by the levy of the assessment. The revenue from the assessment levy shall not be used: to provide activities that directly benefit wineries outside of the District; to provide activities or improvements outside the District; or for any purpose other than the purposes

specified in this Resolution, the Resolution of Intention, and the Plan. Notwithstanding the foregoing, improvements and activities that must be provided outside the District boundaries to create a specific benefit to the assessed wineries may be provided, but shall be limited to marketing or signage pointing to the District.

Section 6. The Council finds as follows:

a) The activities funded by the assessment will provide a specific benefit to assessed wineries within the District that is not provided to those not paying the assessment.

b) The assessment is a charge imposed for a specific benefit conferred or privilege granted directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of conferring the benefit or granting the privilege.

c) The assessment is a charge imposed for a specific government service or product provided directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of providing the service or product.

d) Assessments imposed pursuant to the District are levied solely upon the assessed business and the business owner is solely responsible for payment of the assessment when due. If the owner chooses to collect any portion of the assessment from a customer, that portion shall be specifically called out and identified for the customer in any and all communications from the business owner as the "LVWHD Assessment" as specified in the Plan.

Section 7. The assessments levied for the District shall be applied towards Marketing & Brand Awareness, Advocacy, Quality Enhancement & Education, Professional Development and Education programs to promote assessed wineries in the District with the goal of increasing winery sales revenue, as described in the Plan.

Section 8. Assessments levied on wineries pursuant to this resolution shall be levied on the basis of benefit. Because the services will promote assessed wineries in the District with the goal of increasing winery sales revenue, an assessment based on gross direct to consumer sales revenue is the best measure of benefit.

Section 9. The annual assessment rate is two percent (2%) of gross direct to consumer sales revenue on winery sales. Based on the benefit received, assessments will not be collected on purchases made outside of the state of California. Revenue generated from the District is intended only to provide programs or activities to benefit assessed businesses, all of which are located in California. Sales made outside of the outside of the state of California are not subject to assessment due to lack of benefit. Assessment dollars may be spent outside of California to elevate the notoriety of the

Livermore Valley as a premier winery destination with the desired outcome of increased in-person visitation to businesses paying the assessment.

Section 10. The assessments for the entire District will total approximately $550,000 in year one.

Section 11. Bonds shall not be issued.

Section 12. The District shall include all winery businesses, existing and in the future, located within the boundaries of the County of Alameda and the City of Livermore. A boundary map is on page seven of the Plan, and attached hereto as Exhibit A.

Section 13. The assessments shall be used for the purposes set forth above and any funds remaining at the end of any year may be used in subsequent years in which the District assessment is levied as long as they are used consistent with the requirements set forth herein.

Section 14. The assessments to fund the activities and improvements for the District will be collected by the City or third-party collection agency on a quarterly basis, and in accordance with Streets and Highways Code § 36631.

Section 15. The City Council, through adoption of this Resolution and the Plan, has the right pursuant to Streets and Highways Code §36651, to identify the body that shall implement the proposed program, which shall be the Owners' Association of the District as defined in Streets and Highways Code § 36612. The Council has determined that Livermore Valley Winegrowers Association (Winegrowers) shall be the District Owners' Association.

Section 16. The Winegrowers, pursuant to Streets and Highways Code § 36650, shall cause to be prepared a report for each fiscal year, except the first year, for which assessments are to be levied and collected to pay the costs of the improvement and activities described in the report. The first report shall be due after the first year of operations of the District.

Section 17. The wineries within the District as renewed pursuant to this Resolution, will be subject to any amendments to the Property and Business Improvement District Law of 1994 (California Streets and Highways Code § 36600 et seq.)

Section 18. The City Clerk, or their designee, is directed to take all necessary actions to complete the renewal of the District and to levy the assessments.

Section 19. This Resolution shall take effect immediately upon adoption by the City Council.

On motion of Council Member _____, seconded by Council Member _____, the foregoing resolution was passed and adopted on June 8, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

_____
Helena Graves
Acting City Clerk

APPROVED AS TO FORM:

/s/ Daniel Gonzales
Daniel Gonzales
Deputy City Attorney

Exhibit A- Management District Plan (Plan)
Exhibit B- Agreement for Services (Agreement)

EXHIBIT A

2026-2031

LIVERMORE VALLEY WINE HERITAGE DISTRICT MANAGEMENT DISTRICT PLAN

Prepared pursuant to the Property and Business Improvement District Law of 1994, Streets and Highways Code Section 36600 et seq.

January 13, 2026

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I. OVERVIEW

Developed by Livermore Valley Winegrowers Association (LVWA), a non-profit organization, the Livermore Valley Wine Heritage District (LVWHD) is an assessment district proposed to provide specific benefits to payors, by funding marketing and sales promotion and protection efforts with the goal to advance assessed businesses in the Livermore Valley Wine Country. This approach has been used successfully in other destination areas throughout the country to provide the benefit of driving increased business sales directly to payors. The LVWHD was initially created in 2021 for a five (5) year term. Livermore Valley wine businesses and LVWA now wish to renew the LVWHD for an additional five (5) year term.

Location: The renewed LVWHD includes all wineries, existing and in the future, located within the boundaries of the County of Alameda and the City of Livermore (City), as shown on the map in Section III.

Services: The LVWHD is designed to provide specific benefits directly to payors by providing Marketing & Brand Awareness, Advocacy, Quality Enhancement & Education, Professional Development & Education efforts and other improvements and activities set forth in this Management District Plan (Plan). LVWHD services will promote assessed wineries in the LVWHD with the goal of increasing winery sales revenue. These services shall be implemented and completed in concert with the LVWHD term.

Budget: The total LVWHD annual assessment budget for the initial renewal year of its five (5) year operation is anticipated to be approximately $550,000. A similar budget is expected to apply to subsequent years, but this budget is expected to fluctuate as sales do and as wineries open and close.

Cost: The annual assessment rate is two percent (2%) of gross direct to consumer sales revenue on winery sales. Based on the benefit received, assessments will not be collected on purchases made outside of the state of California. Revenue generated from the LVWHD is intended only to provide programs and services for assessed businesses, all of which are located in California. Sales made outside of the state of California are not subject to assessment due to a lack of benefit. Assessment dollars will not be spent on any programs or activities to benefit individual winery businesses outside of the state of California. Assessment dollars may be spent outside of California to elevate the notoriety of the Livermore Valley as a premier winery destination with the desired outcome of increased in-person visitation to businesses paying the assessment.

Collection: The City or a third-party collection agency shall be responsible for collecting the assessment on a quarterly basis (including any delinquencies, penalties and interest) from each winery located in the boundaries of the LVWHD. The City or the third-party collection agency shall take all reasonable efforts to collect the assessments from each winery.

Duration: The LVWHD will have a five (5) year life, beginning July 1, 2026. After five (5) years, the LVWHD may be renewed pursuant to the Property and Business Improvement

District Law of 1994, Streets and Highways Code section 36600 et seq. (94 Law) if assessed wineries support continuing the LVWHD programs.

Management: The LVWA shall continue to serve as the LVWHD Owners' Association to provide improvements and activities for the LVWHD. The Owners' Association is charged with managing funds and implementing programs in accordance with this Plan, and must provide an annual report on activities and expenditures to the City, which is also available to business owners.

II. BACKGROUND

On November 22, 2021, the Livermore City Council (City Council) approved the establishment of the LVWHD and adopted the LVWHD Plan by City Council Resolution No. 2021-198 (Resolution of Formation). The LVWHD was approved for a five (5) year term, beginning July 1, 2021 through June 30, 2026.

Due to circumstances of the LVWHD formation process resulting in a delay in collection of assessments, the assessment could not begin until January 1, 2022. The Plan stipulates that although the five (5) year term begins July 1, 2021, the collection of assessments shall start January 1, 2022. The LVWHD term end date of June 30, 2026 remained unchanged. At the Livermore City Council hearing held on November 22, 2021, at which the Resolution of Formation (Reso 2021-198) was passed, the City Council reduced the original LVWHD boundaries to be conterminous with the City's jurisdiction boundary and portions of the County of Alameda. Therefore, the LVWHD assessment was only collected from the wineries within the reduced boundary.

On July 21, 2025, the LVWA requested the City to continue as the lead agency for the renewed LVWHD for a term of five (5) years beginning July 1, 2026 through June 30, 2031. The renewed LVWHD will derive assessment revenue not only from the assessment beginning July 1, 2026, but will also derive remaining revenues from the previous LVWHD term pursuant to § 36660 (b) of the 94 Law.

Wine Heritage Districts (WHDs) are an evolution of the traditional Business Improvement District (BID). BIDs utilize the efficiencies of private sector operation in the market-based promotion of business districts. BIDs allow business owners to organize their efforts to increase sales and promotional efforts. Business owners within the district fund a BID, and those funds are used to provide services that the businesses desire and benefit the businesses within the district.

Business Improvement District services may include, but are not limited to:

- Marketing of the District
- Business Promotion Activities
- Infrastructure Improvements

In California, BIDs are formed pursuant to the Property and Business Improvement District Law of 1994 (94 Law). This law allows for the creation of special benefit assessment districts to raise funds within a specific geographic area. *The key difference between BIDs and other special benefit assessment districts is that funds raised are managed by the private non-profit corporation governing the district.*

There are many benefits to Business Improvement Districts:

- Funds cannot be diverted for other government programs;
- Services are customized to fit the needs of each district;
- They allow for a wide range of services, including those listed above;

- Business Improvement Districts are ***designed, created and governed by those who will pay*** the assessment; and

- They provide a stable funding source for business promotion.

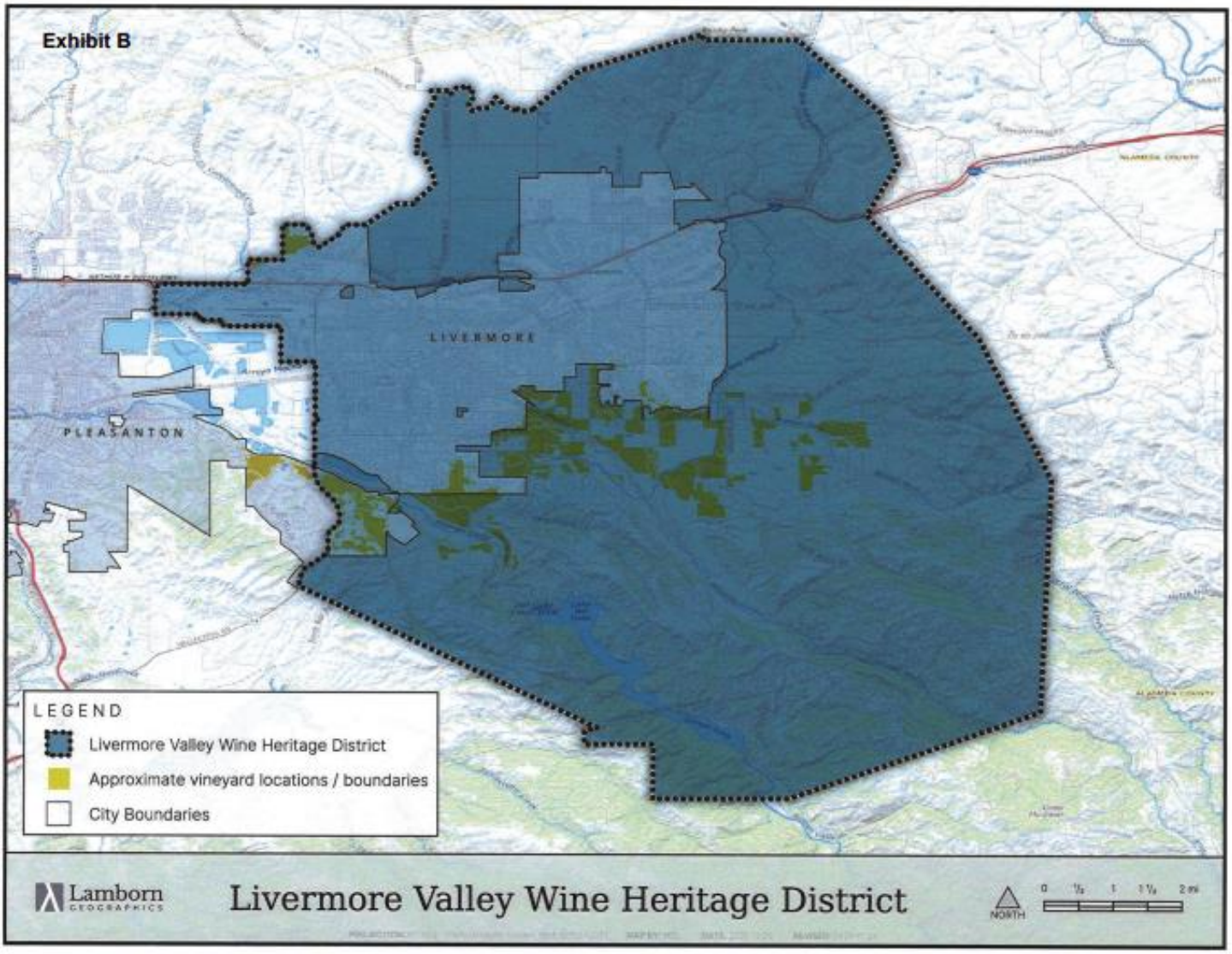
The 94 Law is provided in Appendix 1 of this document.

III. BOUNDARY

The LVWHD will include all wineries, existing and in the future, within the boundaries of portions of the County of Alameda and the City of Livermore, as shown on the map below.

The term "winery" as used herein means: A business that is commercial growing and/or processing of wine grapes; and/or must have a valid state license and/or federal permit to process or sell wine at retail locations within the boundaries of the LVWHD.

A complete listing of wineries within the LVWHD as of December 9, 2025 can be found in Appendix 2. A map of the LVWHD boundaries is shown below.

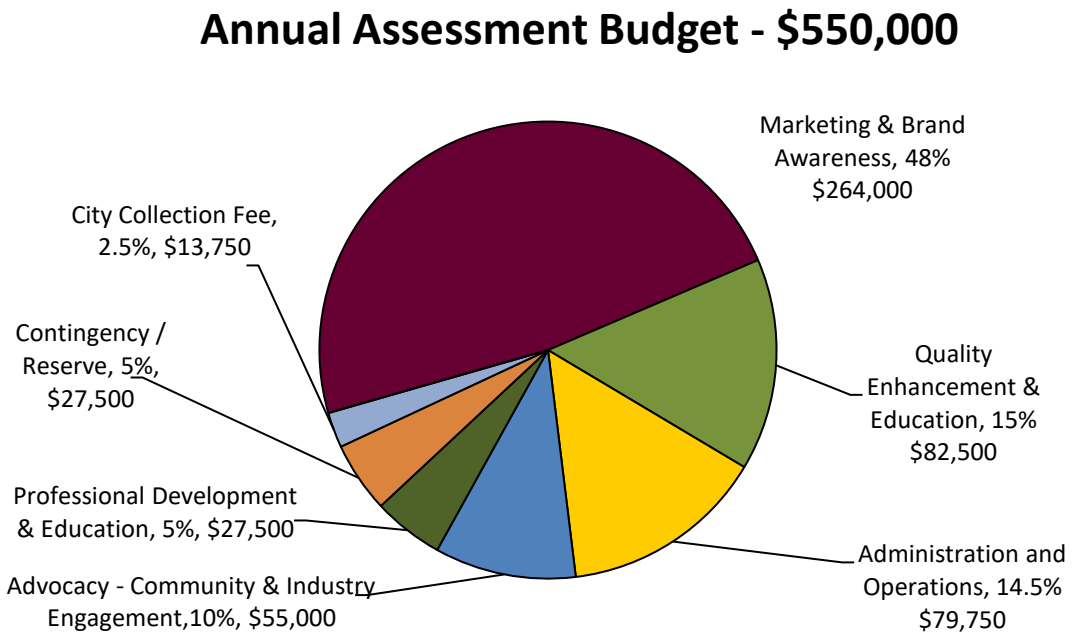


IV. ASSESSMENT BUDGET AND SERVICES

A. Annual Service Plan

Assessment funds will be spent to provide specific benefits conferred or privileges granted directly to the payors that are not provided to those not charged, and which do not exceed the reasonable cost to the City of conferring the benefits or granting the privileges. The privileges and services provided with the LVWHD funds are Marketing & Brand Awareness, Advocacy, Quality Enhancement & Education, and Professional Development & Education programs (collectively, the "Services") available only to assessed businesses.

A service plan assessment budget has been developed to deliver services that benefit the assessed businesses. A detailed annual assessment budget will be developed and approved by LVWA. The table below illustrates the initial annual assessment budget allocations. The total initial assessment budget is $550,000.00.



Although actual revenues will fluctuate due to market conditions, the proportional allocations of the assessment budget shall remain the same. However, the City and the LVWA board shall have the authority to adjust budget allocations between the categories by no more than twenty percent (20%) of the total budget per year. A description of the proposed improvements and activities for the initial year of operation is below. The same activities are proposed for subsequent years. In the event of a legal challenge against the LVWHD, any and all assessment funds may be used for the costs of defending the LVWHD.

Each budget category includes all costs related to providing that service. For example, the Marketing & Brand Awareness budget includes the cost of staff time dedicated to overseeing and implementing the Marketing & Brand Awareness program. Staff time dedicated purely to administrative tasks is allocated to the Administration and Operations portion of the budget. The costs of an individual staff

member may be allocated to multiple budget categories. The staffing levels necessary to provide the services below will be determined by the LVWA board on an as-needed basis.

Marketing & Brand Awareness
A Marketing & Brand Awareness program will promote the LVWHD as a premium winegrowing region and as a leader in the global wine community. The Marketing & Brand Awareness program will have a central theme of promoting the LVWHD as a desirable place to experience Livermore Valley wineries, and as a desirable area to purchase wines and other estate produced products. The program has the goal of increasing demand for visitation to the winegrowing region, retail sales, affinity for LVWHD grapes and wines, and recognition at and for assessed businesses, and may include but is not limited to the following activities:

- **Advertising** across any and all media channels to promote assessed winery tasting rooms on a local, regional or national level, including but not limited to: digital, print, television, radio and strategic brand partnerships;
- **Media Relations** – Promoting assessed winery tasting rooms through development of media relations strategies, including but not limited to: media familiarization tours, proactive media pitching and/or influencer relations;
- **Digital Marketing** – Utilizing paid, earned and owned social media to increase awareness of and engagement with assessed businesses;
- **Events** – Developing and executing winery focused special events to attract customers to assessed businesses;
- **Trade & Industry Engagement** – Ensuring representatives are provided the opportunity to attend trade shows, meetings, industry conferences, road shows, and events to promote assessed businesses; Create programs that engage key trade and industry influencers with the Livermore Valley;
- **Print Collateral** – Preparing and producing collateral, promotional materials such as brochures, flyers and maps for assessed winery tasting rooms;
- **Brand Enhancement** – Engage with third party brand development agency to develop brand platform and materials to assist with marketing assessed winery hospitality facilities;
- **Consumer Analytics** – Identify and leverage consumer demographic, geographic and psychographic data to target messaging that markets Livermore Valley as a premier, unique wine destination to attract customers to assessed winery hospitality facilities; and
- **Signage Program** – Ensure coordinated local signage for the Livermore Valley wine region.

Advocacy – Community & Industry Engagement
Advocacy programs will utilize dedicated time to provide unified attention, communication, and responsiveness throughout the LVWHD. The Advocacy program will also include efforts to form relationships and collaborate with local government agencies, as well as community and regional organizations and entities, to provide a unified voice to represent assessed wine tasting facilities' best interests on topics related to economic development, regulations, and planning decisions that impact LVWHD wine tasting facilities, with the goal to advance, promote and protect the Livermore Valley Wine Country. Additionally, Advocacy programs will engage and demonstrate leadership in key state and national trade and industry programs and organizations.

Quality Enhancement & Education
Quality Enhancement & Education programs will be developed for assessed wine tasting facilities designed to emphasize and enhance excellence and leadership in the industry, with the ultimate goal of increasing visitation, sales, and brand value for local wineries. Such programs are intended to bring

increased exposure and prominence to Livermore Valley Wine Country as a world-class winery destination through continued education to amplify exceptional practices of the growing of wine grapes and vinification of wine. The program shall include initiatives and engage experts to enhance wine quality and secure industry recognition for Livermore Valley Wine Country as a premier winemaking and grape-growing region.

Professional Development & Education
Programs and training for assessed winery facilities related to winemaking, wine grape growing, sales, hospitality, direct to consumer, marketing, media interviews, business operations and best practices.

Administration and Operations
The Administration and Operations portion of the budget shall be utilized for administrative staffing costs, office costs, advocacy, and other general administrative costs such as insurance, legal, and accounting fees.

A certified public accountant may complete an agreed-upon procedure of the Owners' Association's allocation of LVWHD funds and usage in accordance with the terms and conditions of the plan, at the City's discretion. An audit may be performed by the City, or the City may hire an independent audit firm The cost of an audit will be paid with LVWHD revenue. LVWA will reimburse the City for any costs incurred directly attributable to conducting an audit.

City Collection Fee
The City of Livermore shall be paid a fee equal to two and a half percent (2.5%) of the amount of assessment collected to cover its costs of collection and administration. In the event that the City's costs of collection and administration exceeds two percent (2%) of the amount of assessments collected, the City will notify the LVWHD of such increased costs and the LVWA board shall consider an adjustment of the budget allocation and fee or Contingency/Reserve funds may be used.

Contingency / Reserve
The budget includes a contingency line item to account for lower than anticipated assessments. If there are contingency funds collected, they may be held in a reserve fund or utilized for other programs, administration, additional costs of collecting the LVWHD assessment or renewal costs at the discretion of the Owners' Association. Policies relating to contributions to the reserve fund, the target amount of the reserve fund, and expenditure of monies from the reserve fund shall be set by the Owners' Association. Contingency/reserve funds may be spent on District programs or administrative and renewal costs in such proportions as determined by the Owners' Association. The reserve fund may be used for the costs of renewing the LVWHD.

B. Annual Budget

The total five (5) year assessment budget is projected at approximately $550,000 annually, or $2,750,000.00, through 2031. This amount may fluctuate as businesses open and close and winery sales change.

C. California Constitutional Compliance

The LVWHD assessment is not a property-based assessment subject to the requirements of Proposition 218. Courts have found Proposition 218 limited the term 'assessments' to levies on real property.[1] Rather, the LVWHD assessment is a business-based assessment, and is subject to Proposition 26. Pursuant to Proposition 26 all levies are a tax unless they fit one of seven exceptions.

[1] *Howard Jarvis Taxpayers Association v. City of San Diego (1999)* 72 Cal App. 4th 230

Two of these exceptions apply to the LVWHD, a "specific benefit" and a "specific government service." Both require that the costs of benefits or services do not exceed the reasonable costs to the City of conferring the benefits or providing the services.

1. Specific Benefit

Proposition 26 requires that assessment funds be expended on, "a specific benefit conferred or privilege granted directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of conferring the benefit or granting the privilege."[2] The services in this Plan are designed to provide targeted benefits directly to assessed businesses, and are intended only to provide benefits and services directly to those businesses paying the assessment. These services are tailored not to serve the general public, businesses in general, or parcels of land, but rather to serve the specific businesses within the LVWHD. The activities described in this Plan are specifically targeted to increase sales for assessed wineries within the boundaries of the LVWHD, and are narrowly tailored. LVWHD funds will be used exclusively to provide the specific benefit of Services directly to payors. Assessment funds shall not be used to feature non-assessed wineries in LVWHD programs, or to directly generate sales for non-assessed wineries. The activities paid for from assessment revenues are business services constituting and providing specific benefits to the assessed wineries.

The assessment imposed by this LVWHD is for a specific benefit conferred directly to the payors that is not provided to those not charged. The specific benefit conferred directly to the payors are the Services, which will be provided only to wineries paying the district assessment, with marketing & brand awareness, advocacy, and quality enhancement & education efforts promoting wineries paying the LVWHD assessment. The Services will be designed to increase sales revenue at each assessed winery. Because they are necessary to provide the Services that specifically benefit the assessed wineries, the administration and contingency services also provide the specific benefit of increased sales revenue to the wineries.

Although the LVWHD, in providing specific benefits to payors, may produce incidental benefits to non-paying businesses, the incidental benefit does not preclude the services from being considered a specific benefit. The legislature has found that, "A specific benefit is not excluded from classification as a 'specific benefit' merely because an indirect benefit to a nonpayor occurs incidentally and without cost to the payor as a consequence of providing the specific benefit to the payor."[3]

2. Specific Government Service

The assessment may also be utilized to provide, "a specific government service or product provided directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of providing the service or product."[4] The legislature has recognized that marketing and promotions services like those to be provided by the LVWHD are government services within the meaning of Proposition 26[5]. Further, the legislature has determined that "a specific government service is not excluded from classification as a 'specific government service' merely because an indirect benefit to a nonpayor occurs incidentally and without cost to the payor as a consequence of providing the specific government service to the payor."[6]

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[2] Cal. Const. art XIII C § 1(e)(1)
[3] Government Code § 53758(a)
[4] Cal. Const. art XIII C § 1(e)(2)
[5] Government Code § 53758(b)
[6] Government Code § 53758(b)

3. Reasonable Cost

LVWHD services will be implemented carefully to ensure they do not exceed the reasonable cost of such services. The full amount assessed will be used to provide the services described herein. Funds will be managed by the LVWA, and reports submitted on an annual basis to the City. Only assessed wineries will be featured in marketing materials, receive sales leads generated from LVWHD-funded activities, be featured in advertising campaigns, and benefit from other LVWHD-funded services. Non-assessed wineries will not receive these, nor any other, LVWHD-funded services and benefits.

D. Assessment

The annual assessment rate is two percent (2%) of gross direct-to-consumer sales revenue of assessed wineries. Based on the benefit received, assessments will not be collected on purchases made outside of the state of California. Revenue generated from the LVWHD is intended only to provide programs and services for assessed businesses, all of which are located in California. Sales made outside of the state of California are not subject to assessment due to a lack of benefit. Assessment dollars will not be spent on any programs or activities to benefit individual winery businesses outside of the state of California. Assessment dollars may be spent outside of California to elevate the notoriety of the Livermore Valley as a premier winery destination with the desired outcome of increased in-person visitation to business paying the assessment.

The assessment was calculated based on the total cost of the activities to be provided for the benefit of the businesses within the LVWHD with costs allocated based on the proportional benefit conferred to each business. Activities funded by the LVWHD are specifically targeted to increase sales revenue at assessed businesses. All winery sales do not represent the same benefit to the payors. For example, a higher priced winery is of greater benefit than a lower priced winery because the assessee derives greater revenue. To account for this benefit differential and to make sure the benefits are proportional, an assessment formula based on percentage of revenue has been selected. The percentage of revenue method of assessment accurately reflects greater benefit to assessed businesses with higher priced winery sales, with greater benefit associated with wineries generating larger sums of revenue.

The term "gross direct-to-consumer sales revenue" as used herein means: the consideration charged by wineries, for all direct-to-consumer sales of wine, wine club shipments (whether shipped or picked up), ticket sales, tasting fees, tours and private and public special events, merchandise, prepared and packaged foods for on-premise or off-premise consumption (whether sold in a tasting room or a stand-alone restaurant on- premise), orders placed via telemarketing, telephone, online, email, whether carried out at the time of purchase, shipped or picked up at a later date (pre-sales). Gross direct-to-consumer sales revenue shall not include any federal, state or local taxes collected, including but not limited to sales and use taxes.

The assessment is levied upon and a direct obligation of the assessed winery. However, the assessed winery may, at its discretion, pass the assessment on to customers. The amount of assessment, if passed on to each customer, shall be disclosed in advance and separately stated from the amount charged and any other applicable taxes, and each customer shall receive a receipt for payment from the business. If the LVWHD assessment is identified separately it shall be disclosed as the "LVWHD Assessment." The assessment is imposed solely upon, and is the sole obligation of the assessed winery even if it is passed on to customers. The assessment shall not be considered revenue for any purpose, including calculation of sales taxes. The California Department of Tax and Fee Administration (CDTFA) issued a written opinion that state sales tax applies to the revenue generated from business improvement district (BID) assessments on items where state sales tax is levied. In light of CDTFA's

opinion, businesses that pay both state sales tax and LVWHD assessments on sales are advised to collect sales tax on the assessment revenue.

Bonds shall not be issued.

E. Penalties and Interest

The LVWHD shall reimburse the City for any costs associated with collecting unpaid assessments. If sums in excess of the delinquent LVWHD assessment are sought to be recovered in the same collection action by the City, the LVWHD shall bear its pro rata share of such collection costs.

If a winery fails to remit any assessment imposed by this Plan within the time required, the City shall contact the winery to inquire about the delinquency and encourage prompt filing. If a winery remains delinquent for one (1) quarter, the penalties described below shall be applied, and the City shall issue a certified letter requesting immediate reporting and payment.

Assessed businesses which are delinquent in paying the assessment shall be responsible for paying:

1. *Original Delinquency*
   Any winery that fails to remit any assessment imposed by this Plan within the time required shall pay a penalty of ten percent (10%) of the amount of the assessment in addition to the assessment.
2. *30-Day Delinquency*
   Any winery that fails to remit any delinquent remittance on or before a period of thirty (30) days following the date on which the remittance first became delinquent shall pay a second delinquency penalty of ten percent (10%) of the assessment in addition to the assessment and the ten percent (10%) penalty first imposed.
3. *Continued Delinquency*
   If the winery remains delinquent for two (2) consecutive quarters, LVWA shall issue a certified letter directing the winery to file the required reports and remit payment. Until such filing and payment are confirmed, the winery shall be removed from LVWA's website and shall not be eligible to participate in LVWHD programs, events, or benefits. The winery shall also be required to pay all outstanding assessments, together with any accrued late fees, penalties, and fines.
4. *Fraud*
   If the City or third-party collection agency determines that the nonpayment of any remittance due under this article is due to fraud, a penalty of twenty-five percent (25%) of the amount of the assessment shall be added thereto in addition to the penalties stated in paragraph one (1) and two (2) above of this section.
5. *Interest*
   In addition to the penalties imposed, any winery who fails to remit any assessment imposed by this section shall pay interest at the rate of one-quarter of one percent (0.25%) per month or fraction thereof on the amount of the assessment, exclusive of penalties, from the date on which the remittance first became delinquent until paid.

F. Time and Manner for Collecting Assessments

The LVWHD assessment renewal will be implemented beginning July 1, 2026 and continue for five (5) years to end on June 30, 2031. The City or a third-party collection agency will be responsible for collecting the assessment on a quarterly basis (including any delinquencies, penalties and interest) from each winery located in each jurisdiction within the LVWHD. The City or a third-party collection agency

shall take all reasonable efforts to collect the assessments from each winery. The City or a third-party collection agency shall forward the assessments collected to the Owners' Association.

V. GOVERNANCE

A. Owners' Association

The City Council, through adoption of this Management District Plan, has the right, pursuant to Streets and Highways Code §36651, to identify the body that shall implement the proposed program, which shall be the Owners' Association of the LVWHD as defined in Streets and Highways Code §36612. The City Council has determined that LVWA will continue to serve as the Owners' Association for the LVWHD.

Pursuant to Section 36612 of the Property and Business Improvement District Law of 1994, the City and LVWA shall enter into an agreement authorizing LVWA to administer and implement the improvements, maintenance, and activities described in this Plan. The agreement shall outline the respective roles, responsibilities, and reporting requirements of the City and LVWA to ensure compliance with applicable laws and the intent of this Plan.

B. Brown Act and California Public Records Act Compliance

An Owners' Association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. The Owners' Association is, however, subject to government regulations relating to transparency, namely the Ralph M. Brown Act and the California Public Records Act. These regulations are designed to promote public accountability. The Owners' Association acts as a legislative body under the Ralph M. Brown Act (Government Code §54950 et seq.). Thus, meetings of the LVWA board and certain committees must be held in compliance with the public notice and other requirements of the Brown Act. Accordingly, the Owners' Association shall publicly report any action taken and the vote of abstention on that action of each member present for the action. The Owners' Association is also subject to the record keeping and disclosure requirements of the California Public Records Act. Accordingly, the Owners' Association shall publicly report any action taken and the vote or abstention on that action of each member present for the action.

C. Annual Report

The LVWA shall present an annual report at the end of each year of operation to the City Council pursuant to Streets and Highways Code §36650 (see Appendix 1). The annual report shall include:

- Any proposed changes in the boundaries of the improvement district or in any benefit zones or classification of businesses within the district.
- The improvements and activities to be provided for that fiscal year.
- An estimate of the cost of providing the improvements and the activities for that fiscal year.
- The method and basis of levying the assessment in sufficient detail to allow each business owner to estimate the amount of the assessment to be levied against his or her business for that fiscal year.
- The estimated amount of any surplus or deficit revenues to be carried over from a previous fiscal year.
- The estimated amount of any contributions to be made from sources other than assessments levied pursuant to this part.

APPENDIX 1 – LAW

CURRENT THROUGH CH. 790 OF THE LEGISLATION FROM THE 2025-2026 REGULAR SESSION, EFFECTIVE AS OF OCTOBER 13, 2025

STREETS AND HIGHWAYS CODE
DIVISION 18. PARKING
PART 7. PROPERTY AND BUSINESS IMPROVEMENT DISTRICT LAW OF 1994

CHAPTER 1. General Provisions

ARTICLE 1. Declarations

36600. Citation of part

This part shall be known and may be cited as the "Property and Business Improvement District Law of 1994."

36601. Legislative findings and declarations; Legislative guidance

The Legislature finds and declares all of the following:

(a) Businesses located and operating within business districts in some of this state's communities are economically disadvantaged, are underutilized, and are unable to attract customers due to inadequate facilities, services, and activities in the business districts.

(b) It is in the public interest to promote the economic revitalization and physical maintenance of business districts in order to create jobs, attract new businesses, and prevent the erosion of the business districts.

(c) It is of particular local benefit to allow business districts to fund business related improvements, maintenance, and activities through the levy of assessments upon the businesses or real property that receive benefits from those improvements.

(d) Assessments levied for the purpose of conferring special benefit upon the real property or a specific benefit upon the businesses in a business district are not taxes for the general benefit of a city, even if property, businesses, or persons not assessed receive incidental or collateral effects that benefit them.

(e) Property and business improvement districts formed throughout this state have conferred special benefits upon properties and businesses within their districts and have made those properties and businesses more useful by providing the following benefits:

(1) Crime reduction. A study by the Rand Corporation has confirmed a 12-percent reduction in the incidence of robbery and an 8-percent reduction in the total incidence of violent crimes within the 30 districts studied.

(2) Job creation.

(3) Business attraction.

(4) Business retention.

(5) Economic growth.

(6) New investments.

(f) With the dissolution of redevelopment agencies throughout the state, property and business improvement districts have become even more important tools with which communities can combat blight, promote economic opportunities, and create a clean and safe environment.

(g) Since the enactment of this act, the people of California have adopted Proposition 218, which added Article XIII D to the Constitution in order to place certain requirements and restrictions on the formation of, and activities, expenditures, and assessments by property-based districts. Article XIII D of the Constitution provides that property-based districts may only levy assessments for special benefits.

(h) The act amending this section is intended to provide the Legislature's guidance with regard to this act, its interaction with the provisions of Article XIII D of the Constitution, and the determination of special benefits in property-based districts.

(1) The lack of legislative guidance has resulted in uncertainty and inconsistent application of this act, which discourages the use of assessments to fund needed improvements, maintenance, and activities in property-based districts, contributing to blight and other underutilization of property.

(2) Activities undertaken for the purpose of conferring special benefits upon property to be assessed inherently produce incidental or collateral effects that benefit property or persons not assessed. Therefore, for special benefits to exist as a separate and distinct category from general benefits, the incidental or collateral effects of those special benefits are inherently part of those

special benefits. The mere fact that special benefits produce incidental or collateral effects that benefit property or persons not assessed does not convert any portion of those special benefits or their incidental or collateral effects into general benefits.
(3) It is of the utmost importance that property-based districts created under this act have clarity regarding restrictions on assessments they may levy and the proper determination of special benefits. Legislative clarity with regard to this act will provide districts with clear instructions and courts with legislative intent regarding restrictions on property-based assessments, and the manner in which special benefits should be determined.

36602. Purpose of part

The purpose of this part is to supplement previously enacted provisions of law that authorize cities to levy assessments within property and business improvement districts, to ensure that those assessments conform to all constitutional requirements and are determined and assessed in accordance with the guidance set forth in this act. This part does not affect or limit any other provisions of law authorizing or providing for the furnishing of improvements or activities or the raising of revenue for these purposes.

36603. Preemption of authority or charter city to adopt ordinances levying assessments

Nothing in this part is intended to preempt the authority of a charter city to adopt ordinances providing for a different method of levying assessments for similar or additional purposes from those set forth in this part. A property and business improvement district created pursuant to this part is expressly exempt from the provisions of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 (Division 4 (commencing with Section 2800)).

36603.5. Part prevails over conflicting provisions

Any provision of this part that conflicts with any other provision of law shall prevail over the other provision of law, as to districts created under this part.

36604. Severability

This part is intended to be construed liberally and, if any provision is held invalid, the remaining provisions shall remain in full force and effect. Assessments levied under this part are not special taxes.

ARTICLE 2. Definitions

36606. "Activities"

"Activities" means, but is not limited to, all of the following that benefit businesses or real property in the district:
(a) Promotion of public events.
(b) Furnishing of music in any public place.
(c) Promotion of tourism within the district.
(d) Marketing and economic development, including retail retention and recruitment.
(e) Providing security, sanitation, graffiti removal, street and sidewalk cleaning, and other municipal services supplemental to those normally provided by the municipality.
(f) Other services provided for the purpose of conferring special benefit upon assessed real property or specific benefits upon assessed businesses located in the district.

36606.5. "Assessment"

"Assessment" means a levy for the purpose of acquiring, constructing, installing, or maintaining improvements and providing activities that will provide certain benefits to properties or businesses located within a property and business improvement district.

36607. "Business"

"Business" means all types of businesses and includes financial institutions and professions.

36608. "City"

"City" means a city, county, city and county, or an agency or entity created pursuant to Article 1 (commencing with Section 6500) of Chapter 5 of Division 7 of Title 1 of the Government Code, the public member agencies of which includes only cities, counties, or a city and county, or the State of California.

36609. "City council"

"City council" means the city council of a city or the board of supervisors of a county, or the agency, commission, or board created pursuant to a joint powers agreement and which is a city within the meaning of this part.

36609.4. "Clerk"

"Clerk" means the clerk of the legislative body.

36609.5. "General benefit"

"General benefit" means, for purposes of a property-based district, any benefit that is not a "special benefit" as defined in Section 36615.5.

36610. "Improvement"

"Improvement" means the acquisition, construction, installation, or maintenance of any tangible property with an estimated useful life of five years or more including, but not limited to, the following:

(a) Parking facilities.
(b) Benches, booths, kiosks, display cases, pedestrian shelters and signs.
(c) Trash receptacles and public restrooms.
(d) Lighting and heating facilities.
(e) Decorations.
(f) Parks.
(g) Fountains.
(h) Planting areas.
(i) Closing, opening, widening, or narrowing of existing streets.
(j) Facilities or equipment, or both, to enhance security of persons and property within the district.
(k) Ramps, sidewalks, plazas, and pedestrian malls.
(l) Rehabilitation or removal of existing structures.

36611. "Management district plan"; "Plan"

"Management district plan" or "plan" means a proposal as defined in Section 36622.

36612. "Owners' association"

"Owners' association" means a private nonprofit entity that is under contract with a city to administer or implement improvements, maintenance, and activities specified in the management district plan. An owners' association may be an existing nonprofit entity or a newly formed nonprofit entity. An owners' association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. Notwithstanding this section, an owners' association shall comply with the Ralph M. Brown Act (Chapter 9 (commencing with Section 54950) of Part 1 of Division 2 of Title 5 of the Government Code), at all times when matters within the subject matter of the district are heard, discussed, or deliberated, and with the California Public Records Act (Division 10 (commencing with Section 7920.000) of Title 1 of the Government Code), for all records relating to activities of the district.

36614. "Property"

"Property" means real property situated within a district.

36614.5. "Property and business improvement district"; "District"

"Property and business improvement district," or "district," means a property and business improvement district established pursuant to this part.

36614.6. "Property-based assessment"

"Property-based assessment" means any assessment made pursuant to this part upon real property.

36614.7. "Property-based district"

"Property-based district" means any district in which a city levies a property-based assessment.

36615. "Property owner"; "Business owner"; "Owner"

"Property owner" means any person shown as the owner of land on the last equalized assessment roll or otherwise known to be the owner of land by the city council. "Business owner" means any person recognized by the city as the owner of the business. "Owner" means either a business owner or a property owner. The city council has no obligation to obtain other information as to the ownership of land or businesses, and its determination of ownership shall be final and conclusive for the purposes of this part. Wherever this part requires the signature of the property owner, the signature of the authorized agent of the property owner shall be sufficient. Wherever this part requires the signature of the business owner, the signature of the authorized agent of the business owner shall be sufficient.

36615.5. "Special benefit"

(a) "Special benefit" means, for purposes of a property-based district, a particular and distinct benefit over and above general benefits conferred on real property located in a district or to the public at large. Special benefit includes incidental or collateral effects that arise from the improvements, maintenance, or activities of property-based districts even if those incidental or collateral effects benefit property or persons not assessed. Special benefit excludes general enhancement of property value.

(b) "Special benefit" also includes, for purposes of a property-based district, a particular and distinct benefit provided directly to each assessed parcel within the district. Merely because parcels throughout an assessment district share the same special benefits does not make the benefits general.

36616. "Tenant"

"Tenant" means an occupant pursuant to a lease of commercial space or a dwelling unit, other than an owner.

ARTICLE 3. Prior Law

36617. Alternate method of financing certain improvements and activities; Effect on other provisions

This part provides an alternative method of financing certain improvements and activities. The provisions of this part shall not affect or limit any other provisions of law authorizing or providing for the furnishing of improvements or activities or the raising of revenue for these purposes. Every improvement area established pursuant to the Parking and Business Improvement Area Law of 1989 (Part 6 (commencing with Section 36500) of this division) is valid and effective and is unaffected by this part.

CHAPTER 2. Establishment

36620. Establishment of property and business improvement district

A property and business improvement district may be established as provided in this chapter.

36620.5. Requirement of consent of city council

A county may not form a district within the territorial jurisdiction of a city without the consent of the city council of that city. A city may not form a district within the unincorporated territory of a county without the consent of the board of supervisors of that county. A city may not form a district within the territorial jurisdiction of another city without the consent of the city council of the other city.

36621. Initiation of proceedings; Petition of property or business owners in proposed district

(a) Upon the submission of a written petition, signed by the property or business owners in the proposed district who will pay more than 50 percent of the assessments proposed to be levied, the city council may initiate proceedings to form a district by the adoption of a resolution expressing its intention to form a district. The amount of assessment attributable to property or a business owned by the same property or business owner that is in excess of 40 percent of the amount of all assessments proposed to be levied, shall not be included in determining whether the petition is signed by property or business owners who will pay more than 50 percent of the total amount of assessments proposed to be levied.
(b) The petition of property or business owners required under subdivision (a) shall include a summary of the management district plan. That summary shall include all of the following:
(1) A map showing the boundaries of the district.
(2) Information specifying where the complete management district plan can be obtained.
(3) Information specifying that the complete management district plan shall be furnished upon request.
(c) The resolution of intention described in subdivision (a) shall contain all of the following:
(1) A brief description of the proposed improvements, maintenance, and activities, the amount of the proposed assessment, a statement as to whether the assessment will be levied on property or businesses within the district, a statement as to whether bonds will be issued, and a description of the exterior boundaries of the proposed district, which may be made by reference to any plan or map that is on file with the clerk. The descriptions and statements do not need to be detailed and shall be sufficient if they enable an owner to generally identify the nature and extent of the improvements, maintenance, and activities, and the location and extent of the proposed district.
(2) A time and place for a public hearing on the establishment of the property and business improvement district and the levy of assessments, which shall be consistent with the requirements of Section 36623.

36622. Contents of management district plan

The management district plan shall include, but is not limited to, all of the following:
(a) If the assessment will be levied on property, a map of the district in sufficient detail to locate each parcel of property and, if businesses are to be assessed, each business within the district. If the assessment will be levied on businesses, a map that identifies the district boundaries in sufficient detail to allow a business owner to reasonably determine whether a business is located within the district boundaries. If the assessment will be levied on property and businesses, a map of the district in sufficient detail to locate each parcel of property and to allow a business owner to reasonably determine whether a business is located within the district boundaries.
(b) The name of the proposed district.
(c) A description of the boundaries of the district, including the boundaries of benefit zones, proposed for establishment or extension in a manner sufficient to identify the affected property and businesses included, which may be made by reference to any plan or map that is on file with the clerk. The boundaries of a proposed property assessment district shall not overlap with the boundaries of another existing property assessment district created pursuant to this part. This part does not prohibit the boundaries of a district created pursuant to this part to overlap with other assessment districts established pursuant to other provisions of law, including, but not limited to, the Parking and Business Improvement Area Law of 1989 (Part 6 (commencing with Section 36500)). This part does not prohibit the boundaries of a business assessment district created pursuant to this part to overlap with another business assessment district created pursuant to this part. This part does not prohibit the boundaries of a business assessment district created pursuant to this part to overlap with a property assessment district created pursuant to this part.
(d) The improvements, maintenance, and activities proposed for each year of operation of the district and the estimated cost thereof. If the improvements, maintenance, and activities proposed for each year of operation are the same, a description of the first year's proposed improvements, maintenance, and activities

and a statement that the same improvements, maintenance, and activities are proposed for subsequent years shall satisfy the requirements of this subdivision.
(e) The total annual amount proposed to be expended for improvements, maintenance, or activities, and debt service in each year of operation of the district. If the assessment is levied on businesses, this amount may be estimated based upon the assessment rate. If the total annual amount proposed to be expended in each year of operation of the district is not significantly different, the amount proposed to be expended in the initial year and a statement that a similar amount applies to subsequent years shall satisfy the requirements of this subdivision.
(f) The proposed source or sources of financing, including the proposed method and basis of levying the assessment in sufficient detail to allow each property or business owner to calculate the amount of the assessment to be levied against their property or business. The plan also shall state whether bonds will be issued to finance improvements.
(g) The time and manner of collecting the assessments.
(h) The specific number of years in which assessments will be levied. In a new district, the maximum number of years shall be five. Upon renewal, a district shall have a term not to exceed 10 years. Notwithstanding these limitations, a district created pursuant to this part to finance capital improvements with bonds may levy assessments until the maximum maturity of the bonds. The management district plan may set forth specific increases in assessments for each year of operation of the district.
(i) The proposed time for implementation and completion of the management district plan.
(j) Any proposed rules and regulations to be applicable to the district.
(k)

(1) A list of the properties or businesses to be assessed, including the assessor's parcel numbers for properties to be assessed, and a statement of the method or methods by which the expenses of a district will be imposed upon benefited real property or businesses, in proportion to the benefit received by the property or business, to defray the cost thereof.
(2) In a property-based district, the proportionate special benefit derived by each identified parcel shall be determined exclusively in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the activities. An assessment shall not be imposed on any parcel that exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and a property-based district shall separate the general benefits, if any, from the special benefits conferred on a parcel. Parcels within a property-based district that are owned or used by any city, public agency, the State of California, or the United States shall not be exempt from assessment unless the governmental entity can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit. The value of any incidental, secondary, or collateral effects that arise from the improvements, maintenance, or activities of a property-based district and that benefit property or persons not assessed shall not be deducted from the entirety of the cost of any special benefit or affect the proportionate special benefit derived by each identified parcel.
(3) In a property-based district, properties throughout the district may share the same special benefits. In a district with boundaries that define which parcels are to receive improvements, maintenance, or activities over and above those services provided by the city, the improvements, maintenance, or activities themselves may constitute a special benefit. The city may impose assessments that are less than the proportional special benefit conferred, but shall not impose assessments that exceed the reasonable costs of the proportional special benefit conferred. Because one or more parcels pay less than the special benefit conferred does not necessarily mean that other parcels are assessed more than the reasonable cost of their special benefit.

(l) In a property-based district, a detailed engineer's report prepared by a registered professional engineer certified by the State of California supporting all assessments contemplated by the management district plan.
(m) Any other item or matter required to be incorporated therein by the city council.

36623. Procedure to levy assessment

(a) If a city council proposes to levy a new or increased property assessment, the notice and protest and hearing procedure shall comply with Section 53753 of the Government Code.
(b) If a city council proposes to levy a new or increased business assessment, the notice and protest and hearing procedure shall comply with Section 54954.6 of the Government Code, except that notice shall be

mailed to the owners of the businesses proposed to be assessed. A protest may be made orally or in writing by any interested person. Every written protest shall be filed with the clerk at or before the time fixed for the public hearing. The city council may waive any irregularity in the form or content of any written protest. A written protest may be withdrawn in writing at any time before the conclusion of the public hearing. Each written protest shall contain a description of the business in which the person subscribing the protest is interested sufficient to identify the business and, if a person subscribing is not shown on the official records of the city as the owner of the business, the protest shall contain or be accompanied by written evidence that the person subscribing is the owner of the business or the authorized representative. A written protest that does not comply with this section shall not be counted in determining a majority protest. If written protests are received from the owners or authorized representatives of businesses in the proposed district that will pay 50 percent or more of the assessments proposed to be levied and protests are not withdrawn so as to reduce the protests to less than 50 percent, no further proceedings to levy the proposed assessment against such businesses, as contained in the resolution of intention, shall be taken for a period of one year from the date of the finding of a majority protest by the city council.

(c) If a city council proposes to conduct a single proceeding to levy both a new or increased property assessment and a new or increased business assessment, the notice and protest and hearing procedure for the property assessment shall comply with subdivision (a), and the notice and protest and hearing procedure for the business assessment shall comply with subdivision (b). If a majority protest is received from either the property or business owners, that respective portion of the assessment shall not be levied. The remaining portion of the assessment may be levied unless the improvement or other special benefit was proposed to be funded by assessing both property and business owners.

36624. Changes to proposed assessments

At the conclusion of the public hearing to establish the district, the city council may adopt, revise, change, reduce, or modify the proposed assessment or the type or types of improvements, maintenance, and activities to be funded with the revenues from the assessments. Proposed assessments may only be revised by reducing any or all of them. At the public hearing, the city council may only make changes in, to, or from the boundaries of the proposed property and business improvement district that will exclude territory that will not benefit from the proposed improvements, maintenance, and activities. Any modifications, revisions, reductions, or changes to the proposed assessment district shall be reflected in the notice and map recorded pursuant to Section 36627.

36625. Resolution of formation

(a) If the city council, following the public hearing, decides to establish a proposed property and business improvement district, the city council shall adopt a resolution of formation that shall include, but is not limited to, all of the following:

(1) A brief description of the proposed improvements, maintenance, and activities, the amount of the proposed assessment, a statement as to whether the assessment will be levied on property, businesses, or both within the district, a statement on whether bonds will be issued, and a description of the exterior boundaries of the proposed district, which may be made by reference to any plan or map that is on file with the clerk. The descriptions and statements need not be detailed and shall be sufficient if they enable an owner to generally identify the nature and extent of the improvements, maintenance, and activities and the location and extent of the proposed district.

(2) The number, date of adoption, and title of the resolution of intention.

(3) The time and place where the public hearing was held concerning the establishment of the district.

(4) A determination regarding any protests received. The city shall not establish the district or levy assessments if a majority protest was received.

(5) A statement that the properties, businesses, or properties and businesses in the district established by the resolution shall be subject to any amendments to this part.

(6) A statement that the improvements, maintenance, and activities to be conferred on businesses and properties in the district will be funded by the levy of the assessments. The revenue from the levy of assessments within a district shall not be used to provide improvements, maintenance, or activities outside the district or for any purpose other than the purposes specified in the resolution of intention, as modified by the city council at the hearing concerning establishment of the district. Notwithstanding the foregoing, improvements and activities that must be provided outside the

district boundaries to create a special or specific benefit to the assessed parcels or businesses may be provided, but shall be limited to marketing or signage pointing to the district.
(7) A finding that the property or businesses within the area of the property and business improvement district will be benefited by the improvements, maintenance, and activities funded by the proposed assessments, and, for a property-based district, that property within the district will receive a special benefit.
(8) In a property-based district, the total amount of all special benefits to be conferred on the properties within the property-based district.

(b) The adoption of the resolution of formation and, if required, recordation of the notice and map pursuant to Section 36627 shall constitute the levy of an assessment in each of the fiscal years referred to in the management district plan.

36627. Notice and assessment diagram

Following adoption of the resolution establishing district assessments on properties pursuant to Section 36625, the clerk shall record a notice and an assessment diagram pursuant to Section 3114. No other provision of Division 4.5 (commencing with Section 3100) applies to an assessment district created pursuant to this part.

36628. Establishment of separate benefit zones within district; Categories of businesses

The city council may establish one or more separate benefit zones within the district based upon the degree of benefit derived from the improvements or activities to be provided within the benefit zone and may impose a different assessment within each benefit zone. If the assessment is to be levied on businesses, the city council may also define categories of businesses based upon the degree of benefit that each will derive from the improvements or activities to be provided within the district and may impose a different assessment or rate of assessment on each category of business, or on each category of business within each zone.

36628.5. Assessments on businesses or property owners

The city council may levy assessments on businesses or on property owners, or a combination of the two, pursuant to this part. The city council shall structure the assessments in whatever manner it determines corresponds with the distribution of benefits from the proposed improvements, maintenance, and activities, provided that any property-based assessment conforms with the requirements set forth in paragraph (2) of subdivision (k) of Section 36622.

36629. Provisions and procedures applicable to benefit zones and business categories

All provisions of this part applicable to the establishment, modification, or disestablishment of a property and business improvement district apply to the establishment, modification, or disestablishment of benefit zones or categories of business. The city council shall, to establish, modify, or disestablish a benefit zone or category of business, follow the procedure to establish, modify, or disestablish a property and business improvement district.

36630. Expiration of district; Creation of new district

If a property and business improvement district expires due to the time limit set pursuant to subdivision (h) of Section 36622, a new management district plan may be created and the district may be renewed pursuant to this part.

CHAPTER 3. Assessments

36631. Time and manner of collection of assessments; Delinquent payments

The collection of the assessments levied pursuant to this part shall be made at the time and in the manner set forth by the city council in the resolution levying the assessment. Assessments levied on real property may be collected at the same time and in the same manner as for the ad valorem property tax, and may provide for the same lien priority and penalties for delinquent payment. All delinquent payments for assessments levied pursuant to this part may be charged interest and penalties.

36632. Assessments to be based on estimated benefit; Classification of real property and businesses; Exclusion of residential and agricultural property

(a) The assessments levied on real property pursuant to this part shall be levied on the basis of the estimated benefit to the real property within the property and business improvement district. The city council may classify properties for purposes of determining the benefit to property of the improvements and activities provided pursuant to this part.
(b) Assessments levied on businesses pursuant to this part shall be levied on the basis of the estimated benefit to the businesses within the property and business improvement district. The city council may classify businesses for purposes of determining the benefit to the businesses of the improvements and activities provided pursuant to this part.
(c) Properties zoned solely for residential use, or that are zoned for agricultural use, are conclusively presumed not to benefit from the improvements and service funded through these assessments, and shall not be subject to any assessment pursuant to this part.

36633. Time for contesting validity of assessment

The validity of an assessment levied under this part shall not be contested in an action or proceeding unless the action or proceeding is commenced within 30 days after the resolution levying the assessment is adopted pursuant to Section 36625. An appeal from a final judgment in an action or proceeding shall be perfected within 30 days after the entry of judgment.

36634. Service contracts authorized to establish levels of city services

The city council may execute baseline service contracts that would establish levels of city services that would continue after a property and business improvement district has been formed.

36635. Request to modify management district plan

The owners' association may, at any time, request that the city council modify the management district plan. Any modification of the management district plan shall be made pursuant to this chapter.

36636. Modification of plan by resolution after public hearing; Adoption of resolution of intention

(a) Upon the written request of the owners' association, the city council may modify the management district plan after conducting one public hearing on the proposed modifications. The city council may modify the improvements and activities to be funded with the revenue derived from the levy of the assessments by adopting a resolution determining to make the modifications after holding a public hearing on the proposed modifications. If the modification includes the levy of a new or increased assessment, the city council shall comply with Section 36623. Notice of all other public hearings pursuant to this section shall comply with both of the following:
(1) The resolution of intention shall be published in a newspaper of general circulation in the city once at least seven days before the public hearing.
(2) A complete copy of the resolution of intention shall be mailed by first class mail, at least 10 days before the public hearing, to each business owner or property owner affected by the proposed modification.
(b) The city council shall adopt a resolution of intention which states the proposed modification prior to the public hearing required by this section. The public hearing shall be held not more than 90 days after the adoption of the resolution of intention.

36637. Reflection of modification in notices recorded and maps

Any subsequent modification of the resolution shall be reflected in subsequent notices and maps recorded pursuant to Division 4.5 (commencing with Section 3100), in a manner consistent with the provisions of Section 36627.

36638. Assessment as government imposed fee on Civ C § 1770 transaction

(a) A business assessment pursuant to this part is a fee imposed by a government on the transaction for purposes of paragraph (29) of subdivision (a) of Section 1770 of the Civil Code.
(b) This section shall become operative on July 1, 2024.

CHAPTER 3.5. Financing

36640. Bonds authorized; Procedure; Restriction on reduction or termination of assessments

(a) The city council may, by resolution, determine and declare that bonds shall be issued to finance the estimated cost of some or all of the proposed improvements described in the resolution of formation adopted pursuant to Section 36625, if the resolution of formation adopted pursuant to that section provides for the issuance of bonds, under the Improvement Bond Act of 1915 (Division 10 (commencing with Section 8500)) or in conjunction with Marks-Roos Local Bond Pooling Act of 1985 (Article 4 (commencing with Section 6584) of Chapter 5 of Division 7 of Title 1 of the Government Code). Either act, as the case may be, shall govern the proceedings relating to the issuance of bonds, although proceedings under the Bond Act of 1915 may be modified by the city council as necessary to accommodate assessments levied upon business pursuant to this part.
(b) The resolution adopted pursuant to subdivision (a) shall generally describe the proposed improvements specified in the resolution of formation adopted pursuant to Section 36625, set forth the estimated cost of those improvements, specify the number of annual installments and the fiscal years during which they are to be collected. The amount of debt service to retire the bonds shall not exceed the amount of revenue estimated to be raised from assessments over 30 years.
(c) Notwithstanding any other provision of this part, assessments levied to pay the principal and interest on any bond issued pursuant to this section shall not be reduced or terminated if doing so would interfere with the timely retirement of the debt.

CHAPTER 4. Governance

36650. Report by owners' association; Approval or modification by city council

(a) The owners' association shall cause to be prepared a report for each fiscal year, except the first year, for which assessments are to be levied and collected to pay the costs of the improvements, maintenance, and activities described in the report. The owners' association's first report shall be due after the first year of operation of the district. The report may propose changes, including, but not limited to, the boundaries of the property and business improvement district or any benefit zones within the district, the basis and method of levying the assessments, and any changes in the classification of property, including any categories of business, if a classification is used.
(b) The report shall be filed with the clerk and shall refer to the property and business improvement district by name, specify the fiscal year to which the report applies, and, with respect to that fiscal year, shall contain all of the following information:

(1) Any proposed changes in the boundaries of the property and business improvement district or in any benefit zones or classification of property or businesses within the district.
(2) The improvements, maintenance, and activities to be provided for that fiscal year.
(3) An estimate of the cost of providing the improvements, maintenance, and activities for that fiscal year.
(4) The method and basis of levying the assessment in sufficient detail to allow each real property or business owner, as appropriate, to estimate the amount of the assessment to be levied against his or her property or business for that fiscal year.
(5) The estimated amount of any surplus or deficit revenues to be carried over from a previous fiscal year.
(6) The estimated amount of any contributions to be made from sources other than assessments levied pursuant to this part.

(c) The city council may approve the report as filed by the owners' association or may modify any particular contained in the report and approve it as modified. Any modification shall be made pursuant to Sections 36635 and 36636.
The city council shall not approve a change in the basis and method of levying assessments that would impair an authorized or executed contract to be paid from the revenues derived from the levy of

assessments, including any commitment to pay principal and interest on any bonds issued on behalf of the district.

36651. Designation of owners' association to provide improvements, maintenance, and activities

The management district plan may, but is not required to, state that an owners' association will provide the improvements, maintenance, and activities described in the management district plan. If the management district plan designates an owners' association, the city shall contract with the designated nonprofit corporation to provide services.

CHAPTER 5. Renewal

36660. Renewal of district; Transfer or refund of remaining revenues; District term limit

(a) Any district previously established whose term has expired, or will expire, may be renewed by following the procedures for establishment as provided in this chapter.
(b) Upon renewal, any remaining revenues derived from the levy of assessments, or any revenues derived from the sale of assets acquired with the revenues, shall be transferred to the renewed district. If the renewed district includes additional parcels or businesses not included in the prior district, the remaining revenues shall be spent to benefit only the parcels or businesses in the prior district. If the renewed district does not include parcels or businesses included in the prior district, the remaining revenues attributable to these parcels shall be refunded to the owners of these parcels or businesses.
(c) Upon renewal, a district shall have a term not to exceed 10 years, or, if the district is authorized to issue bonds, until the maximum maturity of those bonds. There is no requirement that the boundaries, assessments, improvements, or activities of a renewed district be the same as the original or prior district.

CHAPTER 6. Disestablishment

36670. Circumstances permitting disestablishment of district; Procedure

(a) Any district established or extended pursuant to the provisions of this part, where there is no indebtedness, outstanding and unpaid, incurred to accomplish any of the purposes of the district, may be disestablished by resolution by the city council in either of the following circumstances:
(1) If the city council finds there has been misappropriation of funds, malfeasance, or a violation of law in connection with the management of the district, it shall notice a hearing on disestablishment.
(2) During the operation of the district, there shall be a 30-day period each year in which assessees may request disestablishment of the district. The first such period shall begin one year after the date of establishment of the district and shall continue for 30 days. The next such 30-day period shall begin two years after the date of the establishment of the district. Each successive year of operation of the district shall have such a 30-day period. Upon the written petition of the owners or authorized representatives of real property or the owners or authorized representatives of businesses in the district who pay 50 percent or more of the assessments levied, the city council shall pass a resolution of intention to disestablish the district. The city council shall notice a hearing on disestablishment.
(b) The city council shall adopt a resolution of intention to disestablish the district prior to the public hearing required by this section. The resolution shall state the reason for the disestablishment, shall state the time and place of the public hearing, and shall contain a proposal to dispose of any assets acquired with the revenues of the assessments levied within the property and business improvement district. The notice of the hearing on disestablishment required by this section shall be given by mail to the property owner of each parcel or to the owner of each business subject to assessment in the district, as appropriate. The city shall conduct the public hearing not less than 30 days after mailing the notice to the property or business owners. The public hearing shall be held not more than 60 days after the adoption of the resolution of intention.

36671. Refund of remaining revenues upon disestablishment or expiration without renewal of district; Calculation of refund; Use of outstanding revenue collected after disestablishment of district

(a) Upon the disestablishment or expiration without renewal of a district, any remaining revenues, after all outstanding debts are paid, derived from the levy of assessments, or derived from the sale of assets acquired with the revenues, or from bond reserve or construction funds, shall be refunded to the owners of the property or businesses then located and operating within the district in which assessments were levied by applying the same method and basis that was used to calculate the assessments levied in the fiscal year in which the district is disestablished or expires. All outstanding assessment revenue collected after disestablishment shall be spent on improvements and activities specified in the management district plan.
(b) If the disestablishment occurs before an assessment is levied for the fiscal year, the method and basis that was used to calculate the assessments levied in the immediate prior fiscal year shall be used to calculate the amount of any refund.

APPENDIX 2 – ASSESSED BUSINESSES*

3 STEVES WINERY	LONGEVITY WINES
ALMOST FAMOUS WINE COMPANY	MCGRAIL VINEYARDS AND WINERY
ARROYO CELLARS	MITCHELL KATZ
BENT CREEK WINERY	MURRIETAS WELL
BOAVENTURA DE CAIRES WINERY	OCCASIO WINERY
BODEGAS AGUIRRE	OMEGA ROAD WINERY & CELLARS
CADDIS WINES	PAGE MILL WINERY
CONCANNON VINEYARD	PRUETT FARMS
CUDA RIDGE WINES	RETZLAFF VINEYARDS
DANTE ROBERE VINEYARDS	RIOS LOVELL WINERY
DARCIE KENT VINEYARDS	RODRIGUE MOLYNEAUX WINERY
DEL VALLE WINERY	ROSA FIERRO CELLARS
EHRENBERG CELLARS	SAKURA WINERY
FAVALORA VINEYARDS & WINERY, INC	SHANTI WINERY
FENESTRA WINERY	STEVEN KENT WINERY
GARRE VINEYARD & WINERY	TENUTA VINEYARD
JMC CELLARS	TESLA VINTNERS
LAS POSITAS VINEYARDS	WENTE VINEYARDS
LEISURE STREET WINERY	WOOD FAMILY VINEYARDS

* Jurisdiction list as of December 9, 2025. The list was developed with the most reliable information provided; however, the list may contain discrepancies. This list shall include any future to-be opened businesses. Any business that may have been missed in this list, but is still within the boundaries of the LVWHD, shall also be subject to assessment.

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AGREEMENT FOR SERVICES

This Agreement, dated _____, is by and between the City of Livermore, hereinafter referred to as the "City," and the Livermore Valley Winegrowers Association, hereinafter referred to as "Contractor," collectively referred to as the "Parties."

RECITALS

A. On _____, the City Council adopted Resolution number _____, hereinafter the "Resolution," renewing the Livermore Valley Wine Heritage District, hereinafter "LVWHD," in accordance with the provisions of the Property and Business Improvement District Law of 1994, Streets and Highways Code section 36600 et seq., hereinafter the "1994 Law."

B. Contractor was designated in the Resolution and the Livermore Valley Heritage District Management District Plan (the "LVWHD Management District Plan") as the Owners' Association in accordance with Streets and Highways Code section 36612.

C. Streets and Highways Code section 36651 provides that the City may contract with the Owners' Association for provision of LVWHD services.

D. Contractor is willing to provide services to the City on the terms and conditions set forth in this Agreement.

AGREEMENT

Now, therefore, the parties agree as follows:

1. Engagement. City hereby retains Contractor to provide the services described in Exhibit A, and Contractor accepts such engagement.

2. Payment. City shall forward to Contractor all LVWHD assessment funds collected within thirty-days of collection, less any City administrative fees as authorized in the LVWHD Management District Plan.

3. Term. The term of this Agreement shall begin on July 1, 2026 and end on June 30, 2031, or, if the LVWHD is disestablished prior to June 30, 2031, the effective date of LVWHD disestablishment.

4. Termination/Disestablishment. The City has and reserves the right to suspend, terminate or abandon the execution of any work by Contractor upon adoption of a resolution disestablishing the LVWHD pursuant to the 1994 Law. Per the 1994 Law, such a resolution may only be adopted if (1) the City Council finds there has been misappropriation of funds, malfeasance, or a violation of law in connection with the management of the district and a noticed hearing on disestablishment is held, or (2) in the thirty-day period following the anniversary of the LVWHD's formation, business owners paying fifty percent or more of the assessment file a written protest with the City and a hearing on disestablishment is held. Any retention of LVWHD revenues by Contractor shall comply with the 1994 Law.

5. Indemnification.

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A. To the fullest extent permitted by law, Contractor shall hold harmless, defend and indemnify the City, its City Council, employees, agents and designated volunteers (collectively, the "Indemnified Parties") from and against any and all claims, losses, damages, liabilities and expenses, including but not limited to reasonable attorneys' fees (collectively, "Liability"), of every nature arising out of or resulting from the performance of services under this Agreement or in connection with the Contractor's failure to comply with any of its obligations contained in this Agreement, except for such Liability caused by the gross negligence or willful misconduct of the Indemnified Parties. Contractor's obligations to hold harmless, indemnify and defend shall not be excused because of Contractor's inability to evaluate Liability or because Contractor evaluates Liability and determines that Contractor is not liable to the claimant. These obligations are independent of, and shall not be in any way limited by, the minimum insurance obligations contained in this Agreement. These obligations shall survive the completion or termination of this Agreement. Contractor must respond within 30 days to the tender of any claim for defense and indemnity by City. The City may participate in the defense of any such claim without relieving Contractor of any obligation hereunder.

6. Insurance. Insurance coverage in a minimum amount set forth herein shall not be construed to relieve Contractor for liability in excess of such coverage, nor shall it preclude City from taking such other action as is available to it under any other provisions of this Agreement or otherwise in law.

A. Contractor affirms that it is aware of the provisions of Section 3700 of the California Labor Code which requires every employer to be insured against liability for Workers' Compensation or to undertake self-insurance in accordance with the provisions of the Code and Contractor further assures that it will comply with such provisions before commencing the performance of work under this Agreement. Contractor shall furnish to City certificate(s) of insurance evidencing Worker's Compensation Insurance coverage including a waiver of subrogation endorsement in favor of the City to cover its employees, and Contractor shall require all subcontractors similarly to provide Workers' Compensation Insurance as required by the Labor Code of the State of California for all of Contractor's and subcontractors' employees. Contractor shall provide Workers' Compensation insurance, as applicable, at Contractor's own cost and expense. Neither Contractor nor its carrier shall be entitled to recover from City any costs, settlements, or expenses of Workers' Compensation claims arising out of this Agreement.

B. Contractor shall furnish to City certificates of insurance with Automobile Liability/General Liability Endorsements evidencing limits no less than:

1. Commercial General Liability, including operations, products and completed operations, as applicable:

   $1,000,000/$2,000,000 aggregate per occurrence for bodily injury, personal injury and property damage. If Commercial General Liability or other form of insurance with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.

2. Automobile Liability:

   $1,000,000 per accident for bodily injury and property damage.

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3. Professional Liability/Errors and Omissions:

   $1,000,000 per claim. Contractor warrants that any retroactive date under this policy shall precede the effective date of this contract and, either continuous coverage will be maintained, or an extended discovery period will be exercised for a period of two years beginning at the time work under this contract is completed.

The general liability and automobile liability policies are to contain, or be endorsed to contain, the following provisions:

1. The City of Livermore, its officers, officials, employees, and designated volunteers are to be covered as additional insureds as respects: liability arising out of activities performed by or on behalf of the Contractor; or automobiles owned, leased, hired or borrowed by the Contractor. The coverage shall contain no special limitations on the scope of protection afforded to the City of Livermore, its officers, officials, employees, or volunteers.
2. The limits of insurance required in this agreement may be satisfied by a combination of primary and umbrella or excess insurance. The additional insured coverage under the Contractor's policy shall be primary and non-contributory and will not seek contribution from the City's insurance or self-insurance and shall be at least as broad as ISO Form CG 20 10 04 13. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of the City of Livermore before the City's own insurance or self-insurance shall be called upon to protect it as a named insured.
3. Any failure to comply with reporting or other provisions of the policy, including breaches of warranties, shall not affect coverage provided to the City of Livermore, its officers, officials, employees, or volunteers.
4. The Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.
5. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be canceled by either party before expiration of the policy unless notice is delivered in accordance with policy provisions.
6. It shall be a requirement under this agreement that any available insurance proceeds broader than, or in excess of, the specified minimum insurance coverage requirements and/or limits shall be available to the additional insured. Furthermore, the requirements for coverage and limits shall be (1) the minimum coverage and limits specified in this agreement; or (2) the broader coverage and maximum limits of coverage of any insurance policy or proceeds available to the named Insured; whichever is greater.
7. Certificate Holder section of the insurance certificate should read: City of Livermore, 1052 S. Livermore Avenue, Livermore, CA 94550

Contractor shall furnish certificates of insurance and endorsement(s) effecting coverage to the City of Livermore for approval. The endorsements shall be on forms acceptable to the City of Livermore. All certificates and endorsements are to be received and approved by the City of Livermore before work commences. The City of Livermore reserves the right to require complete and certified copies of all insurance policies required by this Agreement.

7. Independent Contractor. No relationship of employer and employee is created by this Agreement; it being understood and agreed that Contractor is an Independent Contractor. Contractor is not the agent or employee of the City in any capacity whatsoever, and the City shall not be liable for any acts or omissions by Contractor nor for any obligations or liabilities incurred by Contractor.

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A. Contractor shall have no claim under this Agreement or otherwise, for seniority, vacation time, vacation pay, sick leave, personal time off, overtime, health insurance, medical care, hospital care, retirement benefits, social security, disability, Workers' Compensation, unemployment insurance benefits, civil service protection, or employee benefits of any kind.

B. Contractor shall be solely liable for and obligated to pay directly all applicable payroll taxes (including federal and state income taxes) or contributions for unemployment insurance or old age pensions or annuities which are imposed by any governmental entity in connection with labor used or which are measured by wages, salaries or other remuneration paid to its officers, agents or employees and agrees to indemnify and hold City harmless from any and all liability which City may incur because of Contractor's failure to pay such amounts.

C. In carrying out the work contemplated herein, Contractor shall comply with all applicable federal and state Workers' Compensation and liability laws and regulations with respect to the officers, agents and/or employees conducting and participating in the work; and agrees that such officers, agents, and/or employees will be considered Independent Contractors and shall not be treated or considered in any way as officers, agents and/or employees of City.

D. Contractor agrees to perform its work and functions at all times in strict accordance with all applicable federal, state, county and city laws, resolutions, regulations, titles, departmental procedures and currently approved methods and practices in the field; and that the sole interest of City is to ensure that said service shall be performed and rendered in a competent, efficient, timely and satisfactory manner and in accordance with standards required by the City.

E. Notwithstanding the foregoing, if the City determines that pursuant to state and federal law Contractor is an employee for purposes of income tax withholding, City may upon two (2) week's written notice to Contractor, withhold from payments to Contractor hereunder federal and state income taxes and pay said sums to the federal and state governments.

8. Conformity with Law.

In performing services under this Agreement, Contractor shall observe and comply with all applicable laws, resolutions, codes and regulations of governmental agencies, including federal, state, municipal, and local governing bodies, having jurisdiction over the scope of services, including all applicable provisions of the California Occupational Safety and Health Act.

9. Taxes. Payment of all applicable federal, state and local taxes shall be Contractor's sole responsibility.

10. Conflicts of Interest. Contractor covenants that it presently has no interest, and shall not have any interest, direct or indirect, which would conflict in any manner with performance of services required under this Agreement.

11. Notices. All notices, requests, demands, or other communications under this Agreement shall be in writing. Notices shall be given for all purposes as follows:

A. Personal delivery: When personally delivered to the recipient, notices are effective on delivery.

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B. First Class Mail: When mailed first class to the last address of the recipient known to the party giving notice, notice is effective three (3) mail delivery days after deposit in a United States Postal Service office or mailbox. Certified Mail: When mailed certified mail, return receipt requested, notice is effective on receipt, if delivery is confirmed by a return receipt.

C. Overnight Delivery: When delivered by overnight delivery with charges prepaid or charged to the sender's account, notice is effective on delivery, if delivery is confirmed by the delivery service.

D. Addresses for purpose of giving notice are as follows:

To City:	To Contractor:
City of Livermore 1052 S Livermore Ave Livermore, CA 94550	Livermore Valley Winegrowers Association 3585 Greenville Road, Suite 4 Livermore, CA 94550

E. Any correctly addressed notice that is refused, unclaimed, or undeliverable because of an act or omission of the party to be notified shall be deemed effective as of the first date that said notice was refused, unclaimed, or deemed undeliverable by the postal authorities, messenger, or overnight delivery service.

F. Any party may change its address by giving the other party notice of the change in any manner permitted by this Agreement.

12. Equal Employment Opportunity Practices Provisions. Contractor certifies that it is in compliance with the Equal Employment Opportunity Requirement of Executive Order 11246, as amended by Executive Order 11375 and supplemented I 45CFR, Part 60, Title VII of the Civil Rights Act and any other federal or state laws pertaining to equal employment opportunity and that it shall not discriminate against any employee or applicant for employment on the basis of race, color, religion, age, sex, national origin, ancestry, marital status, political affiliation or physical or mental condition, in matters pertaining to recruitment, hiring, training, upgrading, transfer, compensation or termination.

13. Compliance with Licensing Requirements. Contractor shall comply with all necessary licensing requirements and shall obtain appropriate licenses and display the same in a location that is reasonably conspicuous, and file copies of same with the City.

14. Audits and Records Access.

A. Contractor shall make available to the City, its authorized agents, officers, or employees, for examination any and all ledgers, books of accounts, invoices, vouchers, cancelled checks, and other records or documents evidencing or relating to the expenditures and disbursement of LVWHD assessment funds, and shall furnish to the City, within sixty (60) days after examination, its authorized agents, officers or employees such other evidence or information as the City may require with regard to any such expenditure or disbursement charged by Contractor.

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B. Contractor shall maintain full and adequate records in accordance with City requirements to show the actual costs incurred by the Contractor in the performance of this Agreement. Contractor shall comply with the California Public Records Act.

C. Contractor shall not be required to conduct an annual audit. However, if the City has a reasonable basis to believe that expenditures have not been consistent with the LVWHD Management District Plan, the 1994 Law, or any other applicable laws, an audit may be performed by the City, or the City may hire an independent audit firm. The cost of an audit will be paid for with LVWHD revenue. Contractor will reimburse the City for any costs incurred directly attributalbe to conducting an audit.

15. Documents and Materials. Contractor shall maintain and make available to City for its inspection and use during the term of this Agreement, all Documents and Materials, defined as any and all documents, contracts, subcontracts, receipts, invoices, plans, collateral, advertisements and other paper or electronic writings and other materials used for the provision of services under this Agreement. All copyright and other use rights in any and all proposals, plans, specifications, designs, drawings, sketches, renderings, models, reports and related documents (including computerized or electronic copies), respecting in any way the subject matter of this Agreement, shall remain the property of the Contractor as instruments of service.

Contractor shall pay all royalties and license fees which may be due for any patented or copyrighted materials, methods or systems selected by Contractor and incorporated into the work as set forth in Exhibit "A", and shall defend, indemnify and hold the City harmless from any claims for infringement of patent or copyright arising out of such selection. The City's rights under this Section shall not extend to any computer software used to create such Documents and Materials. Contractor shall maintain all documents and records in accordance with the California Public Records Act, Government Code section 7920.000 et seq.

16. Time of Essence. Time is of the essence in respect to all provisions of this Agreement that specify a time for performance; provided, however, that the foregoing shall not be construed to limit or deprive a party of the benefits of any grace or use period allowed in this Agreement.

17. Choice of Law. This Agreement, and any dispute arising from the relationship between the parties hereto, shall be governed by the laws of the State of California. Any litigation arising out of or in connection to this Agreement shall be venued in the County of Alameda.

18. Advertising or Publicity. Contractor shall not use, reproduce or copy the seal of the City and shall not represent the City in an official capacity as spokesperson or officer or agent or use the name "City of Livermore" or the names of the City's officers, directors, employees or agents, in advertising or publicity releases or otherwise without securing the prior written consent of the City in each instance unless set forth in this Agreement. Nothing in this section prohibits Contractor from using the name "LVWHD" or "City of Livermore" for regional identification for promotion and marketing of the LVWHD.

19. Entire Agreement. This Agreement, including all attachments, exhibits, and any other documents specifically incorporated into this Agreement, shall constitute the entire agreement between City and Contractor relating to the subject matter of this Agreement. As used herein, Agreement refers to and includes any documents incorporated herein by reference and any exhibits or attachments. This Agreement supersedes and merges all previous understandings, and all other agreements, written or oral, between the parties and sets forth

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the entire understanding of the parties regarding the subject matter thereof. This Agreement may not be modified except by a written document signed by both parties.

20. Modification of Agreement. This Agreement may be supplemented, amended or modified only by mutual agreement of the parties; however, this Agreement shall be subject to any amendments to the LVWHD Management District Plan adopted by the City Council pursuant to the 1994 Law. No supplement, amendment or modification of this Agreement, except for a duly adopted amendment to the LVWHD Management District Plan, shall be binding unless it is in writing and signed by authorized representatives of both parties.

21. Notice and Opportunity to Cure. Either party shall send written notice (delivered in accordance with the provisions of Section 11 of this Agreement) to the other party if either party fails to comply with a material term or condition of this Agreement. The written notice shall include a description of the default. If the party fails to cure the default within ten (10) calendar days of the date of receipt of the written notice, this Agreement may be terminated.

22. Subcontracting/Assignment. Contractor shall not assign any portion of this Agreement or any duties or obligations hereunder without the City's prior written approval.

A. Neither party shall, on the basis of this Agreement, contract on behalf of or in the name of the other party. Any agreement that violates this Section shall confer no rights on any party and shall be null and void.

B. Contractor may use subcontractors to provide any portions of the service identified in Exhibit A without prior written consent of the City.

C. Contractor shall remain fully responsible for compliance by its subcontractors with all the terms of this Agreement, regardless of the terms of any agreement between Contractor and its subcontractors.

23. Survival. The obligations of this Agreement, which by their nature would continue beyond the termination or expiration of the Agreement, including without limitation obligations regarding indemnification, ownership of documents, and conflict of interest, shall survive termination or expiration for two (2) years.

24. Severability. If a court of competent jurisdiction holds any provision of this Agreement to be illegal, unenforceable, or invalid in whole or in part for any reason, the validity and enforceability of the remaining provisions, or portions of them, will not be affected, unless an essential purpose of this Agreement would be defeated by the loss of the illegal, unenforceable, or invalid provision.

(Signature Page Follows)

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IN WITNESS THEREOF, the parties hereto have executed or approved this AGREEMENT on the dates below their signatures.

City of Livermore

By_____

Marianna A. Burch
(print name)

Title: City Manager

Date:_____

Livermore Valley Winegrowers Association

By DocuSigned by: Brandi Lombardi EE8BDB17BB4A4FF...

Brandi Lombardi
(print name)

Title: Executive Director

Date: 5/7/2026 | 11:01 AM PDT

APPROVED AS TO FORM:

Signed by: Daniel Gonzales 12B5892BAF3C471...

Daniel Gonzales
Deputy City Attorney

APPROVED AS TO INSURANCE:

DocuSigned by: Jas Sidhu A5F7D34BB6A748A...

Jas Sidhu
Risk Manager

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EXHIBIT A

Scope of Services

Contractor shall provide the following services:

1. Contractor shall cooperate with City and City staff in the performance of all work hereunder.

2. Contractor will provide projects, programs and activities that benefit wineries within the LVWHD in accordance with the LVWHD Management District Plan attached hereto and any subsequent amendments thereto.

3. Contractor shall perform responsibilities under the Property and Business Improvement District Law of 1994 (the "Law") including but not limited to:

    a. Preparation of the Annual Report required by the Law, which shall include:

        1. Any recommended changes to boundaries;
        2. The improvements and activities to be provided for that fiscal year;
        3. An estimate of cost for providing the improvements and activities for that fiscal year;
        4. The method and basis of levying the assessment in sufficient detail to allow each business owner to estimate the amount of the assessment to be levied against his/her business for that fiscal year;
        5. The amount of any surplus or deficit revenues to be carried over from a previous fiscal year; and
        6. The amount of any contributions to be made from sources other than assessments.

    b. Delivering the Annual Report at least thirty (30) days preceding the fiscal year for which assessments are to be levied and collected to pay the costs of the improvements.

4. Contractor shall develop and maintain financial records related to receipt and/or expenditure of all funds received from City.

LIVERMORE
CALIFORNIA

CITY COUNCIL STAFF REPORT **ITEM NO. 8.1**

DATE: June 8, 2026

TO: Honorable Mayor and City Council

FROM: Marianna A. Burch, City Manager

SUBJECT: Resolution approving the adoption of a Technology Disruption Policy in accordance with Senate Bill 707 and Resolution amending and adopting City Council Meeting Rules of Procedure.

RECOMMENDED ACTION

Staff recommend City Council receive a presentation regarding Senate Bill 707 (SB 707) and adopt the following resolutions: 1) A resolution adopting a Technology Disruption Policy in accordance with SB 707; and 2) A resolution amending and adopting City Council Meeting Rules of Procedure. The proposed Rules of Procedure implement provisions of SB 707 in addition to incorporating minor miscellaneous revisions.

SUMMARY

The Brown Act establishes requirements for open and public meetings of legislative bodies in California. Under SB 707, the City is required to provide public access and comment opportunity through two-way remote participation during City Council meetings. The legislation expands teleconferencing rules for members of the legislative body and requires agencies to adopt procedures governing interruptions to remote participation platforms.

DISCUSSION

Senate Bill 707 (SB 707), which was signed into law on October 3, 2025, amends portions of the Ralph M. Brown Act relating to teleconferencing, hybrid public meetings, accessibility, and procedures for technological disruptions affecting remote public participation. Many of the provisions of SB 707 took effect on January 1, 2026, with additional requirements taking effect on July 1, 2026.

The legislation establishes new requirements for eligible legislative bodies, including procedures to maintain public access during hybrid meetings, expansion of teleconferencing rules, and protocols for responding to interruptions of remote participation technology platforms. The hybrid meeting requirement will take effect on July 1, 2026.

The City’s current Rules of Procedure do not include provisions addressing remote participation

disruptions or certain operational procedures required under SB 707. In compliance with SB 707 and in order to maintain transparency and public access, staff is seeking Council adoption of a Technology Disruption Policy and the amendment and adoption of revised City Council Meeting Rules of Procedure (Attachment 1 - redlined version).

FISCAL AND ADMINISTRATIVE IMPACTS

There are no anticipated costs associated with these resolutions.

COMMUNITY PILLAR

5: A City that Works

GOAL

1: Engage Effectively with the Mayor and City Council

ATTACHMENTS

1. Redlined Rules of Procedure
2. Resolution - Technology Disruption Policy
3. Exhibit A - Technology Disruption Policy
4. Resolution - Rules of Procedure
5. Exhibit A - Rules of Procedure

Prepared by: Deborah Davis
Executive Assistant

Approved by:

Marianna A. Burch
City Manager

Fiscal Review by:

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CITY COUNCIL MEETING

RULES OF PROCEDURE

1. Authority

These rules of procedure are established for the effective and fair conduct of City Council meetings and to help promote public confidence in the integrity of local government. By adopting these rules, the City Council intends to balance a policy of full and free public action and debate with a need to manage its meetings effectively. [36813.[1]].

The rules also include expectations for appointments to the City's advisory bodies and their conduct consistent with these rules, and the Mayor's assignment of the Council Member's offices and seats on the dais.

2. Purpose

The purpose of these rules is to document the City Council's accepted practices and to clarify expectations by establishing guidelines for the orderly, consistent, and fair conduct of the City Council's business.

These rules of procedure are intended to help implement, but do not limit or supersede, the state and local laws that govern the requirements and responsibilities for the City Council's meetings. Those laws include, but are not limited to, the California Constitution, the Brown Act, the Political Reform Act, the Livermore Municipal Code, and the Livermore Development Code.

These rules of procedure are not intended to limit the inherent power or the general legal authority of the City Council, and failure to follow these rules will not invalidate a City Council action. [*City of Pasadena v. Paine, (1954) 126 Cal.App.2d 93].*

3. Rules of Parliamentary Procedure

The City Council has adopted *Rosenberg's Rules of Order, Revised 2011*, as its rules of parliamentary procedure. In the event of a conflict between *Rosenberg's Rules of Order* and these rules of procedure, these rules of procedure shall control.

4. Applicability

These rules of procedure apply to the preparation, posting, and distribution of the agendas for City Council meetings. They also relate to the orderly discussion of items and the City Council's voting procedures to take formal action or provide direction to staff. Lastly, they relate to respective powers for the Mayor and Council Members.

[1] All citations are to the California Government Code unless otherwise noted.

5. Presiding Officer

The Mayor is the presiding officer for each meeting of the City Council that the Mayor attends. In the Mayor's absence, the Vice Mayor shall be the presiding officer for the meeting when the Vice Mayor is present. In the absence of both the Mayor and the Vice Mayor, the Council Members present at the meeting shall select a presiding officer for that meeting. [36802].

6. Mayoral Duties and Responsibilities

The Mayor is directly elected at-large for a two-year term in November of each even-numbered year. The Mayor is a member of the City Council and has all the powers of a Council Member, except when exercising their unique mayoral duties. The Mayor enjoys, and shall not be deprived of, any rights and privileges as a Council Member. Additionally, the Mayor shall have all the powers and duties of an elective Mayor as provided by statute. [34903, 36803; LMC 2.04.020; 81 Ops.Cal.Atty.Gen. 75 (1998)].

6.1 Appointment of Vice Mayor and Vice Mayor Duties and Responsibilities

The City Council has the statutory power to appoint a Council Member as mayor pro tempore, which position is titled Vice Mayor in Livermore. [34905, 36801].

The Vice Mayor shall be selected for a one-year term and shall be selected at the meeting certifying the election results in each even-numbered year and in December of each odd-numbered year. The Vice Mayor shall have all the powers and duties, including regional board and commission meeting assignments, of a mayor pro tempore as provided by statute. The Council Member selected as Vice Mayor typically rotates among the Council Members. By way of these rules, the City Council invites the Mayor to make the initial nomination of a Council Member for selection and appointment as Vice Mayor at the times designated herein.

If the Mayor is absent or unable to act, the Vice Mayor shall then serve for the Mayor, and shall have all of the powers and duties of the Mayor until such time as the Mayor returns or is again able to act. [34905, 36801].

6.2 Reserved

6.3 Seats on the Dais

The Mayor shall sit at the center of the meeting room dais for all City Council meetings. If the Mayor is absent, the presiding officer shall sit at the center of the dais.

In December of each year, the Mayor shall assign the seats for the Vice Mayor and the Council Members on the dais. The Mayor should ask Council Members if they have any special needs that should be accommodated before making the assignments.

6.4 Council Member Rooms

The Mayor shall have use of office 216 at City Hall, or such other designation as that office may be given.

In December of each even-numbered year, the Mayor shall assign the use of rooms 218, 219, 220, and 222, or such other designation as those rooms may be given, to the Vice Mayor and the Council Members. Once assigned for use, each Council Member has the right to stay in a room they are occupying. The Mayor and each Council Member shall vacate their assigned rooms within two weeks of the date their respective terms of office expire.

7. Presiding Officer to Conduct Meetings

The presiding officer is responsible for conducting City Council meetings as follows:

7.1 Call to Order

The presiding officer shall call the meeting to order at the appointed time. If both the Mayor and the Vice Mayor are absent, then the City Clerk shall call the meeting to order and the Council Members present shall then select a presiding officer for that meeting who shall have the duties and responsibilities set forth in Section 5 *Presiding Officer* and this section for conducting the meeting.

7.2 Preservation of Order

The presiding officer shall preserve strict order and decorum, and shall discourage personal, verbal attacks on Council Members, staff, and/or the public, but shall not prohibit criticisms of the policies, procedures, programs, or services of the City, or of the acts or omissions of the City Council or members of the City staff. The presiding officer shall confine debate to the item under discussion. [36813, 38638, 54954.3, 54957.9].

7.3 Questions of Parliamentary Procedure

The presiding officer shall determine all questions of parliamentary procedure in consultation with the City Attorney and City Manager.

7.4 Reordering of Agenda

The presiding officer may reorder the items on the agenda for a noticed meeting to accommodate members of the public who wish to speak on an agenda item that would otherwise be considered by the City Council later in the meeting. The presiding officer shall announce the reorder prior to calling members of the public to speak during open forum.

7.5 Motion to Be Stated

The presiding officer shall state all motions submitted for a vote by the City Council, announce the result of the vote, and identify the no votes and any Council Members that abstained or recused themselves from the vote. A roll call vote shall be taken for all teleconferenced and hybrid meetings, and may also be taken at any meeting upon the request of any Council Member. No action shall be taken by secret ballot, but electronic tabulation may be used to record and report roll call votes. [54953(b)(2) and 54953.8~~(c)(2)~~].

8. General Rules – City Council Meetings

The City Council endorses, and agrees to comply with, the Brown Act. In the event of a conflict between the Brown Act and these rules of procedure, the Brown Act shall control. [54950 *et seq*., 54953].

City Council meetings shall be open to the public, but the public shall be excluded from closed sessions as authorized by state law. [54953(a), 54957].

City Council meetings, except for closed sessions, shall be open to the media. The media shall be excluded from closed sessions as authorized by state law. [54953, 54953.5, 54957, 54957.9].

City Council meetings may be recorded by the public and the media, provided such recordings do not interfere with the orderly conduct of the meetings and do not constitute a persistent disruption of the proceedings.

City Council meetings shall include an opportunity for members of the public to attend via a two-way telephonic service or a two-way audiovisual platform unless an exception under state law applies. See Appendix A to these Rules of Procedure for exceptions to this requirement.

8.1 City Council Meeting Schedule

Each July, the City Council shall approve and thereafter follow an annual calendar for its regular meetings in the upcoming year. The annual calendar shall also identify dates for anticipated special meeting workshops. [36805]. When scheduling meeting dates, care should be taken to avoid conflicts with national holidays or dates that would preclude participation by members of the public due to religious or other observances.

8.2 Quorum

The presence of three Council Members shall constitute a quorum of the City Council necessary to transact business at a meeting. In the event a quorum is not in attendance, those attending the meeting will be named in the minutes, and they shall adjourn the meeting to a set date, time, and location. If all Council Members are absent, the City Clerk shall adjourn the meeting to a set date, time, and location. [36810, 36811].

8.3 Absences

8.3.1 Absence and Compelling Attendance

Council Members who are unable to attend a City Council meeting must request that the Mayor recognize the absence as excused. The purpose of an excused absence is not to relieve Council Members of their responsibility to be present, but is intended to provide the Mayor with an opportunity to ensure an absence is reasonable and to impress upon the Council Member, where necessary, the importance of regular attendance. The minutes shall note whether a Council Member's absence is excused. If a Council Member is repeatedly absent, the City Council may adjourn from day-to-day to compel the absent Council Member's attendance under the penalties prescribed by State law. [36513, 36810, 36813].

8.3.2 Absentee Participation

If a Council Member wants to participate remotely in a meeting, the appropriate way to participate is through a teleconferenced or hybrid meeting as provided for in Section 8.4.6 *Teleconferenced and Hybrid Meetings*. Absent Council Members are discouraged from communicating their opinions on agenda items to staff or other Council Members to present at the Council Meeting on behalf of the absent Council Member.

8.4 Types of Meetings

8.4.1 Regular Meetings

The City Council shall meet in the City Council Chamber in the Civic Center Meeting Hall for all regular City Council meetings. The regular meetings shall begin at 7:00 p.m. on the second and fourth Monday of each month, unless otherwise specified by posted notice. If the meeting date falls on a legal holiday, the City Council shall meet at a date and time designated by the City Council. Regular meetings with closed session items may begin between 5:00 p.m. and 7:00 p.m. depending upon the number and complexity of the matters to be discussed. [36805, 54954; LMC 2.06.030].

8.4.2 Special Meetings

Special meetings may be called by the Mayor, the City Manager, the City Attorney, or by a majority of Council Members consistent with applicable laws. The call and notice for a special meeting must specify the items to be considered and the date, time, and location for the meeting. [36807, 54956(a)].

The City Council may take final action at a special meeting that is not a workshop.

8.4.3 Special Meeting Workshops

The City Council may meet in special meetings designated as workshops that are called by the Mayor, the City Manager, or by a majority of Council Members consistent with applicable law. Workshops are special meetings intended for training purposes such as ethics training, sexual harassment prevention and education, and specific technical subjects such as land use. Special meeting workshops are also intended for the City Council to work with staff to develop administrative items such as the budget, for the City Council to receive public input on matters of community wide concern, and for similar activities.

Workshops are open to the public and are meetings for purposes of the Brown Act. The City Council may provide direction, but unlike other special meetings the City Council may not take a final action at a workshop. [54956].

8.4.4 Closed Session Meetings

Closed sessions may only be held as authorized by state law and shall be held in accordance with the provisions of the Brown Act. The closed sessions may precede or follow a regular meeting or be called as a special meeting. In addition to the provisions in Section 8.4.2 *Special Meetings*, the City Attorney or City Manager may call and notice closed session meetings as special meetings. [54954.5, 54956.5, 54956.7-54957.1, 54962].

After meeting in closed session, the City Council shall reconvene in open session and make a public report, either orally or in writing, of any reportable action taken in the closed session and the related vote tabulation. [54957.1, 54957.7].

Closed session matters should be managed within the expected time limits for all items. Lengthy closed session matters should be scheduled at the end of a Council Meeting or as a separate special meeting. If a closed session is scheduled before the start of a regular Council meeting, it should conclude no later than 10 minutes before the start time for the regular Council meeting. When necessary, if a closed session precedes a regular meeting but is not concluded, then it may be reconvened at the conclusion of that regular Council meeting, but that should be avoided when possible.

8.4.5 Concurrent and Joint Meetings

The City Council may concurrently convene the meetings for the City Council and any other legislative body comprised of the Council Members. [54952.3].

Joint meetings of the City Council and any other legislative body or bodies shall be noticed as a meeting for each body.

8.4.6 Teleconferenced ~~and~~or Hybrid Meetings

The City Council may meet from different locations connected by electronic means consistent with the provisions of the Brown Act effective at the time of the scheduled meeting. When scheduling a teleconference or hybrid meeting, the City Clerk should consult with the City Attorney to identify the applicable notice, conduct, and participation requirements for the meeting~~, including any alternative means for "just cause" and "emergency circumstances," as well as emergency situations when the California Governor proclaims an emergency for either the Livermore area or statewide~~. The preferred procedures for teleconference~~d~~ or~~and~~ hybrid meetings are set forth in Appendix A. [54953(b)(c), 54953.8, 54953.8.3].

8.4.7 Adjourned Meetings, and Adjourned Regular Meetings

Any meeting of the City Council may be adjourned to a later date, time, and location, and the notice of adjournment shall be posted within 24 hours on or near the door of the place where the adjourned meeting was held. However, if the adjourned meeting is to reconvene less than 24 hours after adjournment, then a copy of the order or notice of the continuance shall be posted immediately following the meeting. [36809, 54955].

The Mayor, presiding officer, City Manager, or majority of Council Members may call for an adjourned regular meeting in consultation with the City Attorney to conduct a regular meeting on a date other than on a regular meeting date on the City Council's annual calendar. [54955]

8.4.8 Emergency Meetings

As provided in the California Government Code, if at least three Council Members determine that a catastrophic event has caused an emergency situation to exist as defined by law, then the City Council may immediately hold an emergency meeting without complying with the usual notice requirements for regular and special meetings. [54956 and 54956.5]. This rule in no way limits the powers and responsibilities set forth in Livermore Municipal Code Chapter 2.56 *Emergency Organization* for the Livermore emergency services council and for the director of emergency services.

8.4.9 City Council Committees

The City Council may create standing and ad hoc City Council subcommittees, which creation shall occur at a duly noticed Council Meeting.

Care should be taken to not overburden staff, and therefore, City Council subcommittees should only be created in consultation with the City Manager and the City Attorney. City Council subcommittees should be created judiciously. Staff support shall only be provided to those City Council committees duly created as set forth in these rules.

Ad hoc City Council subcommittees are intended to be useful and efficient vehicles for less than a quorum of Council Members, with appropriate support staff, to

explore and develop items for placement on a duly noticed City Council meeting agenda for the City Council to discuss and then provide direction or take action.

City Council standing subcommittees comprised of less than a quorum of the City Council and that have continuing subject matter jurisdiction or a fixed meeting schedule established by the City Council, shall comply with the Brown Act and follow these rules of procedure. [54952(b)].

Ad hoc City Council subcommittees comprised solely of less than a quorum of the City Council and that are limited to both a defined task and a duration that is less than one year, are not subject to the Brown Act and are not required to follow these rules of procedure. [54952(b); *Frazer v. Dixon Unified School District*, (1993) 18 Cal.App.4th 781].

Any City Council subcommittees comprised of less than a quorum of the City Council and have other persons as members, shall comply with the Brown Act and follow these rules of procedure. [54952(b); *Joiner v. City of Sebastopol*, (1981) 125 Cal.App.3d 799].

The City Manager shall keep a record of all standing and ad hoc City Council subcommittees that reflects the committee's creation date, composition, task, duration, and sunset date. The City Manager shall advise the City Council at a duly noticed Council Meeting of any ad hoc subcommittee that has not sunset within one year of its creation so that the City Council can consider whether to terminate the ad hoc subcommittee or reconstitute it as a standing committee.

8.5 Notice and Agenda Posting

The City Clerk shall post the notices and agendas for each City Council meeting in the kiosk in front of the Civic Center Meeting Hall, on the City's website, the Civic Center Library and at all other locations within the City where the meeting will be held.

When state law requires that the City provide a means by which the public may remotely hear and visually observe a meeting, and remotely address the City Council, the agenda shall include a description of how members of the public may access the meeting and offer public comment. [54953.8(b)(2)]

Any requirement to post notices and agendas at a remote teleconferenced or hybrid meeting location outside the City's jurisdiction shall be the responsibility of the Council Member attending the meeting from that location. [54954.2].

8.5.1 Regular Meetings

It is the City Council's goal that the agendas for regular meetings should be posted at least 6 days before the meeting dates, but in no event shall the agenda for a regular meeting be posted less than 72 hours before the meeting date. [54954.2].

8.5.2 Special Meetings and Workshops

Notice of the call for a special meeting must be delivered and received by each Council Member and the media at least 24 hours before the special meeting, and must be posted at least 24 hours before the special meeting date. To the extent possible, it is the City Council's goal that the notice and agendas for special meeting workshops should be posted at least 6 days before the meeting dates, and in no event shall the notice and agenda for a workshop be posted less than 24 hours before the meeting date. [54956].

8.6 Actions Limited to Posted Agendas

The City Council shall not discuss or take action on any item of business not appearing on the posted notice or agenda for a duly noticed Council meeting. However, as permitted by the Brown Act, Council Members and staff may briefly respond to statements made or questions posed by the City Council or by members of the public addressing the City Council. City Council members should refrain from rejoinders to perceived derogatory or repugnant public comments during council meetings. Council Members may ask a question of City staff or a speaker for clarification, make a brief announcement, or make a brief report on their own activities.

Similar to section 8.4.8 *Emergency Meetings,* upon determination by three Council Members that an emergency situation exists as required by law, or upon a determination by four Council Members (or all members present if less than four are in attendance) that there is a need for immediate action that came to the City's attention after the meeting agenda was posted, the agenda may be amended as provided by law to add an item for consideration and action. [54954.2, 54956, 54956.5].

8.7 Continuance of Agenda Items

Items listed on a posted agenda should not be continued or postponed absent good cause.

8.7.1 Discovery of Good Cause Before an Item is Considered

If good cause to continue an item is discovered by City staff after a notice or agenda is posted but before the meeting commences, then after calling the meeting to order the presiding officer shall identify the item and announce that it has been continued.

8.7.2 Good Cause to Continue During Consideration

Once an item has been taken up for consideration, City staff, a Council Member, or a participating party as defined in Section 10.6.3 *Participating Parties* may request a continuance of the item. The item may only be continued following a majority vote of the Council Members present.

8.7.3 Public Comment for a Continued Item

If the opportunity for the public to address the City Council has concluded, or the public hearing portion of an item was formally closed, and the item was returned to the City Council for deliberation before it was continued, then the opportunity for public comment on the item will not be reopened absent a motion by the City Council. [54955].

8.8 Consideration of items after 11:00 p.m.

8.8.1 Canvass and Reorder

At 10:30 p.m., or as soon thereafter as practical, the presiding officer shall canvass staff and Council Members present to identify the remaining agenda items for consideration. The presiding officer will then identify what items will be considered or continued, and in what order. Once the presiding officer outlines the balance of the agenda, it may not be amended absent an appeal by a Council Member.

If the City Manager, Mayor, presiding officer, or a City Council Member believes the duly noticed agenda for a Council meeting is not likely to be completed in one day, then the City Clerk shall poll the Mayor and Council Members in advance of the meeting to determine their availability to reconvene later that same week. To accommodate members of the public so they do not have to rearrange their schedules, to the extent possible, the public comment period for an item that was started should be completed before the continuance of an item.

8.8.2. No New Items Considered after 11:00 p.m.

The City Council shall not begin consideration of any items on an agenda after 11:00 p.m., but may complete their consideration of an item that was commenced prior to 11:00 p.m.

8.8.3 Exceptions

The City Council may commence consideration of an item after 11:00 under the following circumstances:

a. An item is subject to a legal deadline, such as a project application subject to the Permit Streamlining Act; or,

b. The City Council votes to allow consideration of the item after 11:00 p.m.

8.9 Breaks.

The presiding officer shall provide for a 10-minute break after approximately every two hours of meeting time. The break should be called at a convenient point in the proceedings closest to the two-hour mark. Council Members may request breaks at other times as needed. Council Members and staff are expected to return promptly at the designated time to resume the meeting.

8.10 Points of Order, Privilege, and Personal Privilege

A Council Member may ask for a point of order, at which time the presiding officer will ask for an explanation. Appropriate points of order relate to matters that a Council Member considers inappropriate conduct for the meeting, such as the failure to observe these Rules of Procedure, the City Council's Values and Norms, or the rules of parliamentary procedure.

A Council Member may seek a point of privilege. If so, the presiding officer shall ask for an explanation of the Council Member's point. Points of privilege generally relate to matters that interfere with a normal flow or comfort of the City Council's meeting, such as the inability to hear testimony because of disruption.

A Council Member may ask for a point of personal privilege when the integrity, character, or motives of the Council Member are called into question by a speaker, or where the welfare of the City Council is concerned.

If a speaker is interrupted by a point of order, privilege, or personal privilege, the remainder of a speaker's time will be preserved by the City Clerk until the point is resolved.

8.11 Minutes

8.11.1. All Proceedings Recorded

An account of all open meetings of the City Council shall be recorded, and action minutes prepared, by the City Clerk. [36814, 40801]. After the City Council approves the meeting minutes, the City Clerk shall enter them into official minute books of the City Council. The City Attorney may prepare attorney work product notes for closed session meetings attended. [36814].

8.11.2 Approval

The minutes for a City Council meeting shall be reviewed and approved as set forth in this section.

a. The City Council shall approve minutes for a regular meeting, special meeting, and special meeting workshops, except that City Council approval is not required for the City Attorney's closed session attorney work-product notes.

b. A Council Member may not approve the minutes for any City Council meeting that the Council Member did not attend, unless the Council Member observed the meeting or reviewed a video or audio recording prepared for that meeting. Also, a Council Member may not approve the minutes for a meeting that they were not eligible to attend as a Council Member. The minutes may be approved by a majority of the remaining eligible Council Members, or by a lone eligible Council Member.

c. If no Council Members are eligible to approve the minutes for a City Council meeting, then the City Clerk shall attest to the accuracy of the meeting minutes and enter them into official minute books of the City Council.

8.11.3 Preferred Method of Recordation and Minutes

City Council meetings may be recorded by electronic means. The preferred methods for recording City Council meetings are set forth in Appendix B. [54953].

8.12 Staff Attendance

8.12.1 City Manager

The City Manager shall attend all City Council meetings unless excused by the Mayor, and the City Manager's designee attends. [LMC 2.08.060.F]. The City Manager may make recommendations and shall have the right to take part in all discussions of the City Council, but shall have no vote.

8.12.2 City Attorney

The City Attorney shall attend all City Council meetings unless excused by the Mayor, and an Assistant City Attorney attends. Upon the City Council's request, the City Attorney shall provide opinions and recommendations, either written or oral, on questions of law and procedure.

8.12.3 City Clerk

The City Clerk shall attend all City Council meetings unless excused by the City Manager, and in their absence, the City Clerk's designee shall attend. The City Clerk shall record, prepare, and maintain the official record of the City Council's proceedings and perform other related duties as may be prescribed by the City Council and the City Manager. [36814, 40801].

8.12.4 Department Heads/Employees

Department Heads and employees shall attend City Council meetings as directed by the City Manager. The City Manager and City Attorney are encouraged to minimize the number of employees and consultants attending the meetings in-person.

8.12.5 Sergeant-at-Arms

A Sergeant-at-Arms, who shall typically be a sworn member of the City's Police Department, shall attend City Council meetings as directed by the City Manager. [38638].

8.13 Meetings That Are Not Subject to the Brown Act

As provided by the Brown Act, a quorum of the City Council may attend conferences and similar gatherings, open community meetings organized by a person or organization other than the City Council, open and noticed meetings of another legislative body other than a City advisory body, and social and ceremonial gatherings without complying with the notice and agenda requirements in these rules of procedure, provided that the Council Members do not discuss among themselves business of a specific nature that is within the City's subject matter jurisdiction. [54952.2(c)(3)-(5)].

Meetings of an ad hoc City Council subcommittee are not subject to these rules of procedure unless the City Council expressly states that the subcommittee shall follow these rules. [54952].

Briefings of less than a quorum of the City Council are not subject to these rules of procedure provided the briefings comply with the Brown Act. [54952.2; *Wolfe v. City of Fremont*, (2006) 114 Cal.App.4th 533].

9. Agenda Development

The City Manager is responsible for preparing the City Council's meeting agenda to present items requiring direction or action by the City Council. Items may also be placed on an agenda for City Council consideration in the following ways: by direction of a duly created City Council subcommittee with the City Manager's concurrence; by direction of the City Attorney in consultation with the City Manager; by direction of a majority of Council Members during the matters initiated portion of the agenda to place an item on a future agenda; and under any processes set forth by statute or ordinance that requires City Council action, including City Council consideration of land use matters, appeals, and other matters as set forth in the Livermore Municipal Code and the Livermore Development Code.

The agenda shall contain a brief general description of each item of business to be transacted or discussed, including any items to be discussed in closed session. [54954.2, 54954.5].

10. Order of Business – Regular Meetings

The usual order of business for regular meetings shall be as follows:

10.1 Call to Order

This portion of the agenda is for roll call, the pledge of allegiance, and the reporting out from any closed session items that may have occurred prior to the meeting.

10.2 Proclamations and Presentations

This portion of the agenda is for City proclamations to recognize significant community events, people, or days. The presiding officer shall read and present, or designate a

Council Member to read and present, the proclamations. The City Manager, or their designee, may develop a policy regarding proclamations as a guide. It is also for City advisory bodies to make brief presentations to the City Council on their activities. As authorized by the presiding officer or the City Manager, this portion of the agenda may be also be used to accommodate requests from other local, regional, or state legislative bodies and elected officials wishing to make brief presentations to the City Council concerning activities of interest to the City.

These are ceremonial matters and not action items by the City Council. While the preference is for proclamations to be included in the posted agenda, the desire to recognize a significant community event, person, or day may arise or be discovered after an agenda is posted. In that case, the presiding officer may make additional proclamations at a City Council meeting so long as they do not unduly interfere with the City Council's business.

The public does not have the right to address the City Council during this portion of the agenda. [54954.3(a); *Coalition of Labor, Agriculture & Business v. County of Santa Barbara Bd. of Supervisors, (2005) 129 Cal.App.4th 205].*

10.3 Confirmation of Advisory Body Appointments

This portion of the agenda is for City Council confirmation of appointments to advisory bodies and to administer the oath of office to advisory body members. The public has the right to address the City Council during this portion of the agenda.

10.4 Open Forum

This portion of the agenda is for any member of the public attending in person or participating remotely to address the City Council on any item of interest to the public that is within the City Council's subject matter jurisdiction. However, to prepare and preserve a proper administrative record, public comments concerning an item listed elsewhere on the agenda should be reserved and addressed to the City Council when that item is called for consideration.

Open forum shall be limited to 30 minutes, usually before the consent calendar. If there are additional members of the public who wish to speak at the conclusion of the 30-minute time period, then the presiding officer shall reconvene the open forum at the conclusion of the matters for consideration portion of the agenda unless the presiding officer announces that open forum is reordered to a different place on the agenda.

The procedures for public comments during open forum are set forth in Section 12 *Speaker's Rights*.

10.5 Consent Calendar

The consent calendar portion of the agenda is for routine items that are not expected to require City Council discussion. Examples of items for the consent calendar include the approval of minutes, resolutions confirming actions from a previous meeting, the

introduction and adoption of ordinances, the processing of administrative items such as the approval of contracts and delegation of authority to execute them on behalf of the City, the acceptance of public improvements, and other routine items requiring City Council approval by ordinance, resolution, or law. Any Council Member may pull an item for separate discussion. Members of the public may address the City Council on consent calendar items by following the procedures set forth in Section 12 *Speaker's Rights*.

The items on the consent calendar are generally approved by the City Council by a single motion, but separate motions may be appropriate to accommodate a conflict of interest, an absence, or other Council Member interests.

10.6 Public Hearings

The public hearing portion of the agenda is reserved for items that require, by statute, ordinance, or practice, a noticed public hearing for action. The public hearing items shall be noticed as required by law. [6060].

The procedures for public hearings are as follows:

10.6.1 Introduction

The presiding officer shall call each item for hearing and consideration. If there are related public hearing items, the presiding officer has the discretion to concurrently call the related items for hearing and consideration.

10.6.2 Staff Presentation

A member of City staff will then:

a. Introduce themselves and the item by identifying the report and other written material included in the agenda packet for the City Council's consideration, as well as any written comments received from the public.

b. Identify any supplemental written materials that have been provided to the City Council for consideration, which were received or prepared for the item after the meeting agenda was published.

c. Identify any other staff members or consultants that will be part of the staff presentation or are otherwise present and available for City Council questions.

d. State whether the applicant is present and whether the applicant intends to make a presentation to the City Council.

e. Make an oral report, unless waived by the City Council.

~~f. Advise the City Council whether the decision on the item of business is legislative, quasi-judicial, or administrative.~~

f~~g~~. Identify any elements or findings required to approve the item of business, and the facts or information supporting those elements or findings.

10.6.3 Participating Parties

Following the staff presentation, the applicant, appellant, and other named participant in the item that is party to an agenda item (collectively "participating parties") may address the City Council. Participating parties shall address the City Council following the procedures set forth in Section 12 *Speaker's Rights*.

After the presiding officer determines that no other participating parties wish to address the City Council on the hearing item, the presiding officer will open the public hearing.

10.6.4 Opening and Closing the Public Hearing

The purpose of the public hearing is to provide members of the public who attend in person or participate remotely with an opportunity to address the City Council concerning the hearing item, as well as to express their support or opposition of the item. The presiding officer will formally announce the opening of the public hearing and invite members of the public to address the City Council on the hearing item. Public speakers shall address the City Council following the procedures set forth in Section 12 *Speaker's Rights*.

After the presiding officer determines that no other member of the public wishes to address the City Council on the hearing item, the presiding officer will formally close the public hearing and return the item to the City Council for City Council questions and comments.

10.6.5 City Council Questions or Comments

Following the staff presentation, comments by the participating parties, and public comments during the public hearing, if any, the City Council may ask questions of City staff, consultants, and participating parties, or make comments on the item.

10.6.6 City Council Deliberation

Following City Council questions and comments, the presiding officer will invite the Council Members to discuss the item to develop concurrence for a motion. Council Members may continue to ask questions of staff, consultants, and the participating parties as part of their deliberations. The procedures for City Council deliberation are set forth in Section 13 *City Council Deliberation.*

10.6.7. City Council Action

After City Council deliberation, the presiding officer shall call for a motion and a second as set forth in Section 14 *Motions*, and the City Council may make such motions as set forth in that section.

If the motion seconded for consideration is substantially different than the recommended action in the published staff report, the presiding officer may, but is not required, to invite public comments on the motion. If the invitation is extended, then speakers will be limited to either one minute to comment on the motion or such other time specified by the presiding officer. The City Council has discretion to debate the decision by the presiding officer whether or not to hear further comment. If invited, public speakers shall address the City Council following the procedures set forth in Section 12 *Speaker's Rights*.

10.7 Matters for Consideration

This portion of the agenda is for items of business that require City Council action or direction, the receipt of reports, or that would benefit from City Council discussion that do not also require a public hearing. Generally, the procedures for this portion of the agenda follow the same procedures found in Section 10.6 *Public Hearings*, except that the public hearing is replaced by the opportunity for the public to comment after the staff presentation.

Prior to deliberating on matters for consideration, the City Council shall receive public comment as provided for in Section 12 *Speaker's Rights*. After receiving public comment, the City Council shall deliberate as set forth in Section 13 *City Council Deliberation* and shall receive the report, take action, or provide direction as set forth in Section 14 *Motions*.

10.8 City Council Reports and Matters Initiated by Staff and City Council

This portion of the agenda is for:

1. Each member of the City Council to provide brief reports on any intergovernmental agency meetings, conferences, community meetings, meetings of other legislative bodies, or other events of interest to the community. For efficiency and completeness, each Council Member should use the activity reporting spreadsheet and submit their reports to the City Clerk by the deadline set by the City Clerk on the day of the Council meeting so the report can be included in the supplemental materials distributed in advance of the meeting. Council members are encouraged to highlight in their oral presentations only those events of most interest to the community. Items listed in the written City Council Reports are not included in the meeting minutes, even if highlighted during the Council Member's oral comments. These items are considered part of the official record via the supplemental packet. If a Council Member shares information during the meeting that is not included in their written report, that information will be captured in the meeting minutes. To the extent practical, Council members should report on significant decisions being considered by the regional boards, commissions, and committees to which they have been appointed for the City. For those events that the Council Member

attended at the City's expense, it is the City Council's preference to satisfy the expense reporting requirement by submitting a written report of the activities attended. [53232.2(d)];

2. The City Manager, City Attorney, and City staff to provide information of community interest to the City Council and to seek direction from the City Council concerning items to be included on future agendas;

3. The City Council to provide guidance and direction to staff concerning items to be included on future agendas and information to be provided in response to questions raised during open forum;

4. The City Council to request a matters initiated for staff to provide information, perform studies, or undertake other administrative functions or to develop information for Council action at a future meeting. Before requesting a matters initiated, the initiating Council Member is expected to confirm with the City Manager that there is adequate staff resource capacity to address the request, and the City Attorney to the extent the matter involves legal review. If the requested action is routine in nature, the City Manager will direct staff to proceed. However, if the request cannot be accomplished within the approved budget or City Council priorities, or will involve substantial staff resources, the City Manager will report to the City Council at a subsequent City Council meeting and request further direction. At that time, the consensus of a majority of the City Council will be required to proceed.

Members of the public do not have the right to address the City Council during this portion of the agenda. [54954.3(a); *Coalition of Labor, Agriculture & Business v. County of Santa Barbara Bd. of Supervisors, (2005) 129 Cal.App.4th 205].*

10.9 Adjournment

This portion of the agenda is for the presiding officer to adjourn the City Council meeting at the conclusion of business and announce its next meeting. The meeting may be adjourned to a regular meeting, special meeting, special meeting workshop, adjourned regular meeting, or adjourned special meeting. The presiding officer may adjourn the meeting in honor of a distinguished Livermore resident or other person of community interest that has passed away.

Members of the public do not have the right to address the City Council during this portion of the agenda. [54954.3(a); *Coalition of Labor, Agriculture & Business v. County of Santa Barbara Bd. of Supervisors, (2005) 129 Cal.App.4th 205].*

The presiding officer may simply adjourn the meeting after the conclusion of the business items, however, adjournment at any other point in the meeting other than after the conclusion of the business items on an agenda will require a formal motion by the City Council.

11. Order of Business – Special Meetings and Workshops

No matters except those specified in the notice and agenda for a special meeting or special meeting workshop may be discussed at those meetings.

The usual order of business for special meetings and workshops shall be as follows:

11.1. Call to Order

This portion of the agenda is the same as it is for a regular meeting.

11.2. Public Comment

The purpose of this portion of the agenda is to provide the public with the opportunity to address the City Council on only those items listed in the posted notice and agenda for the special meeting or workshop. Public comment shall be received immediately after the staff presentation, if any.

Public speakers shall address the City Council following the procedures set forth in Section 12 *Speaker's Rights*.

However, unlike a regular meeting, the agendas for special meetings and workshops will not include an open forum for the public to address the City Council on any item of interest to the public that is within the City Council's subject matter jurisdiction, unless that opportunity is expressly included in the agenda.

11.3 Special Meeting Item and Workshop Item

Generally, the procedures for this portion of the agenda follow the procedures in Section 10.6.1 *Introduction,* 10.6.2 *Staff Presentation*, 10.6.5 *City Council Questions and Comments,* and 10.6.6 *City Council Deliberation.* The City Council may take a final action at a special meeting, but not at a workshop, as set forth in Section 8.4.2 *Special Meetings* and Section 8.4.3 *Special Meeting Workshops*

11.4 Adjournment

This portion of the agenda is the same as it is for a regular meeting.

12. Speaker's Rights

A City Council meeting is a limited public forum. [78 Ops.Cal.Atty.Gen. 224 (1995); *Kindt v. Santa Monica Rent Control Bd. (9th Cir. 1995) 67 F.3d 266; White v. City of Norwalk, (9th Cir. 1990) 900 F.2d 1421; Leventhal v. Vista Unified School District (SD Cal. 1997) 973 F.Supp. 951*]. Members of the public have the right to address the City Council and to attend its meetings, except for closed sessions and other meetings that permit the public to be excluded as a matter of law. During the open forum portion of a regular

meeting agenda, members of the public have a right to address the City Council on any item of interest to the public that is within the City Council's subject matter jurisdiction. Members of the public also have the right to address the City Council before the City Council considers or takes action on an item on any regular meeting agenda, except for items properly listed or considered in the *Call to Order*, *Proclamations and Presentations, City Council Reports and Matters Initiated by Staff and City Council*, and the *Adjournment* portions of the agenda. Members of the public shall be provided an opportunity to address the City Council concerning any item that is described in the notice for special meeting workshops and special meetings. [54954.3].

The procedures for addressing public comments to the City Council are as follows:

12.1 Addressing the City Council

Members of the public, attending in person or participating remotely, who want to address the City Council during open forum or before the City Council considers or takes action on an item must indicate their desire by personally submitting a request to speak to the City Clerk, or their designee, using the methods specified by the City Clerk in the agenda for that meeting. A member of the public may not submit a request to speak on behalf of any other person. The methods for addressing the City Council will be described at each meeting. The City Clerk will prominently display the methods to address the City Council in the hallway outside the City Council Chamber or other location where the City Council gathers in person for a meeting and on the City's website.

The presiding officer shall open public comment during open forum and for agenda items by asking the City Clerk whether there are any members of the public who wish to address the City Council. If there are, the presiding officer will then ask the City Clerk to manage the process for calling on speakers as described in Section 12.3.1. Speakers may request the opportunity to address the City Council until the City Clerk announces that there are no more speakers who have expressed their interest to address the City Council. At that time, the presiding officer will close the public comment period. Once the presiding officer closes the public comment period, no more additional requests to address the City Council during open forum or for the agenda item will be accepted absent invitation by the presiding officer.

The purpose of submitting a request to speak is to help the presiding officer conduct the City Council's meetings and to complete its business in an orderly fashion. The intent is not to limit testimony. Therefore, a member of the public will not be denied an opportunity to speak if a request to speak does not provide all of the information requested from a speaker or because a speaker wants to remain anonymous. Speakers who have not submitted a request to speak on time may be heard by the presiding officer's recognition or by another Council Member's successful appeal. [White v. City of Norwalk, (9th Cir. 1990) 900 F.2d 1421].

12.2 Speaker Time Limit

The amount of time allotted to each member of the public attending in person or participating remotely and wishing to address the City Council shall be limited to a maximum of three minutes. For the consent calendar, a speaker's time is limited to a single comment with a maximum of three minutes for all consent calendar items, except for items that are pulled by a Council Member for separate discussion, in which case the speaker's time shall be limited to a maximum of three minutes on the item pulled for discussion and a separate opportunity to speak of up to a maximum of three minutes for the balance of the consent calendar. Individual members of the public may not yield their allotted time, or any remaining portion thereof, to anyone else. The presiding officer may reduce the amount of time allotted to each speaker based upon the number of persons wishing to speak, the complexity of the item if one is being considered, the anticipated time reasonably needed to complete the remaining items on the meeting agenda, and other reasonable factors. Members of the public participating remotely will be given the same time allotment to address the City Council as members of the public attending in person. [54954.3(b), 54953.9; *Kindt v. Santa Monica Rent Control Bd. (9th Cir. 1995) 67 F.3d 266; Chaffee v. San Francisco Public Library Commission, (2005) 134 Cal.App.4th 109; 75 Ops.Cal.Atty.Gen. 89 (1992)*]. A speaker using an interpreter, and speakers needing accommodation for a disability, shall be allowed twice the allotted time. [54954.3].

Prior to calling for public comment during the open forum, as well as before the City Council considers or takes action on an item, the presiding officer shall set and announce the time limit for each member of the public to speak before inviting members of the public to address the City Council. For the purposes of these rules, lectern means the physical podium in the meeting room provided for the public to address the City Council, but also includes the electronic location utilized by the City Clerk to accept electronic comments for a teleconferenced or hybrid City Council Meeting.

Open forum will conclude after 30 minutes, but if there are remaining speakers at the conclusion of the 30-minute time-period who wish to address the City Council, then the open forum shall be reconvened after the Matters for Consideration portion of the agenda as set forth in Section 10.4 *Open Forum*.

12.3 Members of the Public Addressing the City Council

12.3.1 A list of people who have requested to speak shall be used to call each speaker to the lectern to address the City Council. When calling a speaker to the lectern the next two speakers will also be identified so they are prepared to address the City Council when called to the lectern.

For teleconferenced ~~and~~or hybrid meetings, the City Clerk will manage the process for calling speakers who are physically present to the lectern or to unmute speakers participating remotely. The speakers physically present at the meeting will be called upon before those participating remotely. When there are no more people physically present who have expressed an interest in addressing the City Council, the City Clerk will then call upon the speakers participating remotely.

12.3.2 The presiding officer may request each speaker to state their name and city of residence before addressing the City Council. A speaker is not required to provide their name or address in order to address the City Council. However, to the extent such information is relevant to the issues being considered by the City Council during a public hearing, the absence of such information may bear on the speaker's credibility and the weight the City Council affords the speaker's comments.

12.3.3 Speakers shall address their comments only to the City Council as a body and not to a particular member or to the audience.

12.3.4 Members of the public may only address the City Council from the lectern or by participating remotely. No member of the public, other than the speaker at the lectern or the speaker participating remotely, may address the City Council, unless called upon by the presiding officer.

12.3.5 No question shall be asked of Council Members by a speaker, except through the presiding officer. No question shall be asked of a speaker by a Council Member, except through the presiding officer. Council Members, the presiding officer, and the speaker are not obligated to answer any questions asked. The presiding officer may refer questions to staff for a brief answer ~~while the speaker is at the lectern~~.

12.3.6 Speakers shall not use their time to unduly disrupt the orderly conduct of the City Council's meeting.

12.3.7 Speakers are encouraged to avoid repetition.

12.3.8 Speakers are encouraged to avoid making personal attacks.

12.3.9 Each speaker shall conclude their comments ~~relinquish the lectern~~ when their time to address the City Council has expired.

12.3.10 A speaker may use their allotted time to read letters or other documents, play electronic recordings at a non-amplified volume, or otherwise present information to the City Council in a non-disruptive manner, provided those activities are completed within the allotted time. The City will not provide the means for a speaker to play an electronic recording.

12.3.11 When called upon during open forum, speakers may address the City Council on any item of interest to the public within the City Council's subject matter jurisdiction. [54954.3(a)].

12.3.12 When called upon to provide public comment on a specific item of business on the agenda, speakers shall focus their comments on that specific item of business before the City Council. [54954.3(a); *White v. City of Norwalk, (9th Cir. 1990) 900 F.2d 1421; 78 Ops.Cal.Atty.Gen 224 (1995)].*

12.3.13 Members of the public addressing the City Council are limited to one oral public comment per speaker per item.

12.4 Participating Parties Addressing the City Council

Participating parties shall comply with the procedures set forth in Section 12 *Speaker's Rights* when addressing the City Council, except that the participating parties shall each have up to a maximum of 10 minutes to address the City Council. The presiding officer may set and announce the time limit for each active participant to address the City Council based upon the same criteria set forth in Section 12.2 *Speaker Time Limit.*

When the City Council is acting in its quasi-judicial capacity, the presiding officer may further modify the rules of procedure in this section or adopt such additional rules of procedure and speaker times as may be reasonably necessary to afford the active participants with procedural due process commensurate with the rights at issue.

12.5 Public Criticism

Public criticism of the City's policies, procedures, programs, or services, or of the acts or omissions of the City Council, shall not be prohibited. However, the rights of each speaker to express their views are not absolute and nothing in these rules of procedure are intended to confer any privilege or protection for expression beyond that otherwise provided by law. [54954.3].

12.6 Disruptive Speech and Conduct

Any person unduly disrupting a City Council meeting in person or participating remotely may be requested by the presiding officer to leave the meeting. The presiding officer shall discourage demonstrations before the City Council, such as applauding or booing. Upon instructions by the presiding officer, a Sergeant-at-Arms or the City Clerk may be called for the purpose of removing any person who, in the presiding officer's judgment, has disrupted the meeting. [36813, 38638, 54954.3, 54957.9, Penal Code 403]. Prior to removing a person for disrupting a meeting, the presiding officer shall warn the individual that their behavior is disrupting the meeting and that their failure to cease their behavior may result in their removal. However, a warning is not required before removing a disruptive individual whose behavior constitutes use of force or a true threat of force consisting of a threat that has sufficient indicia of intent and seriousness that a reasonable observer would perceive it to be an actual threat to use force. [54957.95]. When possible, the presiding officer is encouraged to use alternative means, such as direction to speakers to avoid disruption or by taking a recess to review these rules with the speaker, to avoid disruptions to allow the City Council to complete its business.

12.7 Written Communications – Post Hearing Notice, and/or Post Agenda Publication

The City Council encourages the submission of written comments by the public prior to a meeting since that affords the City Council and staff the time to duly consider the comments, and for the City Clerk to incorporate the comments into the City's agenda publications.

12.7.1 Submitted after the hearing notice is sent or published, but before the Agenda Publication.

Any member of the public may submit written public comments and materials to the City Council through the City Clerk's Office. All written public comments and materials submitted between the date when the public hearing notices are published (10 days prior to the meeting or as otherwise required by statute) and 5:00 p.m. on the day before agenda publication. The City Clerk shall deliver all written public comments and materials received by 5:00 p.m. the day before agenda publication as part of the agenda packet for the posted agenda.

12.7.2 Submitted Post Agenda Publication.

Any member of the public may submit electronic public comments to the City Council using the electronic submission process the City Clerk specifies and makes available on the City's website within the timeframe provided on the agenda. Any additional attachments can be submitted directly to the City Clerk. All comments submitted using the City Clerk's electronic process will be made concurrently available to the public and the City Council as soon as practicable, and the City Clerk shall post on the City's website and deliver any additional materials received by 12:00 p.m. noon the day of the meeting to the City Council in a supplemental packet prior to the meeting.

Physical copies of written public comments and materials, and electronic and physical materials submitted to the Clerk's Office before 12:00 p.m. noon on the day of the City Council meeting, will be included in the supplemental packet. After 12:00 p.m. noon on the day of the City Council meeting, any member of the public who desires to submit materials to the City Council for consideration at that meeting is hereby instructed to present 8 copies of the materials to the City Clerk for distribution to the City Council at its meeting when the item is considered, and the City Clerk shall include those comments and materials as a supplemental materials packet for items received at the meeting to be included in the final record.

12.7.3 Special Meetings and Workshops.

For special meetings and workshops, the City Clerk shall specify the instructions and timeframes for the public to submit written public comments and materials in the agenda for those meetings.

12.8 Approaching the City Council

Once a meeting is called to order, no member of the public physically present shall enter the area between the lectern and the dais without an invitation from the presiding officer. Members of the public may enter the area before and after the meeting, and during a recess, for the purpose of interacting with the individual City Council Members and City staff.

13. City Council Deliberation

City Council deliberations shall be orderly and guided by the presiding officer to reach a decision on the item before them or to provide the direction sought by staff.

Once an item is before the City Council for deliberation, the presiding officer shall call upon each individual Council Member present, in turn, to comment on the item and the recommended action or direction sought by staff. When participating remotely at a teleconferenced or hybrid meeting, Council Members should use the raise hand feature, or other feature offered by the electronic platform used for the meeting, to indicate they wish to speak and the presiding officer should call upon them in the order they requested to speak. Council Members may debate the merits of the item and recommendation, but shall not interrupt any other Council Member who is speaking. After each Council Member has an opportunity to express an opinion on the item, the presiding officer shall invite discussion and then a motion.

14. Motions

14.1 Making a Motion

A motion may be made by the presiding officer or a Council Member. Once a motion has been made, the presiding officer will solicit a second. A motion shall die unless it receives a second. If a motion receives a second, the presiding officer shall then invite debate and discussion on the motion and any amendments.

Any Council Member who makes a motion may withdraw it during debate and discussion, even to the point of interrupting a speaker to do so. If the motion is withdrawn, the presiding officer may ask the person who seconded the motion if that Council Member wishes to make the motion, subject to another Council Member's second.

14.2 Categories of Motions

There are four categories of motions that the City Council may consider.

The first category is a basic motion, which is one that puts forward a decision for consideration. For example, a motion to approve City staff's recommendation.

The second category is a motion to amend an earlier motion. Such an amending motion changes a basic motion under discussion in a minor way, but does not supersede it. For example, adding a condition to a basic motion to approve staff's recommendation. If the maker of the basic motion, and the second, accept the amendment, then the amendment shall be incorporated into the original motion without the need for a second on the amending motion. If an amendment is not accepted into the basic motion by the moving Council Members, the process for voting on simultaneous motions is then followed.

The third category is a substitute motion. Such a motion completely does away with the basic motion under discussion and puts a new motion before the City Council. For example, if the basic motion is to approve staff's recommendation, a substitute motion would propose numerous changes to staff's recommendation or assembles multiple amending motions into a single motion. If a substitute motion receives a second, then

the initial basic motion does not require action since it was substituted. If a substitute motion fails, the process for voting on simultaneous motions is then followed.

The fourth category is a hostile motion. A hostile motion is one that seeks to accomplish the opposite effect of the basic motion. For example, when a basic motion is to approve a project, a hostile motion is one to deny the project. If a hostile motion is made, the process for voting on simultaneous motions is then followed.

A decision whether a motion is one to amend or substitute is left to the presiding officer's sole discretion. A decision whether a motion is hostile is left to the presiding officer in consultation with the City Attorney.

14.3 Simultaneous Motions

The City Council may consider up to three motions on the floor at one time. The presiding officer may reject a fourth motion until the three before the City Council have been resolved. When multiple motions with seconds are before the City Council, the City Council shall consider and vote on the last motion made. Generally, the discussion when a motion is before the City Council should focus on the last motion made. Once the vote on the last motion takes place, if necessary, the discussion and decision on additional motions will take place in order working back to the first motion made.

However, a hostile motion shall not be in the floor at the same time as the motion it challenges. A hostile motion shall be considered after a vote on the basic motion and its amendments, that it challenges.

14.4 Debatable and Non-debatable Motions

Debatable motions are subject to Council Member comment and discussion before calling for a vote. Non-debatable motions are not subject to Council Member comment and discussion, and are to be voted on immediately.

14.4.1 Debatable Motions

Debatable motions are motions to take action on agenda items and other items of City business. For the purpose of these rules of procedure, all motions are debatable except those expressly identified in Subsection 14.4.2 *Non-Debatable Motions.* Debate on a motion should continue as long as Council Members wish to discuss an item, subject to the presiding officer's determination that it is time to call for the question.

14.4.2 Non-Debatable Motions

Non-debatable motions are procedural and terminating motions. Certain motions once made immediately stop the City Council's deliberations and, upon receipt of a second, should be voted on immediately. The City Council's non-debatable motions are as follows:

a. Motion to Adjourn. If passed, a motion to adjourn requires the City Council to immediately adjourn to its next regularly scheduled meeting.

b. Motion to Recess. If passed, a motion to recess requires the City Council to immediately take a recess, the length of which the presiding officer will determine. The presiding officer may order a recess without a motion, and without adjourning the meeting, as the presiding officer determines a recess is necessary to maintain decorum and conduct the meeting in an orderly fashion.

c. Motion to Fix the Time to Adjourn. If passed, a motion to fix the time to adjourn the meeting requires the City Council to adjourn at a specific time set in the motion.

d. Motion to Table an Item. If passed, a motion to table an item postpones an item indefinitely or to a date and time certain set in the motion. If the motion does not contain a specific time, an additional motion is required to bring the item back to the City Council at a future meeting.

e. Motion to Continue an Item. A motion to continue an item has the same effect as a motion to table, but is generally used when good cause exists or in response to a request by staff, a Council Member, or a participating party, as set forth in Section 8.7 *Continuance of Agenda Items*, or a scheduling problem arises. If passed, the motion continues the item indefinitely or to the date and time set in the motion. If the motion does not contain a specific time, an additional motion is required to bring the item back to the City Council at a future meeting.

f. Call for the Question. A motion to call the question, also known as moving the previous question or limiting debate, stops further City Council deliberation, debate, and discussion on an item. It can be stated as stopping debate or discussion within a certain period of time, such as 15 minutes. If seconded, the presiding officer shall then call for a vote on the motion or motions pending before the City Council as provided for in Section 7.5 *Motion to Be Stated.*

14.5 Miscellaneous Motions and Appeals

14.5.1 Motion to Suspend the Rules of Procedure

A motion to suspend these Rules of Procedure is debatable and to the extent possible should be addressed to a specific rule. If the Rules of Procedure are suspended in their entirety, such a motion does not supersede law or the Livermore Municipal Code.

14.5.2 Motion to Reconsider

A motion to reconsider any action taken by the City Council may be made as follows: (1) The motion must be made by a Council Member who voted along with majority that voted for the original motion that passed, but the motion for reconsideration may be seconded by any Council Member; (2) The motion must be made either at the meeting at which the action to be reconsidered was taken, or, at the next regular meeting, provided appropriate due process is afforded to any participating parties; (3) The motion is debatable; (4) If any participating party has left the meeting, or if the motion comes at a subsequent meeting, the ultimate decision to be reconsidered must take place at a subsequent meeting so that the participating party is afforded an opportunity to observe and participate; and, (5) If the original hearing was a public hearing, a new notice of hearing must be given before the matter is reconsidered.

14.5.3 Council Member Appeal

Any Council Member may appeal any ruling by the presiding officer. If a Council Member so moves and the motion is seconded, after debate, the ruling of the presiding officer may be reversed by majority vote. If an appeal is taken, the question shall be, “Shall the decision of the presiding office be sustained?”

15. Action and Direction

15.1 Votes, General Rules

Unless otherwise provided, the City Council’s actions must be passed pursuant to a majority vote on a motion, and the motion may not be considered unless it is seconded. A simple majority vote by those Council Members present is necessary to pass a motion providing direction to staff or establishing administrative policy, however motions for the adoption of resolutions and ordinances require an affirmative vote of at least three Council Members to pass the motion as provided in Rule 17.4 *Majority Vote by Three City Council Members Required*.

Any Council Member may, before the “Nays” are called for, demand that a roll call vote be taken on the motion before the City Council. The presiding officer’s name shall be called last, preceded by the Vice Mayor, with other Council Members’ names called in alphabetical order by the City Clerk. Council Members shall not give explanations for their vote during roll call.

If a motion does not receive the necessary majority vote for passage, the presiding officer may solicit additional discussion and another motion for further deliberation and voting. If further discussion and deliberation does not result in a motion receiving a majority vote necessary to pass a motion, the presiding officer may declare that “no action has been taken” and proceed with the remainder of the agenda. In the event of a tie vote, the procedures in Section 15.2 *Tie Votes*, shall control.

If a Council Member is present at the meeting but abstains from voting on a motion or is silent during the vote on the motion, then the rules in Section 15.3 *Abstentions and Silence* shall govern how the Council Member’s silence or abstention is tabulated.

15.2 Tie Votes

Generally, a motion fails if there is a tie vote. After a tie vote, the presiding officer may solicit additional discussion and another motion in an attempt to break the tie. If the tie vote occurs during a Council Member absence, and the absent Council Member does not have a conflict of interest related to the item being voted on, the City Council may continue the item to a subsequent City Council meeting when the absent Council Member is expected to be present in an effort to resolve the tie. If the tie vote is not resolved, the motion shall fail and the presiding officer may declare that "no action has been taken" and proceed with the remainder of the agenda. However, if a decision is legally compelled under state law (such as the Permit Streamlining Act), the tie vote shall constitute a denial of the application, project, or appeal before the City Council and the decision shall be considered final.

15.3 Abstentions and Silence

The City Council discourages abstentions since abstentions without legal conflict may impede the City Council's business, for example by causing a tie vote. Abstentions also deprive Livermore residents of one vote of five and may diminish accountability of Council Members on items of legitimate concern. At the same time, it is not the City Council's intention to impede any individual Council Member's right to choose not to speak or vote on an item.

If any Council Member wishes to abstain from voting on a motion, the Council Member must announce the abstention when the item of business is first called for consideration and must not participate in the consideration of the item, in which case the Council Member's announcement of an abstention during the vote will be tabulated to reflect that the Council Member abstained from the vote.

If the Council Member does not announce an abstention when the item of business is first called for consideration, or the Council Member participates in the consideration of the item after announcing an intent to abstain, and the Council Member announces an abstention during the vote, then that Council Member's vote shall be tabulated in favor of the motion.

Silence of any Council Member shall be tabulated in favor of the motion since the silent Council Member is conceding to the motion and not registering a vote against the motion.

This rule is intended to expressly modify *Rosenberg's Rues of Order* for tabulating votes with regard to abstentions and silence by a Council Member.

15.4 Protests

Any Council Member shall have the right to enter into public record reasons for dissent, no vote, or protests against any motion carried by the majority.

15.5 Record Development

Council Members are encouraged to articulate their reasoning when casting a "no" vote, when a motion differs from the staff recommendation, and when a Council Member is unable to make the required findings for an item of business.

16. Advisory Bodies

16.1 Implementation of Municipal Code

16.1.1 Creation and Appointments

The City Council may create boards, commissions, or committees, herein after collectively referred to as City advisory bodies, to advise the City Council. [LMC Title 2]. It is recommended that newly formed City advisory bodies be limited to no more than 7 members due to the capacity of the recording system in the Mendenhall Room.

16.1.2 Appointments of Council Members to Regional Bodies; Appointments of Persons to City Advisory Bodies

The Mayor has the statutory authority, with the City Council's approval, to make all appointments of City Council Members to regional bodies that require an appointment from the City of Livermore. The Mayor also has the statutory authority, with the City Council's approval, to make all appointments of persons to City advisory bodies. [40605; LMC 2.04.020; 81 Cal.Ops.Atty.Gen. 75].

16.1.3 Eligibility of City Employees

While City employees are not precluded from serving on advisory boards, commissions, and committees, there is a potential for conflict. The City Council and any subcommittees to the City Council shall not make appointments that are potentially incompatible with City employment for any reason. For example, an appointment will be incompatible with City employment if:

a. An act of the advisory board, commission, or committee may later be subject directly to the control, inspection, review, audit, or enforcement of any other City officer or employee.

b. The time demands of the advisory board, commission, or committee would render performance of duties as a City employee less efficient.

16.1.4 Interviews of Members Eligible for Reappointment

As stated in Section 16.1.2 above, the Mayor has the statutory authority, with the City Council's approval, to make all appointments to City advisory bodies. The purpose of the standing City Council subcommittee identified in this section is to interview candidates who apply for a City advisory body and to then recommend candidates to the Mayor for appointment, with the City Council's approval.

Members of City boards, commissions, and committees who are eligible for and interested in reappointment shall be interviewed by the standing City Council subcommittee, along with any other applicants for the position. Membership on this standing City Council subcommittee shall rotate among the Council Members who will be appointed for staggered terms, if possible, to ensure that at least one Council Member has prior experience on the subcommittee. Based upon those interviews, the standing City Council subcommittee shall recommend nominees for appointment by the Mayor, with the City Council's approval. However, the entire City Council will interview Planning Commission applicants (including incumbents).

16.2 Direction to Advisory Boards, Commissions, and Committees

Within the scope of their duties and responsibilities established in Title 2 of the Livermore Municipal Code, or otherwise by the City Council, the boards, commissions, or committees, and standing City Council subcommittees (collectively referred to as "advisory bodies" or "advisory body" for the purposes of this section) created by the City Council are directed to:

1. Follow these rules of procedure for their meetings, with appropriate modifications to account for their individual structure including the number of members for the advisory body, the titles for their presiding officer and members, consistent with the restrictions set forth in subsection 3 below;

2. Follow *Rosenberg's Rules of Order* for parliamentary procedure as modified by these rules of procedure;

3. Conform their respective meeting rules to these rules of procedure to reflect the following restrictions hereby directed by the City Council:

    a. Advisory bodies shall not meet through electronic means;

    b. Advisory bodies may create ad hoc committees, but shall not create standing committees without prior City Council approval;

    c. The staff liaison for each advisory body, with approval from the City Clerk, shall determine the preferred method of preparing action minutes for their advisory body meetings, with the exception of Planning Commission who will work with the City Clerk to determine the preferred method of preparing summary minutes for their meetings;

    d. Staff attendance and agenda development will be determined by the staff liaison for the advisory body, or as directed by the City Council;

    e. The City Clerk shall determine agenda format, software, and language for all advisory body meetings to ensure consistency and compliance with applicable laws and regulations;

f. Each advisory body, with input from the City Clerk and consistent with the uniform format provided by the City Clerk, may establish their own rules to specify the method for speakers to address the advisory body, including their speaker time limits, and the advisory body must then administer them uniformly;

g. The advisory body liaison, City Attorney or designee, and City Clerk must approve all advisory body agendas, notices, and cancellations; and,

h. Section 17 *Document Preparation and Approval for an Agenda* do not apply to advisory body agendas.

4. Coordinate with their assigned staff liaison and the liaison's Department Head to obtain the City Council's approval before beginning any self-initiated project that will require more than 8 hours of staff time to complete that year. However, advisory bodies may pursue self-initiated projects that can be accomplished utilizing the City resources currently allocated to the particular advisory body and that do not take resources away from that advisory body's anticipated work to fulfill its duties and responsibilities to the City Council.

16.3 Annual Reporting

1. Each of the following advisory bodies shall annually appoint one of their members to present a brief oral presentation to the City Council describing that particular advisory body's activities for the past year:

Airport Commission
Beautification Committee
Commission for the Arts
Historic Preservation Commission
Human Services Commission
Library Board of Trustees.

2. Other advisory bodies may provide written updates to the City Council as necessary or as directed by the City Council.

3. The City Clerk shall schedule the annual advisory body presentations and updates to the City Council in coordination with the staff liaisons to the advisory bodies.

17. Document Preparation and Approval for an Agenda

17.1 Ordinances

No ordinance shall be prepared for presentation to the City Council unless ordered by a majority vote of the City Council, prepared by the City Attorney on their own initiative or otherwise approved as to form by the City Attorney, or recommended by the City Manager

and developed with the City Attorney's assistance. [36936; LMC 1.08.060.E and 2.12.030.A.1.d].

17.2 City Attorney Approval as to Form

All ordinances, resolutions, and contracts shall be approved as to form by the City Attorney, or their attorney designee, before being placed on the agenda. [LMC 2.12.030.A.1.d]. If the City Manager finds it necessary or expedient to place a contract on a City Council agenda for authority to execute it, but the contract is not yet in final form or has not been signed by the other parties, the City Council shall condition its authorization to execute the contract on: (a) the final contract being in substantially the same form as the one presented for the City Council's consideration with such changes as may directed by the City Council; and, (b) upon the City Attorney's approval of the final contract as to form. If the contract is substantially changed, then the contract must be placed on a subsequent agenda for the City Council's consideration.

17.3 Ordinance Introduction/Adoption

The City Council hereby establishes and directs that the reading of the title of a proposed ordinance is satisfied when the presiding officer calls the ordinance for consideration and announces the agenda description for the item. The staff report's recommended action for an ordinance will include its title and a statement that further reading of the full ordinance is waived. The Council motion to approve staff's recommended action will therefore reflect the waiver and that the full ordinance will not need to be read, unless a majority of the City Council present asks for a full reading. [36934]. For ordinances placed on the consent calendar for introduction and adoption, a motion by the City Council that moves staff's recommendation for the approval of the consent calendar shall mean the title of the ordinance was read by the maker of the motion.

17.4 Majority Vote by Three Council Members Required

An affirmative vote of at least three members of the City Council shall be necessary to adopt an ordinance and a resolution, and to approve a contract for the expenditure of funds. An urgency (emergency) ordinance must be adopted by at least four members of the City Council. [36936, 54954.2, 54956, 54956.5].

17.5 Ordinance Preservation

Following adoption of an ordinance, the City Clerk will assign a number to the ordinance, publish a summary, and post the full text according to law. The ordinance shall be filed and preserved in the City Clerk's Office.

17.6 Consent Calendar, Public Hearing, or Matters for Consideration

Ordinances not requiring a public hearing may be presented to the City Council for introduction and adoption on either the consent calendar or matters for consideration portion of the agenda. The City Attorney shall determine the placement of an ordinance

on a City Council agenda in consultation with the Mayor and City Manager, or as directed by the City Council.

18. City Council Values and Norms, and Principles of Governance

The City Council has adopted *City Council Values and Norms* that guide their interactions among each other, and *Principles of Governance* that guide their interactions with staff and the community

19. City Council Policy for City Officials' Use of Electronic Communications and Social Media

The City Council has adopted a Policy for City Officials' Use of Electronic Communications and Social Media to guide utilization of social media and electronic communications by the City Council as well as the City's advisory body members and to help ensure compliance with the Brown Act and other relevant laws, legislation, and regulations.

Acknowledgement Form

I acknowledge that I have received a copy of the City of Livermore's City Council Meeting Rules of Procedure and understand that I am to read and comply with its contents.

City Official Name: _____

City Official Title: _____

Date: _____

Signature: _____

Attachments

Appendix A Preferred Procedures for Teleconferenced Hybrid Meetings

Appendix B Preferred Methods for Recording City Council Meetings

Appendix C Disruption Policy

PREFERRED PROCEDURES FOR TELECONFERENCE~~D~~ OR HYBRID MEETINGS AND PUBLIC ACCESS EXCEPTIONS

Pursuant to section 8.4.6 of the City Council Meeting Rules of Procedure, the City Council has identified the following procedures for teleconference~~d~~ or hybrid meetings:

Types of Teleconference Meetings ~~Prior Approval~~

Various forms of teleconferencing are available to City Council Members to attend and participate in public meetings in accordance with the Ralph M Brown Act. [Government Code section 54593, 54953.8, 54953.8.1-54953.8.7.] City Council Members may teleconference in accordance with state law, including but not limited to, any of the following provisions:

Traditional teleconferencing [54953(b)(3)]

Teleconference as reasonable accommodation [54953(c)]

State of Emergency teleconferencing [54953.8.2]

Just Cause teleconferencing [54953.8.3]

~~A City Council Member desiring to attend a City Council meeting from a remote location must obtain the Mayor's prior approval. If approved, the Mayor shall then advise the City Manager and the City Clerk of the request.~~

A memorandum will be provided by the City Clerk to the teleconferencing City Council Member ~~prior to departure or in the case of emergency participation,~~ prior to the meeting, with complete instructions detailing the teleconference requirements~~posting requirements for the agenda and any other pertinent information~~. If using an audio call, the City Clerk and the teleconferencing Council Member will determine who will be responsible for initiating the call. For video calls, the Council Member will use the Video Conferencing Meeting link provided by the City Clerk. ~~Upon the City Council Member's return, an affidavit of posting shall be signed by the City Council Member and retained in the City Clerk's Office.~~

Closed Session

- The call between the teleconferencing City Council Member and the location for the closed session meeting shall be initiated by either that City Council Member or a staff member, as established ahead of time.
- Closed Session teleconferencing will be conducted via telephone or video conferencing.
- Should the connection be "dropped" or if there is a poor connection, the Mayor shall allow a reasonable recess to provide appropriate time to re-establish the connection. The call originator is responsible for making the call to reconnect. The duration and number of recesses shall be at the discretion of the Mayor.

Open Session

- The teleconferencing City Council Member will join the meeting using the audio-visual platform~~Video Conference Software~~ and pre-established meeting link provided by the City Clerk. The platform ~~software~~ and link will be used to project the City Council Member into the Civic Center Meeting Hall to participate in the meeting and display presentations to all participants.
- In the event of a disruption that prevents the City Council from broadcasting the meeting to members of the public using the call-in option or the internet-based service option, or in the event of a disruption within the City's control that prevents members of the public from offering public comments using the call-in option or internet baser service, the City Council shall follow the procedures set forth in the Technology D~~d~~isruption P~~p~~olicy found in Appendix C of these Rules of Procedure.
- ~~Should the connection be "dropped" or if there is a poor connection, the Mayor shall allow a reasonable recess to provide appropriate time to re-establish the connection. The City Council Member who is participating remotely is responsible for troubleshooting the problem and reconnecting. The duration and number of recesses shall be at the discretion of the Mayor.~~
- A script will be provided to the Mayor (or presiding officer) with cues to invite/include comments/discussion from the tele~~video~~ conferencing City Council Member. A roll call vote on each motion must be taken (Brown Act requirement).

Public Access Requirement Exceptions

City Council meetings shall include an opportunity for members of the public to attend via a two-way telephonic service or a two-way audiovisual platform except if adequate telephonic or internet service is not operational at the meeting location. This requirement does not apply to a meeting that is held to do any of the following:

1. Attend a judicial or administrative proceeding
2. Inspect real or personal property
3. Meet with officials of US or State to discuss a legislative or regulatory issue
4. Meet in facility owned by agency to discuss items related to facility
5. Meet in emergency situation
6. Emergency meeting

APPENDIX B

PREFERRED METHOD OF RECORDING CITY COUNCIL MEETINGS

Pursuant to section 8.11.3 of the City Council Meeting Rules of Procedure, the City Council has identified the following preferred methods of recording City Council meetings based upon the type of meeting and location, but the actual method used may change based upon City Council direction:

Regular City Council Meetings
Location: City Council Chamber
Minutes: Action minutes
Recorded: Video
Broadcast: Live – yes

Special City Council Meetings
Location: City Council Chamber
Minutes: Action minutes
Recorded: Video
Broadcast: No

Regular City Council Meetings/Special City Council Meetings
Location: Anywhere other than the City Council Chamber
Minutes: Audio minutes
Recorded: Audio (portable system)
Broadcast: No

Special City Council Meeting Workshops
Location: City Council Chamber
Minutes: Action minutes
Recorded: No

Special City Council Meeting Workshops
Location: Anywhere other than the City Council Chamber
Minutes: Action minutes
Recorded: No

Special Meeting – Planning Commission Interviews
Location: Anywhere
Minutes: Action minutes
Recorded: No

-APPENDIX C

DISRUPTION OF TELEPHONIC OR INTERNET SERVICE DURING PUBLIC MEETINGS

1. Background

Senate Bill 707 (2025) amended the Brown Act to require eligible legislative bodies to adopt, on or before July 1, 2026, a policy addressing how the agency will respond to disruptions in telephonic or internet service that prevent members of the public from attending or observing a meeting remotely. This policy is adopted to comply with that requirement and to ensure continuity of public participation during technical disruptions.

2. Purpose

This policy establishes procedures for responding to a disruption in the telephonic or internet services that provide two-way remote public access to meetings of the City of Livermore City Council as required by the Brown Act (Gov. Code § 54953.4). The policy ensures transparency, public participation, and continuity of government during technology disruptions.

3. Definitions

For purposes of this policy:

- "Disruption" means any failure, outage, or other interruption that prevents members of the public from attending or observing the meeting via these remote access services.
- "Remote access services" means the two-way telephonic service and/or two-way audiovisual platform used to provide real-time remote public attendance and observation of meetings.

4. Applicability

This policy applies to all open and public meetings of the City of Livermore City Council at which remote public participation is offered or required under the Brown Act.

5. Procedures in the Event of a Service Disruption

5.1. Response to Service Disruption

If the Presiding Officer or the City Clerk becomes aware of a disruption to the agency's remote access services that prevents members of the public from attending or observing the meeting remotely:

1. The Presiding Officer shall immediately announce the disruption to the public.
2. The Presiding Officer may then call for a recess of the open session or convene the legislative body in closed session, consistent with the Brown Act.

3. Staff shall begin efforts to diagnose and restore the disrupted service.

4. The meeting shall remain in recess for at least one hour or until service is restored, whichever is sooner. The recess period may be extended if restoration efforts are ongoing.

5.2. Efforts to Restore Service

The agency shall make good faith efforts to restore remote access services, which may include:

- Troubleshooting platform or teleconferencing software
- Resetting or replacing audiovisual equipment
- Attempting alternative connection methods
- Contacting necessary support staff or service providers
- Switching to back-up equipment or platforms, if available

If the disruption is suspected to be a result of a cybersecurity incident or malicious activity, the City may temporarily suspend, isolate, or limit affected systems as necessary to protect City infrastructure, confidential information, and public-facing systems during restoration efforts.

The Clerk shall document the restoration efforts undertaken.

6. Reconvening the Open Session

6.1. Timing

The open session may be reconvened after at least one hour has elapsed from the time of disruption or as soon as service is restored, whichever occurs earlier.

6.2. If Service Is Restored

If the remote access service is restored before or at the time the meeting reconvenes, the meeting shall continue as normal.

6.3. If Service Is *Not* Restored

If service has not been restored after one hour, the City of Livermore City Council through the Presiding Officer may reconvene and:

1. Adjourn the meeting; or
2. Continue the meeting in open session by adopting, by roll call vote, the following, or a substantially similar, finding:

   "The City of Livermore has made good faith efforts to restore telephonic or internet service in accordance with its adopted policy, and the public interest in continuing the meeting outweighs the public interest in remote public access."

Upon adoption of the finding, the legislative body may continue the open session despite the fact that remote access services have not been restored.

7. Recordkeeping

The Clerk shall enter a brief statement into the meeting record, including the following:

- The nature and time of the disruption
- The restoration efforts undertaken
- The time the meeting was reconvened (if applicable)
- Any finding adopted pursuant to Section 6.3

8. Review and Updates

This policy may be amended by the City of Livermore City Council at a noticed public meeting in open session, not on the consent calendar.

IN THE CITY COUNCIL OF THE CITY OF LIVERMORE, CALIFORNIA

A RESOLUTION ADOPTING A TECHNOLOGY DISRUPTION POLICY IN ACCORDANCE WITH SENATE BILL 707

Senate Bill 707 requires legislative bodies that provide remote public participation opportunities to adopt a procedure for responding to and resolving disruptions of those technological services or equipment used to facilitate public participation. The adopted procedure must ensure that members of the public are not denied the opportunity to observe or participate in meetings due to a technology disruption within the control of the legislative body.

The City Council finds that adoption of a Technology Disruption Policy is in the public interest, promotes transparency and public participation, and ensures compliance with Senate Bill 707 and applicable law.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Livermore, that it hereby adopts the Technology Disruption Policy, attached hereto as Exhibit A, to govern the response to technology disruptions affecting public access to City Council meetings.

On motion of Council Member _____, seconded by Council Member _____, the foregoing resolution was passed and adopted on June 8, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

_____
Helena Graves
Acting City Clerk

APPROVED AS TO FORM:

/s/ Kimberly Cilley
Kimberly Cilley
City Attorney

Exhibit A – Technology Disruption Policy

APPENDIX C

DISRUPTION OF TELEPHONIC OR INTERNET SERVICE DURING PUBLIC MEETINGS

1. Background

Senate Bill 707 (2025) amended the Brown Act to require eligible legislative bodies to adopt, on or before July 1, 2026, a policy addressing how the agency will respond to disruptions in telephonic or internet service that prevent members of the public from attending or observing a meeting remotely. This policy is adopted to comply with that requirement and to ensure continuity of public participation during technical disruptions.

2. Purpose

This policy establishes procedures for responding to a disruption in the telephonic or internet services that provide two-way remote public access to meetings of the City of Livermore City Council as required by the Brown Act (Gov. Code § 54953.4). The policy ensures transparency, public participation, and continuity of government during technology disruptions.

3. Definitions

For purposes of this policy:

- “Disruption” means any failure, outage, or other interruption that prevents members of the public from attending or observing the meeting via these remote access services.
- “Remote access services” means the two-way telephonic service and/or two-way audiovisual platform used to provide real-time remote public attendance and observation of meetings.

4. Applicability

This policy applies to all open and public meetings of the City of Livermore City Council at which remote public participation is offered or required under the Brown Act.

5. Procedures in the Event of a Service Disruption

5.1. Response to Service Disruption

If the Presiding Officer or Clerk becomes aware of a disruption to the agency’s remote access services that prevents members of the public from attending or observing the meeting remotely:

1. The Presiding Officer shall immediately announce the disruption to the public.
2. The Presiding Officer may then call for a recess of the open session or convene the legislative body in closed session, consistent with the Brown Act.
3. Staff shall begin efforts to diagnose and restore the disrupted service.
4. The meeting shall remain in recess for at least one hour or until service is restored, whichever is sooner. The recess period may be extended if restoration efforts are ongoing.

5.2. Efforts to Restore Service

The agency shall make good faith efforts to restore remote access services, which may include:

- Troubleshooting platform or teleconferencing software

- Resetting or replacing audiovisual equipment
- Attempting alternative connection methods
- Contacting necessary support staff or service providers
- Switching to back-up equipment or platforms, if available

If the disruption is suspected to be a result of a cybersecurity incident or malicious activity, the City may temporarily suspend, isolate, or limit affected systems as necessary to protect City infrastructure, confidential information, and public-facing systems during restoration efforts.

The Clerk shall document the restoration efforts undertaken.

6. Reconvening the Open Session

6.1. Timing

The open session may be reconvened after at least one hour has elapsed from the time of disruption or as soon as service is restored, whichever occurs earlier.

6.2. If Service Is Restored

If the remote access service is restored before or at the time the meeting reconvenes, the meeting shall continue as normal.

6.3. If Service Is *Not* Restored

If service has not been restored after one hour, the City of Livermore City Council through the Presiding Officer may reconvene and:

1. Adjourn the meeting; or
2. Continue the meeting in open session by adopting, by roll call vote, the following, or a substantially similar, finding:

   "The City of Livermore has made good faith efforts to restore telephonic or internet service in accordance with its adopted policy, and the public interest in continuing the meeting outweighs the public interest in remote public access."

Upon adoption of the finding, the legislative body may continue the open session despite the fact that remote access services have not been restored.

7. Recordkeeping

The Clerk shall enter a brief statement into the meeting record, including the following:

- The nature and time of the disruption
- The restoration efforts undertaken
- The time the meeting was reconvened (if applicable)
- Any finding adopted pursuant to Section 6.3

8. Review and Updates

This policy may be amended by the City of Livermore City Council at a noticed public meeting in open session, not on the consent calendar.

IN THE CITY COUNCIL OF THE CITY OF LIVERMORE, CALIFORNIA

A RESOLUTION AMENDING AND ADOPTING CITY COUNCIL MEETING RULES OF PROCEDURE

The City Council has adopted Rules of Procedure for the orderly, consistent, and fair conduct of its meetings consistent with applicable law. These rules reflect the Council's accepted practices and balance the Council's policies inviting public comment with the need to manage its meetings effectively. The purpose of these rules is to promote public confidence in the City of Livermore's governance by establishing consistent expectations for the conduct of the people's business and the opportunities for public observation and participation. The City Council has also adopted procedures for teleconference meetings and for recording City Council meetings.

The City Council last revisited its Rules of Procedure on July 28, 2025 (Resolution No. 2025-133).

Senate Bill 707 (SB 707) was signed into law on October 3, 2025. Many of its provisions took effect on January 1, 2026, while others take effect on July 1, 2026, including the requirement to provide public access and comment opportunity through two-way remote participation during City Council meetings. The attached rules incorporate the requirements of SB 707, modify Appendix A, Preferred Procedures for Teleconference or Hybrid Meetings and Public Access Exceptions, include the Technology Disruption Policy as Appendix C, and add minor miscellaneous revisions.

The City Council desires to amend its City Council Meeting Rules of Procedure consistent with SB 707 and to include the additional proposed revisions.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Livermore, that it hereby adopts the City Council Meeting Rules of Procedure, attached hereto as Exhibit A, which supersede and replace the Rules adopted by Resolution No. 2025-133.

On motion of Council Member _____, seconded by Council Member _____, the foregoing resolution was passed and adopted on June 8, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

_____
Helena Graves
Acting City Clerk

APPROVED AS TO FORM:

/s/ Kimberly Cilley
Kimberly Cilley
City Attorney

CITY COUNCIL MEETING

RULES OF PROCEDURE

1. Authority

These rules of procedure are established for the effective and fair conduct of City Council meetings and to help promote public confidence in the integrity of local government. By adopting these rules, the City Council intends to balance a policy of full and free public action and debate with a need to manage its meetings effectively. [36813.[1]].

The rules also include expectations for appointments to the City's advisory bodies and their conduct consistent with these rules, and the Mayor's assignment of the Council Member's offices and seats on the dais.

2. Purpose

The purpose of these rules is to document the City Council's accepted practices and to clarify expectations by establishing guidelines for the orderly, consistent, and fair conduct of the City Council's business.

These rules of procedure are intended to help implement, but do not limit or supersede, the state and local laws that govern the requirements and responsibilities for the City Council's meetings. Those laws include, but are not limited to, the California Constitution, the Brown Act, the Political Reform Act, the Livermore Municipal Code, and the Livermore Development Code.

These rules of procedure are not intended to limit the inherent power or the general legal authority of the City Council, and failure to follow these rules will not invalidate a City Council action. [*City of Pasadena v. Paine, (1954) 126 Cal.App.2d 93].*

3. Rules of Parliamentary Procedure

The City Council has adopted *Rosenberg's Rules of Order, Revised 2011*, as its rules of parliamentary procedure. In the event of a conflict between *Rosenberg's Rules of Order* and these rules of procedure, these rules of procedure shall control.

4. Applicability

These rules of procedure apply to the preparation, posting, and distribution of the agendas for City Council meetings. They also relate to the orderly discussion of items and the City Council's voting procedures to take formal action or provide direction to staff. Lastly, they relate to respective powers for the Mayor and Council Members.

[1] All citations are to the California Government Code unless otherwise noted.

5. Presiding Officer

The Mayor is the presiding officer for each meeting of the City Council that the Mayor attends. In the Mayor's absence, the Vice Mayor shall be the presiding officer for the meeting when the Vice Mayor is present. In the absence of both the Mayor and the Vice Mayor, the Council Members present at the meeting shall select a presiding officer for that meeting. [36802].

6. Mayoral Duties and Responsibilities

The Mayor is directly elected at-large for a two-year term in November of each even-numbered year. The Mayor is a member of the City Council and has all the powers of a Council Member, except when exercising their unique mayoral duties. The Mayor enjoys, and shall not be deprived of, any rights and privileges as a Council Member. Additionally, the Mayor shall have all the powers and duties of an elective Mayor as provided by statute. [34903, 36803; LMC 2.04.020; 81 Ops.Cal.Atty.Gen. 75 (1998)].

6.1 Appointment of Vice Mayor and Vice Mayor Duties and Responsibilities

The City Council has the statutory power to appoint a Council Member as mayor pro tempore, which position is titled Vice Mayor in Livermore. [34905, 36801].

The Vice Mayor shall be selected for a one-year term and shall be selected at the meeting certifying the election results in each even-numbered year and in December of each odd-numbered year. The Vice Mayor shall have all the powers and duties, including regional board and commission meeting assignments, of a mayor pro tempore as provided by statute. The Council Member selected as Vice Mayor typically rotates among the Council Members. By way of these rules, the City Council invites the Mayor to make the initial nomination of a Council Member for selection and appointment as Vice Mayor at the times designated herein.

If the Mayor is absent or unable to act, the Vice Mayor shall then serve for the Mayor, and shall have all of the powers and duties of the Mayor until such time as the Mayor returns or is again able to act. [34905, 36801].

6.2 Reserved

6.3 Seats on the Dais

The Mayor shall sit at the center of the meeting room dais for all City Council meetings. If the Mayor is absent, the presiding officer shall sit at the center of the dais.

In December of each year, the Mayor shall assign the seats for the Vice Mayor and the Council Members on the dais. The Mayor should ask Council Members if they have any special needs that should be accommodated before making the assignments.

6.4 Council Member Rooms

The Mayor shall have use of office 216 at City Hall, or such other designation as that office may be given.

In December of each even-numbered year, the Mayor shall assign the use of rooms 218, 219, 220, and 222, or such other designation as those rooms may be given, to the Vice Mayor and the Council Members. Once assigned for use, each Council Member has the right to stay in a room they are occupying. The Mayor and each Council Member shall vacate their assigned rooms within two weeks of the date their respective terms of office expire.

7. Presiding Officer to Conduct Meetings

The presiding officer is responsible for conducting City Council meetings as follows:

7.1 Call to Order

The presiding officer shall call the meeting to order at the appointed time. If both the Mayor and the Vice Mayor are absent, then the City Clerk shall call the meeting to order and the Council Members present shall then select a presiding officer for that meeting who shall have the duties and responsibilities set forth in Section 5 *Presiding Officer* and this section for conducting the meeting.

7.2 Preservation of Order

The presiding officer shall preserve strict order and decorum, and shall discourage personal, verbal attacks on Council Members, staff, and/or the public, but shall not prohibit criticisms of the policies, procedures, programs, or services of the City, or of the acts or omissions of the City Council or members of the City staff. The presiding officer shall confine debate to the item under discussion. [36813, 38638, 54954.3, 54957.9].

7.3 Questions of Parliamentary Procedure

The presiding officer shall determine all questions of parliamentary procedure in consultation with the City Attorney and City Manager.

7.4 Reordering of Agenda

The presiding officer may reorder the items on the agenda for a noticed meeting to accommodate members of the public who wish to speak on an agenda item that would otherwise be considered by the City Council later in the meeting. The presiding officer shall announce the reorder prior to calling members of the public to speak during open forum.

7.5 Motion to Be Stated

The presiding officer shall state all motions submitted for a vote by the City Council, announce the result of the vote, and identify the no votes and any Council Members that abstained or recused themselves from the vote. A roll call vote shall be taken for all teleconferenced and hybrid meetings, and may also be taken at any meeting upon the request of any Council Member. No action shall be taken by secret ballot, but electronic tabulation may be used to record and report roll call votes. [54953(b)(2) and 54953.8.

8. General Rules – City Council Meetings

The City Council endorses, and agrees to comply with, the Brown Act. In the event of a conflict between the Brown Act and these rules of procedure, the Brown Act shall control. [54950 *et seq*., 54953].

City Council meetings shall be open to the public, but the public shall be excluded from closed sessions as authorized by state law. [54953(a), 54957].

City Council meetings, except for closed sessions, shall be open to the media. The media shall be excluded from closed sessions as authorized by state law. [54953, 54953.5, 54957, 54957.9].

City Council meetings may be recorded by the public and the media, provided such recordings do not interfere with the orderly conduct of the meetings and do not constitute a persistent disruption of the proceedings.

City Council meetings shall include an opportunity for members of the public to attend via a two-way telephonic service or a two-way audiovisual platform unless an exception under state law applies. See Appendix A to these Rules of Procedure for exceptions to this requirement.

8.1 City Council Meeting Schedule

Each July, the City Council shall approve and thereafter follow an annual calendar for its regular meetings in the upcoming year. The annual calendar shall also identify dates for anticipated special meeting workshops. [36805]. When scheduling meeting dates, care should be taken to avoid conflicts with national holidays or dates that would preclude participation by members of the public due to religious or other observances.

8.2 Quorum

The presence of three Council Members shall constitute a quorum of the City Council necessary to transact business at a meeting. In the event a quorum is not in attendance, those attending the meeting will be named in the minutes, and they shall adjourn the meeting to a set date, time, and location. If all Council Members are absent, the City Clerk shall adjourn the meeting to a set date, time, and location. [36810, 36811].

8.3 Absences

8.3.1 Absence and Compelling Attendance

Council Members who are unable to attend a City Council meeting must request that the Mayor recognize the absence as excused. The purpose of an excused absence is not to relieve Council Members of their responsibility to be present, but is intended to provide the Mayor with an opportunity to ensure an absence is reasonable and to impress upon the Council Member, where necessary, the importance of regular attendance. The minutes shall note whether a Council Member's absence is excused. If a Council Member is repeatedly absent, the City Council may adjourn from day-to-day to compel the absent Council Member's attendance under the penalties prescribed by State law. [36513, 36810, 36813].

8.3.2 Absentee Participation

If a Council Member wants to participate remotely in a meeting, the appropriate way to participate is through a teleconferenced or hybrid meeting as provided for in Section 8.4.6 *Teleconferenced and Hybrid Meetings*. Absent Council Members are discouraged from communicating their opinions on agenda items to staff or other Council Members to present at the Council Meeting on behalf of the absent Council Member.

8.4 Types of Meetings

8.4.1 Regular Meetings

The City Council shall meet in the City Council Chamber in the Civic Center Meeting Hall for all regular City Council meetings. The regular meetings shall begin at 7:00 p.m. on the second and fourth Monday of each month, unless otherwise specified by posted notice. If the meeting date falls on a legal holiday, the City Council shall meet at a date and time designated by the City Council. Regular meetings with closed session items may begin between 5:00 p.m. and 7:00 p.m. depending upon the number and complexity of the matters to be discussed. [36805, 54954; LMC 2.06.030].

8.4.2 Special Meetings

Special meetings may be called by the Mayor, the City Manager, the City Attorney, or by a majority of Council Members consistent with applicable laws. The call and notice for a special meeting must specify the items to be considered and the date, time, and location for the meeting. [36807, 54956(a)].

The City Council may take final action at a special meeting that is not a workshop.

8.4.3 Special Meeting Workshops

The City Council may meet in special meetings designated as workshops that are called by the Mayor, the City Manager, or by a majority of Council Members consistent with applicable law. Workshops are special meetings intended for training purposes such as ethics training, sexual harassment prevention and education, and specific technical subjects such as land use. Special meeting workshops are also intended for the City Council to work with staff to develop administrative items such as the budget, for the City Council to receive public input on matters of community wide concern, and for similar activities.

Workshops are open to the public and are meetings for purposes of the Brown Act. The City Council may provide direction, but unlike other special meetings the City Council may not take a final action at a workshop. [54956].

8.4.4 Closed Session Meetings

Closed sessions may only be held as authorized by state law and shall be held in accordance with the provisions of the Brown Act. The closed sessions may precede or follow a regular meeting or be called as a special meeting. In addition to the provisions in Section 8.4.2 *Special Meetings*, the City Attorney or City Manager may call and notice closed session meetings as special meetings. [54954.5, 54956.5, 54956.7-54957.1, 54962].

After meeting in closed session, the City Council shall reconvene in open session and make a public report, either orally or in writing, of any reportable action taken in the closed session and the related vote tabulation. [54957.1, 54957.7].

Closed session matters should be managed within the expected time limits for all items. Lengthy closed session matters should be scheduled at the end of a Council Meeting or as a separate special meeting. If a closed session is scheduled before the start of a regular Council meeting, it should conclude no later than 10 minutes before the start time for the regular Council meeting. When necessary, if a closed session precedes a regular meeting but is not concluded, then it may be reconvened at the conclusion of that regular Council meeting, but that should be avoided when possible.

8.4.5 Concurrent and Joint Meetings

The City Council may concurrently convene the meetings for the City Council and any other legislative body comprised of the Council Members. [54952.3].

Joint meetings of the City Council and any other legislative body or bodies shall be noticed as a meeting for each body.

8.4.6 Teleconference or Hybrid Meetings

The City Council may meet from different locations connected by electronic means consistent with the provisions of the Brown Act effective at the time of the scheduled meeting. When scheduling a teleconference or hybrid meeting, the City Clerk should consult with the City Attorney to identify the applicable notice, conduct, and participation requirements for the meeting. The preferred procedures for teleconference or hybrid meetings are set forth in Appendix A. [54953(b)(c), 54953.8, 54953.8.3].

8.4.7 Adjourned Meetings, and Adjourned Regular Meetings

Any meeting of the City Council may be adjourned to a later date, time, and location, and the notice of adjournment shall be posted within 24 hours on or near the door of the place where the adjourned meeting was held. However, if the adjourned meeting is to reconvene less than 24 hours after adjournment, then a copy of the order or notice of the continuance shall be posted immediately following the meeting. [36809, 54955].

The Mayor, presiding officer, City Manager, or majority of Council Members may call for an adjourned regular meeting in consultation with the City Attorney to conduct a regular meeting on a date other than on a regular meeting date on the City Council's annual calendar. [54955]

8.4.8 Emergency Meetings

As provided in the California Government Code, if at least three Council Members determine that a catastrophic event has caused an emergency situation to exist as defined by law, then the City Council may immediately hold an emergency meeting without complying with the usual notice requirements for regular and special meetings. [54956 and 54956.5]. This rule in no way limits the powers and responsibilities set forth in Livermore Municipal Code Chapter 2.56 *Emergency Organization* for the Livermore emergency services council and for the director of emergency services.

8.4.9 City Council Committees

The City Council may create standing and ad hoc City Council subcommittees, which creation shall occur at a duly noticed Council Meeting.

Care should be taken to not overburden staff, and therefore, City Council subcommittees should only be created in consultation with the City Manager and the City Attorney. City Council subcommittees should be created judiciously. Staff support shall only be provided to those City Council committees duly created as set forth in these rules.

Ad hoc City Council subcommittees are intended to be useful and efficient vehicles for less than a quorum of Council Members, with appropriate support staff, to

explore and develop items for placement on a duly noticed City Council meeting agenda for the City Council to discuss and then provide direction or take action.

City Council standing subcommittees comprised of less than a quorum of the City Council and that have continuing subject matter jurisdiction or a fixed meeting schedule established by the City Council, shall comply with the Brown Act and follow these rules of procedure. [54952(b)].

Ad hoc City Council subcommittees comprised solely of less than a quorum of the City Council and that are limited to both a defined task and a duration that is less than one year, are not subject to the Brown Act and are not required to follow these rules of procedure. [54952(b); *Frazer v. Dixon Unified School District*, (1993) 18 Cal.App.4th 781].

Any City Council subcommittees comprised of less than a quorum of the City Council and have other persons as members, shall comply with the Brown Act and follow these rules of procedure. [54952(b); *Joiner v. City of Sebastopol*, (1981) 125 Cal.App.3d 799].

The City Manager shall keep a record of all standing and ad hoc City Council subcommittees that reflects the committee's creation date, composition, task, duration, and sunset date. The City Manager shall advise the City Council at a duly noticed Council Meeting of any ad hoc subcommittee that has not sunset within one year of its creation so that the City Council can consider whether to terminate the ad hoc subcommittee or reconstitute it as a standing committee.

8.5 Notice and Agenda Posting

The City Clerk shall post the notices and agendas for each City Council meeting in the kiosk in front of the Civic Center Meeting Hall, on the City's website, the Civic Center Library and at all other locations within the City where the meeting will be held.

When state law requires that the City provide a means by which the public may remotely hear and visually observe a meeting, and remotely address the City Council, the agenda shall include a description of how members of the public may access the meeting and offer public comment. [54953.8(b)(2)]

Any requirement to post notices and agendas at a remote teleconferenced or hybrid meeting location outside the City's jurisdiction shall be the responsibility of the Council Member attending the meeting from that location. [54954.2].

8.5.1 Regular Meetings

It is the City Council's goal that the agendas for regular meetings should be posted at least 6 days before the meeting dates, but in no event shall the agenda for a regular meeting be posted less than 72 hours before the meeting date. [54954.2].

8.5.2 Special Meetings and Workshops

Notice of the call for a special meeting must be delivered and received by each Council Member and the media at least 24 hours before the special meeting, and must be posted at least 24 hours before the special meeting date. To the extent possible, it is the City Council's goal that the notice and agendas for special meeting workshops should be posted at least 6 days before the meeting dates, and in no event shall the notice and agenda for a workshop be posted less than 24 hours before the meeting date. [54956].

8.6 Actions Limited to Posted Agendas

The City Council shall not discuss or take action on any item of business not appearing on the posted notice or agenda for a duly noticed Council meeting. However, as permitted by the Brown Act, Council Members and staff may briefly respond to statements made or questions posed by the City Council or by members of the public addressing the City Council. City Council members should refrain from rejoinders to perceived derogatory or repugnant public comments during council meetings. Council Members may ask a question of City staff or a speaker for clarification, make a brief announcement, or make a brief report on their own activities.

Similar to section 8.4.8 *Emergency Meetings,* upon determination by three Council Members that an emergency situation exists as required by law, or upon a determination by four Council Members (or all members present if less than four are in attendance) that there is a need for immediate action that came to the City's attention after the meeting agenda was posted, the agenda may be amended as provided by law to add an item for consideration and action. [54954.2, 54956, 54956.5].

8.7 Continuance of Agenda Items

Items listed on a posted agenda should not be continued or postponed absent good cause.

8.7.1 Discovery of Good Cause Before an Item is Considered

If good cause to continue an item is discovered by City staff after a notice or agenda is posted but before the meeting commences, then after calling the meeting to order the presiding officer shall identify the item and announce that it has been continued.

8.7.2 Good Cause to Continue During Consideration

Once an item has been taken up for consideration, City staff, a Council Member, or a participating party as defined in Section 10.6.3 *Participating Parties* may request a continuance of the item. The item may only be continued following a majority vote of the Council Members present.

8.7.3 Public Comment for a Continued Item

If the opportunity for the public to address the City Council has concluded, or the public hearing portion of an item was formally closed, and the item was returned to the City Council for deliberation before it was continued, then the opportunity for public comment on the item will not be reopened absent a motion by the City Council. [54955].

8.8 Consideration of items after 11:00 p.m.

8.8.1 Canvass and Reorder

At 10:30 p.m., or as soon thereafter as practical, the presiding officer shall canvass staff and Council Members present to identify the remaining agenda items for consideration. The presiding officer will then identify what items will be considered or continued, and in what order. Once the presiding officer outlines the balance of the agenda, it may not be amended absent an appeal by a Council Member.

If the City Manager, Mayor, presiding officer, or a City Council Member believes the duly noticed agenda for a Council meeting is not likely to be completed in one day, then the City Clerk shall poll the Mayor and Council Members in advance of the meeting to determine their availability to reconvene later that same week. To accommodate members of the public so they do not have to rearrange their schedules, to the extent possible, the public comment period for an item that was started should be completed before the continuance of an item.

8.8.2. No New Items Considered after 11:00 p.m.

The City Council shall not begin consideration of any items on an agenda after 11:00 p.m., but may complete their consideration of an item that was commenced prior to 11:00 p.m.

8.8.3 Exceptions

The City Council may commence consideration of an item after 11:00 under the following circumstances:

a. An item is subject to a legal deadline, such as a project application subject to the Permit Streamlining Act; or,

b. The City Council votes to allow consideration of the item after 11:00 p.m.

8.9 Breaks.

The presiding officer shall provide for a 10-minute break after approximately every two hours of meeting time. The break should be called at a convenient point in the proceedings closest to the two-hour mark. Council Members may request breaks at other

times as needed. Council Members and staff are expected to return promptly at the designated time to resume the meeting.

8.10 Points of Order, Privilege, and Personal Privilege

A Council Member may ask for a point of order, at which time the presiding officer will ask for an explanation. Appropriate points of order relate to matters that a Council Member considers inappropriate conduct for the meeting, such as the failure to observe these Rules of Procedure, the City Council's Values and Norms, or the rules of parliamentary procedure.

A Council Member may seek a point of privilege. If so, the presiding officer shall ask for an explanation of the Council Member's point. Points of privilege generally relate to matters that interfere with a normal flow or comfort of the City Council's meeting, such as the inability to hear testimony because of disruption.

A Council Member may ask for a point of personal privilege when the integrity, character, or motives of the Council Member are called into question by a speaker, or where the welfare of the City Council is concerned.

If a speaker is interrupted by a point of order, privilege, or personal privilege, the remainder of a speaker's time will be preserved by the City Clerk until the point is resolved.

8.11 Minutes

8.11.1. All Proceedings Recorded

An account of all open meetings of the City Council shall be recorded, and action minutes prepared, by the City Clerk. [36814, 40801]. After the City Council approves the meeting minutes, the City Clerk shall enter them into official minute books of the City Council. The City Attorney may prepare attorney work product notes for closed session meetings attended. [36814].

8.11.2 Approval

The minutes for a City Council meeting shall be reviewed and approved as set forth in this section.

a. The City Council shall approve minutes for a regular meeting, special meeting, and special meeting workshops, except that City Council approval is not required for the City Attorney's closed session attorney work-product notes.

b. A Council Member may not approve the minutes for any City Council meeting that the Council Member did not attend, unless the Council Member observed the meeting or reviewed a video or audio recording prepared for that meeting. Also, a Council Member may not approve the minutes for a meeting that they were not eligible to attend as a Council Member. The minutes may be approved

by a majority of the remaining eligible Council Members, or by a lone eligible Council Member.

c. If no Council Members are eligible to approve the minutes for a City Council meeting, then the City Clerk shall attest to the accuracy of the meeting minutes and enter them into official minute books of the City Council.

8.11.3 Preferred Method of Recordation and Minutes

City Council meetings may be recorded by electronic means. The preferred methods for recording City Council meetings are set forth in Appendix B. [54953].

8.12 Staff Attendance

8.12.1 City Manager

The City Manager shall attend all City Council meetings unless excused by the Mayor, and the City Manager's designee attends. [LMC 2.08.060.F]. The City Manager may make recommendations and shall have the right to take part in all discussions of the City Council, but shall have no vote.

8.12.2 City Attorney

The City Attorney shall attend all City Council meetings unless excused by the Mayor, and an Assistant City Attorney attends. Upon the City Council's request, the City Attorney shall provide opinions and recommendations, either written or oral, on questions of law and procedure.

8.12.3 City Clerk

The City Clerk shall attend all City Council meetings unless excused by the City Manager, and in their absence, the City Clerk's designee shall attend. The City Clerk shall record, prepare, and maintain the official record of the City Council's proceedings and perform other related duties as may be prescribed by the City Council and the City Manager. [36814, 40801].

8.12.4 Department Heads/Employees

Department Heads and employees shall attend City Council meetings as directed by the City Manager. The City Manager and City Attorney are encouraged to minimize the number of employees and consultants attending the meetings in-person.

8.12.5 Sergeant-at-Arms

A Sergeant-at-Arms, who shall typically be a sworn member of the City's Police Department, shall attend City Council meetings as directed by the City Manager. [38638].

8.13 Meetings That Are Not Subject to the Brown Act

As provided by the Brown Act, a quorum of the City Council may attend conferences and similar gatherings, open community meetings organized by a person or organization other than the City Council, open and noticed meetings of another legislative body other than a City advisory body, and social and ceremonial gatherings without complying with the notice and agenda requirements in these rules of procedure, provided that the Council Members do not discuss among themselves business of a specific nature that is within the City's subject matter jurisdiction. [54952.2(c)(3)-(5)].

Meetings of an ad hoc City Council subcommittee are not subject to these rules of procedure unless the City Council expressly states that the subcommittee shall follow these rules. [54952].

Briefings of less than a quorum of the City Council are not subject to these rules of procedure provided the briefings comply with the Brown Act. [54952.2; *Wolfe v. City of Fremont*, (2006) 114 Cal.App.4th 533].

9. Agenda Development

The City Manager is responsible for preparing the City Council's meeting agenda to present items requiring direction or action by the City Council. Items may also be placed on an agenda for City Council consideration in the following ways: by direction of a duly created City Council subcommittee with the City Manager's concurrence; by direction of the City Attorney in consultation with the City Manager; by direction of a majority of Council Members during the matters initiated portion of the agenda to place an item on a future agenda; and under any processes set forth by statute or ordinance that requires City Council action, including City Council consideration of land use matters, appeals, and other matters as set forth in the Livermore Municipal Code and the Livermore Development Code.

The agenda shall contain a brief general description of each item of business to be transacted or discussed, including any items to be discussed in closed session. [54954.2, 54954.5].

10. Order of Business – Regular Meetings

The usual order of business for regular meetings shall be as follows:

10.1 Call to Order

This portion of the agenda is for roll call, the pledge of allegiance, and the reporting out from any closed session items that may have occurred prior to the meeting.

10.2 Proclamations and Presentations

This portion of the agenda is for City proclamations to recognize significant community events, people, or days. The presiding officer shall read and present, or designate a

Council Member to read and present, the proclamations. The City Manager, or their designee, may develop a policy regarding proclamations as a guide. It is also for City advisory bodies to make brief presentations to the City Council on their activities. As authorized by the presiding officer or the City Manager, this portion of the agenda may be also be used to accommodate requests from other local, regional, or state legislative bodies and elected officials wishing to make brief presentations to the City Council concerning activities of interest to the City.

These are ceremonial matters and not action items by the City Council. While the preference is for proclamations to be included in the posted agenda, the desire to recognize a significant community event, person, or day may arise or be discovered after an agenda is posted. In that case, the presiding officer may make additional proclamations at a City Council meeting so long as they do not unduly interfere with the City Council's business.

The public does not have the right to address the City Council during this portion of the agenda. [54954.3(a); *Coalition of Labor, Agriculture & Business v. County of Santa Barbara Bd. of Supervisors, (2005) 129 Cal.App.4th 205].*

10.3 Confirmation of Advisory Body Appointments

This portion of the agenda is for City Council confirmation of appointments to advisory bodies and to administer the oath of office to advisory body members. The public has the right to address the City Council during this portion of the agenda.

10.4 Open Forum

This portion of the agenda is for any member of the public attending in person or participating remotely to address the City Council on any item of interest to the public that is within the City Council's subject matter jurisdiction. However, to prepare and preserve a proper administrative record, public comments concerning an item listed elsewhere on the agenda should be reserved and addressed to the City Council when that item is called for consideration.

Open forum shall be limited to 30 minutes, usually before the consent calendar. If there are additional members of the public who wish to speak at the conclusion of the 30-minute time period, then the presiding officer shall reconvene the open forum at the conclusion of the matters for consideration portion of the agenda unless the presiding officer announces that open forum is reordered to a different place on the agenda.

The procedures for public comments during open forum are set forth in Section 12 *Speaker's Rights*.

10.5 Consent Calendar

The consent calendar portion of the agenda is for routine items that are not expected to require City Council discussion. Examples of items for the consent calendar include the approval of minutes, resolutions confirming actions from a previous meeting, the

introduction and adoption of ordinances, the processing of administrative items such as the approval of contracts and delegation of authority to execute them on behalf of the City, the acceptance of public improvements, and other routine items requiring City Council approval by ordinance, resolution, or law. Any Council Member may pull an item for separate discussion. Members of the public may address the City Council on consent calendar items by following the procedures set forth in Section 12 *Speaker's Rights*.

The items on the consent calendar are generally approved by the City Council by a single motion, but separate motions may be appropriate to accommodate a conflict of interest, an absence, or other Council Member interests.

10.6 Public Hearings

The public hearing portion of the agenda is reserved for items that require, by statute, ordinance, or practice, a noticed public hearing for action. The public hearing items shall be noticed as required by law. [6060].

The procedures for public hearings are as follows:

10.6.1 Introduction

The presiding officer shall call each item for hearing and consideration. If there are related public hearing items, the presiding officer has the discretion to concurrently call the related items for hearing and consideration.

10.6.2 Staff Presentation

A member of City staff will then:

a. Introduce themselves and the item by identifying the report and other written material included in the agenda packet for the City Council's consideration, as well as any written comments received from the public.

b. Identify any supplemental written materials that have been provided to the City Council for consideration, which were received or prepared for the item after the meeting agenda was published.

c. Identify any other staff members or consultants that will be part of the staff presentation or are otherwise present and available for City Council questions.

d. State whether the applicant is present and whether the applicant intends to make a presentation to the City Council.

e. Make an oral report, unless waived by the City Council.

f. Identify any elements or findings required to approve the item of business, and the facts or information supporting those elements or findings.

10.6.3 Participating Parties

Following the staff presentation, the applicant, appellant, and other named participant in the item that is party to an agenda item (collectively "participating parties") may address the City Council. Participating parties shall address the City Council following the procedures set forth in Section 12 *Speaker's Rights*.

After the presiding officer determines that no other participating parties wish to address the City Council on the hearing item, the presiding officer will open the public hearing.

10.6.4 Opening and Closing the Public Hearing

The purpose of the public hearing is to provide members of the public who attend in person or participate remotely with an opportunity to address the City Council concerning the hearing item, as well as to express their support or opposition of the item. The presiding officer will formally announce the opening of the public hearing and invite members of the public to address the City Council on the hearing item. Public speakers shall address the City Council following the procedures set forth in Section 12 *Speaker's Rights*.

After the presiding officer determines that no other member of the public wishes to address the City Council on the hearing item, the presiding officer will formally close the public hearing and return the item to the City Council for City Council questions and comments.

10.6.5 City Council Questions or Comments

Following the staff presentation, comments by the participating parties, and public comments during the public hearing, if any, the City Council may ask questions of City staff, consultants, and participating parties, or make comments on the item.

10.6.6 City Council Deliberation

Following City Council questions and comments, the presiding officer will invite the Council Members to discuss the item to develop concurrence for a motion. Council Members may continue to ask questions of staff, consultants, and the participating parties as part of their deliberations. The procedures for City Council deliberation are set forth in Section 13 *City Council Deliberation.*

10.6.7. City Council Action

After City Council deliberation, the presiding officer shall call for a motion and a second as set forth in Section 14 *Motions*, and the City Council may make such motions as set forth in that section.

If the motion seconded for consideration is substantially different than the recommended action in the published staff report, the presiding officer may, but is

not required, to invite public comments on the motion. If the invitation is extended, then speakers will be limited to either one minute to comment on the motion or such other time specified by the presiding officer. The City Council has discretion to debate the decision by the presiding officer whether or not to hear further comment. If invited, public speakers shall address the City Council following the procedures set forth in Section 12 *Speaker's Rights*.

10.7 Matters for Consideration

This portion of the agenda is for items of business that require City Council action or direction, the receipt of reports, or that would benefit from City Council discussion that do not also require a public hearing. Generally, the procedures for this portion of the agenda follow the same procedures found in Section 10.6 *Public Hearings*, except that the public hearing is replaced by the opportunity for the public to comment after the staff presentation.

Prior to deliberating on matters for consideration, the City Council shall receive public comment as provided for in Section 12 *Speaker's Rights*. After receiving public comment, the City Council shall deliberate as set forth in Section 13 *City Council Deliberation* and shall receive the report, take action, or provide direction as set forth in Section 14 *Motions*.

10.8 City Council Reports and Matters Initiated by Staff and City Council

This portion of the agenda is for:

1. Each member of the City Council to provide brief reports on any intergovernmental agency meetings, conferences, community meetings, meetings of other legislative bodies, or other events of interest to the community. For efficiency and completeness, each Council Member should use the activity reporting spreadsheet and submit their reports to the City Clerk by the deadline set by the City Clerk on the day of the Council meeting so the report can be included in the supplemental materials distributed in advance of the meeting. Council members are encouraged to highlight in their oral presentations only those events of most interest to the community. Items listed in the written City Council Reports are not included in the meeting minutes, even if highlighted during the Council Member's oral comments. These items are considered part of the official record via the supplemental packet. If a Council Member shares information during the meeting that is not included in their written report, that information will be captured in the meeting minutes. To the extent practical, Council members should report on significant decisions being considered by the regional boards, commissions, and committees to which they have been appointed for the City. For those events that the Council Member attended at the City's expense, it is the City Council's preference to satisfy the expense reporting requirement by submitting a written report of the activities attended. [53232.2(d)];

2. The City Manager, City Attorney, and City staff to provide information of community interest to the City Council and to seek direction from the City Council concerning items to be included on future agendas;

3. The City Council to provide guidance and direction to staff concerning items to be included on future agendas and information to be provided in response to questions raised during open forum;

4. The City Council to request a matters initiated for staff to provide information, perform studies, or undertake other administrative functions or to develop information for Council action at a future meeting. Before requesting a matters initiated, the initiating Council Member is expected to confirm with the City Manager that there is adequate staff resource capacity to address the request, and the City Attorney to the extent the matter involves legal review. If the requested action is routine in nature, the City Manager will direct staff to proceed. However, if the request cannot be accomplished within the approved budget or City Council priorities, or will involve substantial staff resources, the City Manager will report to the City Council at a subsequent City Council meeting and request further direction. At that time, the consensus of a majority of the City Council will be required to proceed.

Members of the public do not have the right to address the City Council during this portion of the agenda. [54954.3(a); *Coalition of Labor, Agriculture & Business v. County of Santa Barbara Bd. of Supervisors, (2005) 129 Cal.App.4th 205].*

10.9 Adjournment

This portion of the agenda is for the presiding officer to adjourn the City Council meeting at the conclusion of business and announce its next meeting. The meeting may be adjourned to a regular meeting, special meeting, special meeting workshop, adjourned regular meeting, or adjourned special meeting. The presiding officer may adjourn the meeting in honor of a distinguished Livermore resident or other person of community interest that has passed away.

Members of the public do not have the right to address the City Council during this portion of the agenda. [54954.3(a); *Coalition of Labor, Agriculture & Business v. County of Santa Barbara Bd. of Supervisors, (2005) 129 Cal.App.4th 205].*

The presiding officer may simply adjourn the meeting after the conclusion of the business items, however, adjournment at any other point in the meeting other than after the conclusion of the business items on an agenda will require a formal motion by the City Council.

11. Order of Business – Special Meetings and Workshops

No matters except those specified in the notice and agenda for a special meeting or special meeting workshop may be discussed at those meetings.

The usual order of business for special meetings and workshops shall be as follows:

11.1. Call to Order

This portion of the agenda is the same as it is for a regular meeting.

11.2. Public Comment

The purpose of this portion of the agenda is to provide the public with the opportunity to address the City Council on only those items listed in the posted notice and agenda for the special meeting or workshop. Public comment shall be received immediately after the staff presentation, if any.

Public speakers shall address the City Council following the procedures set forth in Section 12 *Speaker's Rights*.

However, unlike a regular meeting, the agendas for special meetings and workshops will not include an open forum for the public to address the City Council on any item of interest to the public that is within the City Council's subject matter jurisdiction, unless that opportunity is expressly included in the agenda.

11.3 Special Meeting Item and Workshop Item

Generally, the procedures for this portion of the agenda follow the procedures in Section 10.6.1 *Introduction,* 10.6.2 *Staff Presentation*, 10.6.5 *City Council Questions and Comments,* and 10.6.6 *City Council Deliberation.* The City Council may take a final action at a special meeting, but not at a workshop, as set forth in Section 8.4.2 *Special Meetings* and Section 8.4.3 *Special Meeting Workshops*

11.4 Adjournment

This portion of the agenda is the same as it is for a regular meeting.

12. Speaker's Rights

A City Council meeting is a limited public forum. [78 Ops.Cal.Atty.Gen. 224 (1995); *Kindt v. Santa Monica Rent Control Bd. (9th Cir. 1995) 67 F.3d 266; White v. City of Norwalk, (9th Cir. 1990) 900 F.2d 1421; Leventhal v. Vista Unified School District (SD Cal. 1997) 973 F.Supp. 951*]. Members of the public have the right to address the City Council and to attend its meetings, except for closed sessions and other meetings that permit the public to be excluded as a matter of law. During the open forum portion of a regular meeting agenda, members of the public have a right to address the City Council on any item of interest to the public that is within the City Council's subject matter jurisdiction. Members of the public also have the right to address the City Council before the City

Council considers or takes action on an item on any regular meeting agenda, except for items properly listed or considered in the *Call to Order*, *Proclamations and Presentations, City Council Reports and Matters Initiated by Staff and City Council*, and the *Adjournment* portions of the agenda. Members of the public shall be provided an opportunity to address the City Council concerning any item that is described in the notice for special meeting workshops and special meetings. [54954.3].

The procedures for addressing public comments to the City Council are as follows:

12.1 Addressing the City Council

Members of the public, attending in person or participating remotely, who want to address the City Council during open forum or before the City Council considers or takes action on an item must indicate their desire by personally submitting a request to speak to the City Clerk, or their designee, using the methods specified by the City Clerk in the agenda for that meeting. A member of the public may not submit a request to speak on behalf of any other person. The methods for addressing the City Council will be described at each meeting. The City Clerk will prominently display the methods to address the City Council in the hallway outside the City Council Chamber or other location where the City Council gathers in person for a meeting and on the City's website.

The presiding officer shall open public comment during open forum and for agenda items by asking the City Clerk whether there are any members of the public who wish to address the City Council. If there are, the presiding officer will then ask the City Clerk to manage the process for calling on speakers as described in Section 12.3.1. Speakers may request the opportunity to address the City Council until the City Clerk announces that there are no more speakers who have expressed their interest to address the City Council. At that time, the presiding officer will close the public comment period. Once the presiding officer closes the public comment period, no more additional requests to address the City Council during open forum or for the agenda item will be accepted absent invitation by the presiding officer.

The purpose of submitting a request to speak is to help the presiding officer conduct the City Council's meetings and to complete its business in an orderly fashion. The intent is not to limit testimony. Therefore, a member of the public will not be denied an opportunity to speak if a request to speak does not provide all of the information requested from a speaker or because a speaker wants to remain anonymous. Speakers who have not submitted a request to speak on time may be heard by the presiding officer's recognition or by another Council Member's successful appeal. [White v. City of Norwalk, (9th Cir. 1990) 900 F.2d 1421].

12.2 Speaker Time Limit

The amount of time allotted to each member of the public attending in person or participating remotely and wishing to address the City Council shall be limited to a maximum of three minutes. For the consent calendar, a speaker's time is limited to a single comment with a maximum of three minutes for all consent calendar items, except

for items that are pulled by a Council Member for separate discussion, in which case the speaker's time shall be limited to a maximum of three minutes on the item pulled for discussion and a separate opportunity to speak of up to a maximum of three minutes for the balance of the consent calendar. Individual members of the public may not yield their allotted time, or any remaining portion thereof, to anyone else. The presiding officer may reduce the amount of time allotted to each speaker based upon the number of persons wishing to speak, the complexity of the item if one is being considered, the anticipated time reasonably needed to complete the remaining items on the meeting agenda, and other reasonable factors. Members of the public participating remotely will be given the same time allotment to address the City Council as members of the public attending in person. [54954.3(b), 54953.9; *Kindt v. Santa Monica Rent Control Bd. (9th Cir. 1995) 67 F.3d 266; Chaffee v. San Francisco Public Library Commission, (2005) 134 Cal.App.4th 109; 75 Ops.Cal.Atty.Gen. 89 (1992)*]. A speaker using an interpreter, and speakers needing accommodation for a disability, shall be allowed twice the allotted time. [54954.3].

Prior to calling for public comment during the open forum, as well as before the City Council considers or takes action on an item, the presiding officer shall set and announce the time limit for each member of the public to speak before inviting members of the public to address the City Council. For the purposes of these rules, lectern means the physical podium in the meeting room provided for the public to address the City Council, but also includes the electronic location utilized by the City Clerk to accept electronic comments for a teleconferenced or hybrid City Council Meeting.

Open forum will conclude after 30 minutes, but if there are remaining speakers at the conclusion of the 30-minute time-period who wish to address the City Council, then the open forum shall be reconvened after the Matters for Consideration portion of the agenda as set forth in Section 10.4 *Open Forum*.

12.3 Members of the Public Addressing the City Council

12.3.1 A list of people who have requested to speak shall be used to call each speaker to the lectern to address the City Council. When calling a speaker to the lectern the next two speakers will also be identified so they are prepared to address the City Council when called to the lectern.

For teleconference or hybrid meetings, the City Clerk will manage the process for calling speakers who are physically present to the lectern or to unmute speakers participating remotely. The speakers physically present at the meeting will be called upon before those participating remotely. When there are no more people physically present who have expressed an interest in addressing the City Council, the City Clerk will then call upon the speakers participating remotely.

12.3.2 The presiding officer may request each speaker to state their name and city of residence before addressing the City Council. A speaker is not required to provide their name or address in order to address the City

Council. However, to the extent such information is relevant to the issues being considered by the City Council during a public hearing, the absence of such information may bear on the speaker's credibility and the weight the City Council affords the speaker's comments.

12.3.3 Speakers shall address their comments only to the City Council as a body and not to a particular member or to the audience.

12.3.4 Members of the public may only address the City Council from the lectern or by participating remotely. No member of the public, other than the speaker at the lectern or the speaker participating remotely, may address the City Council, unless called upon by the presiding officer.

12.3.5 No question shall be asked of Council Members by a speaker, except through the presiding officer. No question shall be asked of a speaker by a Council Member, except through the presiding officer. Council Members, the presiding officer, and the speaker are not obligated to answer any questions asked. The presiding officer may refer questions to staff for a brief answer.

12.3.6 Speakers shall not use their time to unduly disrupt the orderly conduct of the City Council's meeting.

12.3.7 Speakers are encouraged to avoid repetition.

12.3.8 Speakers are encouraged to avoid making personal attacks.

12.3.9 Each speaker shall conclude their comments when their time to address the City Council has expired.

12.3.10 A speaker may use their allotted time to read letters or other documents, play electronic recordings at a non-amplified volume, or otherwise present information to the City Council in a non-disruptive manner, provided those activities are completed within the allotted time. The City will not provide the means for a speaker to play an electronic recording.

12.3.11 When called upon during open forum, speakers may address the City Council on any item of interest to the public within the City Council's subject matter jurisdiction. [54954.3(a)].

12.3.12 When called upon to provide public comment on a specific item of business on the agenda, speakers shall focus their comments on that specific item of business before the City Council. [54954.3(a); *White v. City of Norwalk, (9th Cir. 1990) 900 F.2d 1421; 78 Ops.Cal.Atty.Gen 224 (1995)].*

12.3.13 Members of the public addressing the City Council are limited to one oral public comment per speaker per item.

12.4 Participating Parties Addressing the City Council

Participating parties shall comply with the procedures set forth in Section 12 *Speaker's Rights* when addressing the City Council, except that the participating parties shall each have up to a maximum of 10 minutes to address the City Council. The presiding officer may set and announce the time limit for each active participant to address the City Council based upon the same criteria set forth in Section 12.2 *Speaker Time Limit.*

When the City Council is acting in its quasi-judicial capacity, the presiding officer may further modify the rules of procedure in this section or adopt such additional rules of procedure and speaker times as may be reasonably necessary to afford the active participants with procedural due process commensurate with the rights at issue.

12.5 Public Criticism

Public criticism of the City's policies, procedures, programs, or services, or of the acts or omissions of the City Council, shall not be prohibited. However, the rights of each speaker to express their views are not absolute and nothing in these rules of procedure are intended to confer any privilege or protection for expression beyond that otherwise provided by law. [54954.3].

12.6 Disruptive Speech and Conduct

Any person unduly disrupting a City Council meeting in person or participating remotely may be requested by the presiding officer to leave the meeting. The presiding officer shall discourage demonstrations before the City Council, such as applauding or booing. Upon instructions by the presiding officer, a Sergeant-at-Arms or the City Clerk may be called for the purpose of removing any person who, in the presiding officer's judgment, has disrupted the meeting. [36813, 38638, 54954.3, 54957.9, Penal Code 403]. Prior to removing a person for disrupting a meeting, the presiding officer shall warn the individual that their behavior is disrupting the meeting and that their failure to cease their behavior may result in their removal. However, a warning is not required before removing a disruptive individual whose behavior constitutes use of force or a true threat of force consisting of a threat that has sufficient indicia of intent and seriousness that a reasonable observer would perceive it to be an actual threat to use force. [54957.95]. When possible, the presiding officer is encouraged to use alternative means, such as direction to speakers to avoid disruption or by taking a recess to review these rules with the speaker, to avoid disruptions to allow the City Council to complete its business.

12.7 Written Communications – Post Hearing Notice, and/or Post Agenda Publication

The City Council encourages the submission of written comments by the public prior to a meeting since that affords the City Council and staff the time to duly consider the comments, and for the City Clerk to incorporate the comments into the City's agenda publications.

12.7.1 Submitted after the hearing notice is sent or published, but before the Agenda Publication.

Any member of the public may submit written public comments and materials to the City Council through the City Clerk's Office. All written public comments and materials submitted between the date when the public hearing notices are published (10 days prior to the meeting or as otherwise required by statute) and 5:00 p.m. on the day before agenda publication. The City Clerk shall deliver all written public comments and materials received by 5:00 p.m. the day before agenda publication as part of the agenda packet for the posted agenda.

12.7.2 Submitted Post Agenda Publication.

Any member of the public may submit electronic public comments to the City Council using the electronic submission process the City Clerk specifies and makes available on the City's website within the timeframe provided on the agenda. Any additional attachments can be submitted directly to the City Clerk. All comments submitted using the City Clerk's electronic process will be made concurrently available to the public and the City Council as soon as practicable, and the City Clerk shall post on the City's website and deliver any additional materials received by 12:00 p.m. noon the day of the meeting to the City Council in a supplemental packet prior to the meeting.

Physical copies of written public comments and materials, and electronic and physical materials submitted to the Clerk's Office before 12:00 p.m. noon on the day of the City Council meeting, will be included in the supplemental packet. After 12:00 p.m. noon on the day of the City Council meeting, any member of the public who desires to submit materials to the City Council for consideration at that meeting is hereby instructed to present 8 copies of the materials to the City Clerk for distribution to the City Council at its meeting when the item is considered, and the City Clerk shall include those comments and materials as a supplemental materials packet for items received at the meeting to be included in the final record.

12.7.3 Special Meetings and Workshops.

For special meetings and workshops, the City Clerk shall specify the instructions and timeframes for the public to submit written public comments and materials in the agenda for those meetings.

12.8 Approaching the City Council

Once a meeting is called to order, no member of the public physically present shall enter the area between the lectern and the dais without an invitation from the presiding officer. Members of the public may enter the area before and after the meeting, and during a recess, for the purpose of interacting with the individual City Council Members and City staff.

13. City Council Deliberation

City Council deliberations shall be orderly and guided by the presiding officer to reach a decision on the item before them or to provide the direction sought by staff.

Once an item is before the City Council for deliberation, the presiding officer shall call upon each individual Council Member present, in turn, to comment on the item and the recommended action or direction sought by staff. When participating remotely at a teleconference or hybrid meeting, Council Members should use the raise hand feature, or other feature offered by the electronic platform used for the meeting, to indicate they wish to speak and the presiding officer should call upon them in the order they requested to speak. Council Members may debate the merits of the item and recommendation, but shall not interrupt any other Council Member who is speaking. After each Council Member has an opportunity to express an opinion on the item, the presiding officer shall invite discussion and then a motion.

14. Motions

14.1 Making a Motion

A motion may be made by the presiding officer or a Council Member. Once a motion has been made, the presiding officer will solicit a second. A motion shall die unless it receives a second. If a motion receives a second, the presiding officer shall then invite debate and discussion on the motion and any amendments.

Any Council Member who makes a motion may withdraw it during debate and discussion, even to the point of interrupting a speaker to do so. If the motion is withdrawn, the presiding officer may ask the person who seconded the motion if that Council Member wishes to make the motion, subject to another Council Member's second.

14.2 Categories of Motions

There are four categories of motions that the City Council may consider.

The first category is a basic motion, which is one that puts forward a decision for consideration. For example, a motion to approve City staff's recommendation.

The second category is a motion to amend an earlier motion. Such an amending motion changes a basic motion under discussion in a minor way, but does not supersede it. For example, adding a condition to a basic motion to approve staff's recommendation. If the maker of the basic motion, and the second, accept the amendment, then the amendment shall be incorporated into the original motion without the need for a second on the amending motion. If an amendment is not accepted into the basic motion by the moving Council Members, the process for voting on simultaneous motions is then followed.

The third category is a substitute motion. Such a motion completely does away with the basic motion under discussion and puts a new motion before the City Council. For example, if the basic motion is to approve staff's recommendation, a substitute motion would propose numerous changes to staff's recommendation or assembles multiple amending motions into a single motion. If a substitute motion receives a second, then the initial basic motion does not require action since it was substituted. If a substitute motion fails, the process for voting on simultaneous motions is then followed.

The fourth category is a hostile motion. A hostile motion is one that seeks to accomplish the opposite effect of the basic motion. For example, when a basic motion is to approve a project, a hostile motion is one to deny the project. If a hostile motion is made, the process for voting on simultaneous motions is then followed.

A decision whether a motion is one to amend or substitute is left to the presiding officer's sole discretion. A decision whether a motion is hostile is left to the presiding officer in consultation with the City Attorney.

14.3 Simultaneous Motions

The City Council may consider up to three motions on the floor at one time. The presiding officer may reject a fourth motion until the three before the City Council have been resolved. When multiple motions with seconds are before the City Council, the City Council shall consider and vote on the last motion made. Generally, the discussion when a motion is before the City Council should focus on the last motion made. Once the vote on the last motion takes place, if necessary, the discussion and decision on additional motions will take place in order working back to the first motion made.

However, a hostile motion shall not be in the floor at the same time as the motion it challenges. A hostile motion shall be considered after a vote on the basic motion and its amendments, that it challenges.

14.4 Debatable and Non-debatable Motions

Debatable motions are subject to Council Member comment and discussion before calling for a vote. Non-debatable motions are not subject to Council Member comment and discussion, and are to be voted on immediately.

14.4.1 Debatable Motions

Debatable motions are motions to take action on agenda items and other items of City business. For the purpose of these rules of procedure, all motions are debatable except those expressly identified in Subsection 14.4.2 *Non-Debatable Motions.* Debate on a motion should continue as long as Council Members wish to discuss an item, subject to the presiding officer's determination that it is time to call for the question.

14.4.2 Non-Debatable Motions

Non-debatable motions are procedural and terminating motions. Certain motions once made immediately stop the City Council's deliberations and, upon receipt of a second, should be voted on immediately. The City Council's non-debatable motions are as follows:

a. Motion to Adjourn. If passed, a motion to adjourn requires the City Council to immediately adjourn to its next regularly scheduled meeting.

b. Motion to Recess. If passed, a motion to recess requires the City Council to immediately take a recess, the length of which the presiding officer will determine. The presiding officer may order a recess without a motion, and without adjourning the meeting, as the presiding officer determines a recess is necessary to maintain decorum and conduct the meeting in an orderly fashion.

c. Motion to Fix the Time to Adjourn. If passed, a motion to fix the time to adjourn the meeting requires the City Council to adjourn at a specific time set in the motion.

d. Motion to Table an Item. If passed, a motion to table an item postpones an item indefinitely or to a date and time certain set in the motion. If the motion does not contain a specific time, an additional motion is required to bring the item back to the City Council at a future meeting.

e. Motion to Continue an Item. A motion to continue an item has the same effect as a motion to table, but is generally used when good cause exists or in response to a request by staff, a Council Member, or a participating party, as set forth in Section 8.7 *Continuance of Agenda Items*, or a scheduling problem arises. If passed, the motion continues the item indefinitely or to the date and time set in the motion. If the motion does not contain a specific time, an additional motion is required to bring the item back to the City Council at a future meeting.

f. Call for the Question. A motion to call the question, also known as moving the previous question or limiting debate, stops further City Council deliberation, debate, and discussion on an item. It can be stated as stopping debate or discussion within a certain period of time, such as 15 minutes. If seconded, the presiding officer shall then call for a vote on the motion or motions pending before the City Council as provided for in Section 7.5 *Motion to Be Stated.*

14.5 Miscellaneous Motions and Appeals

14.5.1 Motion to Suspend the Rules of Procedure

A motion to suspend these Rules of Procedure is debatable and to the extent possible should be addressed to a specific rule. If the Rules of Procedure are suspended in their entirety, such a motion does not supersede law or the Livermore Municipal Code.

14.5.2 Motion to Reconsider

A motion to reconsider any action taken by the City Council may be made as follows: (1) The motion must be made by a Council Member who voted along with majority that voted for the original motion that passed, but the motion for reconsideration may be seconded by any Council Member; (2) The motion must

be made either at the meeting at which the action to be reconsidered was taken, or, at the next regular meeting, provided appropriate due process is afforded to any participating parties; (3) The motion is debatable; (4) If any participating party has left the meeting, or if the motion comes at a subsequent meeting, the ultimate decision to be reconsidered must take place at a subsequent meeting so that the participating party is afforded an opportunity to observe and participate; and, (5) If the original hearing was a public hearing, a new notice of hearing must be given before the matter is reconsidered.

14.5.3 Council Member Appeal

Any Council Member may appeal any ruling by the presiding officer. If a Council Member so moves and the motion is seconded, after debate, the ruling of the presiding officer may be reversed by majority vote. If an appeal is taken, the question shall be, “Shall the decision of the presiding office be sustained?”

15. Action and Direction

15.1 Votes, General Rules

Unless otherwise provided, the City Council’s actions must be passed pursuant to a majority vote on a motion, and the motion may not be considered unless it is seconded. A simple majority vote by those Council Members present is necessary to pass a motion providing direction to staff or establishing administrative policy, however motions for the adoption of resolutions and ordinances require an affirmative vote of at least three Council Members to pass the motion as provided in Rule 17.4 *Majority Vote by Three City Council Members Required*.

Any Council Member may, before the “Nays” are called for, demand that a roll call vote be taken on the motion before the City Council. The presiding officer’s name shall be called last, preceded by the Vice Mayor, with other Council Members’ names called in alphabetical order by the City Clerk. Council Members shall not give explanations for their vote during roll call.

If a motion does not receive the necessary majority vote for passage, the presiding officer may solicit additional discussion and another motion for further deliberation and voting. If further discussion and deliberation does not result in a motion receiving a majority vote necessary to pass a motion, the presiding officer may declare that “no action has been taken” and proceed with the remainder of the agenda. In the event of a tie vote, the procedures in Section 15.2 *Tie Votes*, shall control.

If a Council Member is present at the meeting but abstains from voting on a motion or is silent during the vote on the motion, then the rules in Section 15.3 *Abstentions and Silence* shall govern how the Council Member’s silence or abstention is tabulated.

15.2 Tie Votes

Generally, a motion fails if there is a tie vote. After a tie vote, the presiding officer may solicit additional discussion and another motion in an attempt to break the tie. If the tie vote occurs during a Council Member absence, and the absent Council Member does not have a conflict of interest related to the item being voted on, the City Council may continue the item to a subsequent City Council meeting when the absent Council Member is expected to be present in an effort to resolve the tie. If the tie vote is not resolved, the motion shall fail and the presiding officer may declare that "no action has been taken" and proceed with the remainder of the agenda. However, if a decision is legally compelled under state law (such as the Permit Streamlining Act), the tie vote shall constitute a denial of the application, project, or appeal before the City Council and the decision shall be considered final.

15.3 Abstentions and Silence

The City Council discourages abstentions since abstentions without legal conflict may impede the City Council's business, for example by causing a tie vote. Abstentions also deprive Livermore residents of one vote of five and may diminish accountability of Council Members on items of legitimate concern. At the same time, it is not the City Council's intention to impede any individual Council Member's right to choose not to speak or vote on an item.

If any Council Member wishes to abstain from voting on a motion, the Council Member must announce the abstention when the item of business is first called for consideration and must not participate in the consideration of the item, in which case the Council Member's announcement of an abstention during the vote will be tabulated to reflect that the Council Member abstained from the vote.

If the Council Member does not announce an abstention when the item of business is first called for consideration, or the Council Member participates in the consideration of the item after announcing an intent to abstain, and the Council Member announces an abstention during the vote, then that Council Member's vote shall be tabulated in favor of the motion.

Silence of any Council Member shall be tabulated in favor of the motion since the silent Council Member is conceding to the motion and not registering a vote against the motion.

This rule is intended to expressly modify *Rosenberg's Rues of Order* for tabulating votes with regard to abstentions and silence by a Council Member.

15.4 Protests

Any Council Member shall have the right to enter into public record reasons for dissent, no vote, or protests against any motion carried by the majority.

15.5 Record Development

Council Members are encouraged to articulate their reasoning when casting a "no" vote, when a motion differs from the staff recommendation, and when a Council Member is unable to make the required findings for an item of business.

16. Advisory Bodies

16.1 Implementation of Municipal Code

16.1.1 Creation and Appointments

The City Council may create boards, commissions, or committees, herein after collectively referred to as City advisory bodies, to advise the City Council. [LMC Title 2]. It is recommended that newly formed City advisory bodies be limited to no more than 7 members due to the capacity of the recording system in the Mendenhall Room.

16.1.2 Appointments of Council Members to Regional Bodies; Appointments of Persons to City Advisory Bodies

The Mayor has the statutory authority, with the City Council's approval, to make all appointments of City Council Members to regional bodies that require an appointment from the City of Livermore. The Mayor also has the statutory authority, with the City Council's approval, to make all appointments of persons to City advisory bodies. [40605; LMC 2.04.020; 81 Cal.Ops.Atty.Gen. 75].

16.1.3 Eligibility of City Employees

While City employees are not precluded from serving on advisory boards, commissions, and committees, there is a potential for conflict. The City Council and any subcommittees to the City Council shall not make appointments that are potentially incompatible with City employment for any reason. For example, an appointment will be incompatible with City employment if:

a. An act of the advisory board, commission, or committee may later be subject directly to the control, inspection, review, audit, or enforcement of any other City officer or employee.

b. The time demands of the advisory board, commission, or committee would render performance of duties as a City employee less efficient.

16.1.4 Interviews of Members Eligible for Reappointment

As stated in Section 16.1.2 above, the Mayor has the statutory authority, with the City Council's approval, to make all appointments to City advisory bodies. The purpose of the standing City Council subcommittee identified in this section is to

interview candidates who apply for a City advisory body and to then recommend candidates to the Mayor for appointment, with the City Council's approval.

Members of City boards, commissions, and committees who are eligible for and interested in reappointment shall be interviewed by the standing City Council subcommittee, along with any other applicants for the position. Membership on this standing City Council subcommittee shall rotate among the Council Members who will be appointed for staggered terms, if possible, to ensure that at least one Council Member has prior experience on the subcommittee. Based upon those interviews, the standing City Council subcommittee shall recommend nominees for appointment by the Mayor, with the City Council's approval. However, the entire City Council will interview Planning Commission applicants (including incumbents).

16.2 Direction to Advisory Boards, Commissions, and Committees

Within the scope of their duties and responsibilities established in Title 2 of the Livermore Municipal Code, or otherwise by the City Council, the boards, commissions, or committees, and standing City Council subcommittees (collectively referred to as "advisory bodies" or "advisory body" for the purposes of this section) created by the City Council are directed to:

1. Follow these rules of procedure for their meetings, with appropriate modifications to account for their individual structure including the number of members for the advisory body, the titles for their presiding officer and members, consistent with the restrictions set forth in subsection 3 below;

2. Follow *Rosenberg's Rules of Order* for parliamentary procedure as modified by these rules of procedure;

3. Conform their respective meeting rules to these rules of procedure to reflect the following restrictions hereby directed by the City Council:

    a. Advisory bodies shall not meet through electronic means;

    b. Advisory bodies may create ad hoc committees, but shall not create standing committees without prior City Council approval;

    c. The staff liaison for each advisory body, with approval from the City Clerk, shall determine the preferred method of preparing action minutes for their advisory body meetings, with the exception of Planning Commission who will work with the City Clerk to determine the preferred method of preparing summary minutes for their meetings;

    d. Staff attendance and agenda development will be determined by the staff liaison for the advisory body, or as directed by the City Council;

e. The City Clerk shall determine agenda format, software, and language for all advisory body meetings to ensure consistency and compliance with applicable laws and regulations;

f. Each advisory body, with input from the City Clerk and consistent with the uniform format provided by the City Clerk, may establish their own rules to specify the method for speakers to address the advisory body, including their speaker time limits, and the advisory body must then administer them uniformly;

g. The advisory body liaison, City Attorney or designee, and City Clerk must approve all advisory body agendas, notices, and cancellations; and,

h. Section 17 *Document Preparation and Approval for an Agenda* do not apply to advisory body agendas.

4. Coordinate with their assigned staff liaison and the liaison's Department Head to obtain the City Council's approval before beginning any self-initiated project that will require more than 8 hours of staff time to complete that year. However, advisory bodies may pursue self-initiated projects that can be accomplished utilizing the City resources currently allocated to the particular advisory body and that do not take resources away from that advisory body's anticipated work to fulfill its duties and responsibilities to the City Council.

16.3 Annual Reporting

1. Each of the following advisory bodies shall annually appoint one of their members to present a brief oral presentation to the City Council describing that particular advisory body's activities for the past year:

   Airport Commission
   Beautification Committee
   Commission for the Arts
   Historic Preservation Commission
   Human Services Commission
   Library Board of Trustees.

2. Other advisory bodies may provide written updates to the City Council as necessary or as directed by the City Council.

3. The City Clerk shall schedule the annual advisory body presentations and updates to the City Council in coordination with the staff liaisons to the advisory bodies.

17. Document Preparation and Approval for an Agenda

17.1 Ordinances

No ordinance shall be prepared for presentation to the City Council unless ordered by a majority vote of the City Council, prepared by the City Attorney on their own initiative or otherwise approved as to form by the City Attorney, or recommended by the City Manager and developed with the City Attorney's assistance. [36936; LMC 1.08.060.E and 2.12.030.A.1.d].

17.2 City Attorney Approval as to Form

All ordinances, resolutions, and contracts shall be approved as to form by the City Attorney, or their attorney designee, before being placed on the agenda. [LMC 2.12.030.A.1.d]. If the City Manager finds it necessary or expedient to place a contract on a City Council agenda for authority to execute it, but the contract is not yet in final form or has not been signed by the other parties, the City Council shall condition its authorization to execute the contract on: (a) the final contract being in substantially the same form as the one presented for the City Council's consideration with such changes as may directed by the City Council; and, (b) upon the City Attorney's approval of the final contract as to form. If the contract is substantially changed, then the contract must be placed on a subsequent agenda for the City Council's consideration.

17.3 Ordinance Introduction/Adoption

The City Council hereby establishes and directs that the reading of the title of a proposed ordinance is satisfied when the presiding officer calls the ordinance for consideration and announces the agenda description for the item. The staff report's recommended action for an ordinance will include its title and a statement that further reading of the full ordinance is waived. The Council motion to approve staff's recommended action will therefore reflect the waiver and that the full ordinance will not need to be read, unless a majority of the City Council present asks for a full reading. [36934]. For ordinances placed on the consent calendar for introduction and adoption, a motion by the City Council that moves staff's recommendation for the approval of the consent calendar shall mean the title of the ordinance was read by the maker of the motion.

17.4 Majority Vote by Three Council Members Required

An affirmative vote of at least three members of the City Council shall be necessary to adopt an ordinance and a resolution, and to approve a contract for the expenditure of funds. An urgency (emergency) ordinance must be adopted by at least four members of the City Council. [36936, 54954.2, 54956, 54956.5].

17.5 Ordinance Preservation

Following adoption of an ordinance, the City Clerk will assign a number to the ordinance, publish a summary, and post the full text according to law. The ordinance shall be filed and preserved in the City Clerk's Office.

17.6 Consent Calendar, Public Hearing, or Matters for Consideration

Ordinances not requiring a public hearing may be presented to the City Council for introduction and adoption on either the consent calendar or matters for consideration portion of the agenda. The City Attorney shall determine the placement of an ordinance on a City Council agenda in consultation with the Mayor and City Manager, or as directed by the City Council.

18. City Council Values and Norms, and Principles of Governance

The City Council has adopted *City Council Values and Norms* that guide their interactions among each other, and *Principles of Governance* that guide their interactions with staff and the community

19. City Council Policy for City Officials' Use of Electronic Communications and Social Media

The City Council has adopted a Policy for City Officials' Use of Electronic Communications and Social Media to guide utilization of social media and electronic communications by the City Council as well as the City's advisory body members and to help ensure compliance with the Brown Act and other relevant laws, legislation, and regulations.

Acknowledgement Form

I acknowledge that I have received a copy of the City of Livermore's City Council Meeting Rules of Procedure and understand that I am to read and comply with its contents.

City Official Name: _____

City Official Title: _____

Date: _____

Signature: _____

Attachments

Appendix A Preferred Procedures for Teleconferenced Hybrid Meetings

Appendix B Preferred Methods for Recording City Council Meetings

Appendix C Disruption Policy

PREFERRED PROCEDURES FOR TELECONFERENCE OR HYBRID MEETINGS AND PUBLIC ACCESS EXCEPTIONS

Pursuant to section 8.4.6 of the City Council Meeting Rules of Procedure, the City Council has identified the following procedures for teleconference or hybrid meetings:

Types of Teleconference Meetings

Various forms of teleconferencing are available to City Council Members to attend and participate in public meetings in accordance with the Ralph M Brown Act. [Government Code section 54593, 54953.8, 54953.8.1-54953.8.7.] City Council Members may teleconference in accordance with state law, including but not limited to, any of the following provisions:

Traditional teleconferencing [54953(b)(3)]

Teleconference as reasonable accommodation [54953(c)]

State of Emergency teleconferencing [54953.8.2]

Just Cause teleconferencing [54953.8.3]

A memorandum will be provided by the City Clerk to the teleconferencing City Council Member prior to the meeting, with complete instructions detailing the teleconference requirements. If using an audio call, the City Clerk and the teleconferencing Council Member will determine who will be responsible for initiating the call. For video calls, the Council Member will use the Video Conferencing Meeting link provided by the City Clerk.

Closed Session

- The call between the teleconferencing City Council Member and the location for the closed session meeting shall be initiated by either that City Council Member or a staff member, as established ahead of time.
- Closed Session teleconferencing will be conducted via telephone or video conferencing.
- Should the connection be “dropped” or if there is a poor connection, the Mayor shall allow a reasonable recess to provide appropriate time to re-establish the connection. The call originator is responsible for making the call to reconnect. The duration and number of recesses shall be at the discretion of the Mayor.

Open Session

- The teleconferencing City Council Member will join the meeting using the audio-visual platform and pre-established meeting link provided by the City Clerk. The platform and link will be used to project the City Council Member into the Civic Center Meeting Hall to participate in the meeting and display presentations to all participants.

- In the event of a disruption that prevents the City Council from broadcasting the meeting to members of the public using the call-in option or the internet-based service option, or in the event of a disruption within the City's control that prevents members of the public from offering public comments using the call-in option or internet baser service, the City Council shall follow the procedures set forth in the Technology Disruption Policy found in Appendix C of these Rules of Procedure.
- A script will be provided to the Mayor (or presiding officer) with cues to invite/include comments/discussion from the teleconferencing City Council Member. A roll call vote on each motion must be taken (Brown Act requirement).

Public Access Requirement Exceptions

City Council meetings shall include an opportunity for members of the public to attend via a two-way telephonic service or a two-way audiovisual platform except if adequate telephonic or internet service is not operational at the meeting location. This requirement does not apply to a meeting that is held to do any of the following:

1. Attend a judicial or administrative proceeding
2. Inspect real or personal property
3. Meet with officials of US or State to discuss a legislative or regulatory issue
4. Meet in facility owned by agency to discuss items related to facility
5. Meet in emergency situation
6. Emergency meeting

PREFERRED METHOD OF RECORDING CITY COUNCIL MEETINGS

Pursuant to section 8.11.3 of the City Council Meeting Rules of Procedure, the City Council has identified the following preferred methods of recording City Council meetings based upon the type of meeting and location, but the actual method used may change based upon City Council direction:

Regular City Council Meetings
Location: City Council Chamber
Minutes: Action minutes
Recorded: Video
Broadcast: Live – yes

Special City Council Meetings
Location: City Council Chamber
Minutes: Action minutes
Recorded: Video
Broadcast: No

Regular City Council Meetings/Special City Council Meetings
Location: Anywhere other than the City Council Chamber
Minutes: Audio minutes
Recorded: Audio (portable system)
Broadcast: No

Special City Council Meeting Workshops
Location: City Council Chamber
Minutes: Action minutes
Recorded: No

Special City Council Meeting Workshops
Location: Anywhere other than the City Council Chamber
Minutes: Action minutes
Recorded: No

Special Meeting – Planning Commission Interviews
Location: Anywhere
Minutes: Action minutes
Recorded: No

DISRUPTION OF TELEPHONIC OR INTERNET SERVICE DURING PUBLIC MEETINGS

1. Background

Senate Bill 707 (2025) amended the Brown Act to require eligible legislative bodies to adopt, on or before July 1, 2026, a policy addressing how the agency will respond to disruptions in telephonic or internet service that prevent members of the public from attending or observing a meeting remotely. This policy is adopted to comply with that requirement and to ensure continuity of public participation during technical disruptions.

2. Purpose

This policy establishes procedures for responding to a disruption in the telephonic or internet services that provide two-way remote public access to meetings of the City of Livermore City Council as required by the Brown Act (Gov. Code § 54953.4). The policy ensures transparency, public participation, and continuity of government during technology disruptions.

3. Definitions

For purposes of this policy:

- "Disruption" means any failure, outage, or other interruption that prevents members of the public from attending or observing the meeting via these remote access services.
- "Remote access services" means the two-way telephonic service and/or two-way audiovisual platform used to provide real-time remote public attendance and observation of meetings.

4. Applicability

This policy applies to all open and public meetings of the City of Livermore City Council at which remote public participation is offered or required under the Brown Act.

5. Procedures in the Event of a Service Disruption

5.1. Response to Service Disruption

If the Presiding Officer or the City Clerk becomes aware of a disruption to the agency's remote access services that prevents members of the public from attending or observing the meeting remotely:

1. The Presiding Officer shall immediately announce the disruption to the public.
2. The Presiding Officer may then call for a recess of the open session or convene the legislative body in closed session, consistent with the Brown Act.

3. Staff shall begin efforts to diagnose and restore the disrupted service.
4. The meeting shall remain in recess for at least one hour or until service is restored, whichever is sooner. The recess period may be extended if restoration efforts are ongoing.

5.2. Efforts to Restore Service

The agency shall make good faith efforts to restore remote access services, which may include:

- Troubleshooting platform or teleconferencing software
- Resetting or replacing audiovisual equipment
- Attempting alternative connection methods
- Contacting necessary support staff or service providers
- Switching to back-up equipment or platforms, if available

If the disruption is suspected to be a result of a cybersecurity incident or malicious activity, the City may temporarily suspend, isolate, or limit affected systems as necessary to protect City infrastructure, confidential information, and public-facing systems during restoration efforts.

The Clerk shall document the restoration efforts undertaken.

6. Reconvening the Open Session

6.1. Timing

The open session may be reconvened after at least one hour has elapsed from the time of disruption or as soon as service is restored, whichever occurs earlier.

6.2. If Service Is Restored

If the remote access service is restored before or at the time the meeting reconvenes, the meeting shall continue as normal.

6.3. If Service Is *Not* Restored

If service has not been restored after one hour, the City of Livermore City Council through the Presiding Officer may reconvene and:

1. Adjourn the meeting; or
2. Continue the meeting in open session by adopting, by roll call vote, the following, or a substantially similar, finding:

   “The City of Livermore has made good faith efforts to restore telephonic or internet service in accordance with its adopted policy, and the public interest in continuing the meeting outweighs the public interest in remote public access.”

Upon adoption of the finding, the legislative body may continue the open session despite the fact that remote access services have not been restored.

7. Recordkeeping

The Clerk shall enter a brief statement into the meeting record, including the following:

- The nature and time of the disruption
- The restoration efforts undertaken
- The time the meeting was reconvened (if applicable)
- Any finding adopted pursuant to Section 6.3

8. Review and Updates

This policy may be amended by the City of Livermore City Council at a noticed public meeting in open session, not on the consent calendar.

LIVERMORE
CALIFORNIA

CITY COUNCIL STAFF REPORT **ITEM NO. 11.1**

DATE: June 8, 2026

TO: Honorable Mayor and City Council

FROM: Marianna A. Burch, City Manager

SUBJECT: Supplemental materials received prior to the meeting.

RECOMMENDED ACTION

SUMMARY

These materials were posted online and made available to the public at the same time that they were distributed to the City Council.

3.1	Appointment of Faith Alpher as Poet Laureate for a two-year term. Material: PowerPoint Presentation
3.3	2025 Climate Action Plan Progress Report, presented by Tricia Pontau, Sustainability Program Manager Material: PowerPoint Presentation
5.0	Open Forum Material: Public Comment
7.1	Public Hearing, ballot tabulation, and actions related to the annexation of Shea Aura (Tract 8612) to City of Livermore Landscape Maintenance District No. LL-857 (Tract 7610) Montage, adopting the engineer's report, confirming the levy of the first assessment and directing actions with respect thereto. Material: PowerPoint Presentation

7.2	Hearing to consider a request to amend the project approvals for Vesting Tentative Tract Map (VTTM) 8612 - Subdivision (SUB) 21-007 and Site Plan Design Review (SPDR) 21-006, known as Aura, and Vesting Tentative Tract Map (VTTM) 8613 - Subdivision (SUB) 21-006 and Site Plan and Design Review (SPDR) 21-005, known as Serenity, to authorize an alternative means of compliance with the City's Inclusionary Housing Ordinance for each project, pursuant to Livermore Development Code Section 11.70.040. The alternative compliance method would be implemented through a future Affordable Housing Agreement for Aura and an amendment to the existing Affordable Housing Agreement for Serenity. The requested amendments would not result in any physical changes to the environment that were not otherwise considered in the original project approvals. Material: PowerPoint Presentation
7.3	Public Hearing and Resolution of Renewal of the Livermore Valley Wine Heritage District. Material: PowerPoint Presentation
8.1	Resolution approving the adoption of a Technology Disruption Policy in accordance with Senate Bill 707 and Resolution amending and adopting City Council Meeting Rules of Procedure. Material: PowerPoint Presentation
9.0	Council Committee Reports and Matters Initiated by City Manager, City Attorney, Staff, and Council Members. Material: Council Reports

DISCUSSION

ATTACHMENTS

1. Supplemental Materials

Prepared by: Helena Graves
Acting City Clerk

Approved by:

Marianna A. Burch
City Manager

Fiscal Review by:

Kristen Hilton
Acting Administrative Services Director

Confirmation of Advisory Body Appointment

June 8, 2026

Allen McFarland, Management Analyst II

CITY OF LIVERMORE

1

Advisory Body Appointment

Poet Laureate

Two applications submitted

Interviews held by the Commission for the Arts

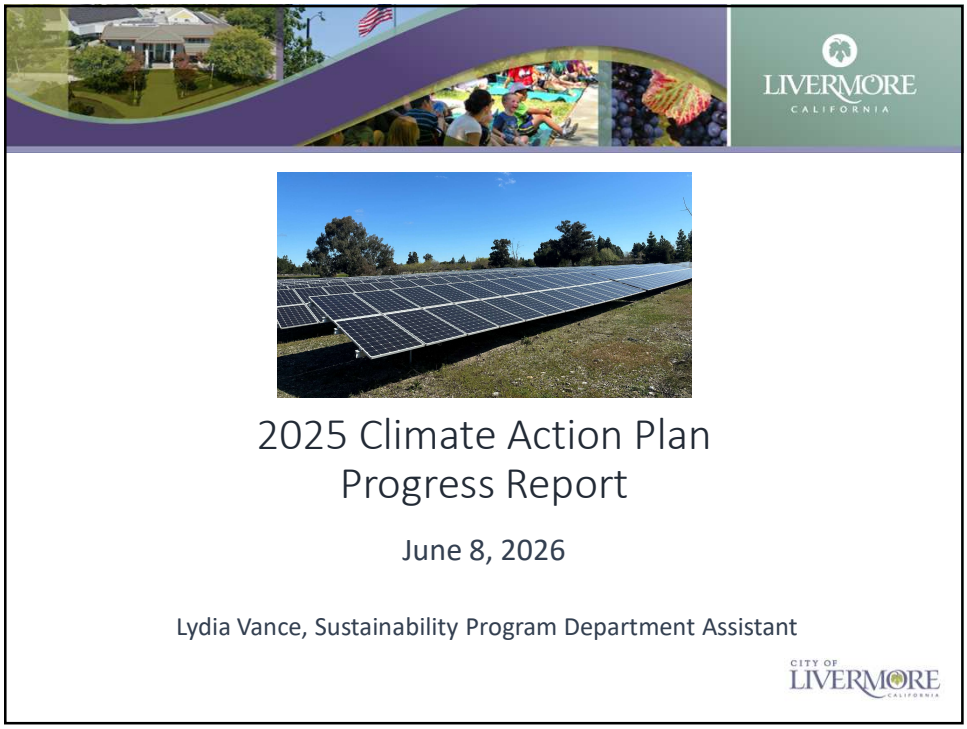
Commission for the Arts recommends appointment to a regular term beginning July 1, 2026, ending June 30, 2028

- Faith Alpher

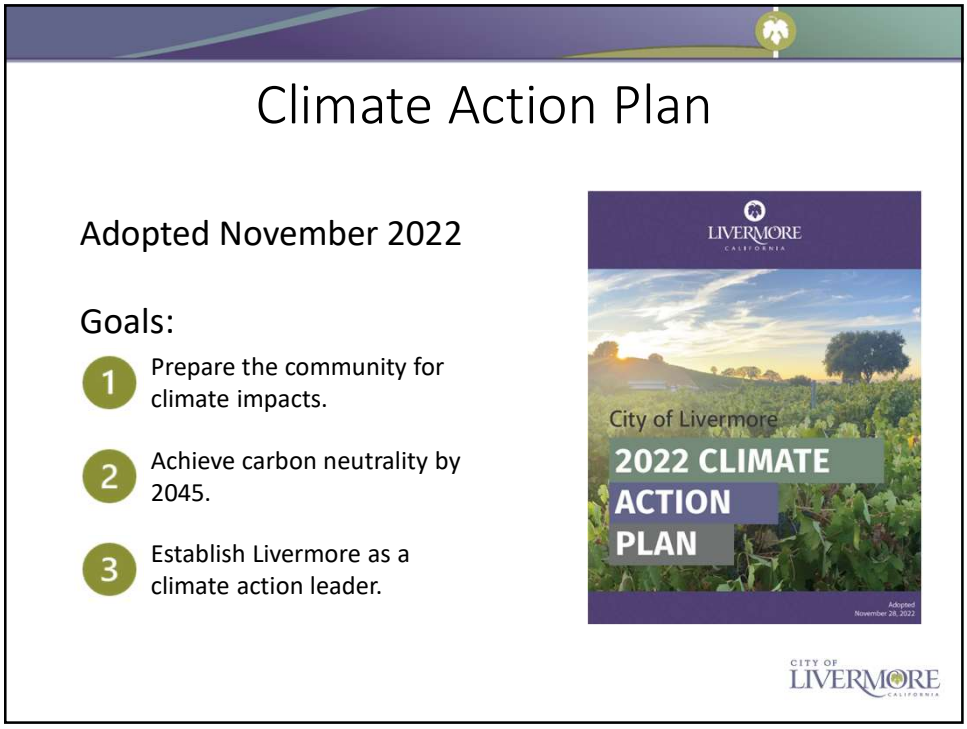
CITY OF LIVERMORE

Internal Use Only

2


LIVERMORE
CALIFORNIA
2025 Climate Action Plan
Progress Report
June 8, 2026
Lydia Vance, Sustainability Program Department Assistant
CITY OF
LIVERMORE

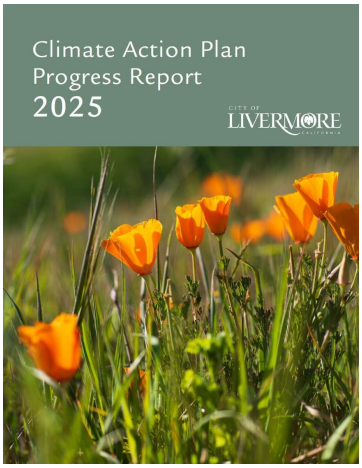
1


Climate Action Plan
Adopted November 2022
Goals:
1 Prepare the community for climate impacts.
2 Achieve carbon neutrality by 2045.
3 Establish Livermore as a climate action leader.
LIVERMORE
CALIFORNIA
City of Livermore
2022 CLIMATE
ACTION
PLAN
CITY OF
LIVERMORE

2

2025 Progress Report

- The City prepares an annual report to track implementation progress.
- The report includes:
  - Implementation highlights
  - Greenhouse gas emissions inventory



CITY OF LIVERMORE CALIFORNIA

3

By the Numbers

530 permits approved for solar panels *(4.83MW total)*	**60** permits approved for EV chargers *(333 chargers total)*
167 permits approved for heat pumps *(134 HVAC & 44 water heater)*	**253** all-electric housing units under construction
17 electric and hybrid vehicles added to the City fleet	**26,478** gallons of renewable diesel used in combustion fleet vehicles

CITY OF LIVERMORE CALIFORNIA

4

By the Numbers

110 new trees planted by the City	**5,812** cubic yards of organic mulch spread	**4,500** bags of compost given away to 2,235 residents
123 acres of open space secured for conservation	**1.42** miles of new bike lanes	**582M** gallons of recycled water distributed

CITY OF LIVERMORE

5

Highlights

$1.6 Million EV Charging Grant

CITY OF LIVERMORE

6

Highlights

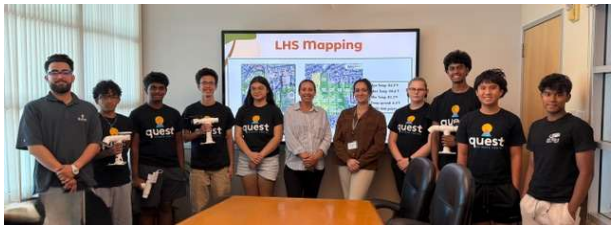
Solar & Battery Storage

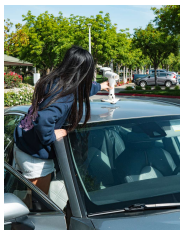
CITY OF LIVERMORE CALIFORNIA

7

Highlights

Heat Vulnerability Mapping





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8

Highlights

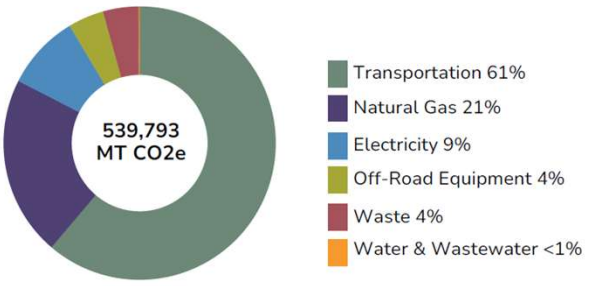
Community Engagement

CITY OF LIVERMORE CALIFORNIA

9

2024 Emissions Inventory

Community Emissions



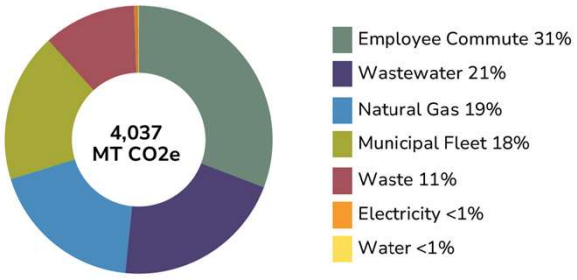
Total community emissions **decreased** by **13%** from 2022 to 2024.

CITY OF LIVERMORE CALIFORNIA

10

2024 Emissions Inventory

Municipal Emissions



The **municipal inventory** helps the City **prioritize reduction efforts** and continue its commitment to being **a leader in local climate action.**

CITY OF LIVERMORE

11

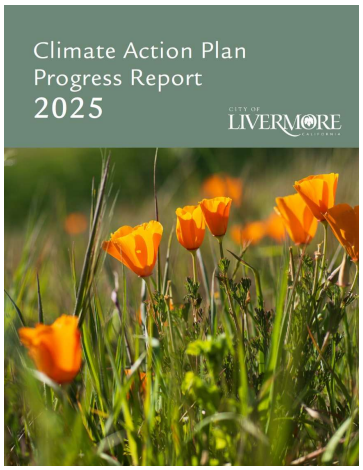
Thank you!

The 2025 CAP Progress Report will be available online:

www.LivermoreCA.gov/CAP

Follow along on Instagram:

@LivermoreResilient



CITY OF LIVERMORE

12

Helena Graves

From: Marc Ross [redacted]
Sent: Monday, June 8, 2026 6:10 AM
To: City Clerk
Cc: Livermore City Council
Subject: Public Comment

Exercise Caution: This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello,

I support Livermore City Council adding an agenda item to a future meeting considering passage of a resolution opposing the re-opening of FCI Dublin as an ICE immigration detention center. There are a whole host of reasons on why having such a facility is a net negative for our community, highlighted by countless national and local news stories.

There are two currently passed resolutions locally in Dublin and Alameda County, and that Livermore can model our resolution after:

https://dublin.ca.gov/DocumentCenter/View/41009/Reso-110-25-Opposing-Reopening-or-Repurposing-Former-FCI-Dublin

https://www.alamedacountyca.gov/board/bos_calendar/documents/DocsAgendaReg_04_07_26/GENERAL%20ADMINISTRATION/Set%20Matter%20Calendar/President%20Haubert_Supervisor%20M%C3%A1rquez_403105.pdf

I look forward to continuing this conversation. Thank you.

Best,
Marc Ross
[redacted]

Landscape Maintenance District No. LL-857

Annexation No. 1 Shea Aura Tract 8612

June 8, 2026

Presented by Jarrett Rasmussen

Senior Civil Engineer

CITY OF LIVERMORE

1

Background

- Landscape Maintenance Districts (LMD) provide a funding mechanism for the maintenance of public landscape amenities.
- Property owners within the district are assessed annually to provide this funding.
- Annexation to an existing LMD takes 2 City Council Meetings with a Public Hearing.

CITY OF LIVERMORE

2

Maintenance District No. LL-857

- LMD No. LL-857 formed in June of 2006 to provide a funding mechanism to maintain public landscape amenities installed with residential subdivisions Shea Montage Tract 7610 and Shea Sage Tract 8212 and 8216.
- When formed, the LMD boundary did not include land zoned for commercial development just west of Sage.
- In 2020, the Isabel Neighborhood Specific Plan changed the zoning of land just west of Sage from commercial to residential.

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3

Maintenance District No. LL-857

- Shea Aura Tract 8612 was entitled in July of 2024 for the development of 164 townhomes.
- The project was conditioned to annex into LMD No. LL-857 to contribute maintenance funding to the landscape amenities installed with Shea Montage and Shea Sage.

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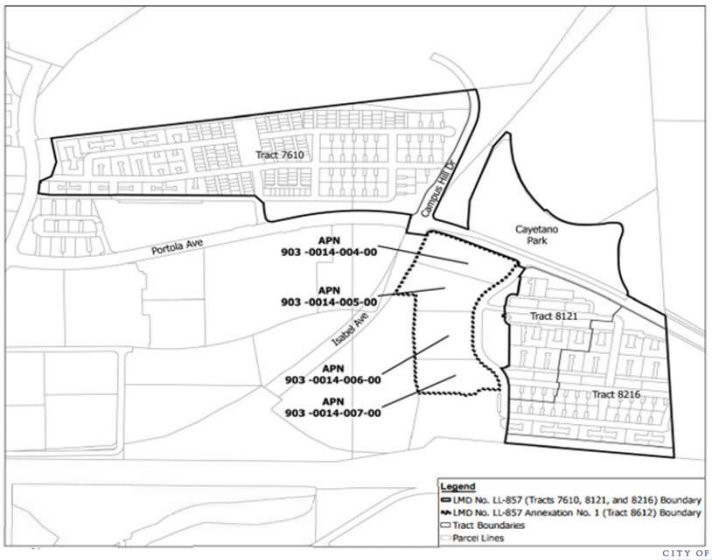
4

Shea Aura Tract 8612



CITY OF LIVERMORE

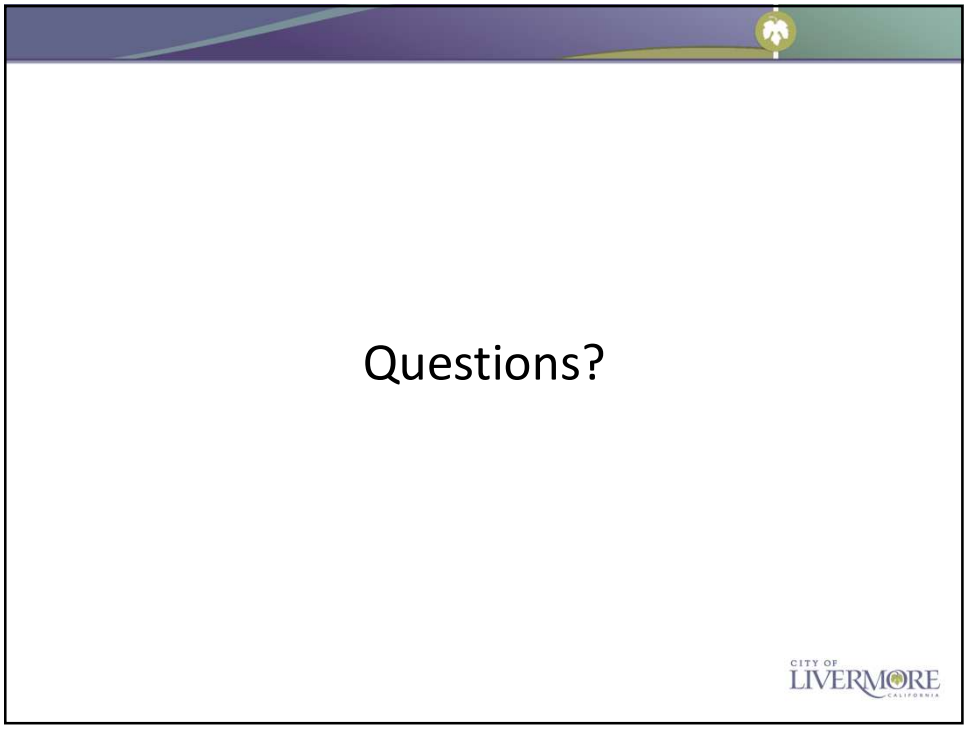
5

Staff recommends the City Council:

1. Conduct the public hearing and consider written and oral protests;
2. Tabulate ballots from the landowner; and
3. If there is no majority protest represented by the landowner ballot, adopt a resolution ordering the annexation of Shea Aura (Tract 8612) to Landscape Maintenance District No. LL-857 (Tract 7610) Montage, adopting the Engineer's Report, confirming the levy of the first assessment and directing actions thereto.

CITY OF LIVERMORE

6



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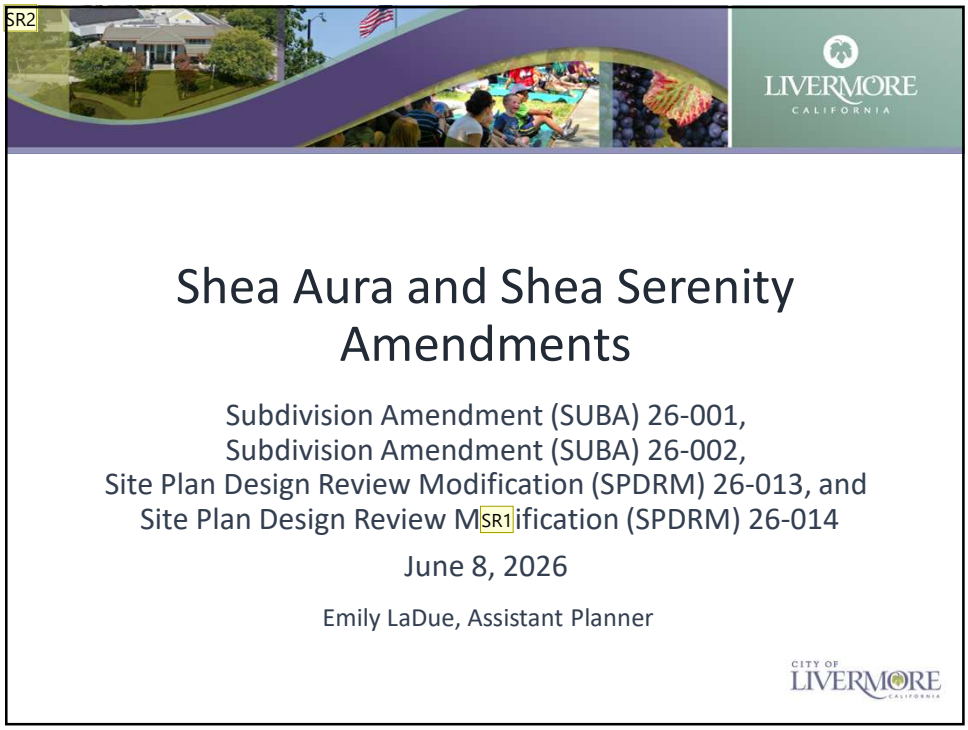
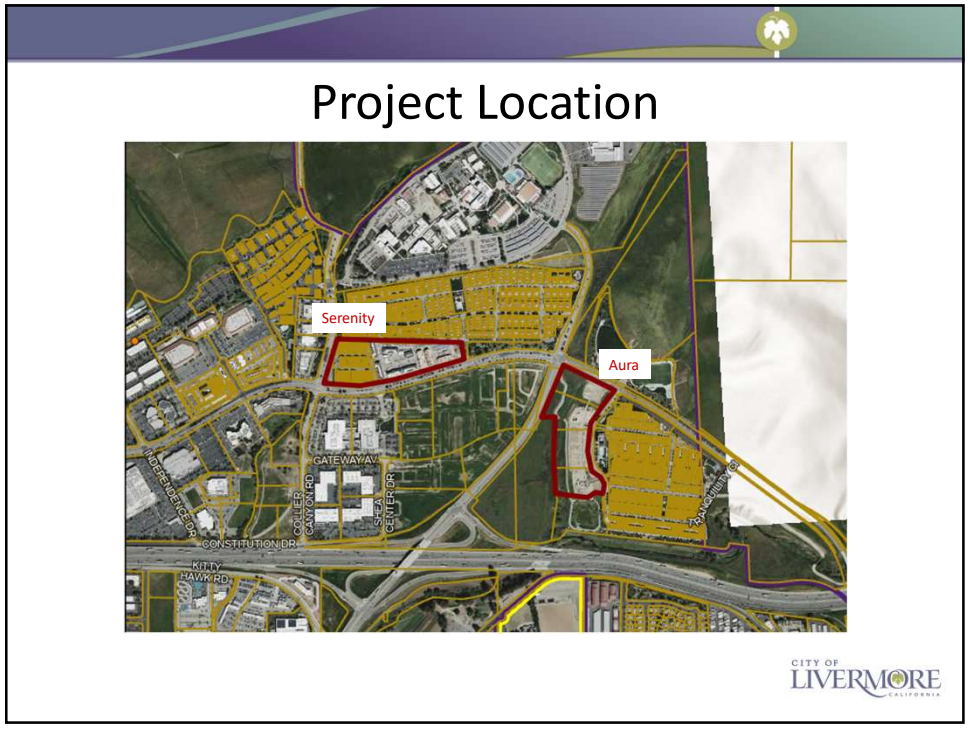

SR2
LIVERMORE
CALIFORNIA
Shea Aura and Shea Serenity Amendments
Subdivision Amendment (SUBA) 26-001,
Subdivision Amendment (SUBA) 26-002,
Site Plan Design Review Modification (SPDRM) 26-013, and
Site Plan Design Review M SR1 ification (SPDRM) 26-014
June 8, 2026
Emily LaDue, Assistant Planner
CITY OF LIVERMORE

1


Project Location
Serenity
Aura
GATEWAY AV
COLLIER CANYON RD
SHEA CENTER DR
CONSTITUTION DR
KITTY HAWK RD
CITY OF LIVERMORE

2

Background and Context

- Serenity Project
  - 299 units
    - 89 for-sale condominium units
    - 210 for-rent apartments
    - 60 affordable units
    - 51 accessible units
- Aura Project
  - 164 for-sale condominium units
    - 33 affordable units
    - 17 accessible units

Serenity Condominiums

Aura Townhomes

CITY OF LIVERMORE CALIFORNIA

3

Current Conditions

- Increased difficulty selling moderate-income for-sale unit
- High demand for one- and two-bedroom units
  - Only three-bedroom moderate-income units are offered at Aura and Serenity
- Qualified buyers declining opportunities to purchase the units

CITY OF LIVERMORE CALIFORNIA

4

Alternative Means of Compliance

	Originally Approved to be provided on site	Minimum Required for Density Bonus (10%) proposed on site by applicant	Maximum Authorized for Alternative Compliance proposed by applicant
Aura	Moderate: 24 units Median: 9 units	Moderate: 8 units Median: 9 units	Moderate: 16 units
Serenity	Moderate: 13 units Median: 5 units	Moderate: 4 units Median: 5 units	Moderate: 9 units

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5

Public Benefit

- Benefits of Alternative Means of Compliance
  - Flexible funding that may be directed toward deeply affordable projects serving lower-income and special-needs populations.

Avance

Pacific Avenue Senior Apartments

CITY OF LIVERMORE CALIFORNIA

6

Recommendation

Planning Commission and Staff recommend the City Council adopt resolutions:

1. Approving Subdivision Amendment (SUBA) 26-001 and Site Plan Design Review Modification (SPDRM) 26-013 (Shea Aura); and
2. Approving Subdivision Amendment (SUBA) 26-002 and Site Plan Design Review Modification (SPDRM) 26-014 (Shea Serenity).

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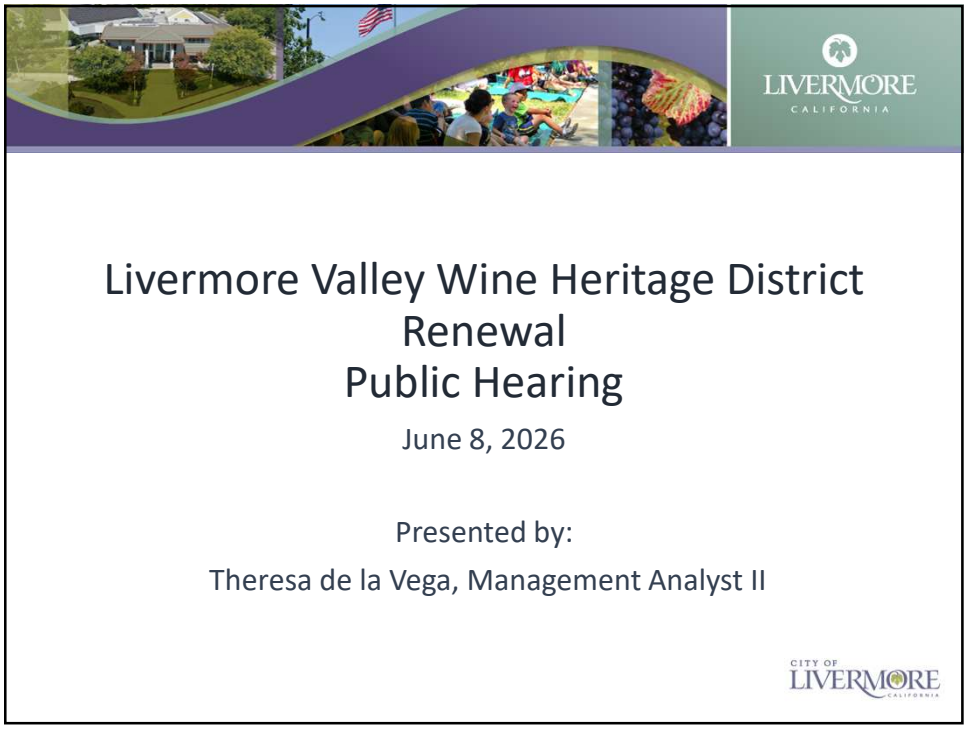
7

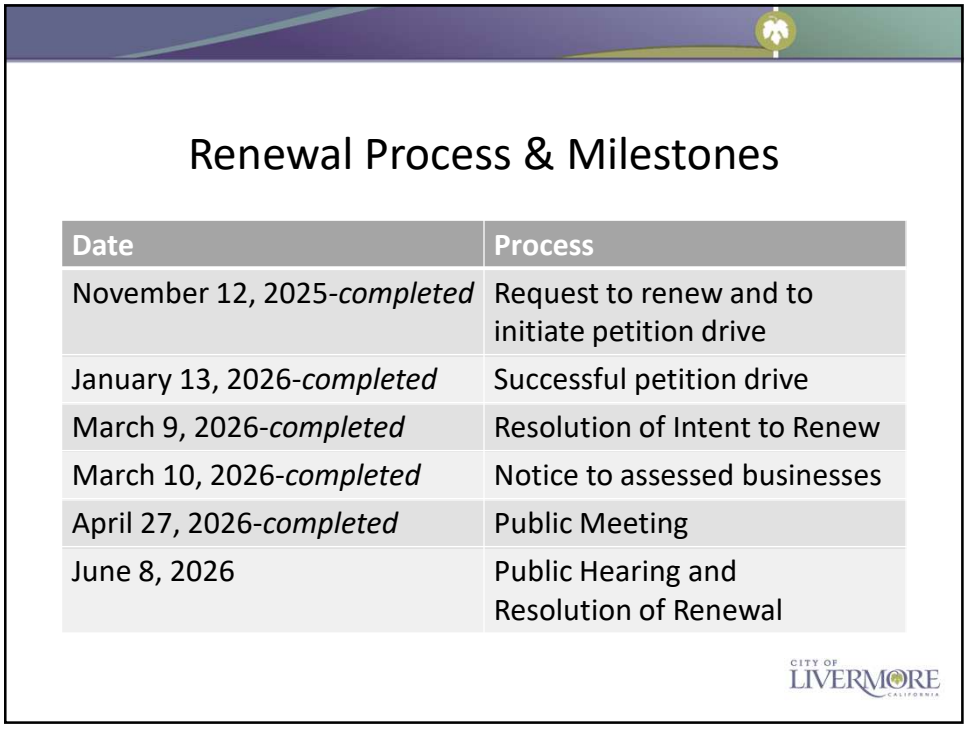
Questions?

CITY OF LIVERMORE CALIFORNIA

8


LIVERMORE
CALIFORNIA
Livermore Valley Wine Heritage District
Renewal
Public Hearing
June 8, 2026
Presented by:
Theresa de la Vega, Management Analyst II
CITY OF
LIVERMORE

1


Renewal Process & Milestones
Date
Process
November 12, 2025-completed
Request to renew and to initiate petition drive
January 13, 2026-completed
Successful petition drive
March 9, 2026-completed
Resolution of Intent to Renew
March 10, 2026-completed
Notice to assessed businesses
April 27, 2026-completed
Public Meeting
June 8, 2026
Public Hearing and Resolution of Renewal
CITY OF
LIVERMORE

2

Resolution of Renewal

1. Extension of term for an additional five years beginning July 1, 2026, and ending June 30, 2031.
2. Approval and adoption of the Management District Plan with minor adjustment to City Collection Fee.
3. Authorize City Manager to execute the Agreement for Services with the Winegrowers.

CITY OF LIVERMORE CALIFORNIA

3

Recommended Action

Staff recommends the City Council hold the Public Hearing and adopt the Resolution of Renewal.

CITY OF LIVERMORE CALIFORNIA

4

SB 707: Technology Disruption Policy and Updates to the City Council Meeting Rules of Procedure

June 8, 2026

Presented by: Kimberly Cilley, City Attorney

CITY OF LIVERMORE

1

Purpose of SB 707

- Expand use of remote access and participation
- Standardize teleconferencing
- Improve public engagement

CITY OF LIVERMORE

2

Primary Changes to the Brown Act

- Public access requirements for eligible legislative bodies
- Expansion of teleconferencing rules

3

Public Access Requirements for Eligible Legislative Bodies

- Public access and comment through two-way remote participation
- Adopt a policy addressing technology disruptions of service at meetings
- Engage with underrepresented communities

4

Clarification and Expansion of Teleconferencing

- Traditional Teleconferencing [54953(b)]
- Teleconferencing as Reasonable Accommodation [54953(c)]
- Alternative Teleconferencing [54953.8]

CITY OF LIVERMORE CALIFORNIA

5

Recommended Actions

- Adopt a Resolution adopting the Technology Disruption Policy in accordance with SB 707
- Adopt a Resolution adopting and amending the City Council Rules of Procedure consistent with SB 707

CITY OF LIVERMORE CALIFORNIA

6

Council Member	Date of Meeting or Event	Committee or Organization	Meeting or Event Type	Summary of Meeting or Event
Mayor Marchand	5/13/2026	Valley Link Board of Directors	Board meeting	Approved financials and accepted $4 million in toll revenue from the ACTC. Received TIRCP and environmental status updates.
Mayor Marchand	5/13/2026	Alameda County Mayors Conference	Monthly meeting	Toured the Veev housing manufacturing facility in Hayward. Approved appointments to regional agencies and heard a presentation on autonomous vehicles.
Mayor Marchand	5/14/2026	Stanford Healthcare Tri-Valley	Ground-breaking	Ground-breaking for the new east wing facility.
Mayor Marchand	5/14/2026	Chamber of Commerce	Ribbon-cutting	New rededication of the Concannon winery site.
Mayor Marchand	5/14/2026	City of Livermore	Graduation	Spoke at the Key to the City graduation ceremony..
Mayor Marchand	5/18/2026	City of Livermore	Ground-breaking	Ground-breaking for Veterans Park.
Mayor Marchand	5/19/2026	Alameda County	Point-in-Time Count, data release press conference	Participated in the press conference.
Mayor Marchand	5/19/2026	City of Livermore	Ribbon-cutting	Ribbon-cutting for the new L Street garage.
Mayor Marchand	5/20/2026	Chamber of Commerce	Monthly mixer	Attended mixer at Alden Lane Nursery, networked with local businesses.
Mayor Marchand	5/20/2026	Sunflower Hill	Donor appreciation event	Attended and spoke.
Mayor Marchand	5/20/2026	City of Livermore	Arts program	Poetry in a Test Tube poetry competition, listened to authors read their poems.
Mayor Marchand	5/21/2026	City of Livermore	TV30 Mayor's Report	Provided an update on City activities.
Mayor Marchand	5/21/2026	City of Livermore	Celebration	Livermorium Day celebration recognizing Lawrence Livermore Lab, QUEST Science Center, and the School District.
Mayor Marchand	5/21/2026	Livermore Joint Unified School District	Choir performance	It was a remarkable performance by over 100 students assembled from all of the elementary schools in Livermore, organized and conducted by choir teacher, Liv Wang.
Mayor Marchand	5/22/2026	Livermore Pleasanton Fire Department	Walk-off retirement	Spoke at the retirement of Deputy Chief Kurtis Dickey.
Mayor Marchand	5/22/2026	Muslim Community Center of the East Bay	Community gathering	Spoke to the assembly to show solidarity as a community in response to the murders at the San Diego Mosque.
Mayor Marchand	5/24/2026	Concannon Vineyard	Memorial Appreciation Day	Spoke at the event to honor those members of the Armed Services who lost their lives in service to our country.
Mayor Marchand	5/25/2026	Veterans of Foreign Wars Post 7265	Community memorial	Honored the veterans who lost their lives in service to our country.

Council Member	Date of Meeting or Event	Committee or Organization	Meeting or Event Type	Summary of Meeting or Event
Mayor Marchand	5/27/2026	Chamber of Commerce	Board meeting	Approved financials and provided an update on City activities.
Mayor Marchand	5/27/2026	Chamber of Commerce	Ribbon cutting	Welcomed Standard Meter Lab to the Chamber and to Livermore.
Mayor Marchand	5/27/2026	CAPE HeadStart	60th Anniversary celebration	Spoke and presented a Certificate of Recognition
Mayor Marchand	5/27/2026	Tri-Valley Cities Coalition	Meeting	Received a legislative update from Townsend.
Mayor Marchand	5/28/2026	City of Livermore	State of the City presentation.	Provided a 150 year review of the City, recognizing its 150th Anniversary, and an update on the State of Livermore. (Spoiler alert - The City is doing great!)
Mayor Marchand	5/29/2026	City of Livermore	Ribbon-cutting	Welcomed Northern CA. Cement Mason's Joint Apprenticeship Program to Livermore.
Mayor Marchand	6/1/2026	City of Livermore	Community gathering	Spoke at a public safety program.
Mayor Marchand	6/3/2026	U.S. Conference of Mayors	Conference	Data Center program
Mayor Marchand	6/4/2026	U.S. Conference of Mayors	Conference	Chaired Water Council program, and attended presentations.
Mayor Marchand	6/5/2026	U.S. Conference of Mayors	Conference	Networking and attended a presentation on Fire Apparatus.
Mayor Marchand	6/5/2026	San Joaquin Regional Rail Commission	Commission meeting	Approved fare increase and heard presentations on budgets and the short-term transit plan.
Mayor Marchand	6/6/2026	City of Livermore	125th Birthday celebration of the Centennial Light Bulb	Along with about 800 other people, celebrated our world famous light bulb.
Mayor Marchand	6/6/2026	Livermore Valley Arts	Art Display	Attended the Immersive Art Display tracing the history of art at Livermorium Plaza.
Mayor Marchand	6/8/2026	QUEST/Las Positas College	Planetary Health Summer Institute	Spoke and interacted with the students.

Council Member	Date of Meeting or Event	Committee or Organization	Meeting or Event Type	Summary of Meeting or Event
Vice Mayor Wang	5/14/2026	Concannon Event Center, Livermore Valley Chamber	Ribbon cutting	
Vice Mayor Wang	5/14/2026	Tri-Valley Haven	Volunteer appreciation dinner	Board, staff, and volunteers gather to celebrate.
Vice Mayor Wang	5/15/2026	Altamont Landfill Open Space Committee	Committee meeting	Received project updates, considered and voted down request from City of Pleasanton to amend the settlement agreement on project approvals, discussed concept of an east-west trail across Alameda County.
Vice Mayor Wang	5/16/2026	Livermore Downtown Inc.	Livermore Downtown Street Fest	Vendors, food, music, and wine all throughout downtown!
Vice Mayor Wang	5/17/2026	Joe Lee	Free software training	Presented by community member Joe Lee.
Vice Mayor Wang	5/18/2026	Eden Housing, City of Livermore, County of Alameda, California Department of Housing & Community Development	Groundbreaking	Stakeholders gather to celebrate progress on the Downtown Livermore Apartments.
Vice Mayor Wang	5/19/2026	City of Livermore	Ribbon cutting	Celebration of opening of L Street Garage.
Vice Mayor Wang	5/20/2026	Livermore Valley Chamber of Commerce	Monthly mixer	Gathering at Alden Lane Nursery.
Vice Mayor Wang	5/21/2026	City of Livermore	Livermorium Day celebration	Poetry, music, food, and student awards.
Vice Mayor Wang	5/21/2026	Innovation Tri-Valley Leadership Group	ITV Gamechangers Awards	Recognitions of Tri-Valley gamechangers, including Livermore fusion startup Inertia Enterprises.
Vice Mayor Wang	5/22/2026	Livermore-Pleasanton Fire Department	Deputy Chief Kurtis Dickey walk-off ceremony	Retirement after more than 33 years in the fire service.
Vice Mayor Wang	5/22/2026	Stitch & Revel	Community painting event and fundraiser for Tri-Valley for Black Lives	
Vice Mayor Wang	5/25/2026	City of Livermore and VFW Post 7265	Memorial Day commemoration	Ceremony to honor the men and women of the military.
Vice Mayor Wang	5/26/2026	Livermore Amador Valley Transit Authority (LAVTA)	Finance & Administration Committee meeting	Discussed purchase of 8 Genfare fareboxes, landscape maintenance service agreement with Bright View Landscape Services, I-580 Net Toll Revenue Funds, and legislative update.
Vice Mayor Wang	5/28/2026	Livermore Valley Chamber of Commerce	Mayor's State of the City presentation	
Vice Mayor Wang	5/29/2026	Ava Energy	Tour of the Scott Haggerty Wind Energy Center	CEO Howard Chang took us up to see the wind turbines on the Altamont.

Council Member	Date of Meeting or Event	Committee or Organization	Meeting or Event Type	Summary of Meeting or Event
Vice Mayor Wang	5/30/2026	Livermore Public Library	Summer Learning Festival	Very well attended event to kick off the Library's summer learning program.
Vice Mayor Wang	5/31/2026	LGBTQ Minus Tobacco	Breathe Better Livermore presentation	Presentation for World No Tobacco Day -- update on youth vaping trends, including the latest products from Big Tobacco and their strategies to target vulnerable groups, particularly the LGBTQ+ community.
Vice Mayor Wang	5/31/2026	Livermore Heritage Guild	Hagemann Ranch monthly open house	Displays of Livermore heritage, food, animals, and gardens.
Vice Mayor Wang	6/1/2026	Livermore Amador Valley Transit Authority	Monthly Board of Directors meeting	Awarded landscape maintenance services agreement to BrightView Landscape Services; approved purchase of eight Genfare Fareboxes; approved resolution accepting the I-580 Net Toll Revenue Funds.
Vice Mayor Wang	6/3/2026	City of Livermore Climate Action Team	Quarterly meeting	City staff and committee members provided updates on climate action projects.
Vice Mayor Wang	6/5/2026	3 Steves Winery	First Friday Comedy Night	Fun evening with three comics, delicious food by Lotus Delight, and a fundraiser for Culinary Angels.
Vice Mayor Wang	6/6/2026	City of Livermore	Celebration of the 125th birthday of the Livermore Lightbulb	800 community members gathered to celebrate the birthday of the oldest and longest burning lightbulb in the world.
Vice Mayor Wang	6/7/2026	Asian Pacific American Public Affairs Association (APAPA), Tri-Valley Chapter	Summer Intern Program training, part 1	Part 1 of the training includes constituent communication, legislative process, office etiquette, fireside chat with alumni, and civil discourse.

Council Member	Date of Meeting or Event	Committee or Organization	Meeting or Event Type	Summary of Meeting or Event
Council Member Barrientos	5/12/2026	CalCCA	Meeting of California energy community aggregators of green energy	Dozens of companies representing cca were present receiving information on the history of cca, progress made and what the future holds.
Council Member Barrientos	5/14/2026	CalCCA	Continuing the above conference	Summary was made on the conference.
Council Member Barrientos	5/14/2026	Stop Waste	Board meeting	Report on the effort to inform schools on how to stop the waste of food and use of reusable plates and utensils. A student commented that the food trays don't smell like plastic anymore.
Council Member Barrientos	5/18/2026	City	Met with members of the public	Discussion on how to raise funds to fund the Great Elephant Migration.
Council Member Barrientos	5/20/2026	Stop Waste	Board Meeting	Summary of the fiscal budget for 2026-27.
Council Member Barrientos	5/21/2026	City of Livermore	Celebration	Celebrating Livermorium Day.
Council Member Barrientos	5/31/2026	City/Lions Club	Monthly event at the Hageman Ranch. Theme was vintage cars and engines	The open house event of the ranch was high lighting vintage cars and engines. The Lions also raised funds.
Council Member Barrientos	6/1/2026	City	Public meeting	The CHP, and our people in blue were honored and made available to speak with the public.
Council Member Barrientos	6/6/2026	City of Livermore	Celebrating the bulb	Celebration of the Edison 125 year old light bulb at Station 6. Hundreds attended.
Council Member Barrientos	6/19/2026	City of Livermore	Ribbon cutting	Ribbon cutting of the Livermore Village Parking Garage.

Council Member	Date of Meeting or Event	Committee or Organization	Meeting or Event Type
Council Member Branning	5/14/2026	Livermore Chamber of Commerce	Concannon Event Center Ribbon Cutting
Council Member Branning	5/19/2026	City of Livermore	L Street Garage Ribbon Cutting
Council Member Branning	5/20/2026	Livermore Amador Valley Water Agency	Board Meeting
Council Member Branning	5/21/2026	Innovation Tri-Valley	Game Changers Awards
Council Member Branning	5/21/2026	CalCities East Bay Division	Board Meeting
Council Member Branning	5/25/2026	City of Livermore	Memorial Day Celebration
Council Member Branning	6/1/2026	Livermore Amador Valley Transit Authority	Board Meeting
Council Member Branning	6/5/2026	CalCities Housing Economic and Community Development Committee	Committee Meeting

Council Member	Date of Meeting or Event	Committee or Organization	Meeting or Event Type	Summary of Meeting or Event
Council Member Dunbar	5/14/2026	City of Livermore / Bike East Bay	Bike to Wherever Day	City hosted stations in the morning and afternoon in multiple places.
Council Member Dunbar	5/14/2026	Lemmons Family Vineyards / Livermore Chamber of Commerce	Concannon Event Center Grand Opening	
Council Member Dunbar	5/14/2026	City of Livermore	Key to the City graduation	
Council Member Dunbar	5/17/2026	Livermore Art Association	Paint Livermore Judging and Showcase	
Council Member Dunbar	5/18/2026	City of Livermore / Eden Housing	Eden Housing and Veteran's Park Groundbreaking	
Council Member Dunbar	5/19/2026	City of Livermore	L Street Parking Garage Ribbon Cutting	
Council Member Dunbar	5/20/2026	Livermore Amador Valley Water Management Agency	Regular Board Meeting	I was voted as chair, Director Halket voted as vice chair for next fiscal year. Approved operating and capital budget, update to investment policy to account for higher interest rate investment groups (CAMP, LAIF, etc), and supported continuously monitoring for future solar opportunities if the market shift (market does not support a good investment for our energy use timing right now).
Council Member Dunbar	5/21/2026	City of Livermore	Livermorium Day Celebration	
Council Member Dunbar	5/22/2026	Livermore Pleasanton Fire Department	Deputy Chief Dickey retirement ceremony	
Council Member Dunbar	5/25/2026	Veterans of Foreign Wars and City of Livermore	Memorial Day Ceremony	
Council Member Dunbar	5/28/2026	Alameda County Transportation Commission	Regular Board Meeting	Approved call for projects for various grant funds, reviewed performance of executive director, and approved pay adjustment for executive director based on subcommittee pay comparison.
Council Member Dunbar	5/29/2026	Ava Community Energy	Scott Haggerty Wind Energy Center Tour	
Council Member Dunbar	6/6/2026	City of Livermore	Centennial Bulb Celebration	

LIVERMORE
CALIFORNIA

CITY COUNCIL STAFF REPORT **ITEM NO. 11.2**

DATE: June 8, 2026

TO: Honorable Mayor and City Council

FROM: Marianna A. Burch, City Manager

SUBJECT: Supplemental materials received at the meeting.

RECOMMENDED ACTION

SUMMARY

DISCUSSION

ATTACHMENTS

1. Materials received at the meeting

Prepared by: Helena Graves
Acting City Clerk

Approved by:

Marianna A. Burch
City Manager

Fiscal Review by:

Kristen Hilton
Acting Administrative Services Director

Beautification Award Entry Form

Property Owner:

_____

Nominated by: Self ☐

_____

Property Address: Home ☐ Business ☐

_____

_____

Nominator's Phone:

_____

Nominator's Email:

_____

Description/Reason for Nomination:

_____

_____

_____

Permission:

I hereby allow the above property to be nominated for the Beautification Awards Program. I have no objection to judging or publication of the material submitted, including photographs and written description of the project.

Property Owner's Name:

_____

Property Owner's Signature:

_____

Phone:

_____

Email:

_____

Date:

_____

About the Beautification Committee

The Beautification Committee consists of 7 appointed members, all of whom are residents of the City of Livermore and are committed to working with the City Council and City Public Works Department in preserving, maintaining and improving the appearance of our beautiful City.

The Committee meets at 6pm on the first Wednesday of every month at the Civic Center Meeting Hall, Mendenhall room (unless otherwise posted). All meetings are open to the public and subject to the Ralph M. Brown Act.

A full list of the duties and responsibilities of the Beautification Committee, prior meeting minutes and contact information can be found at

https://www.livermoreca.gov/departments/city-clerk/advisory-bodies/beautification-committee

CITY OF LIVERMORE CALIFORNIA

Beautification Awards 2026

Presented by

The City of Livermore Beautification Committee

Official Application Form

Submission Deadline:
September 15, 2026

What is a Beautification Award?

These awards recognize the efforts of our community residents in enhancing and increasing the aesthetic attraction of Livermore. Not only do these efforts support a beautiful Livermore, but also promote creativity, community pride, and economic vitality, all of which contribute to Livermore being a GREAT place to live!

Who Should be Nominated?

- Residential site improvements
- Retail or commercial upgrades
- Water wise or native plant landscapes
- Historical renovations
- Other structural renovations, restorations, and new builds that include noteworthy landscape design

Improvements to outdoor spaces including landscape and hardscape are important components for award selection, which will focus on:

- How the project visually enhances the property
- How the home/business incorporates design, maintenance, color, organization, and creativity to compliment and/or enrich the visual appeal of the existing community
- How the home/business structure, architectural design and landscaping are combined for maximum visual effect

Past Beautification Award Winners

How to Apply

You can submit completed entry form with photos by

1. Mailing your application to

   City of Livermore Beautification
   Attention: Beautification Awards
   3500 Robertson Park Road

2. Emailing your application to BeautificationAwards@livermoreca.gov

3. Scanning the QR code below

Winners will be recognized at the November 23, 2026 City Council Meeting and will receive an award plaque!

Application Requirements

- Submit your entry form by September 15, 2026.
- Properties must be located within the corporate limits of the City of Livermore.
- Projects must be visible from a public street or trail.
- Submissions must have the consent of the property owner.
- Self-nominations are encouraged.
- Projects that have won the award in the previous 5 years are not eligible.

Beautification Community Service Award Entry Form

Nominee:

_____

Nominated by: Self ☐

_____

Location of Area Improved by the Nominee:

_____

_____

Nominator's Phone:

_____

Nominator's Email:

_____

Description/Reason for Nomination:

_____

_____

_____

Permission:

I hereby nominate the above person or organization for the Beautification Community Service Award Program. I have no objection to judging or publication of the material submitted, including photographs and written description about the nominee.

Nominee's or Organizational Representative Signature:

_____

Phone:

_____

Email:

_____

Date:

_____

About the Beautification Committee

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CITY OF LIVERMORE CALIFORNIA

Beautification Community Service Awards 2026

Presented by

The City of Livermore Beautification Committee

Official Application Form

Submission Deadline:
September 15, 2026

What is a Beautification Community Service Award?

The awards recognize outstanding individuals or organizations who have been involved in community service to beautify the City of Livermore's public spaces. This includes maintaining or improving public property* or educating citizens about those public spaces with the goal of making the City a more beautiful place to live.

**Public property means all public property including, but not limited to streets, sidewalks, alleys, and improved or unimproved land and parks with the City of Livermore.*

Who Should be Nominated?

Individuals or non-profit organizations who:

- Maintain or enhance the hardscape or landscape of a public space
- Add historic renovations to public spaces
- Collect or cleanup litter
- Educate residents about the beauty of our City
- Further the appreciation of the beauty and long-term stewardship of our City

Beautification Community Service Award Activities

2026 Awardees

Litter Collection

Tree Planting

How to Apply

You can submit a completed entry form with photos by any of the following methods:

1. Mail your application to:

   City of Livermore
   Attention: Beautification Awards
   3500 Robertson Park Road
   Livermore, CA 94550
2. Email your application to BeautificationAwards@livermoreca.gov
3. Scan the QR code below

Winners will be recognized at the November 23, 2026 City Council Meeting and will receive an award plaque!

Application Requirements

- Submit your entry form by September 15, 2026.
- Nominees must enhance public spaces within the corporate limits of the City of Livermore or within the spaces managed by the Livermore Area Parks and Recreation District.
- Nominees must have received no remuneration for the effort.
- Submissions must have the consent of the person or group being nominated.
- Self-nominations are encouraged.
- Nominees that have won the award for the same scope in the previous 5 years are not eligible.

10-YEAR ANNIVERSARY
Culinary Angels
2016 10 2026
DELIVERING NUTRITIONAL MEALS & HOPE TO THOSE FIGHTING CANCER
SINCE 2016

FOURTH ANNUAL
CULINARY ANGELS
CANCER SURVIVOR MONTH

LIVERMORE RESTAURANT MONTH

Celebrating Survivors. Nourishing Hope.

ALL JUNE LONG, DINE AT PARTICIPATING RESTAURANTS.

A portion of proceeds helps provide organic, nutrient-rich meals to local cancer patients and their caregivers.

FEATURED RESTAURANT NIGHTS

MONDAYS	TUESDAYS	WEDNESDAYS	THURSDAYS	FRIDAYS
Locanda Livermore ITALIAN CUISINE	Sons of Liberty Alehouse	Celebrating 40 Years Since Strizzi's Since 1986 Fresh Fish · Pasta · Wood Fired Grill	DEMITRIS TAVERNA · LIVERMORE ·	MORNINGS ON FIRST
JUNE 1, 8, 15, 22, 29	JUNE 2, 9, 16, 23, 30	JUNE 3, 10, 17, 24	JUNE 4, 11, 18, 25	JUNE 5, 12, 19, 26
10% OF PROCEEDS DONATED	20% OF PROCEEDS DONATED	20% OF PROCEEDS DONATED	15% OF PROCEEDS DONATED	20% OF PROCEEDS DONATED

SPECIAL CANCER SURVIVOR MONTH EVENTS

3 STEVES Winery

FRIDAY JUNE 5 — 3 STEVES WINERY

Laughs in a Glass

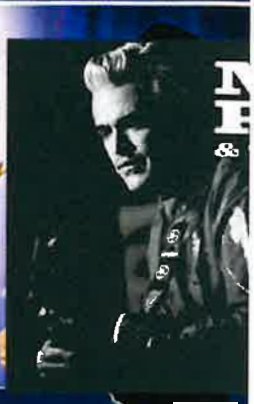
30% OF WINE SALES DONATED
ALL DAY – ALL WINE SALES

SATURDAY JUNE 6 — MITCH POLZAK & THE ROYAL DEUCES

Live Music at 3 Steves Winery

5:00PM – 9:30PM

A PORTION OF TICKET SALES DONATED TO CULINARY ANGELS



ORDER LAUGHS IN A GLASS TICKETS & GET $20 OFF TICKETS TO THE JUNE 6 SHOW!

Item	Name	Comment
5) OPEN FORUM	Syb de Clark	FCI Dublin is a threat to all of us. I am a historian, and one who grew up in Europe, of parents and grand-parents who saw happen there what is now happening here. Here's the thing: if things keep going the way they have this year in our country, 5 years from now anyone of us may be the ones ending up in that detention center, once the regime graduates from attacking immigrants to attacking those who wish to exercise their first amendment speech, or even have already done so. If the current trends continue, how much capacity there is for incarceration will determine how much freedom we have. If you think I'm being paranoid, well that's ok I've been called that plenty in 2015 and 2024 by people who now no longer do. Every human being who have found themselves in the type of situation my parents and grand-parents lived through found themselves saying "we never thought this could happen here".
5) OPEN FORUM	Dylan Williams	FCI Dublin is an imminent threat to our neighbors in Dublin, but also a threat to public safety within the borders of Livermore. A detention facility built in our backyard is an invitation to detain members of our community who hold absolute value in our community. In Mayor Marchand's re-election campaign, his number one priority was stated to be public safety. Livermore "strives to create a safe, healthy, welcoming city for all our diverse members", and that must be applicable to our immigrant community otherwise it would be untrue. The possible re-opening of FCI Dublin endangers residents of Livermore, and threatens the well-being of many– as well as those who do not show fear in standing up for their immigrant friends and family. I understand that a resolution has no binding over the federal government, however, dismissing potential uproar, violence, and cruelty simply cannot be an option. Thank you, Dylan Williams