CITY COUNCIL

AGENDA
MONDAY, MAY 12, 2025

REGULAR MEETING – 7:00 PM

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

CIVIC CENTER MEETING HALL
CITY COUNCIL CHAMBERS
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
Evan Branning, Vice Mayor
Ben Barrientos, Council Member
Steven Dunbar, Council Member
Kristie Wang, Council Member

1. CLOSED SESSION - IMMEDIATELY FOLLOWING ITEM 8. COUNCIL COMMITTEE REPORTS AND MATTERS INITIATED

2. CALL TO ORDER

ROLL CALL

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

PLEDGE OF ALLEGIANCE

3. PROCLAMATIONS AND PRESENTATIONS

3.1 Proclamation declaring May 18-24, 2025 as Public Works Week in the City of Livermore, presented to Judy Erlandson, Acting City of Livermore Public Works Director.

Recommendation:
Staff recommends City Council declare May 18-24, 2025 as Public Works week in the City of Livermore.

Staff Report
Attachments:
1. Proclamation

3.2 Proclamation declaring June 2025 as Safety Awareness Month presented to Jas Sidhu, City of Livermore Risk Manager

Recommendation:
Staff recommends the City Council proclaim June 2025 as Safety Awareness Month

Staff Report
Attachments:
1. Proclamation

3.3 2025 Little League Intermediate World Series Tournament draw for games

Recommendation:
Staff recommends the City Council administer the tournament draw for games for the 2025 Little League Intermediate World Series with Tournament Director Bill Aboumrad and Marketing and Media Director Kathleen Minser.

Staff Report

4. 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.
- Comments are limited to one comment per person per item regardless of format or time submitted (this includes email and e-comment submissions prior to the meeting as well as live comments during the meeting).
- Open Forum will conclude after 30 minutes; however, if there are additional speakers, Open Forum will reconvene before the meeting adjourns.

5. 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. The one comment limit applies regardless of format or time submitted (this includes email and e-comment submissions prior to the meeting as well as live comments during the meeting).

5.1 Approval of draft minutes - April 21, 2025 Special Meeting

Recommendation:
Staff recommends the City Council approve the draft minutes.

Staff Report
Attachments:
1. DRAFT 2025-04-21

5.2 Adoption of an ordinance designating the fire hazard severity zones within the jurisdiction of the City of Livermore as provided to the Livermore-Pleasanton Fire Department by the State Fire Marshal.

Recommendation:
Staff recommends the City Council **adopt an ordinance** designating the fire hazard severity zones established by the California State Fire Marshal within the jurisdiction of the City of Livermore as provided to the Livermore-Pleasanton Fire Department.

Staff Report
Attachments:
1. Ordinance
2. Exhibit A - Local Area Fire Hazard Severity Zones Map

5.3 Resolution approving Final Parcel Map 11473, authorizing execution of a Subdivision Improvement Agreement for the Parkview Development located north of Portola Avenue across from Rincon Avenue, and accepting on behalf of the public all real property offered for

dedication within Final Parcel Map 11473 except for certain easements which City Council reserves the right to accept at a future date.

Recommendation:
Staff recommends the City Council adopt a resolution:

1. Finding that the requirements of the California Environmental Quality Act have been satisfied;
2. Approving Final Parcel Map 11473 for recording;
3. Approving and authorizing execution of the Subdivision Improvement Agreement for Parcel Map 11473 which includes a 12-month extension (24 months in total) to complete the required improvements; and
4. Accepting, on behalf of the public, all real property offered for dedication within Final Parcel Map 11473 in conformance with the terms of the offer except for the following, which the Council rejects at this time reserving the right to accept the offer at a future date: Public Utility Easement (P.U.E.), Emergency Vehicle Access Easement (E.V.A.E.) and Public Access Easement (P.A.E.).

Staff Report
Attachments:
1. Vicinity Map
2. Resolution
3. Exhibit A - Final Parcel Map 11473
4. Exhibit B - Subdivision Improvement Agreement

5.4 Resolution accepting public improvements constructed by Livermore Multifamily Owner, LLC pursuant to the subdivision improvement agreement for Parcel Map 10757, located at the northwest corner of First Street and L Street, for permanent maintenance and authorizing release of security and accepting offers of dedication of First Street, sidewalk easements, storm drain easements, and pedestrian access easements.

Recommendation:
Staff recommends the City Council adopt a resolution:

1. Accepting Parcel Map 10757 public improvements for permanent maintenance;
2. Accepting, on behalf of the public, all real property offered for dedication within Parcel Map 10757, including First Street, Sidewalk Easement, Storm Drain Easement, and Pedestrian Access Easement; and
3. Authorizing release of security provided for construction of the public improvements.

Staff Report
Attachments:
1. Vicinity Map
2. Resolution

5.5 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 2025-26, 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 2025-26;
    b. Preliminarily approve the Annual Engineer's Reports for all City Landscape Maintenance Districts; and
    c. Establish a Public Hearing for June 23, 2025 for the levy of assessments for Fiscal Year 2025-26.

Staff Report
Attachments:
1. Proposed Assessments for Districts FY 2025-26
2. Proposed Assessments for DTLMD No. 859 for FY 2025-26
3. Resolution - City Engineer Direction
4. Exhibit A - Annual Engineer's Reports for the City of Livermore's Landscape Maintenance Districts (FY 2025-26)
5. Resolution - Resolution of Intention

5.6 Resolution authorizing the execution of an agreement with the East Bay Society for the Prevention of Cruelty to Animals (SPCA) for Animal Welfare Shelter services for the term July 1, 2025 through June 30, 2028 in an amount not-to-exceed $1,287,870.

Recommendation:
Staff recommends the City Council adopt a resolution authorizing the City Manager to execute an agreement with the East Bay Society for the Prevention of Cruelty to Animals (SPCA) for the Animal Welfare Shelter services for the term July 1, 2025 through June 30, 2028 in an amount not-to-exceed $1,287,870.

Staff Report
Attachments:
1. Resolution
2. Exhibit A - Agreement

5.7 Resolution authorizing the Livermore-Pleasanton Fire Department Joint Powers Authority to join Bay Cities Joint Powers Insurance Authority.

Recommendation:
Resolution authorizing the Livermore-Pleasanton Fire Department Joint Powers Authority to join Bay Cities Joint Powers Insurance Authority and authorizing the City Manager in her capacity as a Joint Executive Director for the Livermore-Pleasanton Fire Department Joint Powers Authority, to execute any and all documents necessary to effectuate joining the Bay Cities Joint Powers Insurance Authority, provided that any contracts involving Livermore-Pleasanton Fire Department Joint Powers Authority are first approved as to form by the General Counsel.

Staff Report
Attachments:
1. Resolution

5.8 Resolution authorizing the execution of a blanket purchase order for the Livermore-Pleasanton Fire Department Joint Powers Authority with L.N. Curtis & Sons for the purchase of materials and supplies in support of daily operations and fire academy operations in an amount not-to-exceed $400,000.

Recommendation:
Staff recommends the City Council adopt a resolution authorizing the City Manager, on behalf of Livermore-Pleasanton Fire Department JPA (LPFD) in her capacity as a Joint Executive Director for LPFD to execute a blanket purchase order with L.N. Curtis & Sons for the purchase of materials and supplies in support of daily operations and fire academy operations in an amount not-to-exceed $400,000.

Staff Report
Attachments:
1. Resolution

5.9 Resolution authorizing the display of the Philadelphia rainbow pride flag for the month of June 2025.

Recommendation:
Staff recommends the City Council adopt a resolution authorizing the display of the Philadelphia rainbow pride flag on the flagpole at the Civic Center Campus for the month of June 2025.

Staff Report
Attachments:
1. Resolution

6. PUBLIC HEARINGS

Comments are limited to one comment per person per item regardless of format or time submitted (this includes email and e-comment submissions prior to the meeting as well as live comments during the meeting).

6.1 Hearing to consider a resolution authorizing Livermore Sanitation, Inc.'s rates for solid waste, recyclable materials, and compostable materials services, pursuant to the Third Amended and Restated Agreement between the City of Livermore and Livermore Sanitation, Inc., for Solid Waste, Recyclable Materials, and Compostable Materials Services and to amend Exhibit H to the Franchise Agreement to reflect the authorized decrease of 8.67% to rates.

Recommendation:
Staff recommends the City Council hold a public hearing and adopt a resolution authorizing Livermore Sanitation, Inc.'s rates for solid waste, recyclable materials, and compostable materials services, pursuant to the Third Amended and Restated Agreement between the City

of Livermore and Livermore Sanitation, Inc. for Solid Waste, Recyclable Materials, and Compostable Materials Services, and to amend Exhibit H to the agreement to reflect the authorized decrease of 8.67% to rates.

Staff Report
Attachments:
1. Resolution
2. Exhibit A - Customer Rates for Rate Period Sixteen

6.2 Hearing to consider a resolution requesting an Isabel Neighborhood Specific Plan Amendment 24-003 changing the land use at 3011, 3055, and 3077 Triad Place from Business Park to Residential Transition (15-25 dwelling units per acre) and introduce an ordinance authorizing Development Agreement 24-002 to vest approximately 450± multifamily units in a variety of building types, establish terms and timing of Social Opportunity Endowment and Community Benefit Fund contributions, alternatives to inclusionary affordable housing requirements, and the construction of off-site Class IV bike lane improvements along North Canyons Parkway.

Recommendation:
Planning Commission and staff recommend the City Council:
1. Adopt a resolution finding the project is covered by the previously approved 2024 Isabel Crossings Addendum and that none of the events under the California Environmental Quality Act (CEQA) Guidelines section 15162 have occurred and no subsequent Environmental Impact Report (EIR) is required; finding that none of the requirements under CEQA Guidelines section 15164 have occurred and no addendum to the Isabel Neighborhood Specific Plan (INSP) EIR is required; and directing the Planning Manager to file a Notice of Determination, in accordance with the provisions of the California Environmental Quality Act (CEQA), subject to project approval;
2. Adopt a resolution approving Specific Plan Amendment (SPPA) 24-003; and
3. **Introduce an ordinance**, and waive the first reading, approving Development Agreement (DA) 24-002.

Staff Report
Attachments:
1. Location Map
2. CEQA Documents
3. Resolution - CEQA
4. Exhibit A - PC Resolution - CEQA
5. Resolution - Specific Plan Amendment
6. Exhibit A - PC Resolution - Specific Plan Amendment
7. Exhibit B - Specific Plan Map Amendment
8. Ordinance - Development Agreement
9. Exhibit A - PC Resolution - Development Agreement
10. Exhibit B - Development Agreement

7. MATTERS FOR CONSIDERATION - NONE

Comments are limited to one comment per person per item regardless of format or time submitted (this includes email and e-comment submissions prior to the meeting as well as live comments during the meeting).

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

9. CLOSED SESSION

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

9.1 Public Employee Performance Evaluation. City Attorney Goal Setting for 2024-25 and 2025-2026, pursuant to Government Code section 54957.

REPORT OF ACTION TAKEN IN CLOSED SESSION

10. ADJOURNMENT

To a Special City Council Workshop meeting on Monday, May 19, 2025 at 5:00 pm and a Regular City Council meeting on June 9, 2025 at 7:00 pm in the Civic Center Meeting Hall, City Council Chambers, 1016 S. Livermore Avenue.

11. 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 Consent Calendar or Matters for Consideration items. These comments are also subject to the 3-minute limit.

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: May 12, 2025

TO: Honorable Mayor and City Council

FROM: Judy Erlandson, Acting Public Works Director

SUBJECT: Proclamation declaring May 18-24, 2025 as Public Works Week in the City of Livermore, presented to Judy Erlandson, Acting City of Livermore Public Works Director.

RECOMMENDED ACTION

Staff recommends City Council declare May 18-24, 2025 as Public Works week in the City of Livermore.

SUMMARY

DISCUSSION

ATTACHMENTS

1. Proclamation

Prepared by: Kathy Hughes
Administrative Assistant

Approved by:

Marianna A. Burch
City Manager

Fiscal Review by:

Tina Olson
Administrative Services Director

Proclamation

of the

City of Livermore

Proclaiming

NATIONAL PUBLIC WORKS WEEK

May 18 – 24, 2025

***WHEREAS**, public works professionals focus on infrastructure, facilities, and services that are vital to public health, high quality of life, and well-being for the residents of Livermore; and*

***WHEREAS**, 2025 marks the 65th annual National Public Works Week, with this year's theme "People, Purpose, Presence," highlighting three cornerstone ideals that Public Works employees work often in the background and without fanfare to enhance the quality of life for the residents of Livermore; and*

***WHEREAS**, it is in the public's interest for the residents and civic leaders of the City of Livermore to gain knowledge of, and maintain an ongoing understanding of the importance of public works and public works programs; and*

***WHEREAS**, the Public Works Department encompasses Streets, Lighting, Solid Waste and Recyclables Collection, Landscaping, Fleet, Facilities, Sewer, Water, and Asset Management; and*

***WHEREAS**, these services could not be provided without the dedicated efforts of public works professionals, who are responsible for rebuilding, improving, and protecting the City's roads, water supply, water treatment and solid waste systems, public buildings, landscaping, streets, fleet, traffic signals and street lighting, and other structures and facilities essential for our residents.*

***NOW, THEREFORE**, the City Council of the City of Livermore proclaims the week of May 18 – 24, 2025, as Public Works Week in the City of Livermore, and encourages residents to recognize the contributions that Public Works staff make every day to their health, safety, comfort and quality of life.*

Mayor John Marchand

Vice Mayor Evan Branning

Council Member Ben Barrientos

Council Member Steven Dunbar

Council Member Kristie Wang

CORPORATE SEAL OF THE CITY OF LIVERMORE, CA.

LIVERMORE
CALIFORNIA

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

DATE: May 12, 2025

TO: Honorable Mayor and City Council

FROM: Jason Alcala, City Attorney

SUBJECT: Proclamation declaring June 2025 as Safety Awareness Month presented to Jas Sidhu, City of Livermore Risk Manager

RECOMMENDED ACTION

Staff recommends the City Council proclaim June 2025 as Safety Awareness Month

SUMMARY

DISCUSSION

ATTACHMENTS

1. Proclamation

Prepared by: Jas Sidhu
Risk Manager

Approved by:

Marianna A. Burch
City Manager

Fiscal Review by:

Tina Olson
Administrative Services Director

Proclamation

of the
City of Livermore

Proclaiming

SAFETY AWARENESS MONTH

June 2025

***WHEREAS**, the incidence rate of workplace injuries and illnesses in the United States remains at an undesirable level and most are either preventable or can be reduced through raising safety awareness; and*

***WHEREAS**, the City of Livermore supports national safety efforts and has taken a proactive stance in providing a safe and healthy work environment for its employees and residents through the Safety Committee and through safety policies and protocols; and*

***WHEREAS**, City of Livermore employees, including the Central Safety Committee, work to ensure the safety and wellbeing of all City of Livermore employees and residents by providing training, education, and outreach, and encouraging continual improvement in community and workplace safety and health; and*

***WHEREAS**, the Risk Management Division will hold Safety Awareness Month consisting of safety awareness trainings and activities to take place in the month of June and encourages all employees to participate; and*

***WHEREAS**, the Livermore City Council joins the members of the National Safety Council and other organizations across the country in their annual observance of June as National Safety Month.*

***NOW, THEREFORE**, the City Council of the City of Livermore proclaims June 2025 as Safety Awareness Month in the City of Livermore and urges all employees and residents to help reduce accidents, injuries, and illnesses by practicing safe and healthy behaviors in all aspects of their lives.*

Mayor John Marchand

Vice Mayor Evan Branning

Council Member Ben Barrientos

Council Member Steven Dunbar

Council Member Kristie Wang

CORPORATE SEAL OF THE CITY OF LIVERMORE, CA.

LIVERMORE
CALIFORNIA

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

DATE: May 12, 2025

TO: Honorable Mayor and City Council

FROM: Brandon Cardwell, Innovation and Economic Development Director

SUBJECT: 2025 Little League Intermediate World Series Tournament draw for games

RECOMMENDED ACTION

Staff recommends the City Council administer the tournament draw for games for the 2025 Little League Intermediate World Series with Tournament Director Bill Aboumrad and Marketing and Media Director Kathleen Minser.

SUMMARY

DISCUSSION

ATTACHMENTS

Prepared by: Theresa de la Vega
Management Analyst II

Approved by:

Marianna A. Burch
City Manager

Fiscal Review by:

Tina Olson
Administrative Services Director

LIVERMORE
CALIFORNIA

CITY COUNCIL STAFF REPORT **ITEM NO. 5.1**

DATE: May 12, 2025

TO: Honorable Mayor and City Council

FROM: Marianna A. Burch, City Manager

SUBJECT: Approval of draft minutes - April 21, 2025 Special Meeting

RECOMMENDED ACTION

Staff recommends the City Council approve the draft minutes.

SUMMARY

DISCUSSION

ATTACHMENTS

1. DRAFT 2025-04-21

Prepared by: Debbie Elam
City Clerk

Approved by:

Marianna A. Burch
City Manager

Fiscal Review by:

Tina Olson
Administrative Services Director

MINUTES

LIVERMORE
CALIFORNIA

CITY COUNCIL
APRIL 21, 2025

CITY COUNCIL-PLANNING COMMISION JOINT MEETING

1. CALL TO ORDER – The meeting of the City Council was called to order by Mayor John Marchand at 6:00 pm, held in person at 1016 S. Livermore Avenue.

ROLL CALL – Present: Mayor John Marchand, Vice Mayor Evan Branning, Council Members Ben Barrientos, Steven Dunbar, and Kristie Wang. Chair Yolanda Fintschenko, Vice Chair Tracy Kronzak, Commissioners Jacob Anderson, Nadine Horner, and Charity Steele.

3. SPECIAL MEETING ITEM

3.1 Biennial Joint City Council and Planning Commission Municipal Authority Training.

Recommendation: Staff recommended the City Council and Planning Commission receive the presentation.

Mayor Marchand opened the public comment period.

John Pytlak provided a comment.

There were no more speakers, and the comment period was closed.

Planning Manager Steve Riley, Senior Planner Jake Potter, City Attorney Jason Alcala, and Assistant City Attorney Katherine Mirassou jointly presented the item.

THE CITY COUNCIL AND PLANNING COMMISSION RECEIVED THE PRESENTATION.

ADJOURNMENT – at 7:06 pm to a Special City Council Meeting on Monday, April 28, 2025 at 6:00 pm and a Regular City Council Meeting on Monday, April 28, 2025 at 7:00 pm, Civic Center Meeting Hall, City Council Chambers, 1016 S. Livermore Avenue.

APPROVED: _____
JOHN P. MARCHAND, MAYOR

ATTEST: _____
DEBORAH L. ELAM, CITY CLERK

LIVERMORE
CALIFORNIA

CITY COUNCIL STAFF REPORT **ITEM NO. 5.2**

DATE: May 12, 2025

TO: Honorable Mayor and City Council

FROM: Joe Testa, Fire Chief

SUBJECT: Adoption of an ordinance designating the fire hazard severity zones within the jurisdiction of the City of Livermore as provided to the Livermore-Pleasanton Fire Department by the State Fire Marshal.

RECOMMENDED ACTION

Staff recommends the City Council **adopt an ordinance** designating the fire hazard severity zones established by the California State Fire Marshal within the jurisdiction of the City of Livermore as provided to the Livermore-Pleasanton Fire Department.

SUMMARY

DISCUSSION

ATTACHMENTS

1. Ordinance
2. Exhibit A - Local Area Fire Hazard Severity Zones Map

Prepared by: Shiffon Smith
Administrative Assistant

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

AN UNCODIFIED ORDINANCE TO DESIGNATE FIRE HAZARD SEVERITY ZONES

Government Code Section 51178 requires the State Fire Marshal to identify areas in the State as moderate, high, and very high fire hazard severity zones based on consistent statewide criteria and based on the severity of fire hazard that is expected to prevail in those areas. Moderate, high, and very high fire hazard severity zones shall be based on fuel loading, slope, fire weather, and other relevant factors including areas where winds have been identified by the Office of the State Fire Marshal as a major cause of wildfire spread.

Government Code Section 51178.5 requires that within 30 days after receiving a transmittal from the State Fire Marshal that identifies fire hazard severity zones pursuant to Section 51178, a local agency shall make the information available for public review and comment. The information shall be presented in a format that is understandable and accessible to the general public, including, but not limited to, maps.

Government Code Section 51179 requires that the local agency shall designate, by ordinance, moderate, high, and very high fire hazard severity zones in its jurisdiction within 120 days of receiving recommendations from the State Fire Marshal pursuant to Section 51178.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LIVERMORE DOES ORDAIN AS FOLLOWS:

Section 1. *Designation of Fire Hazard Severity Zones*. The City hereby designates the Fire Hazard Severity Zones as recommended by the California Department of Forestry and Fire Protection pursuant to Government Code Section 51178. The Fire Hazard Severity Zones are identified on the City of Livermore – Alameda County – Local Responsibility Area Fire Hazard Severity Zones Map dated February 24, 2025, attached here as Exhibit A.

The map, approved by the city, is hereby incorporated by reference, and entitled "City of Livermore Fire Hazard Severity Zones."

If a parcel or parcels currently outside of the City boundary are annexed into the City, and the parcel or parcels were identified as State Responsibility Area with a Fire Hazard Severity Zone, the classification from the State Responsibility Area map effective April 1, 2024 will remain. The City of Livermore Fire Hazard Severity Zones map referenced above will be amended to include the incorporated areas as well as their Fire Hazard Severity Zones.

Section 2. *Environmental.* The passage of this ordinance is not a project according to the definition in the California Environmental Quality Act and, therefore, is not subject to the provisions requiring environmental review.

Section 3. *Direction.* Staff is instructed to post a notice at the office of the county recorder, county assessor, and county planning agency identifying the location of the map as adopted by this ordinance. Staff is instructed to transmit a copy of this ordinance to the State Board of Forestry and Fire Protection within 30 days of its adoption.

Section 4. *Severability*. If any part of this ordinance is declared invalid by a court, such invalidity shall not affect any of the remaining parts.

Section 5. *Publication.* This ordinance shall be published once in a newspaper of general circulation of the city of Livermore within fifteen days after its adoption.

Section 6. *Effective date.* This Ordinance shall take effect 30 days after its adoption.

The foregoing ordinance was introduced at the meeting of the City Council of the City of Livermore held on April 28, 2025, by the following vote:

AYES: Council Members Dunbar, Wang, Vice Mayor Branning, and Mayor Marchand
NOES: None
ABSENT: Council Member Barrientos
ABSTAIN: None

The ordinance was adopted at the regular meeting of the City Council held on May 12, 2025, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Mayor, City of Livermore

ATTEST:

APPROVED AS TO FORM:

_____
Deborah L. Elam
City Clerk

/s/ Daniel R. Gonzales
Daniel R. Gonzales
Deputy City Attorney

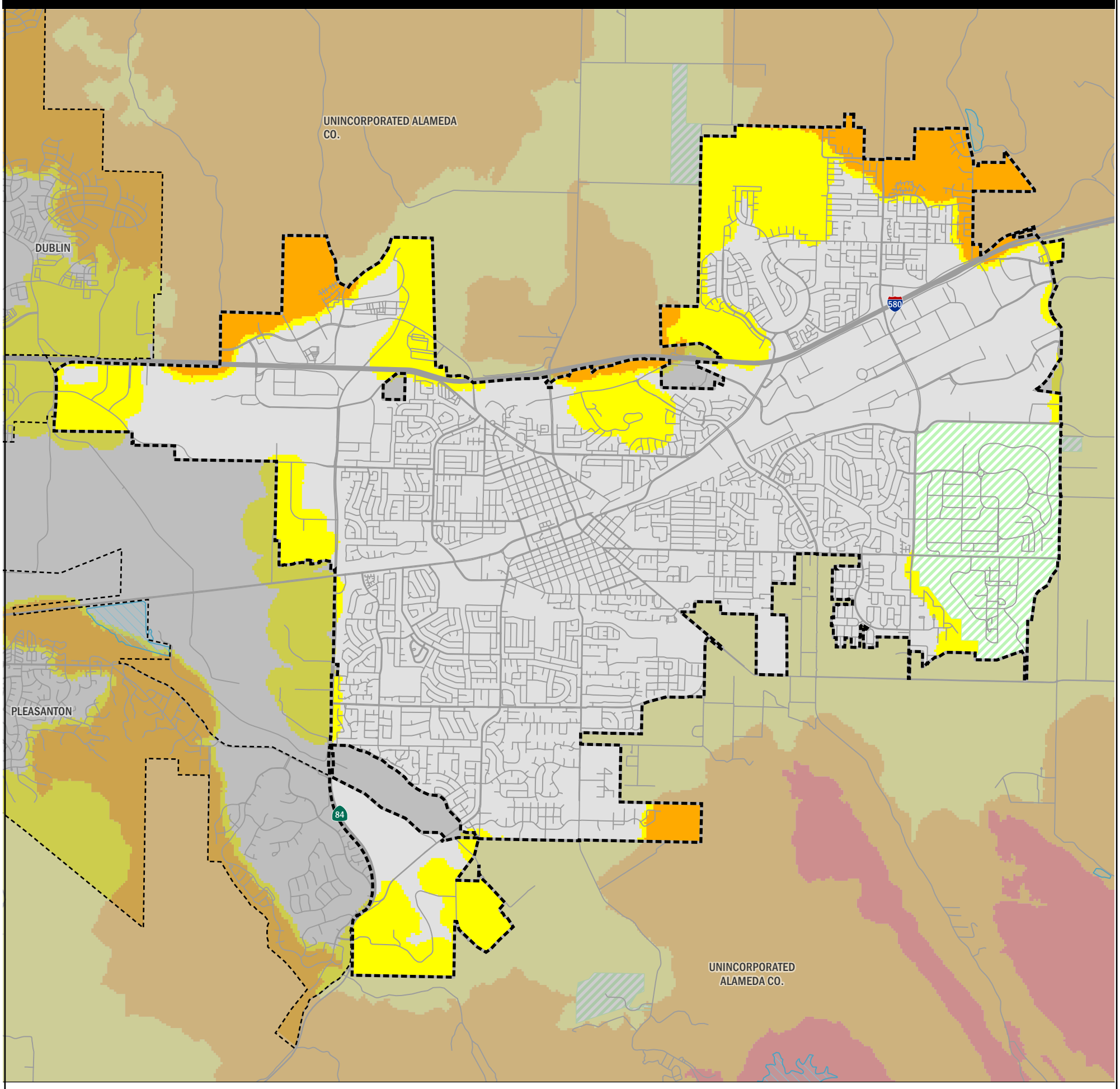
Exhibit A - Local Area Fire Hazard Severity Zones Map

CITY OF LIVERMORE – ALAMEDA COUNTY

Local Responsibility Area Fire Hazard Severity Zones

As Identified by the State Fire Marshal

February 24, 2025



Fire Hazard Severity Zones (FHSZ) in Local Responsibility Area (LRA), as Identified by the State Fire Marshal

High Moderate

Fire Hazard Severity Zones in State Responsibility Area (SRA), Effective April 1, 2024

Very High High Moderate

Mi 0 1 2

Km 0 1 2 3 4

Projection: NAD 83 California Teale Albers
Scale: 1:56,000 at 11" x 17"

Incorporated City Waterbody

Unzoned LRA Federal Responsibility Area (FRA)

Government Code section 51178 requires the State Fire Marshal to identify areas in the state as moderate, high, and very high fire hazard severity zones based on consistent statewide criteria and based on the severity of fire hazard that is expected to prevail in those areas. Moderate, high, and very high fire hazard severity zones shall be based on fuel loading, slope, fire weather, and other relevant factors including areas where winds have been identified by the Office of the State Fire Marshal as a major cause of wildfire spread.

The State of California and the Department of Forestry and Fire Protection make no representations or warranties regarding the accuracy of data or maps. Neither the State nor the Department shall be liable under any circumstances for any direct, special, incidental, or consequential damages with respect to any claim by any user or third party on account of, or arising from, the use of data or maps.

Gavin Newsom, Governor, State of California

Wade Crowfoot, Secretary for Natural Resources, CA Natural Resources Agency

Joe Tyler, Director/Fire Chief, CA Department of Forestry and Fire Protection

Daniel Berlant, State Fire Marshal, CA Department of Forestry and Fire Protection

Data Sources:

CAL FIRE Fire Hazard Severity Zones (FHSZSRA23_3, FHSZLRA_25_1)

CAL FIRE State Responsibility Areas (SRA25_1)

City and County boundaries as of 10/22/24 (CA Board of Equalization)

LIVERMORE
CALIFORNIA

CITY COUNCIL STAFF REPORT **ITEM NO. 5.3**

DATE: May 12, 2025

TO: Honorable Mayor and City Council

FROM: Brent Smith, Community Development Director

SUBJECT: Resolution approving Final Parcel Map 11473, authorizing execution of a Subdivision Improvement Agreement for the Parkview Development located north of Portola Avenue across from Rincon Avenue, and accepting on behalf of the public all real property offered for dedication within Final Parcel Map 11473 except for certain easements which City Council reserves the right to accept at a future date.

RECOMMENDED ACTION

Staff recommends the City Council adopt a resolution:

1. Finding that the requirements of the California Environmental Quality Act have been satisfied;
2. Approving Final Parcel Map 11473 for recording;
3. Approving and authorizing execution of the Subdivision Improvement Agreement for Parcel Map 11473 which includes a 12-month extension (24 months in total) to complete the required improvements; and
4. Accepting, on behalf of the public, all real property offered for dedication within Final Parcel Map 11473 in conformance with the terms of the offer except for the following, which the Council rejects at this time reserving the right to accept the offer at a future date: Public Utility Easement (P.U.E.), Emergency Vehicle Access Easement (E.V.A.E.) and Public Access Easement (P.A.E.).

SUMMARY

City Ventures Homebuilding, LLC (Developer) has completed a Final Parcel Map and Subdivision Improvement Agreement in conformance with the conditions of approval for Vesting Tentative Parcel Map 11473. Final Parcel Map 11473 consists of 31 condominium units located north of Portola Avenue across from Rincon Avenue. The proposed Subdivision Improvement Agreement will secure the construction of the public and private improvements. Public improvements include public sewer, public storm drain, a Class IIb bike lane, and sidewalks. Private improvements include private storm drain, private sewer, streets, open space, bio-retention basins, utilities, and lighting. Final Parcel Map 11473 can now be approved. All real property offered for dedication on Final Parcel Map 11473 can be accepted at this time except for the following: Public Utility Easement (P.U.E.), Emergency Vehicle Access Easement (E.V.A.E.) and Public Access Easement (P.A.E.), reserving the right to accept the

offers at a future date.

DISCUSSION

On August 6, 2024, the Planning Commission approved Vesting Tentative Parcel Map 11473 (SUB 24-001) and the conditions of approval for the Parkview development, consisting of 31 condominium units located north of Portola Avenue across from Rincon Avenue as shown in the Vicinity Map (Attachment 1). Staff has found the Final Parcel Map 11473 and improvement plans to be in substantial conformance with the conditions of approval for Vesting Tentative Parcel Map 11473. The improvement plans have been approved and are on file with the City Engineer.

The developer, City Ventures Homebuilding, LLC, is responsible for funding and constructing public and private improvements required for this development, including public sewer, water, a Class IIb bike lane, sidewalks, private sewer, private storm drain, streets, open space, bio-retention basins, utilities, and lighting. The proposed Subdivision Improvement Agreement will secure the construction of the public and private improvements. The developer has provided the required insurance and bonds securing the construction of improvements per the provisions of the Subdivision Improvement Agreement. The bonds are on file in the City Clerk's office. The bonds will be released once the public improvements have been completed and accepted by the City.

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

There are private infrastructure improvements, including storm drains, streets, landscaping, bio-retention basins, utilities, and lighting which will be privately maintained through the Homeowners Association.

Final Parcel Map 11473 includes an offer of dedication for public utilities, an emergency vehicle access easement, and a public access easement. Staff recommends the Council reject the Public Utility Easement (P.U.E.), the Emergency Vehicle Access Easement (E.V.A.E.), and the Public Access Easement (P.A.E.), reserving the right to accept the offers at a future date, after these public improvements have been completed.

FISCAL AND ADMINISTRATIVE IMPACTS

Since the site will be almost entirely privately maintained, the estimated annual cost to the City for maintenance of public infrastructure, including curb, gutter, sidewalk, bike lane, paving, sewer and water is $680. $406 of this cost will be funded by Sewer (Fund 620) and $174 of this cost is funded by Stormwater (Fund 610). The water lines will be maintained by Cal Water. The remaining $100 is funded by the General Fund (Fund 100) and other use taxes, which is partially derived from increased property taxes generated from the new development.

In addition, the Developer has annexed into the Isabel Neighborhood Specific Plan Communities Facilities District (CFD No. 2023-1). As part of the Communities Facilities District, homeowners within this tract will be assessed annually to provide a portion of funds to maintain offsite public amenities within the boundaries of Isabel Neighborhood Specific Plan.

COMMUNITY PILLAR

2: Economy That Prospers

GOAL

4: Implement the Isabel Neighborhood Specific Plan

ATTACHMENTS

1. Vicinity Map
2. Resolution
3. Exhibit A - Final Parcel Map 11473
4. Exhibit B - Subdivision Improvement Agreement

Prepared by: Jarrett Rasmussen
Associate Civil Engineer

Approved by:

Marianna A. Burch
City Manager

Fiscal Review by:

Tina Olson
Administrative Services Director

LIVERMORE CALIFORNIA

Vicinity Map - Parkview Development

400.0 0 200.00 400.0 Feet

NAD_1983_2011_StatePlane_California_III_FIPS_0403_Ft_US
Livermore IT, GIS Services

1: 2,400

This map is based on City of Livermore GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors or omissions.

Notes

IN THE CITY COUNCIL OF THE CITY OF LIVERMORE, CALIFORNIA

A RESOLUTION APPROVING FINAL PARCEL MAP 11473, AUTHORIZING EXECUTION OF A SUBDIVISION IMPROVEMENT AGREEMENT FOR THE PARKVIEW DEVELOPMENT LOCATED NORTH OF PORTOLA AVENUE ACROSS FROM RINCON AVENUE, AND ACCEPTING ON BEHALF OF THE PUBLIC ALL REAL PROPERTY OFFERED FOR DEDICATION WITHIN FINAL PARCEL MAP 11473 EXCEPT FOR CERTAIN EASEMENTS WHICH COUNCIL RESERVES THE RIGHT TO ACCEPT AT A FUTURE DATE

(FINAL PARCEL MAP 11473 – PARKVIEW DEVELOPMENT)

City Ventures Homebuilding, LLC ("Developer") has presented Final Parcel Map 11473 (SUB24-001) situated in the City of Livermore, County of Alameda, a copy of which is attached hereto as Exhibit A, in accordance with the provisions of the California Subdivision Map Act ("Act") and the Livermore Development Code. The Developer has presented a Subdivision Improvement Agreement, a copy of which is attached hereto as Exhibit B, providing for the improvements required as a condition of approval of the Final Parcel Map.

The City Engineer reviewed the Final Parcel Map and certified it as required by the Act and Development Code. Additionally, the City Engineer reviewed and approved the staff report concerning the Final Parcel Map and Subdivision Improvement Agreement which recommends approval.

The City Attorney has reviewed the surety provided by City Ventures Homebuilding, LLC, to secure performance of the Subdivision Improvement Agreement as required by California and City law.

On August 6, 2024, the Planning Commission adopted Resolution No. 27-24, among other things, approved Vesting Tentative Parcel Map 11473 Parkview Development (the "Project") subject to the conditions of approval. The Planning Commission also adopted Resolution No. 26-24 which determined that the Project was exempt from the California Environmental Quality Act ("CEQA") pursuant to (1) CEQA Guidelines Section 15182(c), which exempts residential projects that implement a specific plan when certain requirements are satisfied, and (2) CEQA Guidelines Section 15183, which exempts projects consistent with a Community Plan, General Plan, or Zoning when certain requirements are satisfied. Any potential impacts to the environment that may result due to approval of the proposed Final Parcel Map and Subdivision Improvement Agreement were within the scope of the environmental review approved by Resolutions No. 26-24 and No. 27-24.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Livermore that, because any potential impacts to the environment that may be caused by approval of Final Parcel Map 11473 and the Subdivision Improvement Agreement were within the scope of the environmental review approved as part of Resolution No. 26-24,

the requirements of the California Environmental Quality Act have been satisfied.

BE IT FURTHER RESOLVED by the City Council of the City of Livermore that:

1. Final Parcel Map 11473, attached hereto as Exhibit A, is approved and all those parcels of land, easements, and other legal interests in land offered for public use are accepted in conformity with the terms of the offer, except for the following which the City Council rejects at this time, reserving the right to accept the offers at a future date subject to Government Code sections 66477.2 and 7050:

   Public Utility Easement, Emergency Vehicle Access Easement, and Public Access Easement.

2. The Subdivision Improvement Agreement, attached hereto as Exhibit B, is approved and the Mayor is authorized to sign the Agreement on behalf of the City of Livermore.

3. It grants, pursuant to Section 10.05.090 of the Livermore Development Code, the Developer a 12-month extension, which is reflected in the Subdivision Improvement Agreement, attached hereto as Exhibit B, allowing the Developer a total of 24 months from the date of the recording of the Final Map to complete the required improvements.

4. The City Clerk is directed to execute the certificate attached to the Final Parcel Map 11473 and affix the Seal of the City and to record the Final Parcel Map 11473, and the Subdivision Improvement Agreement with the County Recorder.

On motion of Council Member _____, seconded by Council Member _____, the foregoing resolution was passed and adopted on May 12, 2025, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:	APPROVED AS TO FORM:
_____	*/s/ Molly A. O'Toole* _____
Deborah L. Elam	Molly A. O'Toole
City Clerk	Assistant City Attorney

Exhibit A – Final Parcel Map 11473
Exhibit B – Subdivision Improvement Agreement

PARCEL MAP 11473

FOR CONDOMINIUM PURPOSES

A SUBDIVISION OF A PORTION OF PARCEL 3 OF PARCEL MAP 4797, FILED FEBRUARY 29, 1988, IN BOOK 176 OF PARCEL MAPS AT PAGES 12 - 13, ALAMEDA COUNTY RECORDS, AND AS DESCRIBED IN DOCUMENT NUMBER 2025055074, ALAMEDA COUNTY RECORDS

CITY OF LIVERMORE,
ALAMEDA COUNTY, CALIFORNIA
APRIL, 2025

CSW | ST2

Civil & Structural Engineers | Surveying & Mapping | Environmental Planning
Land Planning | Construction Management

504 Redwood Blvd, Suite 310
Novato, CA 94947
tel: 415.883.9850
fax: 415.883.9835
http://www.cswst2.com

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OWNER'S STATEMENT

THE UNDERSIGNED, HEREBY STATE THAT THEY ARE THE OWNERS OF ALL THE LANDS DELINEATED WITHIN THE BOUNDARY LINES UPON THIS PARCEL MAP ENTITLED "PARCEL MAP 11473, CITY OF LIVERMORE, ALAMEDA COUNTY, CALIFORNIA", CONSISTING OF 6 (SIX) SHEETS. THIS STATEMENT BEING ON SHEET ONE THEREOF, THAT THEY HAVE CAUSED SAID MAP TO BE PREPARED FOR RECORD AND DO CONSENT TO THE MAKING AND FILING OF SAID MAP, THAT SAID MAP DOES PARTICULARLY SET FORTH AND DESCRIBE ALL PARCELS OF LAND SO RESERVED FOR PUBLIC PURPOSES BY THEIR BOUNDARY COURSES AND EXTENT.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS NON-EXCLUSIVE EASEMENTS FOR PUBLIC USE:

THE REAL PROPERTY DESCRIBED BELOW IS HEREBY DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES FOREVER, GRANTING THE RIGHT TO CONSTRUCT AND MAINTAIN PUBLIC UTILITIES AND APPURTENANCES THERETO IN, UNDER, ON AND OVER THOSE CERTAIN STRIPS OF LAND SHOWN UPON SAID MAP AS "PUE" (PUBLIC UTILITY EASEMENT) THEREON. ALL AS DELINEATED WITHIN THE BOUNDARY LINES UPON SAID MAP, TOGETHER WITH THE RIGHT TO ENTER UPON SAID STRIPS OF LAND FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, MAINTAINING AND REPAIRING SAID PUBLIC UTILITIES (INCLUDING SIDEWALKS) AND ANY APPURTENANCES THERETO.

THE REAL PROPERTY DESCRIBED BELOW IS HEREBY DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES FOREVER, GRANTING AN EMERGENCY VEHICLE ACCESS EASEMENT "EVAE" ON, OVER, AND ACROSS THOSE CERTAIN STRIPS OF LAND SHOWN AND DESIGNATED "EVAE" AS DELINEATED WITHIN THE BOUNDARIES OF THIS PARCEL MAP, FOR THE INGRESS AND EGRESS OF EMERGENCY VEHICLES.

THE REAL PROPERTY DESIGNATED BELOW IS HEREBY DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES FOREVER, GRANTING A "PAE" (PUBLIC ACCESS EASEMENT) ON, OVER AND ACROSS THOSE CERTAIN STRIPS OF LAND SHOWN AND DESIGNATED "PAE", AS DELINEATED WITHIN THE BOUNDARIES OF THIS PARCEL MAP, ONLY FOR THE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIAN AND BICYCLIST USE OVER AND ALONG SAID PUBLIC ACCESS EASEMENT.

MAINTENANCE OF PRIVATE STREETS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD OR FUTURE HOMEOWNER'S ASSOCIATION IN ACCORDANCE WITH THE DECLARATION, COVENANTS, CONDITIONS AND RESTRICTIONS CREATED FOR THE PARCEL MAP 11473.

THE UNDERSIGNED HEREBY RESERVES A STRIP OF LAND AS A "PSDE" (PRIVATE STORM DRAIN EASEMENT) OVER, UNDER AND ACROSS A STRIP OF LAND SHOWN AND DESIGNATED "PSDE", AS DELINEATED WITHIN THE BOUNDARIES OF THIS PARCEL MAP, AND MAY BE GRANTED TO THE HOMEOWNER'S ASSOCIATION BY SEPARATE INSTRUMENT.

MAINTENANCE OF ANY "PRIVATE STORM DRAIN OR SWALE", SHALL BE THE RESPONSIBILITY OF THE UNDERSIGNED OWNER, HOMEOWNER'S ASSOCIATION, OR LOT OWNER AS APPLICABLE. IF A SWALE OR DRAIN FALLS WITHIN AN INDIVIDUAL LOT THE OWNER SHALL KEEP IT OPEN AND FREE OF ANY OBSTRUCTIONS, INCLUDING FILL FOR LANDSCAPING PURPOSES.

THE REAL PROPERTY DESIGNATED AS "PARCEL A" SHALL BE OWNED BY A PROPERTY OWNERS ASSOCIATION AND MAINTAINED IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS THAT GOVERN THIS SUBDIVISION, PARCEL MAP 11473.

THIS MAP SHOWS OR NOTES ALL EASEMENTS, EXISTING OR OF RECORD, WITHIN THE BOUNDARY LINES OF THIS PARCEL MAP.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNERS HAVE CAUSED THIS STATEMENT TO BE EXECUTED THIS 8th DAY OF April, 2025.

OWNER: CITY VENTURES HOMEBUILDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Samantha Hauser

NAME: Samantha Hauser

TITLE: Authorized Signatory

CITY ENGINEER'S STATEMENT:

I, JOEL WAXDECK, CITY ENGINEER OF THE CITY OF LIVERMORE, ALAMEDA COUNTY, CALIFORNIA, DO HEREBY STATE THAT I HAVE EXAMINED THIS MAP ENTITLED "PARCEL MAP 11473, CITY OF LIVERMORE, ALAMEDA COUNTY, CALIFORNIA" AND THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL PROVISIONS OF THE STATE LAWS AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

Joel Waxdeck 4/9/25

JOEL WAXDECK, RCE 49965 DATE
EXPIRES ON 12/31/2026
CITY ENGINEER OF THE CITY OF LIVERMORE,
ALAMEDA COUNTY, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER JOEL WAXDECK No.49965 CIVIL STATE OF CALIFORNIA

I, MICHAEL E. LONG, A LICENSED LAND SURVEYOR FOR THE CITY OF LIVERMORE, ALAMEDA COUNTY, CALIFORNIA, DO HEREBY STATE THAT I HAVE EXAMINED THIS MAP ENTITLED "PARCEL MAP 11473, CITY OF LIVERMORE, ALAMEDA COUNTY, CALIFORNIA" AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

4/9/25

MICHAEL E. LONG, PLS 6815 DATE
EXPIRES ON 09/30/2026
CITY SURVEYOR, CITY OF LIVERMORE
ALAMEDA COUNTY, CALIFORNIA

PROFESSIONAL LAND SURVEYOR MICHAEL E. LONG EXP: 9-30-26 No. 6815 STATE OF CALIFORNIA

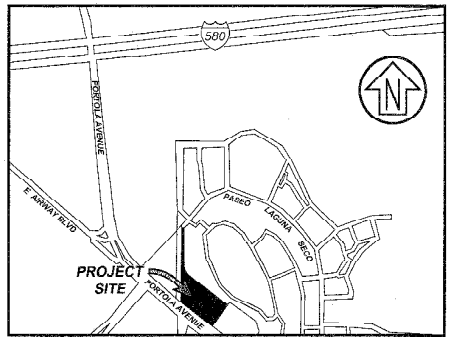
SIGNATURE OMISSIONS

IN ACCORDANCE WITH SECTION 66436(a)(3)(i–viii) OF SUBDIVISION MAP ACT, SIGNATURES OF PARTIES OWNING THE FOLLOWING INTEREST, WHICH CANNOT RIPEN INTO FEE, HAVE BEEN OMITTED:

NAMES	RECORDED	NATURE OF INTEREST
THE CITY OF LIVERMORE	176 PM 12–13	PUBLIC UTILITY EASEMENT (6 FEET WIDE)
THE CITY OF LIVERMORE	1986–238613	PUBLIC UTILITY EASEMENT (6 FEET WIDE)
PACIFIC BELL	1988–124351	AERIAL AND UNDERGROUND COMMUNICATION FACILITIES (6 FEET WIDE)

SOILS REPORT

A SOILS REPORT AS PREPARED BY QUANTUM GEOTECHNICAL, INC. DATED JANUARY 10, 2024, PROJECT NO. K047.G AND HAS BEEN FILED AT THE OFFICE OF THE COUNTY ENGINEER.



VICINITY MAP
N.T.S

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CITY VENTURES IN AUGUST OF 2024.
I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED (VESTING) TENTATIVE MAP, IF ANY, AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN.
I HEREBY STATE THAT THE MONUMENTS WILL BE OF THE CHARACTER AND OCCUPY THE POSITIONS SHOWN IN ACCORDANCE WITH THE SATISFACTORY ASSURANCE GIVEN BY THE OWNER/SUBDIVIDER ON OR BEFORE APRIL 01, 2027, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.
I FURTHER STATE THAT "PARCEL MAP 11473, CITY OF LIVERMORE, ALAMEDA COUNTY, CALIFORNIA" IS A SUBDIVISION INTO 3 LOTS OR PARCELS OF LAND CONTAINING 1.577 ACRES MORE OR LESS.

PROFESSIONAL LAND SURVEYOR JOSHUA L. WOELBING PLS 9387 STATE OF CALIFORNIA

SIGNED THIS 7th DAY OF APRIL, 2025.

JOSH WOELBING, P.L.S. #9387, LICENSE EXPIRES 09–30–2025

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____,

AT _____ M., IN BOOK _____ OF MAPS, AT PAGES _____ INCLUSIVE,

RECORDER'S SERIES NO. _____ AT THE REQUEST OF CHICAGO TITLE COMPANY

FEE: $_____ PAID

MELISSA WILK
COUNTY RECORDER IN AND FOR THE COUNTY
OF ALAMEDA, STATE OF CALIFORNIA

BY: _____
DEPUTY COUNTY RECORDER

CHICAGO TITLE COMPANY
FILE NO.: FWAC-5912400761-L

JOB #2300254.51

SHEET 1 OF 6

PARCEL MAP 11473

FOR CONDOMINIUM PURPOSES

A SUBDIVISION OF A PORTION OF PARCEL 3 OF PARCEL MAP 4797, FILED FEBRUARY 29, 1988, IN BOOK 176 OF PARCEL MAPS AT PAGES 12 - 13, ALAMEDA COUNTY RECORDS, AND AS DESCRIBED IN DOCUMENT NUMBER 2025055074.

ALAMEDA COUNTY RECORDS

CITY OF LIVERMORE,
ALAMEDA COUNTY, CALIFORNIA
APRIL, 2025

OWNER'S ACKNOWLEDGEMENT

A NOTARY OF PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF ALAMEDA) S.S.

ON April 8, 2025, BEFORE ME, Jake Jansen

A NOTARY PUBLIC FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED Samantha Hauser, WHO 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 SIGNATURES (S) ON THE INSTRUMENT THE PERSON (S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON (S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND (AND OFFICIAL SEAL IF NOT ON A MYLAR)

SIGNATURE: Jake Jansen

PRINT: Jake Jansen

MY COMMISSION NUMBER: 2499903

MY COMMISSION EXPIRES: September 16, 2028

PRINCIPAL COUNTY OF BUSINESS: San Francisco

CITY CLERK'S STATEMENT:

STATE OF CALIFORNIA)
COUNTY OF ALAMEDA) S.S.

I, DEBORAH L. ELAM, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LIVERMORE, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE THAT THIS MAP ENTITLED "PARCEL MAP 11473, CITY OF LIVERMORE, ALAMEDA COUNTY, CALIFORNIA" WAS PRESENTED TO THE COUNCIL OF THE CITY OF LIVERMORE AT A MEETING THEREOF HELD ON THE _____ DAY OF _____ 20____, AND THE COUNCIL DID BY RESOLUTION NO. _____ APPROVE THE MAP AND ACCEPT ON BEHALF OF THE PUBLIC ALL EASEMENTS AND OTHER LEGAL INTERESTS IN LAND OFFERED FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF OFFER, EXCEPT FOR FOLLOWING WHICH THE COUNCIL DID REJECT AT THIS TIME (RESERVING THE RIGHT TO ACCEPT THE OFFERS AT A FUTURE DATE SUBJECT TO GOVERNMENT CODE SECTIONS 66477.2 AND 7050):

PUBLIC UTILITY EASEMENT
EMERGENCY VEHICLE ACCESS EASEMENT

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, 20___.

_____
DEBORAH L. ELAM
CITY CLERK AND CLERK OF THE CITY COUNCIL CITY OF LIVERMORE,
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

CLERK OF THE BOARD OF SUPERVISORS' STATEMENT:

STATE OF CALIFORNIA)
COUNTY OF ALAMEDA) S.S.

I, ANIKA CAMBELL-BELTON, CLERK OF THE BOARD OF SUPERVISORS FOR THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE IN CONFORMANCE WITH THE REQUIREMENTS OF SECTIONS 66492 AND 66493 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA, AS CHECKED BELOW:

[ ] AN APPROVED BOND HAS BEEN FILED WITH THE SUPERVISORS OF SAID COUNTY AND STATE IN THE AMOUNT OF $_____, CONDITIONED FOR THE PAYMENT OF ALL TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH ARE NOW A LIEN AGAINST SAID LAND OR ANY PART THEREOF BUT NOT YET PAYABLE, AND WAS DULY APPROVED BY SAID BOARD IN SAID AMOUNT.

[ ] ALL TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES HAVE BEEN PAID AS CERTIFIED BY THE TREASURER-TAX COLLECTOR OF THE COUNTY OF ALAMEDA.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, 20___.

_____
ANIKA CAMPBELL-BELTON
CLERK OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

BY: _____
DEPUTY COUNTY CLERK

CSW | ST2

Civil & Structural Engineers | Surveying & Mapping | Environmental Planning
Land Planning | Construction Management

504 Redwood Blvd, Suite 310
Novato, CA 94947
tel. 415.883.9850
fax: 415.883.9835

http://www.cswst2.com

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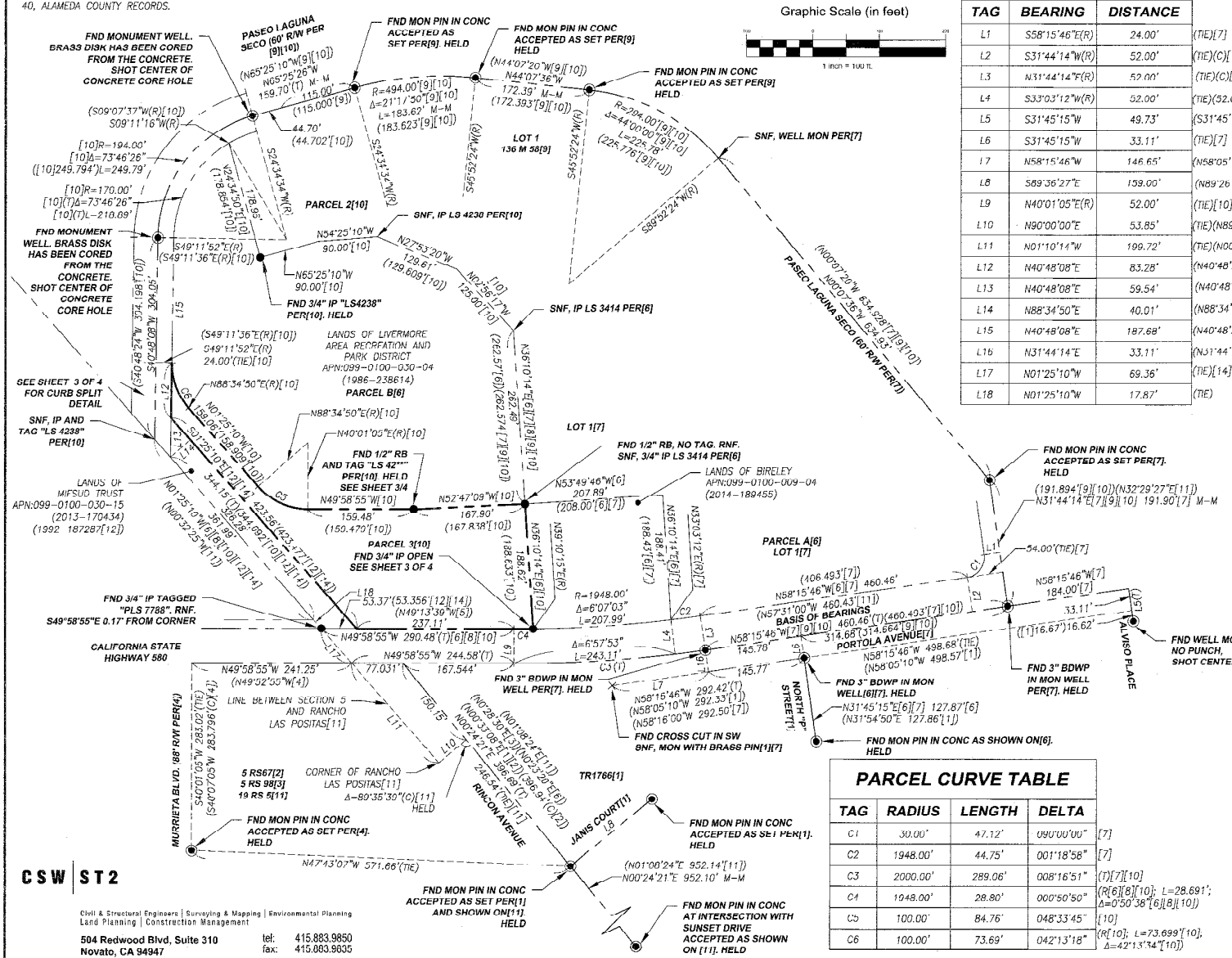
JOB #2300254.51

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS NORTH 58°15'46" WEST AND MEASURED DISTANCE OF 460.96' BETWEEN FOUND 3" BRASS DISK WITH PUNCH IN MONUMENT WELL, AS SHOWN ON THAT CERTAIN MAP, ENTITLED "TRACT 4477 A CONDOMINIUM SUBDIVISION", FILED MARCH 29, 1982 IN BOOK 132 OF MAPS, AT PAGE 39 AND 40, ALAMEDA COUNTY RECORDS.



PARCEL LINE TABLE

TAG	BEARING	DISTANCE	
L1	S58°15'46"E(R)	24.00'	(TIE)[7]
L2	S31°44'14"W(R)	52.00'	(TIE)(C)[7]
L3	N31°44'14"E(R)	52.00'	(TIE)(C)[7]
L4	S33°03'12"W(R)	52.00'	(TIE)(52.075'(C)[7])
L5	S31°45'15"W	49.73'	(S31°45'15"E 49.813'[7])
L6	S31°45'15"W	33.11'	(TIE)[7]
L7	N58°15'46"W	146.65'	(N58°05'10"W[1])(N58°16'00"W[7])
L8	S89°36'27"E	159.00'	(N89°26'52"W 159.00'[1])
L9	N40°01'05"E(R)	52.00'	(TIE)[10]
L10	N90°00'00"E	53.85'	(TIE)(N89°15'57"W 53.85'[11])
L11	N01°10'14"W	199.72'	(TIE)(N00°32'25"W[11])
L12	N40°48'08"E	83.28'	(N40°48'24"E 83.251'(C)[10][12])
L13	N40°48'08"E	59.54'	(N40°48'24"E 59.519'[12])
L14	N88°34'50"E	40.01'	(N88°34'50"W(C) 40.00'[12])
L15	N40°48'08"E	187.68'	(N40°48'24"E 187.872'[10])
L16	N31°44'14"E	33.11'	(N31°44'14"E(R)(C) 33'[7])
L17	N01°25'10"W	69.36'	(TIE)[14]
L18	N01°25'10"W	17.87'	(TIE)

NOTES

1. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. FIELD SURVEY WAS PERFORMED IN SEPTEMBER OF 2023.
3. TIES SHOWN HEREON ARE MEASURED PERPENDICULARLY UNLESS NOTED OTHERWISE.
4. THIS PROPERTY IS SUBJECT TO AN AVIGATION EASEMENT AS DOCUMENT NUMBER 2025050153, ALAMEDA COUNTY RECORDS

REFERENCES

[1] 37 M 70 (TR 1766)(08-27-1956)
[2] 5 RS 67 (06-22-1965)
[3] 5 RS 98 (06-15-1966)
[4] 55 M 62 (TR 2794)(08-18-1967)
[5] 7 RS 25 (09-15-1968)
[6] 125 PM 15 (PM 3122)(01-30-1981)
[7] 132 M 39 (TR 4477) (03-29-1982)
[8] 137 PM 71 (PM 3842)(02-23-1983)
[9] 136 M 38 (TR 4695)(03-04-1983)
[10] 176 PM 12 (PM 4797)(02-29-1988)
[11] 19 RS 5 (RS 1159)(05-17-1995)
[12] 1992-187287 (06-11-1992)
[13] 2003-735951 (12-22-2003)
[14] EXHIBIT B TO DEED 1992-187287 DATED JULY 2002

LEGEND

	BOUNDARY
	BOUNDARY ADJACENT
	BOUNDARY TIES
	CENTERLINE
	MONUMENT LINE
	EXISTING EASEMENT AS NOTED
BDWP	BRASS DISK WITH PUNCH
IP	IRON PIPE
MON	MONUMENT
M-M	MONUMENT TO MONUMENT
RB	REBAR
(C)	CALCULATED
(T)	TOTAL
[#]	REFERENCE MAP OR DEED
(R)	RADIAL BEARING
RNF	RECORD NOT FOUND
SNF	SEARCH NOT FOUND
◉	FOUND MONUMENT WELL AS NOTED
●	FOUND MONUMENT AS NOTED
×	FOUND CROSS CUT AS NOTED

PARCEL CURVE TABLE

TAG	RADIUS	LENGTH	DELTA	
C1	30.00'	47.12'	090°00'00"	[7]
C2	1948.00'	44.75'	001°18'58"	[7]
C3	2000.00'	289.06'	008°16'51"	(T)[7][10]
C4	1948.00'	28.80'	000°50'50"	(R[6][8][10]; L=28.691'; Δ=0°50'38"[6][8][10])
C5	100.00'	84.76'	048°33'45"	[10]
C6	100.00'	73.69'	042°13'18"	(R[10]; L=73.699'[10], Δ=42°13'34"[10])

PARCEL MAP 11473

FOR CONDOMINIUM PURPOSES

A SUBDIVISION OF A PORTION OF PARCEL 3 OF PARCEL MAP 4797, FILED FEBRUARY 29, 1988, IN BOOK 176 OF PARCEL MAPS AT PAGES 12 - 13, ALAMEDA COUNTY RECORDS, AND AS DESCRIBED IN DOCUMENT NUMBER 2025056074, ALAMEDA COUNTY RECORDS

CITY OF LIVERMORE, ALAMEDA COUNTY, CALIFORNIA
APRIL, 2025

JOB #230025451

SHEET 3 OF 6

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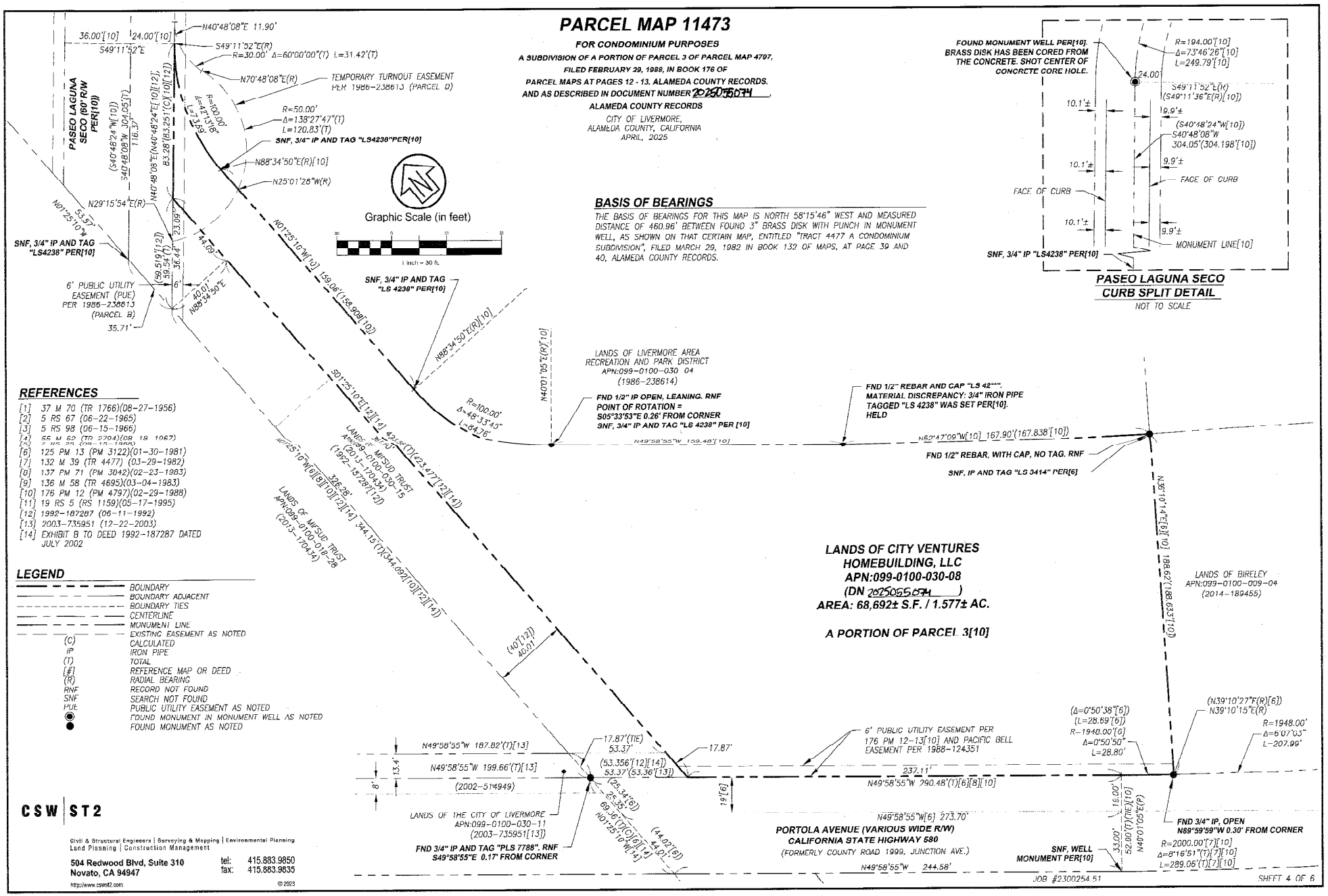
PARCEL MAP 11473

FOR CONDOMINIUM PURPOSES

A SUBDIVISION OF A PORTION OF PARCEL 3 OF PARCEL MAP 4797, FILED FEBRUARY 29, 1988, IN BOOK 176 OF PARCEL MAPS AT PAGES 12 - 13, ALAMEDA COUNTY RECORDS. AND AS DESCRIBED IN DOCUMENT NUMBER 2025055074, ALAMEDA COUNTY RECORDS

CITY OF LIVERMORE,
ALAMEDA COUNTY, CALIFORNIA
APRIL, 2025



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS NORTH 58°15'46" WEST AND MEASURED DISTANCE OF 460.96' BETWEEN FOUND 3" BRASS DISK WITH PUNCH IN MONUMENT WELL, AS SHOWN ON THAT CERTAIN MAP, ENTITLED "TRACT 4477 A CONDOMINIUM SUBDIVISION", FILED MARCH 29, 1982 IN BOOK 132 OF MAPS, AT PAGE 39 AND 40, ALAMEDA COUNTY RECORDS.

PASEO LAGUNA SECO CURB SPLIT DETAIL

NOT TO SCALE

REFERENCES

[1] 37 M 70 (TR 1766)(08-27-1956)
[2] 5 RS 67 (06-22-1965)
[3] 5 RS 98 (06-15-1966)
[4] 55 M 62 (TR 2704)(08-18-1967)
[5] 5 RS 26 (08-15-1968)
[6] 125 PM 13 (PM 3122)(01-30-1981)
[7] 132 M 39 (TR 4477) (03-29-1982)
[8] 137 PM 71 (PM 3642)(02-23-1983)
[9] 136 M 58 (TR 4695)(03-04-1983)
[10] 176 PM 12 (PM 4797)(02-29-1988)
[11] 19 RS 5 (RS 1159)(05-17-1995)
[12] 1992-187287 (06-11-1992)
[13] 2003-735951 (12-22-2003)
[14] EXHIBIT B TO DEED 1992-187287 DATED JULY 2002

LEGEND

	BOUNDARY
	BOUNDARY ADJACENT
	BOUNDARY TIES
	CENTERLINE
	MONUMENT LINE
	EXISTING EASEMENT AS NOTED
(C)	CALCULATED
IP	IRON PIPE
(T)	TOTAL
[#]	REFERENCE MAP OR DEED
(R)	RADIAL BEARING
RNF	RECORD NOT FOUND
SNF	SEARCH NOT FOUND
PUE	PUBLIC UTILITY EASEMENT AS NOTED
◉	FOUND MONUMENT IN MONUMENT WELL AS NOTED
●	FOUND MONUMENT AS NOTED

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PARCEL MAP 11473

FOR CONDOMINIUM PURPOSES

A SUBDIVISION OF A PORTION OF PARCEL 3 OF PARCEL MAP 4797, FILED FEBRUARY 29, 1988, IN BOOK 176 OF PARCEL MAPS AT PAGES 12 - 13, ALAMEDA COUNTY RECORDS, AND AS DESCRIBED IN DOCUMENT NUMBER 2025055074,

ALAMEDA COUNTY RECORDS

CITY OF LIVERMORE,
ALAMEDA COUNTY, CALIFORNIA
APRIL, 2025

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Graphic Scale (in feet)

30 0 30 60

1 inch = 30 ft.

LEGEND

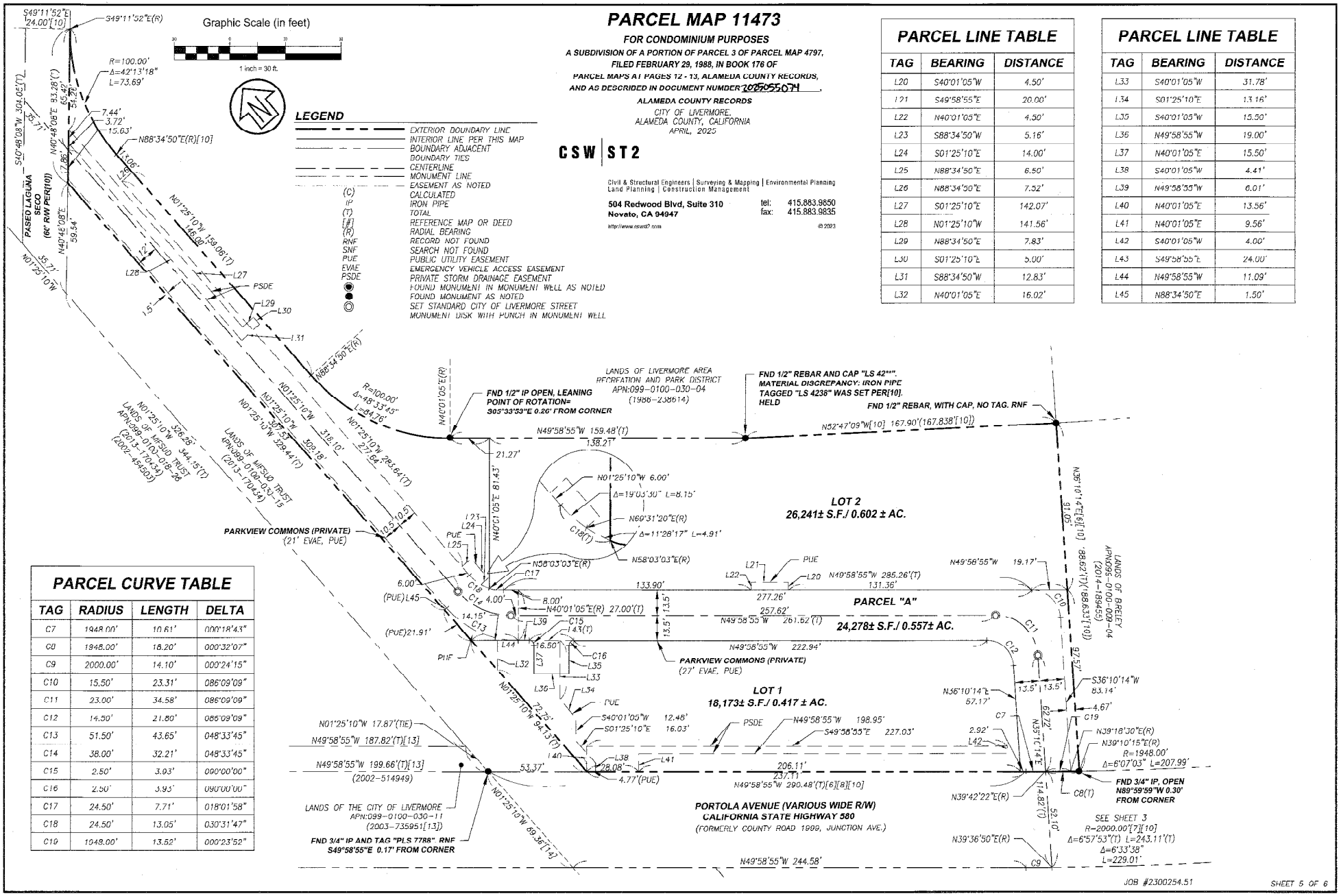
- EXTERIOR BOUNDARY LINE
- INTERIOR LINE PER THIS MAP
- BOUNDARY ADJACENT
- BOUNDARY TIES
- CENTERLINE
- MONUMENT LINE
- EASEMENT AS NOTED
- (C) CALCULATED
- IP IRON PIPE
- (T) TOTAL
- [#] REFERENCE MAP OR DEED
- (R) RADIAL BEARING
- RNF RECORD NOT FOUND
- SNF SEARCH NOT FOUND
- PUE PUBLIC UTILITY EASEMENT
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- PSDE PRIVATE STORM DRAINAGE EASEMENT
- FOUND MONUMENT IN MONUMENT WELL AS NOTED
- FOUND MONUMENT AS NOTED
- SET STANDARD CITY OF LIVERMORE STREET MONUMENT DISK WITH PUNCH IN MONUMENT WELL

PARCEL LINE TABLE

TAG	BEARING	DISTANCE
L20	S40°01'05"W	4.50'
L21	S49°58'55"E	20.00'
L22	N40°01'05"E	4.50'
L23	S88°34'50"W	5.16'
L24	S01°25'10"E	14.00'
L25	N88°34'50"E	6.50'
L26	N88°34'50"E	7.52'
L27	S01°25'10"E	142.07'
L28	N01°25'10"W	141.56'
L29	N88°34'50"E	7.83'
L30	S01°25'10"E	5.00'
L31	S88°34'50"W	12.83'
L32	N40°01'05"E	16.02'

PARCEL LINE TABLE

TAG	BEARING	DISTANCE
L33	S40°01'05"W	31.78'
L34	S01°25'10"E	13.16'
L35	S40°01'05"W	15.50'
L36	N49°58'55"W	19.00'
L37	N40°01'05"E	15.50'
L38	S40°01'05"W	4.41'
L39	N49°58'55"W	6.01'
L40	N40°01'05"E	13.56'
L41	N40°01'05"E	9.56'
L42	S40°01'05"W	4.00'
L43	S49°58'55"E	24.00'
L44	N49°58'55"W	11.09'
L45	N88°34'50"E	1.50'



PARCEL CURVE TABLE

TAG	RADIUS	LENGTH	DELTA
C7	1948.00'	10.61'	000°18'43"
C8	1948.00'	18.20'	000°32'07"
C9	2000.00'	14.10'	000°24'15"
C10	15.50'	23.31'	086°09'09"
C11	23.00'	34.58'	086°09'09"
C12	14.50'	21.80'	086°09'09"
C13	51.50'	43.65'	048°33'45"
C14	38.00'	32.21'	048°33'45"
C15	2.50'	3.93'	090°00'00"
C16	2.50'	3.93'	090°00'00"
C17	24.50'	7.71'	018°01'58"
C18	24.50'	13.05'	030°31'47"
C19	1948.00'	13.52'	000°23'52"

PARCEL MAP 11473

FOR CONDOMINIUM PURPOSES

A SUBDIVISION OF A PORTION OF PARCEL 3 OF PARCEL MAP 4797, FILED FEBRUARY 29, 1988, IN BOOK 176 OF PARCEL MAPS AT PAGES 12 - 13, ALAMEDA COUNTY RECORDS, AND AS DESCRIBED IN DOCUMENT NUMBER 2025055094, ALAMEDA COUNTY RECORDS

CITY OF LIVERMORE,
ALAMEDA COUNTY, CALIFORNIA
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Graphic Scale (in feet)

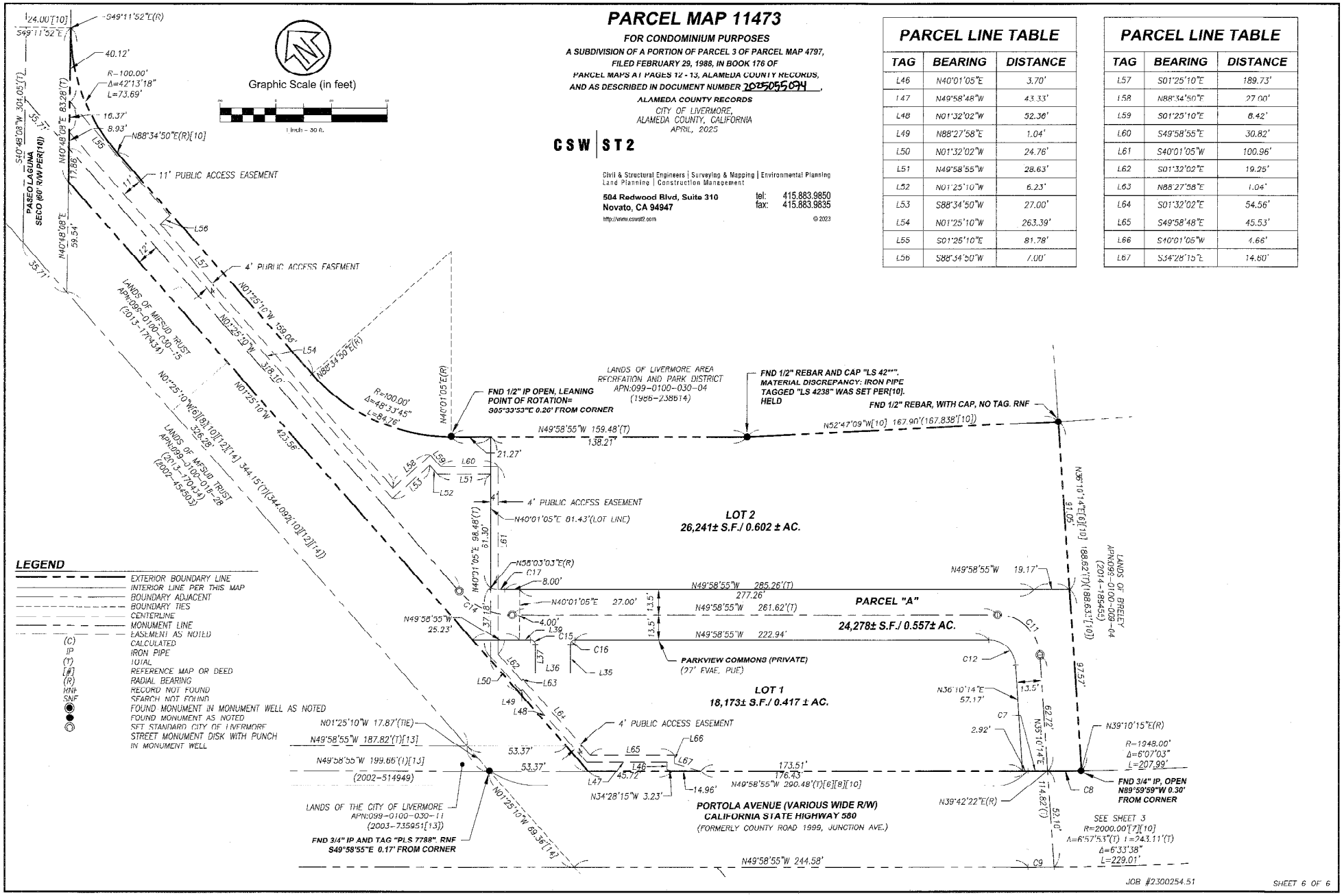
1 inch = 30 ft.

PARCEL LINE TABLE

TAG	BEARING	DISTANCE
L46	N40°01'05"E	3.70'
L47	N49°58'48"W	43.33'
L48	N01°32'02"W	52.36'
L49	N88°27'58"E	1.04'
L50	N01°32'02"W	24.76'
L51	N49°58'55"W	28.63'
L52	N01°25'10"W	6.23'
L53	S88°34'50"W	27.00'
L54	N01°25'10"W	263.39'
L55	S01°25'10"E	81.78'
L56	S88°34'50"W	7.00'

PARCEL LINE TABLE

TAG	BEARING	DISTANCE
L57	S01°25'10"E	189.73'
L58	N88°34'50"E	27.00'
L59	S01°25'10"E	8.42'
L60	S49°58'55"E	30.82'
L61	S40°01'05"W	100.96'
L62	S01°32'02"E	19.25'
L63	N88°27'58"E	1.04'
L64	S01°32'02"E	54.56'
L65	S49°58'48"E	45.53'
L66	S40°01'05"W	4.66'
L67	S34°28'15"E	14.60'



No fee for recording pursuant to
Government Code Section 27383 and 27388.1

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

City Clerk
City of Livermore
1052 S. Livermore Avenue
Livermore, California 94550

SUBDIVISION IMPROVEMENT AGREEMENT

THIS AGREEMENT is entered into by and between, City Ventures Homebuilding, LLC, a Delaware limited liability company ("Developer") and the City of Livermore, a municipal corporation ("City").

RECITALS

A. Developer is the owner of real property located within the corporate limits of the City of Livermore and has presented to the City Council of the City of Livermore a proposed subdivision, Parcel Map No. 11473 recorded under Series No. , dated , Official Records of Alameda County, California (also known as "Subdivision" and/or "Property"). Developer proposes to do and perform certain improvements on said real property as set forth in this Agreement.

B. The City requires that the proposed improvements will be done in a good workmanlike manner and in accordance with the laws and standards now in force and effect in the City, the terms and conditions of which are incorporated herein by reference.

C. Developer acknowledges the pertinent laws, rules, and regulations contained in the Livermore Development Code Part 10 Subdivisions and in the Subdivision Map Act (Government Code sections 66410 to 66500) and agrees to comply therewith.

D. A Final Map ("the Map") of the subdivision, prepared in accordance with the Livermore Development Code Part 10 Subdivisions, has been filed by Developer with the City for approval by the City Council.

E. The City requires, as a condition precedent to the acceptance and approval of the Map, the dedication of public utility easements, emergency vehicle access easements, public access easement and public ways shown on the Map. In addition, the City requires improvement of the streets and public ways by the construction and installation of certain work as described below, and all appurtenances thereto.

F. Developer has asked the City to accept the dedication of the public improvements and easements shown on the Map and approve the Map. Public improvements and the easement areas have not yet been completed according to the requirements of the Map and the City. As consideration for the acceptance of the Map and offer of dedication, the parties desire to establish an agreement binding Developer to complete improvements prior to occupancy of the

development in accordance with the terms of this Agreement.

AGREEMENT

NOW, THEREFORE, the City and Developer hereby agree that the aforementioned recitals are true and correct and in consideration of the approval and acceptance of the Map by the City Council and the acceptance of easements offered for dedication for public utility, emergency vehicle access, public access, and for public purposes, and the covenants herein contained, the parties mutually agree as follows:

1. **Definition and Ownership of Improvements.** The term "Improvements" means public and private improvements, and on-site and off-site improvements, and includes, but is not limited to, grading, paving, curbs and gutters, pathways, storm drains, sanitary sewers, utilities, drainage facilities, traffic controls, landscaping, streetlights, survey monuments, and all other required facilities as shown in detail upon the plans, profiles and specifications which have been prepared by Developer subject to approval by the City Engineer. No work on the Improvements shall be commenced until plans and/or profiles have been submitted, approved and permitted by the City Engineer. All required public improvements, as identified in the plans, profiles and specifications, constructed or installed pursuant to this Agreement shall become the sole exclusive property of the City, without payment therefore, upon acceptance of the public improvements.

2. **Approval of Map.** The City approves the subdivision of Parcel Map 11473, also known as Parkview, and agrees to accept the dedication of the related public improvements for future maintenance.

3. **Construction of Subdivision Improvements.** Developer agrees to design, construct, and install, at its own expense, all of the Improvements for the Property as described in the Engineering Considerations at Exhibit "A", attached and incorporated herein by this reference, in strict accordance with all specifications, plans, and applicable City standards, and to the satisfaction of the City Engineer. The work shall be performed, and all materials and labor shall be provided, at Developer's sole cost and expense. Developer has provided detailed improvement plans for all on-site and off-site improvements required by the Engineering Considerations at Exhibit "A". All required Improvements shall be constructed in accordance with the approved improvement plans (dated April 2024, sheets C-1 – RW-1) and current City standard specifications and details all of which are on file in the office of the City Engineer. Developer's obligation to complete the Improvements is separate and independent of any obligation of the City contained herein and is not conditioned on the sale of any lots or Improvements within the Property.

4. **Special Conditions.** Developer shall be required to comply with the special conditions as follows:

(a) Following construction, the Developer shall provide CASp Certification for all pedestrian improvements within public right-of-way as outlined in the conditions of approval.

(b) 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).

(c) In the event a programmatic Specific Plan parking management plan is created, project shall participate in the plan (Specific Plan Policy TRA-26).

(d) In the event a programmatic Specific Plan wayfinding signage plan is created, project shall participate in the plan (Specific Plan Policy DS-24)

5. Time for Completion. All Improvements shall be complete and ready for acceptance by the City Council, as determined by the City Engineer, prior to the occupancy of the first residential dwelling unit other than a model home but in any event no later than one year after the recording of the Final Map, except those Improvements for which another completion date is stated in Exhibit "A" or Section 4, *Special Conditions*, of this Agreement, if applicable.

6. Permits, Licenses, and Compliance with the Law. Developer shall, at Developer's expense, obtain and maintain all necessary permits and licenses for the performance of the work specified in this Agreement. Developer shall also comply with all local, state, and federal laws, ordinances, rules, and regulations whether or not said laws are expressly stated in this Agreement.

7. Developer's Obligation to Warn Public During Construction. Until recordation of the Resolution of Acceptance, Developer shall give good and adequate warning to the public of any unsafe condition of the public improvements and shall take reasonable actions to protect the public from such condition. Until recordation of the Resolution of Acceptance, Developer shall provide forty-eight (48) hours' advance written notice to all neighboring property owners and tenants affected by Developer's operations and/or construction of the hours, dates and duration of any planned construction activities.

8. Injury to Public Improvements, Public Property or Public Utility. Until recordation of the Resolution of Acceptance of the public improvements, Developer assumes responsibility for the care and maintenance of, and any damage to, the public improvements. Developer shall replace or repair all public improvements, public property, public utility facilities, and surveying or subdivision monuments and benchmarks which are destroyed or damaged for any reason, regardless of whether resulting from the acts of Developer, prior to the recordation of the Resolution of Acceptance. Developer shall bear the entire cost of such replacement or repairs regardless of what entity owns the underlying property. Any repair or replacement shall be to the satisfaction, and subject to the approval, of the City Engineer.

Neither the City, nor any officer or employee thereof, shall be liable or responsible for any accident, loss or damage, regardless of cause, occurring to the work or public improvements prior to recordation of the Resolution of Acceptance of the work or improvements.

9. Acceptance by City. The City shall accept for maintenance the on-site and off-site public improvements required by this Agreement after City has determined Developer has caused all Improvements to have been made in accordance with the requirements of Section 3, *Construction of Subdivision Improvements*, of this Agreement. All on-site and off-site public improvements required by this Agreement shall become the sole property of the City when the City accepts such improvements for permanent maintenance.

10. Continued Maintenance for One Year. Developer shall maintain all improvements required by this Agreement, as outlined in Section 3, *Construction of Subdivision Improvements*, of this Agreement, for one year following the completion by Developer and acceptance of the improvements by the City Council. All public improvements required by this Agreement shall become the sole property of the City when the City accepts such improvements for permanent maintenance.

11. Inspection by City. All work done by Developer shall be inspected by an inspector employed by the City at the cost and expense of Developer. Developer shall pay the City, on demand, the cost of the inspection in accordance with City ordinances. In order to permit the City to inspect the work, Developer shall provide to the City proper and safe access to the project site at all times, and to all portions of the work, and to all shops wherein portions of the work are in preparation.

12. Existing Utilities. Any relocation or modification of existing utilities or public improvements necessary to construct the Improvements shall be the sole responsibility and obligation of Developer. The City shall not be responsible for any relocation or modification of existing utilities or public improvements.

13. Continuous Work. After commencement of construction of the Improvements (or separate portion thereof), Developer shall cause such work to be diligently pursued to completion and shall not abandon the work for a consecutive period of more than thirty (30) calendar days, events of Force Majeure, as defined in Section 27 of this Agreement, excepted, unless otherwise approved in writing by the City Engineer or their designee.

14. Payment of Outstanding Fees. Prior to acceptance of the on-site and off-site public improvements for permanent maintenance by the City, Developer shall pay all outstanding fees that are due in accordance with City ordinances, the Livermore Municipal Code, the Livermore Development Code, and this Agreement. In the event the fees are not paid within one year of the date of execution of this Agreement, Developer shall pay interest at seven percent (7%) per annum from that date until the fees are paid, whether or not any conditions of this Agreement are extended or modified.

15. Intentionally Omitted.

16. Property Acquisition. If Developer is unable to acquire property required for the construction of Improvements, Developer agrees to execute an agreement drafted by the City enabling the City to provide for acquisition through eminent domain.

17. Bonds Required. Developer shall provide to the City surety bonds of a form satisfactory to the City Attorney issued by a company authorized to issue surety bonds in the State of California as follows:

(a) The face amount of the bond has been established based on the City Engineer's estimate of the total cost to perform Developer's obligations under this Agreement, plus a reasonable contingency. The bond may be called for failure to comply with the provisions of this Agreement in whole or in part according to the terms of the bond. The bond will not be released until there has been full compliance with this Agreement and the Improvements have been inspected and accepted by the City in full compliance with the approved improvement plans. At the discretion of the City Engineer, the amount of the faithful performance bond may be reduced, based on the amount of work completed on the Improvements. If a partial release of the faithful performance bond is approved, this Agreement shall be amended in accordance with Section 34, *Modifications,* of this Agreement to reflect the reduced bond amount, and a new faithful performance bond shall be provided to the City. Any complete or partial release of the security required by this Agreement shall comply with the applicable requirements of Government Code sections 66499.7 and 66499.8 and Livermore Development Code section 10.05.080, as amended from time to time.

(b) At the time of signing this Agreement, the following bonds shall be provided:

i. A faithful performance bond in the amount of 100 percent of the total estimated public and private improvement construction costs as shown on the improvement plans, or $3,455,430 to secure faithful performance of this Agreement by Developer.

ii. A labor and materials bond in the amount of fifty percent of the estimated public and private improvement construction costs as shown on the improvement plans, or $1,727,715 to secure payment by Developer of laborers and material engaged pursuant to this Agreement, and further to secure payment as required by the Unemployment Insurance Act.

(c) At the time of signing this Agreement, Developer shall also provide a warranty bond for maintenance in the amount of fifteen percent of the total estimated public and private improvement construction costs as shown on the improvement plans, or $518,315 to secure performance of Section 10, *Continued Maintenance for One Year*, of this Agreement. This bond shall remain in effect for one (1) year after the date of acceptance by the City Council of the improvements required by this Agreement.

18. **Alternate Security.** In lieu of the bonds required by Section 17, *Bonds Required*, of this Agreement, alternative security in the form outlined by City ordinance, compliant with the Government Code, and approved by the City Attorney may be provided.

19. **Reporting Damages.** If any damage (including personal injury, death, or property damage) occurs in connection with the performance of this Agreement, Developer shall immediately notify the City's Risk Management Division by telephone at (925) 960-4172, and Developer shall promptly submit to the City's Risk Manager a written report, in a form acceptable to the City, with the following information: (a) a detailed description of the damage (including the name and address of the injured or deceased person(s), and a description of the damaged property, if any); (b) the name(s) and address(es) of witnesses; and (c) the name(s) and address(es) of any potential insurance companies.

20. **Default.** Default by Developer shall include, but not be limited to:

(a) Developer's failure to timely complete construction of the Improvements;

(b) Developer's failure to perform substantial construction work for a period of 30 consecutive calendar days after commencement of the work;

(c) Developer's insolvency, appointment of a receiver, or the filing of any petition in bankruptcy, either voluntary or involuntary, which Developer fails to discharge within 30 calendar days;

(d) The commencement of a foreclosure action against the subdivision or a portion thereof, or any conveyance in lieu or in avoidance of foreclosure; or

(e) Developer's failure to perform any other obligation under this Agreement.

21. **Remedies.** The City reserves all remedies available to it at law or in equity for a default or breach of Developer's obligations under this Agreement. The City shall have the right, subject

to this Section, to draw upon or use the appropriate security to mitigate the City's damages in the event of default by Developer. The City's right to draw upon or use the security is in addition to any other remedy available to the City. The parties acknowledge that the estimated costs and security amounts may not reflect the actual cost of construction of the Improvements and, therefore, the City's damages for Developer's default shall be measured by the cost of completing the required Improvements. The City may use the sums provided by the securities for the completion of the Improvements in accordance with the plans.

In the event Developer fails to cure any default under this Agreement within 30 business days after the Developer receives notice of default or such notice is deemed undeliverable and the City mails a notice of such default to Developer's surety, Developer authorizes the City to perform the obligation for which Developer is in default and agrees to pay the entire cost of such performance by the City. The City may take over the work and complete the Improvements, by contract or by any other method the City deems appropriate, at the expense of Developer. In such event, the City, without liability for doing so, may complete the Improvements using any of Developer's materials, appliances, plans, and other property that are at the work site and that are necessary to complete the Improvements.

22. Indemnification. To the fullest extent permitted by law, Developer agrees to protect and shall hold harmless, indemnify and defend with counsel acceptable to the City, the City, and its elected and appointed officials, officers, directors, boards and commissions, employees, agents, and designated volunteers (hereinafter collectively "Indemnified Parties") from and against any and all claims, demands, causes of action, liability, loss, damages, expenses, and costs (including without limitation, attorney's fees and costs and fees of litigation) of any nature or sort, because of, or arising out of the acts or omissions of Developer, its agents, employees, contractors and subcontractors in the performance of this Agreement, including all claims, demands, causes of action, liability, loss, damages, expenses, and costs because of, or arising out of, in whole or in part, the design, construction, and installation of the Improvements. This indemnification and agreement to hold harmless shall extend to injuries to persons and damages or taking of property resulting from the design, construction, or installation of said Subdivision and the Improvements as provided herein, and in addition, to adjacent property owners as a consequence of the diversion of waters from the design and construction of public drainage systems, streets, and other public improvements. Acceptance by the City of the improvements shall not constitute an assumption by the City of any responsibility for any damage or taking covered by this Section. This indemnification and agreement to hold harmless shall not extend to such claims, demands, causes of action, liability, or loss arising out of the sole active negligence of the City, its officials, boards, commissions, agents, and employees. The Indemnified Parties shall not be liable for any injury to persons or property occasioned by reason of the acts or omissions of Developer and its agents, employees, contractors and subcontractors in the performance of this Agreement.

23. Assignment. Developer's obligations under this Agreement are and shall remain the personal obligations of Developer notwithstanding a transfer of all or any part of the property within the subdivision subject to this Agreement. Neither this Agreement nor any of the rights and obligations of Developer hereunder shall be assigned or transferred, in whole or in part, without the prior written consent of the City, which consent shall not be unreasonably withheld, conditioned or delayed.

24. Developer Not Agent of the City. Neither Developer nor any of Developer's agents, contractors, or subcontractors are or shall be considered to be agents or contractors of the City in connection with the performance of Developer's obligations under this Agreement.

25. Notice. Unless otherwise specified in this Agreement, Developer agrees to provide written notice to the City, within ten (10) calendar days of the occurrence of:

i. A change of name, corporate identity, or address of Developer or its contractor(s);

ii. Intent to transfer or a transfer of title to the Property by deed, contract, or operation of law;

iii. The foreclosure of a lien against the Property or a portion of the Property;

iv. The filing of a voluntary or involuntary petition of bankruptcy respecting Developer and/or its contractor(s); and

v. Any other event that may affect performance of the parties under this Agreement.

Notices under this Agreement must be delivered to the addresses below by deposit in United States mail or by overnight delivery service, with postage prepaid and delivery confirmation. Notices are effective on the date of deposit in the United States mail or on the date tendered to the overnight delivery service.

TO CITY: City of Livermore
1052 South Livermore Avenue
Livermore, CA 94550
Attention: Community Development Director

TO DEVELOPER:
City Ventures Homebuilding, LLC
1185 Old Mason Street
San Francisco, CA 94123
Attention: Samantha Hauser

26. Non-Discrimination. The City and Developer shall comply with all provisions and requirements of federal, State, and local non-discrimination laws, regulations and policies. During the performance of this Agreement, the parties shall not discriminate against any employee, client, or any other individual in any way because of that person's age, race, creed, color, religion, sex, disability, or national origin.

27. Force Majeure. Developer's time for completion of the Improvements shall be extended for the period of any enforced delay caused due to circumstances beyond the control and without the fault of Developer, including to the extent applicable adverse weather conditions, flood, earthquakes, strikes, lockouts, and required changes to the scope of work required by the City; provided however, that the period of any enforced delay shall not include any period longer than five (5) business days prior to the City's receipt of a written notice from Developer or its contractor detailing the grounds for Subdivider's claim to a right to extend its time for performance hereunder. The City Engineer shall evaluate all claims for Force Majeure and the City Engineer's decision shall be final.

28. Insurance Required. Developer shall procure and maintain insurance for the duration of this Agreement in the amounts and under the terms set forth in Exhibit "B" against claims for

injuries to persons or damages to property, which may arise from or in connection with the performance of the work hereunder by Developer, its agents, representatives, employees, or subcontractors.

29. Participation in Benefit Districts. Developer shall participate in all Benefit Districts formed by the City prior to the execution of this Agreement and shall pay the pro rata fee due the City under the terms of Benefit District(s) as applied to the real property covered by this Agreement. For avoidance of doubt, this language includes special conditions B, C and D as defined in Section 4, *Special Conditions*, of this Agreement.

30. Attorney's Fees to Prevailing Party. If any action at law or in equity, including an action for declaratory relief, is brought to challenge, enforce, or interpret the provisions of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees, expert witness fees, and costs, in addition to any other relief to which it may be entitled.

31. Developer Obligations to Pay City Expenses to Defend Agreement. If the City chooses to defend any third party claim or suit challenging any action taken by the City with regard to any procedure or aspect of this Agreement, including the environmental review process for the project, the Developer agrees to reimburse the City for attorneys' fees, expert witness fees, and other costs that the City may incur in connection with its retention of outside counsel, and for any award of court costs or fees against the City. The City has the right to choose and retain such legal counsel, as the City deems appropriate. After expenses reach $100,000 and for each $100,000 thereafter, the parties will confer to review the status of the litigation and their options for proceeding or settling, and they will negotiate in good faith regarding the allocation of expenses among the parties.

32. Agreement Binds Successors. This Agreement pertains to and runs with the land benefited by the privileges it grants and binds the successors in interest of the parties to this Agreement. This Agreement shall be recorded in the Official Records of Alameda County.

33. Severability. If any term of this Agreement is held by a court of competent jurisdiction to be invalid or unenforceable, the Agreement shall be construed as not containing that term, and the remainder of this Agreement shall remain in full force and effect; provided, however, this section shall not be applied to the extent that it would result in a frustration of the parties' intent under this Agreement.

34. Modifications. This Agreement may not be modified unless by written instrument that is both: (1) approved by the City Council of the City of Livermore; and (2) signed by the authorized representatives of both parties.

35. Governing Law. The interpretation, validity and enforcement of this Agreement shall be governed by and interpreted in accordance with the laws of the State of California. Any suit, claim, or legal proceeding of any kind related to this Agreement shall be filed and heard in a court of competent jurisdiction in the County of Alameda.

36. 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.

37. Authority. Developer is duly authorized to enter into this Agreement and perform its obligations under this Agreement. The person signing this Agreement on behalf of Developer

represents and warrants that they have the authority to do so. This Agreement constitutes a legal, valid, and binding obligation of Developer.

****

Signatures and Attachment List on the Next Page

DEVELOPER:
City Ventures Homebuilding, LLC

Dated:

4-14-25

By: Samantha Hauser
Title: Authorized Signatory

Mailing Address:
1185 Old Mason Street
San Francisco, CA 94123

(ALL SIGNATURES MUST BE NOTARIZED)

CITY OF LIVERMORE,
a municipal corporation

Dated:

John Marchand
MAYOR

ATTEST:

Deborah L. Elam
City Clerk

APPROVED AS TO FORM:

Molly A. O'Toole
Assistant City Attorney

Attachments:
Exhibit A – Engineering Considerations
Exhibit B – Insurance Requirements

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Francisco }

On 4/14/2025 (Date) before me, Jake Jansen (Here Insert Name and Title of the Officer),

personally appeared Samantha Hauser (Name(s) of Signer(s)),

who 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.

JAKE JANSEN
Notary Public - California
San Francisco County
Commission # 2499903
My Comm. Expires Sep 16, 2028

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer is Representing: _____

Signer's Name: _____
☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer is Representing: _____

©2019 National Notary Association

DATE: July 30, 2024

ENGINEERING CONSIDERATIONS - EXHIBIT "A"
(Subject to revision prior to final approval
by Planning Commission and City Council)

TENTATIVE PARCEL MAP: 11473 (SUB24-001)

LOCATION: 1300 Portola Avenue

APPLICANT: City Ventures

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 PARCEL 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.

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 Works, 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-4, A-3, A-10, B-7, B-8, B-9, B-10, B-11, B-12, B-13, B-14, and B-16.

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 City's General Plan. Along the project frontage Portola Avenue is a four-lane road with a landscape median and an 8' Class IIa bike lane in each direction.

Along the project frontage, the Developer shall replace the existing Class IIa bike lane with a Class IIb bike lane consisting of a 6' bike lane and a 2' striped buffer. This reconfigured bike lane shall be extended to Murrieta Boulevard. The Developer shall also install any appropriate transitions from the Class IIa to the Class IIb bike lane.

Just west of the project, the Developer shall construct a westbound bus stop with a concrete pad and shelter in accordance with Livermore Amador Valley Transit standards and details. This bus stop will be located partially within the public right-of-way and on City owned land. The Developer shall install any necessary utilities and signage to serve this bus stop.

The proposed driveway approach at the southeast corner of the project along Portola Avenue shall be installed per City Standard Detail ST-7B.

Portola Avenue along the parcel map boundary shall be given a 1-1/2" A.C. overlay across the full width. Key cutting will be required at the conform points and along the gutter.

Install a "Right Turn Only" standard sign on the site facing traffic exiting the site from the Portola Avenue driveway.

Street A

Street A shall be a private street comprised of a 26' right-of-way width with no on-street parking except where guest parking stalls are located per the tentative map. This private street shall be maintained by the Homeowners Association for the project.

The Developer shall design and construct Street A as an emergency vehicle access that connects to Paseo Laguna Seco. Because Street A will function as an emergency vehicle access, Street A shall be designed to withstand a vehicle loading of 75,000 lbs. An Emergency Vehicle Access Easement (EVAE) shall be dedicated to the City on the final map over Street A.

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, unless otherwise approved by the City Engineer and Fire Marshall.

Paseo Laguna Seco

Paseo Laguna Seco is a residential street in the City's General Plan. Currently this street terminates at a temporary cul-de-sac previously installed to provide a turn around for emergency vehicles. Because this project will be installing a new emergency vehicle access through the project connecting to Paseo Laguna Seco, the Developer shall reconfigure the cul-de-sac to accommodate the emergency vehicle access. Improvements may include but are not limited to:

1. removal and replacement of asphalt, curb, and gutter
2. reconfiguration of drainage
3. addition of signing and striping
4. new driveway approach

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 - Not Used

6. TRAFFIC IMPACT FEE CREDITS AND REIMBURSEMENTS: - Not Used

7. SANITARY SEWERS

The Developer shall construct a new 8" sewer main along Portola Avenue as shown on the tentative map. In addition, the Developer will upgrade the existing 6" main across Portola Avenue to Rincon Avenue with a new 8" sewer main as shown on the tentative map.

If the Developer chooses 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.

Sewer laterals with 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.*

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 catchbasins) 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 – 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 stormdrain 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 stormdrain 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 plastic 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 (Not Used)

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 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 (Not Used)

6. Food Service Equipment Cleaning (Not Used)

7. Refuse Areas (Not Used)

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 washwater 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 (CAL WATER)

Water mains shall be extended across all frontages. Any water service that is to be abandoned or that was previously stubbed out to the site but will not be used by the development, shall be removed by the Developer.

All water system designs, including water service laterals, shall be approved by Cal Water prior to final map approval.

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.

In accordance with this plan, the Developer will be required to construct Class IIb bike lanes along the project frontages of Portola Avenue.

13. MEDIANS AND OTHER LANDSCAPED AREAS - Not Used

14. HORTICULTURIST'S REPORT- Not Used

15. SPECIAL DISTRICTS

A. Landscaping and Lighting Maintenance and Operation - Not Used

B. Assessment District

The development shall annex into Community Facilities Maintenance District 2023-1 (Isabel Neighborhood Specific Plan) to provide the City maintenance funds to maintain portions of public infrastructure and landscaping that is installed with the Isabel Neighborhood Specific Plan in accordance with the applicable rate and method of apportionment.

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.

An aviation easement shall be granted to the City. The grant shall be made on the City's "Avigation Easement" form.

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.

New fees in affect after January 18, 2024, which is the date of Preliminary Application submittal for this project, shall not apply to this project pursuant to the requirements of the Housing Crisis Act of 2019 (SB 330)

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 street improvements.
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, Portola Avenue

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.

DES

EC Parcel Map 11473 (SUB24-001) 7-30-24

EXHIBIT B

INSURANCE REQUIREMENTS

Minimum Scope and Limits of Insurance

Developer shall maintain limits no less than:

1. Commercial General Liability, including operations, products, and completed operations, as applicable:
   $5,000,000 per occurrence/**$10,000,000** 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:
   $2,000,000 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 Developer is a sole proprietor, then they must sign "Contractor Release of Liability".
4. Pollution Liability:
   $1,000,000 per occurrence.

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

EXHIBIT B

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 Developer'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 Developer'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

Completed Operations

Developer shall maintain insurance as required by this contract for a minimum of five years following the completion of this project. In the event the Developer fails to obtain or maintain completed operations coverage as required by this agreement, the City of Livermore at its sole discretion may purchase the coverage required and the cost will be paid by the Developer. Completed Operations endorsement or coverage shall be at least as broad as Insurance Services Office CG 20 38. Developer shall require and verify that all subcontractors or other parties hired for this Agreement purchase and maintain coverage for indemnity and insurance requirements at least as broad of specified in this Agreement to the extent they apply to the scope of the subcontractor's work with the same Certificate of Insurance requirements and naming as additional insureds all parties to this agreement. Developer shall include the following language in their agreements with Subcontractors: "Subcontractor agrees to be bound to Developer and City in the same manner and to the same extent as Developer is bound to City under the Agreement. Subcontractor further agrees to include the same requirements and provisions of this Agreement, including the indemnity and insurance requirements,

EXHIBIT B

with any sub-subcontractor to the extend they apply to the scope of the Sub-subcontractor's work. A copy of the City Contract Document Indemnity and Insurance provisions will be furnished to the Subcontractor upon request." Developer shall provide proof of such compliance and verification to the City upon request.

Verification of Coverage

Developer 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. 5.4**

DATE: May 12, 2025

TO: Honorable Mayor and City Council

FROM: Brent Smith, Community Development Director

SUBJECT: Resolution accepting public improvements constructed by Livermore Multifamily Owner, LLC pursuant to the subdivision improvement agreement for Parcel Map 10757, located at the northwest corner of First Street and L Street, for permanent maintenance and authorizing release of security and accepting offers of dedication of First Street, sidewalk easements, storm drain easements, and pedestrian access easements.

RECOMMENDED ACTION

Staff recommends the City Council adopt a resolution:

1. Accepting Parcel Map 10757 public improvements for permanent maintenance;
2. Accepting, on behalf of the public, all real property offered for dedication within Parcel Map 10757, including First Street, Sidewalk Easement, Storm Drain Easement, and Pedestrian Access Easement; and
3. Authorizing release of security provided for construction of the public improvements.

SUMMARY

On November 25, 2019, final Parcel Map 10757 was approved by the City Council with a Subdivision Improvement Agreement and security for the construction of public infrastructure to serve the Legacy mixed-use project in the Downtown. The public improvements for the project include downtown streetscape standards for sidewalks, trellises, parking, and landscaping along the north of First Street. Other improvements include upgrades to Railroad Avenue, L Street, and M Street along with public utility work. The developer, Livermore Multifamily Owner, LLC, has completed the public improvements to the satisfaction of the City Engineer. The City Council can now accept Parcel Map 10757 public improvements for permanent maintenance, accept previously rejected offers of dedication, and release security.

DISCUSSION

Parcel Map 10757 consists of 222 apartment units and 14,000 square feet of retail space. The project is located in the Downtown Specific Plan area bounded by First Street, Railroad Avenue, L Street, and M Street. On November 25, 2019, final Parcel Map 10757 was approved by City Council with a Subdivision

Improvement Agreement and security for public improvements. At that meeting, Council also rejected the offers of dedication for the following easements made on Parcel Map 10757:

- First Street,
- Sidewalk Easement,
- Storm Drain Easement, and
- Pedestrian Access Easement.

An offer of dedication is a formal act by a property owner to voluntarily donate land or property rights to a public entity for a specific public use, such as a street or utility easement. This offer is usually an initial step, and the public entity must accept the dedication for it to become legally binding. When Parcel Map 10757 was approved on November 19, 2019, the City Council rejected the offers of dedication made on the map but retained the right to accept the dedications at a later date when the improvements were complete.

Livermore Multifamily Owner, LLC has fulfilled all of the obligations as described in the Conditions of Approval and Subdivision Improvement Agreement for Parcel Map 10757 to the satisfaction of the City Engineer. The public improvements for the project include downtown streetscape standards for sidewalks, trellises, parking, and landscaping along the north side of First Street. Other improvements include a pedestrian path between M Street and Railroad Avenue, new sidewalks, curbs and gutters, utilities and landscaping along Railroad Avenue, L Street and M Street. The City Council can now accept Parcel Map 10757 for permanent maintenance, accept offers of dedication that were previously rejected, and release the security that was provided as surety for these public improvements as specified in the Subdivision Improvement Agreement.

FISCAL AND ADMINISTRATIVE IMPACTS

The estimated annual operations and replacement costs for the public infrastructure, including sidewalk, curb and gutter, pavement and public utilities is approximately $10,000. These costs will be partially offset by property taxes generated by the project. Utility maintenance will be funded with user fees. As part of the Downtown Landscape Maintenance District, property owners within this parcel map will also be assessed annually to provide a portion of funds to maintain public amenities within the Downtown Specific Plan.

COMMUNITY PILLAR

4: Inclusive & Inviting Spaces & Places

GOAL

3: Continue to implement the Downtown Specific Plan

ATTACHMENTS

1. Vicinity Map
2. Resolution

Prepared by: Debbie Salgado
Senior Civil Engineer

Approved by:

Marianna A. Burch
City Manager

Fiscal Review by:

Tina Olson
Administrative Services Director

ATTACHMENT 1

City of Livermore

Notes:

333.3 0 166.67 333.3 Feet

NAD_1983_2011_StatePlane_California_III_FIPS_0403_
Livermore IT, GIS Services

Scale: 1: 2,000

This map is based on City of Livermore GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.

Prepared:

4/15/2025 5:40:05 PM

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

EXEMPT FROM FILING FEES PURSUANT TO
GOV. CODE § 27383

CITY CLERK
CITY OF LIVERMORE
1052 S. LIVERMORE AVENUE
LIVERMORE, CA 94550

Space Above This Line For Recorder's Use Only

IN THE CITY COUNCIL OF THE CITY OF LIVERMORE, CALIFORNIA

A RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS CONSTRUCTED BY LIVERMORE MULTIFAMILY OWNER LLC PURSUANT TO THE SUBDIVISION IMPROVEMENT AGREEMENT FOR PARCEL MAP 10757, LOCATED AT THE NORTHWEST CORNER OF FIRST STREET AND L STREET, FOR PERMANENT MAINTENANCE AND AUTHORIZING RELEASE OF SECURITY AND ACCEPTING OFFERS OF DEDICATION OF FIRST STREET, SIDEWALK EASEMENTS, STORM DRAIN EASEMENTS, AND PEDESTRIAN ACCESS EASEMENTS

(Livermore Multifamily Owner LLC - Parcel Map 10757)

On November 25, 2019, the City Council adopted Resolution No. 2019-193 approving Parcel Map 10757 and authorizing the execution of a Subdivision Improvement Agreement with Livermore Multifamily Owner LLC. The Subdivision Improvement Agreement for Parcel Map 10757 was recorded under Series No. 2020140292, dated June 17, 2020, Official Records of Alameda County, California.

The City Engineer of the City of Livermore has filed with the City Clerk a report in writing that all public improvements constructed pursuant to the Subdivision Improvement Agreement for Parcel Map 10757 have been completed by Livermore Multifamily Owner, LLC to City of Livermore's standards and are now ready for acceptance by the City of Livermore for permanent maintenance.

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

1. The City Council hereby accepts all public improvements required to have been constructed pursuant to the Subdivision Improvement Agreement for Parcel Map 10757, recorded under Series No. 2020140292, dated June 17, 2020, Official Records of Alameda County, California ("Subdivision Improvement Agreement").

2. The faithful performance bond guaranteeing the Subdivision Improvement Agreement is hereby released.

3. The labor and materials bond guaranteeing the Subdivision Improvement Agreement shall, six months after the date of this resolution, be reduced to an amount equal to the amount of all claims filed and of which notice has been given to the City of Livermore. The balance of the bond shall be released upon the settlement of all claims and obligations for which the security was given.

4. The security for the guarantee and warranty of the work under the Subdivision Improvement Agreement shall remain in effect for one year from the date of this resolution. The contractor/developer is required to reconstruct any deficiencies that occur and to repair or replace defective materials during the maintenance period.

5. Pursuant to Government Code sections 7050 and 66477.2, the City hereby rescinds its earlier action taken on November 25, 2019 to reject the offer of dedication of First Street, Sidewalk Easements, Storm Drain Easements, Pedestrian Access Easements, and accepts the offer of dedication of First Street, Sidewalk Easements, Storm Drain Easements, and Pedestrian Access Easements for public purposes made on Parcel Map 10757, recorded in the Office of the County Recorder on June 17, 2020, under Series Number 2020140292, Official Records of Alameda County, California.

6. The City Clerk is directed to record this resolution in the Office of the Alameda County Recorder.

On motion of Council Member _____, seconded by Council Member _____, the foregoing resolution was passed and adopted on May 12, 2025, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

_____
Deborah L. Elam
City Clerk

APPROVED AS TO FORM:

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

LIVERMORE
CALIFORNIA

CITY COUNCIL STAFF REPORT **ITEM NO. 5.5**

DATE: May 12, 2025

TO: Honorable Mayor and City Council

FROM: Judy Erlandson, Acting 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 2025-26, 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 2025-26;
    b. Preliminarily approve the Annual Engineer's Reports for all City Landscape Maintenance Districts; and
    c. Establish a Public Hearing for June 23, 2025 for the levy of assessments for Fiscal Year 2025-26.

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 2025-26 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 2025-26, 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 2025-26 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 2025-26

The following tentative schedule is proposed to approve FY 2025-26 Assessments for the Districts:

- May 12, 2025 – 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 2025-26, preliminarily approving the Annual Engineer's Reports, and establishing a public hearing date of June 23, 2025.
- June 23, 2025 – City Council holds a public hearing and considers the levy of assessments for the Districts for FY 2025-26.
- August 9, 2025- Deadline to submit assessments to the Alameda County Auditor's Office.

FY 2025-26 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 2025-26, CPI is 2.69% and therefore the maximum assessment rates for each District are increased by either 2.69% or 3.69%, 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 2025-26. Attachment 1 shows the comparison of proposed FY 2025-26 assessments versus current FY 2024-25 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 2025-26 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 2025-26 is estimated to be approximately $3.3 million. Projected revenue for all Districts, except for the DTLMD, is estimated to be approximately $3.6 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 $810,000 in FY 2025-26. Projected revenue for the DTLMD is approximately $470,000. The total cost for maintaining improvements benefiting the DTLMD includes approximately $150,000 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 $192,000 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 2025-26
2. Proposed Assessments for DTLMD No. 859 for FY 2025-26
3. Resolution - City Engineer Direction
4. Exhibit A - Annual Engineer's Reports for the City of Livermore's Landscape Maintenance Districts (FY 2025-26)
5. Resolution - Resolution of Intention

Prepared by: Marisa Gan
Acting Public Works Manager

Approved by:

Marianna A. Burch
City Manager

Fiscal Review by:

Tina Olson
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 2025-26 Maximum Assessment Rate	Fiscal Year 2024-25 Budgeted Assessment Rate	Fiscal Year 2025-26 Budgeted Assessment Rate	Percent Change from FY 2024-25 to FY 2025-26 Budgeted Rates
Landscape and Lighting District No. 1	1989-1	Autumn Valley	31161270	CPI + 1%	$256.32	$247.20	$256.32	3.69%
Landscape and Lighting District No. 1	1989-2	Stratford Park	31161271	CPI + 1%	$524.19	$402.62	$417.48	3.69%
Landscape and Lighting District No. 1	1989-4	Amber Ridge	31161272	CPI + 1%	$564.94	$544.84	$564.94	3.69%
Landscape and Lighting District No. 1	1990-1	Silver Oaks	31161273	CPI	$377.87	$367.98	$377.87	2.69%
Landscape and Lighting District No. 1	1990-2	Monticello	31161268	CPI + 1%	$579.66	$559.04	$579.66	3.69%
Landscape and Lighting District No. 2	1992-0	Portola Glen	31161269	CPI + 1%	$1,154.67	$1,112.14	$1,153.16	3.69%
Landscape and Lighting District No. 2	1992-1	Scenic Arroyo Estates	31161267	CPI + 1%	$321.78	$245.25	$254.30	3.69%
Landscape and Lighting District No. 2	1993-1	Tapestry	31161203	CPI	$437.03	$425.59	$437.03	2.69%
Landscape and Lighting District No. 2	1993-2	Walmart	31161240	CPI	$106.62	$43.53	$44.70	2.69%
Landscape and Lighting District No. 2	1994-1	Danbury	31161202	CPI + 1%	$241.75	$233.15	$241.74	3.69%
Landscape and Lighting District No. 2	1994-2	Portola Meadows	31161241	CPI + 1%	$327.08	$271.66	$281.68	3.69%
Landscape and Lighting District No. 2	1994-3	California Promenade I and II	31161242	CPI + 1%	$460.16	$387.66	$401.96	3.69%
Landscape and Lighting District No. 2	1994-4	Windmill Springs	31161243	CPI + 1%	$197.20	$169.93	$176.20	3.69%
Landscape and Lighting District No. 2	1994-6	California Nugget I	31161247	CPI + 1%	$935.36	$902.08	$935.35	3.69%
Landscape and Lighting District No. 2	1994-7	Rincon Estates	31161248	CPI + 1%	$83.57	$69.19	$71.74	3.69%
Landscape and Lighting District No. 2	1994-8	Hallmark Collection	31161249	CPI + 1%	$183.03	$156.70	$162.48	3.69%
Landscape and Lighting District No. 2	1995-1	Orchard Business Park	31161244	CPI + 1%	$255.07	$237.66	$246.43	3.69%
Landscape and Lighting District No. 2	1995-2	Sandhurst	31161201	CPI + 1%	$283.69	$194.57	$201.74	3.69%
Landscape and Lighting District No. 2	1995-3	Jack London Place	31161245	CPI	$141.14	$137.44	$141.13	2.69%
Landscape and Lighting District No. 2	1995-4	Airport Business #1	31161250	CPI + 1%	$2,395.25	$1,009.80	$1,047.05	3.69%
Landscape and Lighting District No. 2	1995-6	Alden Estates	31161246	CPI + 1%	$686.24	$661.83	$686.24	3.69%
Landscape and Lighting District No. 2	1995-7	Scenic Links	31161251	CPI + 1%	$298.68	$150.87	$156.43	3.69%
Landscape and Lighting District No. 2	1996-1	Portola Collection	31161252	CPI + 1%	$526.58	$381.07	$395.12	3.69%
Landscape and Lighting District No. 2	1996-2	Altamont #1	31161253	CPI + 1%	$949.71	$349.61	$362.50	3.69%
Landscape and Lighting District No. 2	1996-3	Beck - Concannon Blvd/Murdell Lane	31161254	CPI + 1%	$777.95	$750.27	$777.93	3.69%
Landscape and Lighting District No. 2	1996-5	Sterling Reserve 1	31161255	CPI + 1%	$405.66	$336.91	$349.33	3.69%
Landscape and Lighting District No. 2	1996-6	Sterling Reserve 2	31161260	CPI + 1%	$398.30	$384.13	$398.30	3.69%
Landscape and Lighting District No. 2	1996-7	Devon Place T-6801	31161256	CPI + 1%	$1,762.68	$1,252.62	$1,252.62	0.00%
Landscape and Lighting District No. 2	1996-8	Maralisa I	31161261	CPI + 1%	$358.74	$345.98	$358.74	3.69%
Landscape and Lighting District No. 2	1996-9	California Ranch	31161262	CPI + 1%	$163.71	$157.89	$163.71	3.69%
Landscape and Lighting District No. 2	1997-2	California Mountain View - 1	31161257	CPI + 1%	$131.35	$121.69	$126.18	3.69%
Landscape and Lighting District No. 2	1997-3	California Mountain View - 2	31161258	CPI + 1%	$117.27	$98.41	$102.04	3.69%
Landscape and Lighting District No. 2	1997-4	National Drive	31161263	CPI + 1%	$117.71	$77.64	$80.51	3.69%
Landscape and Lighting District No. 2	1997-5	Dover	31161259	CPI + 1%	$760.14	$487.22	$505.20	3.69%
Maintenance District No. 801	N/A	Mt. Day	31161230	CPI + 1%	$667.08	$643.35	$667.08	3.69%
Maintenance District No. 802	N/A	Lomitas/Ryan	31161231	CPI + 1%	$144.21	$139.08	$144.21	3.69%
Maintenance District No. 803	N/A	Ridgecrest	31161232	CPI + 1%	$1,036.66	$999.78	$1,036.66	3.69%
Maintenance District No. 804	N/A	Sonterra	31161233	CPI + 1%	$896.44	$510.47	$529.30	3.69%
Maintenance District No. 805	N/A	The Greens, Tournament	31161228	CPI	$1,184.85	$544.05	$558.68	2.69%
Maintenance District No. 806	N/A	Saddleback	31161234	CPI + 1%	$541.19	$521.93	$541.19	3.69%
Maintenance District No. 807	N/A	Altamar	31161235	CPI + 1%	$622.03	$457.85	$474.74	3.69%
Maintenance District No. 808	N/A	Meadows	31161236	CPI + 1%	$749.64	$560.45	$581.12	3.69%
Maintenance District No. 809	N/A	Capistrano	31161237	CPI	$513.79	$67.57	$69.38	2.69%
Maintenance District No. 810	N/A	Contractor's Place T-7090	31161264	CPI + 1%	$855.89	$797.46	$826.88	3.69%
Maintenance District No. 811	N/A	Altamont #2	31161265	CPI + 1%	$724.75	$635.20	$658.63	3.69%
Maintenance District No. 813	N/A	Vintage Collection	31161229	CPI	$1,576.96	$1,205.48	$1,237.90	2.69%
Maintenance District No. 814	N/A	Maralisa II	31161266	CPI + 1%	$239.22	$230.71	$239.21	3.69%
Maintenance District No. 815	N/A	Bluffs	31161238	CPI	$642.38	$625.56	$642.38	2.69%
Maintenance District No. 817	N/A	Lomitas/Evans	31161239	CPI	$1,668.71	$1,041.41	$1,069.41	2.69%
Maintenance District No. 818	N/A	Airport Business Park Site #2	31161204	CPI	$2,501.44	$1,795.76	$1,844.05	2.69%
Maintenance District No. 819	N/A	Vintner Place	31161205	CPI	$1,818.39	$954.03	$979.68	2.69%
Maintenance District No. 820	N/A	Arroyo Road/Lomitas Avenue	31161206	CPI	$2,474.35	$1,379.73	$1,416.83	2.69%
Maintenance District No. 821	N/A	Shea Business Center	31161207	CPI	$529.08	$260.70	$267.71	2.69%
Maintenance District No. 822	N/A	Prima	31161208	CPI	$331.87	$323.18	$331.87	2.69%
Maintenance District No. 823	N/A	Dunsmuir	31161209	CPI + 1%	$1,426.43	$780.66	$809.46	3.69%
Maintenance District No. 824	N/A	Vintner Estates	31161210	CPI	$2,592.70	$1,190.35	$1,222.36	2.69%
Maintenance District No. 826	N/A	Park Lane	31161211	CPI	$590.52	$575.06	$590.52	2.69%
Maintenance District No. 827	N/A	Kristopher Ranch	31161212	CPI	$668.62	$412.68	$423.78	2.69%
Maintenance District No. 828	N/A	Scenic Meadows	31161213	CPI	$291.00	$116.87	$120.01	2.69%
Maintenance District No. 829	N/A	Larry's Place	31161214	CPI	$3,299.61	$2,122.96	$2,180.05	2.69%
Maintenance District No. 830	N/A	Vinsanto	31161215	CPI	$580.23	$273.84	$281.20	2.69%
Maintenance District No. 831	N/A	Sevillano	31161216	CPI	$1,150.64	$1,120.51	$1,150.64	2.69%
Maintenance District No. 832	N/A	California Nugget II	31161217	CPI	$731.99	$712.82	$731.99	2.69%
Maintenance District No. 833	N/A	Creekside	31161218	CPI + 1%	$398.32	$305.45	$316.71	3.69%
Maintenance District No. 835	N/A	Ashford Renaissance	31161219	CPI	$2,073.14	$1,198.36	$1,230.58	2.69%
Maintenance District No. 836	N/A	Legacy	31161220	CPI	$3,903.92	$1,678.84	$1,723.98	2.69%
Maintenance District No. 837	N/A	Los Olivos	31161221	CPI	$1,232.53	$1,200.26	$1,232.53	2.69%
Maintenance District No. 838	N/A	Ponderosa - Legacy	31161222	CPI	$1,663.58	$1,150.13	$1,181.06	2.69%
Maintenance District No. 839	N/A	Reserves	31161223	CPI	$297.89	$290.08	$297.88	2.69%
Maintenance District No. 840	N/A	Birchwood	31161224	CPI	$521.32	$207.24	$212.82	2.69%
Maintenance District No. 841	N/A	Vineyard Gates I	31161225	CPI	$1,074.88	$1,046.73	$1,074.88	2.69%
Maintenance District No. 842	N/A	Lennox	31161226	CPI	$3,302.93	$939.50	$964.76	2.69%

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

District	Zone	District Name	City Org Code	Authorized Escalator	Fiscal Year 2025-26 Maximum Assessment Rate	Fiscal Year 2024-25 Budgeted Assessment Rate	Fiscal Year 2025-26 Budgeted Assessment Rate	Percent Change from FY 2024-25 to FY 2025-26 Budgeted Rates
Maintenance District No. 843	N/A	Parkside Tiffany Collection	31161227	CPI	$2,364.37	$2,228.76	$2,288.69	2.69%
Maintenance District No. 844	N/A	Cornerstone	31161275	CPI	$312.20	$304.02	$312.20	2.69%
Maintenance District No. 845	N/A	Alden Lane Estates	31161277	CPI + 1%	$1,107.71	$955.54	$990.79	3.69%
Maintenance District No. 846	N/A	Rosegate	31161278	CPI + 1%	$538.30	$157.51	$163.32	3.69%
Maintenance District No. 847	N/A	Creekside Villas	31161279	CPI + 1%	$187.30	$45.04	$46.70	3.69%
Maintenance District No. 848	N/A	Scenic 7 Hills	31161280	CPI + 1%	$1,452.58	$1,184.57	$1,228.27	3.69%
Maintenance District No. 849	N/A	Habitat for Humanity	31161282	CPI + 1%	$719.21	$356.35	$369.50	3.69%
Maintenance District No. 850	N/A	Arroyo Plaza II	31161276	CPI	$1,101.72	$440.68	$452.53	2.69%
Maintenance District No. 851	N/A	L St. Traffic Calming	31161281	CPI + 1%	$309.64	$41.84	$43.39	3.69%
Maintenance District No. 852	N/A	Vineyard Gate 2	31161283	CPI + 1%	$3,528.64	$1,563.51	$1,621.19	3.69%
Maintenance District No. 853	N/A	Ladera Estates	31161284	CPI	$4,550.93	$2,199.03	$2,258.16	2.69%
Maintenance District No. 854	N/A	Northbrook Homes-The Grove	31161285	CPI + 1%	$1,905.46	$1,295.60	$1,343.40	3.69%
Maintenance District No. 855	N/A	Oaks Business Park	31161286	CPI + 1%	$2,971.09	$653.93	$678.06	3.69%
Maintenance District No. 857	N/A	Shea Center	31161287	CPI + 1%	$572.20	$105.12	$109.00	3.69%
Maintenance District No. 858	N/A	Arroyo Crossings	31161288	CPI + 1%	$1,837.76	$350.32	$363.24	3.69%
Maintenance District No. 860	N/A	Orchid Place	31161290	CPI + 1%	$4,933.54	$1,852.47	$1,920.80	3.69%
Maintenance District No. 861	N/A	Kohls	31161289	CPI + 1%	$2,837.85	$839.99	$870.98	3.69%
Maintenance District No. 862	N/A	Magnolia Place	31161291	CPI + 1%	$610.53	$176.13	$182.63	3.69%
Maintenance District No. 863	N/A	The Vines	31161292	CPI + 1%	$711.62	$389.96	$404.34	3.69%

* 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.

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2025-26 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 2025-26 Frontage Assessment	FY 2025-26 Area Assessment	FY 2025-26 Park/Plaza Assessment	FY 2025-26 Trail Assessment	FY 2025-26 Assessment*	Property Address
097 -0001-009-00	COM	A1	2	66.260	3,791	$3,295.51	$1,669.23	$176.65	$10.38	$5,151.77	$3,295.51	$1,669.23	$52.52	$0.00	$5,017.26	2226 1ST ST
097 -0001-010-00	COM	A1	2	17.740	1,998	$882.32	$879.75	$93.10	$5.47	$1,860.64	$882.32	$879.75	$27.68	$0.00	$1,789.74	2206 1ST ST
097 -0001-011-00	COM	A1	2	25.000	2,600	$1,243.40	$1,144.82	$121.15	$7.12	$2,516.49	$1,243.40	$1,144.82	$36.02	$0.00	$2,424.24	2200 1ST ST
097 -0001-012-00	COM	A1	2	25.860	2,500	$1,286.17	$1,100.79	$116.50	$6.85	$2,510.31	$1,286.17	$1,100.79	$34.63	$0.00	$2,421.58	2196 1ST ST
097 -0001-013-00	COM	A1	2	25.000	2,600	$1,243.40	$1,144.82	$121.15	$7.12	$2,516.49	$1,243.40	$1,144.82	$36.02	$0.00	$2,424.24	2190 1ST ST
097 -0001-014-00	COM	A1	2	60.000	8,120	$2,984.16	$3,575.36	$378.38	$22.23	$6,960.13	$2,984.16	$3,575.36	$112.49	$0.00	$6,672.00	2184 1ST ST
097 -0001-015-00	COM	A1	2	105.990	4,249	$5,271.52	$1,870.90	$197.99	$11.63	$7,352.04	$5,271.52	$1,870.90	$58.86	$0.00	$7,201.28	2136 1ST ST
097 -0001-016-00	COM	A1	2	23.300	1,918	$1,158.85	$844.52	$89.37	$5.25	$2,097.99	$1,158.85	$844.52	$26.57	$0.00	$2,029.94	2118 1ST ST
097 -0001-017-00	COM	A1	2	56.000	6,608	$2,785.22	$2,909.60	$307.92	$18.09	$6,020.83	$2,785.22	$2,909.60	$91.55	$0.00	$5,786.36	2112 1ST ST
097 -0001-018-00	COM	A1	2	27.000	1,300	$1,342.87	$572.41	$60.58	$3.56	$1,979.42	$1,342.87	$572.41	$18.01	$0.00	$1,933.28	2086 1ST ST
097 -0001-020-00	COM	A1	2	26.000	1,320	$1,293.14	$581.22	$61.51	$3.61	$1,939.48	$1,293.14	$581.22	$18.29	$0.00	$1,892.64	2080 1ST ST
097 -0001-023-00	COM	A1	2	50.000	3,447	$2,486.80	$1,517.77	$160.62	$9.44	$4,174.63	$2,486.80	$1,517.77	$47.75	$0.00	$4,052.32	2032 1ST ST
097 -0001-024-01	COM	A1	2	100.000	1,620	$4,973.60	$713.31	$75.49	$4.44	$5,766.84	$4,973.60	$713.31	$22.44	$0.00	$5,709.34	2008 1ST ST
097 -0001-033-00	COM	A1	2	0.000	21,976	$0.00	$9,676.36	$1,024.04	$60.17	$10,760.57	$0.00	$9,676.36	$304.45	$0.00	$9,980.80	43 S LIVERMORE AVE
097 -0001-034-00	COM	A1	2	24.000	2,556	$1,193.66	$1,125.45	$119.10	$7.00	$2,445.21	$1,193.66	$1,125.45	$35.41	$0.00	$2,354.52	2056 1ST ST
097 -0001-035-00	COM	A1	2	36.000	5,212	$1,790.50	$2,294.92	$242.87	$14.27	$4,342.56	$1,790.50	$2,294.92	$72.21	$0.00	$4,157.62	2062 1ST ST
097 -0001-037-00	VCOM	A1	2	19.780	0	$983.78	$0.00	$0.00	$0.00	$983.78	$983.78	$0.00	$0.00	$0.00	$983.78	2044 1ST ST
097 -0001-038-00	COM	A1	2	31.500	1,320	$1,566.68	$581.22	$61.51	$3.61	$2,213.02	$1,566.68	$581.22	$18.29	$0.00	$2,166.18	2044 1ST ST
097 -0004-001-02	COM	B1	2	175.000	11,700	$1,046.33	$1,546.76	$545.20	$32.03	$3,170.32	$47.00	$69.48	$162.09	$0.00	$278.56	1870 1ST ST
097 -0004-002-02	IND	B1	2	125.000	18,566	$747.38	$2,454.46	$865.14	$50.83	$4,117.81	$33.57	$110.25	$257.21	$0.00	$401.02	1814 1ST ST
097 -0005-001-10	COM	B1	2	85.000	7,200	$508.22	$951.85	$335.51	$19.71	$1,815.29	$22.83	$42.76	$99.75	$0.00	$165.34	1790 1ST ST
097 -0005-001-11	COM	B1	2	189.900	15,844	$1,135.41	$2,094.61	$738.30	$43.38	$4,011.70	$51.00	$94.09	$219.50	$0.00	$364.58	1764 1ST ST
097 -0005-001-12	COM	B1	2	25.500	13,058	$152.46	$1,726.29	$608.48	$35.75	$2,522.98	$6.85	$77.54	$180.90	$0.00	$265.28	1722 1ST ST
097 -0008-001-00	COM	B1	2	100.000	1,875	$597.90	$247.88	$87.37	$5.13	$938.28	$26.86	$11.13	$25.98	$0.00	$63.96	1593 1ST ST
097 -0008-002-00	COM	B1	2	0.000	1,087	$0.00	$143.70	$50.65	$2.98	$197.33	$0.00	$6.45	$15.06	$0.00	$21.50	1576 2ND ST
097 -0008-003-00	SFR	B1	2	0.000	832	$0.00	$109.99	$222.83	$13.09	$345.91	$0.00	$4.94	$66.25	$0.00	$71.18	1562 2ND ST
097 -0008-004-00	COM	B1	2	100.000	10,080	$597.90	$1,332.60	$469.71	$27.60	$2,427.81	$26.86	$59.86	$139.65	$0.00	$226.36	1548 2ND ST
097 -0008-005-00	COM	B1	2	100.000	2,001	$597.90	$264.54	$93.24	$5.48	$961.16	$26.86	$11.88	$27.72	$0.00	$66.46	1543 1ST ST
097 -0009-001-00	COM	B1	2	100.000	1,032	$597.90	$136.43	$48.09	$2.83	$785.25	$26.86	$6.13	$14.30	$0.00	$47.28	1679 1ST ST
097 -0009-003-05	MFR	B1	2	0.000	1,675	$0.00	$221.44	$448.61	$26.35	$696.40	$0.00	$9.95	$133.37	$0.00	$143.32	1624 2ND ST
097 -0009-003-06	MFR	B1	2	0.000	1,675	$0.00	$221.44	$448.61	$26.35	$696.40	$0.00	$9.95	$133.37	$0.00	$143.32	1642 2ND ST
097 -0009-003-07	COM	B1	2	100.000	1,050	$597.90	$138.81	$48.93	$2.87	$788.51	$26.86	$6.24	$14.55	$0.00	$47.64	1619 1ST ST
097 -0009-003-08	MFR	B1	2	0.000	2,052	$0.00	$271.28	$549.58	$32.29	$853.15	$0.00	$12.19	$163.39	$0.00	$175.58	1610 2ND ST
097 -0009-005-01	OFF	B1	2	100.000	1,350	$597.90	$178.47	$89.96	$5.28	$871.61	$26.86	$8.02	$26.74	$0.00	$61.62	1643 1ST ST
097 -0009-006-01	COM	B1	2	0.000	8,470	$0.00	$1,119.75	$394.69	$23.19	$1,537.63	$0.00	$50.30	$117.34	$0.00	$167.64	1686 2ND ST
097 -0010-001-01	COM	B1	2	150.000	1,500	$896.85	$198.30	$69.90	$4.11	$1,169.16	$40.28	$8.91	$20.78	$0.00	$69.96	1771 1ST ST
097 -0010-002-03	COM	B1	2	0.000	950	$0.00	$125.59	$44.27	$2.60	$172.46	$0.00	$5.64	$13.16	$0.00	$18.80	157 S N ST
097 -0010-003-01	SFR	B1	2	0.000	1,554	$0.00	$205.44	$416.20	$24.45	$646.09	$0.00	$9.23	$123.74	$0.00	$132.96	1742 2ND ST
097 -0010-003-02	SFR	B1	2	0.000	957	$0.00	$126.52	$256.31	$15.06	$397.89	$0.00	$5.68	$76.20	$0.00	$81.88	1730 2ND ST
097 -0010-004-00	SFR	B1	2	0.000	1,144	$0.00	$151.24	$306.39	$18.00	$475.63	$0.00	$6.79	$91.09	$0.00	$97.88	1716 2ND ST
097 -0010-007-02	COM	B1	2	150.000	1,595	$896.85	$210.86	$74.32	$4.37	$1,186.40	$40.28	$9.47	$22.10	$0.00	$71.84	1737 1ST ST
097 -0010-008-05	COM	B1	2	0.000	4,015	$0.00	$530.79	$187.09	$10.99	$728.87	$0.00	$23.84	$55.62	$0.00	$79.46	1700 2ND ST
097 -0011-001-00	COM	B1	2	50.000	4,061	$298.95	$536.87	$189.23	$11.12	$1,036.17	$13.43	$24.12	$56.26	$0.00	$93.80	1887 1ST ST
097 -0011-004-00	COM	B1	2	54.000	2,015	$322.87	$266.39	$93.89	$5.52	$688.67	$14.50	$11.97	$27.92	$0.00	$54.38	1845 1ST ST
097 -0011-005-03	COM	B1	2	92.050	1,472	$550.37	$194.60	$68.59	$4.03	$817.59	$24.72	$8.74	$20.39	$0.00	$53.84	1817 1ST ST
097 -0011-006-00	OFF	B1	2	104.000	9,596	$621.82	$1,268.61	$639.44	$37.56	$2,567.43	$27.93	$56.98	$190.11	$0.00	$275.02	1859 1ST ST
097 -0011-007-00	OFF	B1	2	0.000	1,382	$0.00	$182.70	$92.09	$5.41	$280.20	$0.00	$8.21	$27.38	$0.00	$35.58	1859 1ST ST
097 -0012-001-01	COM	B1	2	150.000	10,800	$896.85	$1,427.78	$503.26	$29.57	$2,857.46	$40.28	$64.13	$149.62	$0.00	$254.02	1987 1ST ST
097 -0012-001-02	COM	B1	2	104.000	4,230	$621.82	$559.21	$197.11	$11.58	$1,389.72	$27.93	$25.12	$58.60	$0.00	$111.64	1931 1ST ST
097 -0012-002-01	COM	B1	2	0.000	5,770	$0.00	$762.81	$268.87	$15.80	$1,047.48	$0.00	$34.26	$79.94	$0.00	$114.20	153 S L ST
097 -0012-003-03	COM	B1	2	0.000	5,500	$0.00	$727.11	$256.29	$15.06	$998.46	$0.00	$32.66	$76.20	$0.00	$108.86	1986 2ND ST
097 -0012-005-00	COM	B1	2	46.000	6,900	$275.03	$912.19	$321.53	$18.89	$1,527.64	$12.35	$40.97	$95.59	$0.00	$148.90	1917 1ST ST
097 -0013-001-00	COM	A1	2	50.000	4,513	$2,486.80	$1,987.14	$210.30	$12.36	$4,696.60	$2,486.80	$1,987.14	$62.52	$0.00	$4,536.46	2083 1ST ST
097 -0013-002-00	COM	A1	2	0.000	3,164	$0.00	$1,393.16	$147.44	$8.66	$1,549.26	$0.00	$1,393.16	$43.83	$0.00	$1,436.98	2074 2ND ST
097 -0013-003-00	SFR	A1	2	0.000	3,724	$0.00	$1,639.73	$997.38	$58.59	$2,695.70	$0.00	$1,639.73	$296.53	$0.00	$1,936.26	2046 2ND ST

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2025-26 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 2025-26 Frontage Assessment	FY 2025-26 Area Assessment	FY 2025-26 Park/Plaza Assessment	FY 2025-26 Trail Assessment	FY 2025-26 Assessment*	Property Address
097 -0013-005-00	COM	A1	2	0.000	1,375	$0.00	$605.43	$64.07	$3.76	$673.26	$0.00	$605.43	$19.05	$0.00	$624.48	174 S L ST
097 -0013-006-01	COM	A1	2	100.080	4,185	$4,977.58	$1,842.72	$195.01	$11.46	$7,026.77	$4,977.58	$1,842.72	$57.98	$0.00	$6,878.28	2017 1ST ST
097 -0013-007-03	COM	A1	2	49.920	7,150	$2,482.82	$3,148.25	$333.18	$19.58	$5,983.83	$2,482.82	$3,148.25	$99.05	$0.00	$5,730.12	2029 1ST ST
097 -0013-008-00	COM	A1	2	25.000	2,350	$1,243.40	$1,034.74	$109.51	$6.43	$2,394.08	$1,243.40	$1,034.74	$32.56	$0.00	$2,310.70	2041 1ST ST
097 -0013-009-00	VCOM	A1	2	25.000	0	$1,243.40	$0.00	$0.00	$0.00	$1,243.40	$1,243.40	$0.00	$0.00	$0.00	$1,243.40	2047 1ST ST
097 -0013-010-00	COM	A1	2	50.000	4,700	$2,486.80	$2,069.48	$219.01	$12.87	$4,788.16	$2,486.80	$2,069.48	$65.11	$0.00	$4,621.38	2059 1ST ST
097 -0014-001-01	COM	A1	2	50.120	4,550	$2,492.77	$2,003.43	$212.02	$12.46	$4,720.68	$2,492.77	$2,003.43	$63.03	$0.00	$4,559.22	2193 1ST ST
097 -0014-002-00	INST	A1	2	0.000	10,000	$0.00	$4,403.15	$465.98	$27.38	$4,896.51	$0.00	$4,403.15	$138.54	$0.00	$4,541.68	157 S J ST
097 -0014-003-08	COM	A1	2	49.880	4,650	$2,480.83	$2,047.46	$216.68	$12.73	$4,757.70	$2,480.83	$2,047.46	$64.42	$0.00	$4,592.70	2175 1ST ST
097 -0014-004-03	OFF	A1	2	69.000	2,072	$3,431.78	$912.33	$138.07	$8.11	$4,490.29	$3,431.78	$912.33	$41.05	$0.00	$4,385.16	2151 1ST ST
097 -0014-005-02	COM	A1	2	0.000	800	$0.00	$352.25	$37.28	$2.19	$391.72	$0.00	$352.25	$11.08	$0.00	$363.32	2152 2ND ST
097 -0014-005-03	COM	A1	2	31.000	4,512	$1,541.82	$1,986.70	$210.25	$12.35	$3,751.12	$1,541.82	$1,986.70	$62.51	$0.00	$3,591.02	2139 1ST ST
097 -0014-005-05	COM	A1	2	27.000	2,800	$1,342.87	$1,232.88	$130.47	$7.67	$2,713.89	$1,342.87	$1,232.88	$38.79	$0.00	$2,614.54	2133 1ST ST
097 -0014-005-06	COM	A1	2	23.000	3,180	$1,143.93	$1,400.20	$148.18	$8.71	$2,701.02	$1,143.93	$1,400.20	$44.05	$0.00	$2,588.18	2127 1ST ST
097 -0014-006-01	COM	A1	2	0.000	5,802	$0.00	$2,554.71	$270.36	$15.89	$2,840.96	$0.00	$2,554.71	$80.38	$0.00	$2,635.08	184 S K ST
097 -0014-007-00	COM	A1	2	25.000	1,750	$1,243.40	$770.55	$81.55	$4.79	$2,100.29	$1,243.40	$770.55	$24.24	$0.00	$2,038.18	2115 1ST ST
097 -0014-008-02	COM	A1	2	25.000	1,680	$1,243.40	$739.73	$78.28	$4.60	$2,066.01	$1,243.40	$739.73	$23.27	$0.00	$2,006.40	2121 1ST ST
097 -0015-001-00	INST	A1	2	40.770	13,772	$2,027.74	$6,064.02	$641.75	$37.71	$8,771.22	$2,027.74	$6,064.02	$190.79	$0.00	$8,282.54	2247 1ST ST
097 -0015-002-00	COM	A1	2	0.000	5,750	$0.00	$2,531.81	$267.94	$15.74	$2,815.49	$0.00	$2,531.81	$79.66	$0.00	$2,611.46	167 S LIVERMORE AVE
097 -0015-004-01	COM	A1	2	50.000	6,950	$2,486.80	$3,060.19	$323.86	$19.03	$5,889.88	$2,486.80	$3,060.19	$96.28	$0.00	$5,643.26	2235 1ST ST
097 -0015-004-02	COM	A1	2	0.000	11,440	$0.00	$5,037.20	$533.08	$31.32	$5,601.60	$0.00	$5,037.20	$158.49	$0.00	$5,195.68	2222 2ND ST
097 -0015-005-01	COM	A1	2	0.000	1,460	$0.00	$642.86	$68.03	$4.00	$714.89	$0.00	$642.86	$20.23	$0.00	$663.08	160 S J ST
097 -0015-005-02	COM	A1	2	0.000	3,200	$0.00	$1,409.01	$149.11	$8.76	$1,566.88	$0.00	$1,409.01	$44.33	$0.00	$1,453.34	190 S J ST
097 -0015-006-00	COM	A1	2	30.000	2,820	$1,492.08	$1,241.69	$131.41	$7.72	$2,872.90	$1,492.08	$1,241.69	$39.07	$0.00	$2,772.84	2205 1ST ST
097 -0015-007-00	COM	A1	2	20.000	1,880	$994.72	$827.79	$87.60	$5.15	$1,915.26	$994.72	$827.79	$26.05	$0.00	$1,848.56	2211 1ST ST
097 -0015-009-00	COM	A1	2	21.580	1,297	$1,073.30	$571.09	$60.44	$3.55	$1,708.38	$1,073.30	$571.09	$17.97	$0.00	$1,662.36	2241 1ST ST B
097 -0017-001-00	COM	A2	2	0.000	1,689	$0.00	$0.00	$78.70	$4.62	$83.32	$0.00	$0.00	$23.40	$0.00	$23.40	283 S LIVERMORE AVE
097 -0017-002-00	COM	A2	2	0.000	8,354	$0.00	$0.00	$389.28	$22.87	$412.15	$0.00	$0.00	$115.73	$0.00	$115.72	2287 2ND ST
097 -0017-004-00	COM	A2	2	0.000	7,108	$0.00	$0.00	$331.22	$19.46	$350.68	$0.00	$0.00	$98.47	$0.00	$98.46	2287 2ND ST
097 -0017-007-00	SFR	A2	2	0.000	1,128	$0.00	$0.00	$302.11	$17.75	$319.86	$0.00	$0.00	$89.82	$0.00	$89.82	2224 3RD ST
097 -0017-008-00	SFR	A2	2	0.000	2,231	$0.00	$0.00	$597.52	$35.10	$632.62	$0.00	$0.00	$177.64	$0.00	$177.64	282 S J ST
097 -0017-009-00	SFR	A2	2	0.000	937	$0.00	$0.00	$250.95	$14.74	$265.69	$0.00	$0.00	$74.61	$0.00	$74.60	266 S J ST
097 -0017-010-00	COM	A2	2	0.000	5,000	$0.00	$0.00	$232.99	$13.69	$246.68	$0.00	$0.00	$69.27	$0.00	$69.26	2217 2ND ST
097 -0017-011-02	COM	A2	2	0.000	4,210	$0.00	$0.00	$196.18	$11.53	$207.71	$0.00	$0.00	$58.32	$0.00	$58.32	2247 2ND ST
097 -0017-011-03	COM	A2	2	0.000	1,539	$0.00	$0.00	$71.71	$4.21	$75.92	$0.00	$0.00	$21.32	$0.00	$21.32	2240 3RD ST
097 -0018-001-00	COM	A2	2	0.000	2,500	$0.00	$0.00	$116.50	$6.85	$123.35	$0.00	$0.00	$34.63	$0.00	$34.62	2163 2ND ST
097 -0018-002-00	COM	A2	2	0.000	4,658	$0.00	$0.00	$217.05	$12.75	$229.80	$0.00	$0.00	$64.53	$0.00	$64.52	2180 3RD ST
097 -0018-010-02	COM	A2	2	0.000	11,523	$0.00	$0.00	$536.95	$31.55	$568.50	$0.00	$0.00	$159.64	$0.00	$159.64	2125 2ND ST
097 -0019-002-01	OFF	A2	2	0.000	4,256	$0.00	$0.00	$283.60	$16.66	$300.26	$0.00	$0.00	$84.32	$0.00	$84.32	275 S K ST
097 -0019-004-01	COM	A2	2	0.000	1,184	$0.00	$0.00	$55.17	$3.24	$58.41	$0.00	$0.00	$16.40	$0.00	$16.40	282 S L ST
097 -0019-005-00	COM	A2	2	0.000	5,129	$0.00	$0.00	$239.00	$14.04	$253.04	$0.00	$0.00	$71.06	$0.00	$71.06	202 S L ST
097 -0019-008-01	COM	A2	2	0.000	7,818	$0.00	$0.00	$364.30	$21.41	$385.71	$0.00	$0.00	$108.31	$0.00	$108.30	235 S K ST
097 -0020-007-04	COM	B2	2	0.000	41,525	$0.00	$0.00	$1,934.98	$113.70	$2,048.68	$0.00	$0.00	$575.28	$0.00	$575.28	1951 2ND ST
097 -0021-003-01	COM	B2	2	0.000	10,000	$0.00	$0.00	$465.98	$27.38	$493.36	$0.00	$0.00	$138.54	$0.00	$138.54	287 S M ST
097 -0021-004-01	SFR	B2	2	0.000	1,234	$0.00	$0.00	$330.50	$19.42	$349.92	$0.00	$0.00	$98.26	$0.00	$98.26	1856 3RD ST
097 -0021-004-02	SFR	B2	2	0.000	1,024	$0.00	$0.00	$274.25	$16.11	$290.36	$0.00	$0.00	$81.54	$0.00	$81.54	1842 3RD ST
097 -0021-005-00	SFR	B2	2	0.000	1,040	$0.00	$0.00	$278.54	$16.36	$294.90	$0.00	$0.00	$82.81	$0.00	$82.80	1828 3RD ST
097 -0021-006-00	SFR	B2	2	0.000	1,316	$0.00	$0.00	$352.46	$20.71	$373.17	$0.00	$0.00	$104.79	$0.00	$104.78	1814 3RD ST
097 -0021-007-00	COM	B2	2	0.000	1,832	$0.00	$0.00	$85.37	$5.02	$90.39	$0.00	$0.00	$25.38	$0.00	$25.38	1817 2ND ST
097 -0022-001-00	COM	B2	2	0.000	6,720	$0.00	$0.00	$313.14	$18.40	$331.54	$0.00	$0.00	$93.10	$0.00	$93.10	1783 2ND ST
097 -0022-004-02	OFF	B2	2	0.000	1,088	$0.00	$0.00	$72.50	$4.26	$76.76	$0.00	$0.00	$21.55	$0.00	$21.54	1713 2ND ST
097 -0022-004-03	SFR	B2	2	0.000	824	$0.00	$0.00	$220.69	$12.96	$233.65	$0.00	$0.00	$65.61	$0.00	$65.60	1727 2ND ST
097 -0022-004-04	SFR	B2	2	0.000	1,083	$0.00	$0.00	$290.06	$17.04	$307.10	$0.00	$0.00	$86.23	$0.00	$86.22	1741 2ND ST
097 -0023-001-00	SFR	B2	2	0.000	969	$0.00	$0.00	$259.52	$15.25	$274.77	$0.00	$0.00	$77.16	$0.00	$77.16	1683 2ND ST
097 -0023-006-01	MFR	B2	2	0.000	1,296	$0.00	$0.00	$347.10	$20.39	$367.49	$0.00	$0.00	$103.19	$0.00	$103.18	210 S P ST
097 -0023-006-05	OFF	B2	2	0.000	2,904	$0.00	$0.00	$193.51	$11.37	$204.88	$0.00	$0.00	$57.53	$0.00	$57.52	1617 2ND ST
097 -0023-008-00	SFR	B2	2	0.000	956	$0.00	$0.00	$256.04	$15.04	$271.08	$0.00	$0.00	$76.12	$0.00	$76.12	1667 2ND ST

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2025-26 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 2025-26 Frontage Assessment	FY 2025-26 Area Assessment	FY 2025-26 Park/Plaza Assessment	FY 2025-26 Trail Assessment	FY 2025-26 Assessment*	Property Address
097 -0023-009-00	SFR	B2	2	0.000	1,056	$0.00	$0.00	$282.82	$16.62	$299.44	$0.00	$0.00	$84.08	$0.00	$84.08	1651 2ND ST
097 -0024-003-07	SFR	B2	2	0.000	1,304	$0.00	$0.00	$349.25	$20.52	$369.77	$0.00	$0.00	$103.83	$0.00	$103.82	220 S Q ST
097 -0024-003-08	SFR	B2	2	0.000	1,052	$0.00	$0.00	$281.75	$16.55	$298.30	$0.00	$0.00	$83.77	$0.00	$83.76	1529 2ND ST
097 -0024-005-00	SFR	B2	2	0.000	1,121	$0.00	$0.00	$300.23	$17.64	$317.87	$0.00	$0.00	$89.26	$0.00	$89.26	1565 2ND ST
097 -0024-006-00	SFR	B2	2	0.000	1,121	$0.00	$0.00	$300.23	$17.64	$317.87	$0.00	$0.00	$89.26	$0.00	$89.26	235 S P ST
097 -0024-007-00	SFR	B2	2	0.000	1,348	$0.00	$0.00	$361.03	$21.21	$382.24	$0.00	$0.00	$107.34	$0.00	$107.34	1561 2ND ST
097 -0024-008-00	SFR	B2	2	0.000	1,392	$0.00	$0.00	$372.81	$21.90	$394.71	$0.00	$0.00	$110.84	$0.00	$110.84	1557 2ND ST
097 -0024-009-00	SFR	B2	2	0.000	1,349	$0.00	$0.00	$361.30	$21.23	$382.53	$0.00	$0.00	$107.41	$0.00	$107.40	1553 2ND ST
097 -0024-010-00	SFR	B2	2	0.000	1,349	$0.00	$0.00	$361.30	$21.23	$382.53	$0.00	$0.00	$107.41	$0.00	$107.40	1549 2ND ST
097 -0024-011-00	SFR	B2	2	0.000	1,339	$0.00	$0.00	$358.62	$21.07	$379.69	$0.00	$0.00	$106.62	$0.00	$106.62	1545 2ND ST
097 -0024-012-00	SFR	B2	2	0.000	1,369	$0.00	$0.00	$366.65	$21.54	$388.19	$0.00	$0.00	$109.01	$0.00	$109.00	1541 2ND ST
097 -0028-001-00	MFR	B3	2	0.000	1,807	$0.00	$0.00	$483.96	$28.43	$512.39	$0.00	$0.00	$143.88	$0.00	$143.88	325 S M ST
097 -0028-002-01	COM	B3	2	0.000	2,400	$0.00	$0.00	$111.84	$6.57	$118.41	$0.00	$0.00	$33.25	$0.00	$33.24	381 S M ST
097 -0028-002-02	COM	B3	2	0.000	1,165	$0.00	$0.00	$54.29	$3.19	$57.48	$0.00	$0.00	$16.14	$0.00	$16.14	1858 4TH ST
097 -0028-003-06	COM	B3	2	0.000	6,412	$0.00	$0.00	$298.79	$17.56	$316.35	$0.00	$0.00	$88.83	$0.00	$88.82	1816 4TH ST
097 -0028-004-01	COM	B3	2	0.000	5,431	$0.00	$0.00	$253.07	$14.87	$267.94	$0.00	$0.00	$75.24	$0.00	$75.24	1840 4TH ST
097 -0028-005-00	SFR	B3	2	0.000	1,001	$0.00	$0.00	$268.09	$15.75	$283.84	$0.00	$0.00	$79.71	$0.00	$79.70	1853 3RD ST
097 -0028-006-00	SFR	B3	2	0.000	995	$0.00	$0.00	$266.49	$15.66	$282.15	$0.00	$0.00	$79.23	$0.00	$79.22	1869 3RD ST
097 -0029-001-01	COM	B3	2	0.000	7,750	$0.00	$0.00	$361.13	$21.22	$382.35	$0.00	$0.00	$107.37	$0.00	$107.36	325 S L ST
097 -0029-002-00	COM	B3	2	0.000	6,067	$0.00	$0.00	$282.71	$16.61	$299.32	$0.00	$0.00	$84.05	$0.00	$84.04	381 S L ST
097 -0029-004-00	COM	B3	2	0.000	1,760	$0.00	$0.00	$82.01	$4.82	$86.83	$0.00	$0.00	$24.38	$0.00	$24.38	1919 3RD ST
097 -0030-001-02	MFR	A2	2	0.000	1,177	$0.00	$0.00	$315.23	$18.52	$333.75	$0.00	$0.00	$93.72	$0.00	$93.72	2073 3RD ST
097 -0030-001-03	OFF	A2	2	0.000	1,177	$0.00	$0.00	$78.43	$4.61	$83.04	$0.00	$0.00	$23.32	$0.00	$23.32	2059 3RD ST
097 -0030-001-04	MFR	A2	2	0.000	1,700	$0.00	$0.00	$455.30	$26.75	$482.05	$0.00	$0.00	$135.36	$0.00	$135.36	2087 3RD ST
097 -0030-001-05	SFR	A2	2	0.000	1,177	$0.00	$0.00	$315.23	$18.52	$333.75	$0.00	$0.00	$93.72	$0.00	$93.72	343 S K ST
097 -0030-002-01	COM	A2	2	0.000	2,044	$0.00	$0.00	$95.25	$5.60	$100.85	$0.00	$0.00	$28.32	$0.00	$28.32	2084 4TH ST
097 -0030-002-02	COM	A2	2	0.000	1,032	$0.00	$0.00	$48.09	$2.83	$50.92	$0.00	$0.00	$14.30	$0.00	$14.30	2052 4TH ST
097 -0030-003-00	SFR	A2	2	0.000	1,181	$0.00	$0.00	$316.30	$18.58	$334.88	$0.00	$0.00	$94.04	$0.00	$94.04	2038 4TH ST
097 -0030-004-00	COM	A2	2	0.000	1,928	$0.00	$0.00	$89.84	$5.28	$95.12	$0.00	$0.00	$26.71	$0.00	$26.70	2020 4TH ST
097 -0030-007-01	COM	A2	2	0.000	5,744	$0.00	$0.00	$267.66	$15.73	$283.39	$0.00	$0.00	$79.58	$0.00	$79.58	314 S L ST
097 -0031-001-00	PUB	A2	2	0.000	5,400	$0.00	$0.00	$251.63	$14.79	$266.42	$0.00	$0.00	$74.81	$0.00	$74.80	2155 3RD ST
097 -0032-002-01	OFF	A2	2	0.000	9,560	$0.00	$0.00	$637.04	$37.42	$674.46	$0.00	$0.00	$189.39	$0.00	$189.38	325 S I ST
097 -0032-003-00	SFR	A2	2	0.000	1,717	$0.00	$0.00	$459.86	$27.02	$486.88	$0.00	$0.00	$136.72	$0.00	$136.72	2254 4TH ST
097 -0032-004-01	MFR	A2	2	0.000	1,392	$0.00	$0.00	$372.81	$21.90	$394.71	$0.00	$0.00	$110.84	$0.00	$110.84	2238 4TH ST
097 -0032-004-02	COM	A2	2	0.000	3,298	$0.00	$0.00	$153.68	$9.03	$162.71	$0.00	$0.00	$45.69	$0.00	$45.68	2210 4TH ST
097 -0032-005-00	COM	A2	2	0.000	1,358	$0.00	$0.00	$63.28	$3.72	$67.00	$0.00	$0.00	$18.81	$0.00	$18.80	2207 3RD ST
097 -0032-006-00	COM	A2	2	0.000	1,648	$0.00	$0.00	$76.79	$4.51	$81.30	$0.00	$0.00	$22.83	$0.00	$22.82	2221 3RD ST
097 -0032-007-00	SFR	A2	2	0.000	1,335	$0.00	$0.00	$357.55	$21.00	$378.55	$0.00	$0.00	$106.30	$0.00	$106.30	2235 3RD ST
097 -0032-008-00	OFF	A2	2	0.000	2,480	$0.00	$0.00	$165.26	$9.71	$174.97	$0.00	$0.00	$49.13	$0.00	$49.12	2257 3RD ST
097 -0033-001-03	COM	A3	2	0.000	2,541	$0.00	$0.00	$118.41	$6.96	$125.37	$0.00	$0.00	$35.20	$0.00	$35.20	323 S LIVERMORE AVE
097 -0033-002-00	COM	A3	2	0.000	7,616	$0.00	$0.00	$354.89	$20.85	$375.74	$0.00	$0.00	$105.51	$0.00	$105.50	357 S LIVERMORE AVE
097 -0035-001-02	OFF	A2	2	0.000	1,576	$0.00	$0.00	$105.02	$6.17	$111.19	$0.00	$0.00	$31.22	$0.00	$31.22	2273 4TH ST
097 -0035-006-00	COM	A2	2	0.000	2,173	$0.00	$0.00	$101.26	$5.95	$107.21	$0.00	$0.00	$30.10	$0.00	$30.10	2205 4TH ST
097 -0035-007-00	SFR	A2	2	0.000	902	$0.00	$0.00	$241.58	$14.19	$255.77	$0.00	$0.00	$71.82	$0.00	$71.82	2235 4TH ST
097 -0035-008-02	COM	A2	2	0.000	1,096	$0.00	$0.00	$51.07	$3.00	$54.07	$0.00	$0.00	$15.18	$0.00	$15.18	2255 4TH ST
097 -0036-001-03	COM	A2	2	0.000	2,576	$0.00	$0.00	$120.04	$7.05	$127.09	$0.00	$0.00	$35.69	$0.00	$35.68	2181 4TH ST
097 -0036-002-02	COM	A2	2	0.000	1,870	$0.00	$0.00	$87.14	$5.12	$92.26	$0.00	$0.00	$25.91	$0.00	$25.90	487 S J ST
097 -0036-003-00	OFF	A2	2	0.000	1,590	$0.00	$0.00	$105.95	$6.22	$112.17	$0.00	$0.00	$31.50	$0.00	$31.50	2162 5TH ST
097 -0036-004-00	MFR	A2	2	0.000	1,776	$0.00	$0.00	$475.66	$27.94	$503.60	$0.00	$0.00	$141.41	$0.00	$141.40	2150 5TH ST
097 -0036-005-00	SFR	A2	2	0.000	1,850	$0.00	$0.00	$495.48	$29.11	$524.59	$0.00	$0.00	$147.31	$0.00	$147.30	486 S K ST
097 -0036-007-00	OFF	A2	2	0.000	2,153	$0.00	$0.00	$143.47	$8.43	$151.90	$0.00	$0.00	$42.65	$0.00	$42.64	2109 4TH ST
097 -0036-008-00	OFF	A2	2	0.000	3,646	$0.00	$0.00	$242.95	$14.27	$257.22	$0.00	$0.00	$72.23	$0.00	$72.22	2117 4TH ST
097 -0036-009-00	COM	A2	2	0.000	1,590	$0.00	$0.00	$74.09	$4.35	$78.44	$0.00	$0.00	$22.03	$0.00	$22.02	2157 4TH ST
097 -0037-003-00	SFR	A2	2	0.000	1,460	$0.00	$0.00	$391.03	$22.97	$414.00	$0.00	$0.00	$116.25	$0.00	$116.24	485 S K ST
097 -0037-004-02	CHRCH	A2	2	0.000	30,281	$0.00	$0.00	$1,411.03	$82.91	$1,493.94	$0.00	$0.00	$419.50	$0.00	$419.50	2020 5TH ST
097 -0038-001-00	OFF	B3	2	0.000	2,824	$0.00	$0.00	$188.18	$11.05	$199.23	$0.00	$0.00	$55.95	$0.00	$55.94	411 S L ST
097 -0038-004-00	COM	B3	2	0.000	2,212	$0.00	$0.00	$103.07	$6.06	$109.13	$0.00	$0.00	$30.64	$0.00	$30.64	1915 4TH ST

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2025-26 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 2025-26 Frontage Assessment	FY 2025-26 Area Assessment	FY 2025-26 Park/Plaza Assessment	FY 2025-26 Trail Assessment	FY 2025-26 Assessment*	Property Address
097 -0038-005-00	MFR	B3	2	0.000	3,424	$0.00	$0.00	$917.04	$53.87	$970.91	$0.00	$0.00	$272.64	$0.00	$272.64	1937 4TH ST
097 -0039-010-00	OFF	B3	2	0.000	6,805	$0.00	$0.00	$453.46	$26.63	$480.09	$0.00	$0.00	$134.81	$0.00	$134.80	1841 4TH ST
097 -0039-011-00	OFF	B3	2	0.000	2,887	$0.00	$0.00	$192.38	$11.30	$203.68	$0.00	$0.00	$57.19	$0.00	$57.18	1813 4TH ST
097 -0082-001-01	COM	B1	2	150.000	5,900	$896.85	$779.99	$274.93	$16.15	$1,967.92	$40.28	$35.04	$81.74	$0.00	$157.06	1485 1ST ST
097 -0082-002-00	SFR	B1	2	0.000	1,139	$0.00	$150.58	$305.05	$17.92	$473.55	$0.00	$6.76	$90.69	$0.00	$97.44	1494 2ND ST
097 -0082-003-00	SFR	B1	2	0.000	1,153	$0.00	$152.43	$308.80	$18.14	$479.37	$0.00	$6.85	$91.81	$0.00	$98.66	1478 2ND ST
097 -0082-004-00	SFR	B1	2	0.000	1,139	$0.00	$150.58	$305.05	$17.92	$473.55	$0.00	$6.76	$90.69	$0.00	$97.44	1462 2ND ST
097 -0082-005-00	SFR	B1	2	0.000	1,490	$0.00	$196.98	$399.06	$23.44	$619.48	$0.00	$8.85	$118.64	$0.00	$127.48	1446 2ND ST
097 -0082-006-00	OFF	B1	2	0.000	1,139	$0.00	$150.58	$75.90	$4.46	$230.94	$0.00	$6.76	$22.56	$0.00	$29.32	1430 2ND ST
097 -0082-007-07	COM	B1	2	0.000	266	$0.00	$35.17	$12.40	$0.73	$48.30	$0.00	$1.58	$3.69	$0.00	$5.26	160 HOLMES ST
097 -0082-007-08	COM	B1	2	156.450	8,162	$935.41	$1,079.03	$380.33	$22.35	$2,417.12	$42.02	$48.47	$113.07	$0.00	$203.56	1421 1ST ST
097 -0082-009-01	COM	B1	2	150.120	3,278	$897.57	$433.36	$152.75	$8.98	$1,492.66	$40.32	$19.47	$45.41	$0.00	$105.20	1453 1ST ST
097 -0107-001-00	SFR	A3	2	0.000	893	$0.00	$0.00	$239.17	$14.05	$253.22	$0.00	$0.00	$71.11	$0.00	$71.10	2493 4TH ST
097 -0107-008-00	MFR	A3	2	0.000	4,164	$0.00	$0.00	$1,115.23	$65.52	$1,180.75	$0.00	$0.00	$331.56	$0.00	$331.56	454 S LIVERMORE AVE
097 -0107-009-02	INST	A3	2	0.000	778	$0.00	$0.00	$36.25	$2.13	$38.38	$0.00	$0.00	$10.78	$0.00	$10.78	2475 4TH ST
097 -0107-009-03	SFR	A3	2	0.000	832	$0.00	$0.00	$222.83	$13.09	$235.92	$0.00	$0.00	$66.25	$0.00	$66.24	2417 4TH ST
097 -0107-009-04	SFR	A3	2	0.000	1,014	$0.00	$0.00	$271.58	$15.95	$287.53	$0.00	$0.00	$80.74	$0.00	$80.74	2439 4TH ST
097 -0107-009-05	SFR	A3	2	0.000	1,131	$0.00	$0.00	$302.91	$17.80	$320.71	$0.00	$0.00	$90.06	$0.00	$90.06	2455 4TH ST
097 -0108-001-00	MFR	A3	2	0.000	2,943	$0.00	$0.00	$788.21	$46.31	$834.52	$0.00	$0.00	$234.34	$0.00	$234.34	2389 3RD ST
097 -0108-002-00	SFR	A3	2	0.000	1,246	$0.00	$0.00	$333.71	$19.60	$353.31	$0.00	$0.00	$99.21	$0.00	$99.20	333 MCLEOD ST
097 -0108-003-00	MFR	A3	2	0.000	3,302	$0.00	$0.00	$884.36	$51.95	$936.31	$0.00	$0.00	$262.92	$0.00	$262.92	367 MCLEOD ST
097 -0108-004-00	MFR	A3	2	0.000	2,337	$0.00	$0.00	$625.91	$36.77	$662.68	$0.00	$0.00	$186.08	$0.00	$186.08	389 MCLEOD ST
097 -0108-005-00	COM	A3	2	0.000	4,479	$0.00	$0.00	$208.71	$12.26	$220.97	$0.00	$0.00	$62.05	$0.00	$62.04	392 S LIVERMORE AVE
097 -0108-006-00	COM	A3	2	0.000	3,492	$0.00	$0.00	$162.72	$9.56	$172.28	$0.00	$0.00	$48.38	$0.00	$48.38	358 S LIVERMORE AVE
097 -0108-008-03	COM	A3	2	0.000	4,845	$0.00	$0.00	$225.77	$13.27	$239.04	$0.00	$0.00	$67.12	$0.00	$67.12	2341 3RD ST
097 -0108-010-01	SFR	A3	2	0.000	2,052	$0.00	$0.00	$549.58	$32.29	$581.87	$0.00	$0.00	$163.39	$0.00	$163.38	2363 3RD ST
097 -0108-012-00	CON	A2	2	0.000	2,115	$0.00	$0.00	$566.45	$33.28	$599.73	$0.00	$0.00	$168.41	$0.00	$168.40	318 S LIVERMORE AVE 100
097 -0108-013-00	CON	A2	2	0.000	1,727	$0.00	$0.00	$462.54	$27.17	$489.71	$0.00	$0.00	$137.51	$0.00	$137.50	318 S LIVERMORE AVE 102
097 -0108-014-00	CON	A2	2	0.000	2,115	$0.00	$0.00	$566.45	$33.28	$599.73	$0.00	$0.00	$168.41	$0.00	$168.40	318 S LIVERMORE AVE 104
097 -0108-015-00	CON	A2	2	0.000	1,727	$0.00	$0.00	$462.54	$27.17	$489.71	$0.00	$0.00	$137.51	$0.00	$137.50	318 S LIVERMORE AVE 106
097 -0108-016-00	CON	A2	2	0.000	2,115	$0.00	$0.00	$566.45	$33.28	$599.73	$0.00	$0.00	$168.41	$0.00	$168.40	318 S LIVERMORE AVE 108
097 -0108-017-00	CON	A2	2	0.000	1,727	$0.00	$0.00	$462.54	$27.17	$489.71	$0.00	$0.00	$137.51	$0.00	$137.50	318 S LIVERMORE AVE 110
097 -0108-018-00	CON	A2	2	0.000	800	$0.00	$0.00	$214.26	$12.59	$226.85	$0.00	$0.00	$63.70	$0.00	$63.70	318 S LIVERMORE AVE 112
097 -0108-019-00	CON	A2	2	0.000	1,219	$0.00	$0.00	$326.48	$19.18	$345.66	$0.00	$0.00	$97.06	$0.00	$97.06	318 S LIVERMORE AVE 214
097 -0109-001-00	MFR	A2	2	0.000	2,170	$0.00	$0.00	$581.18	$34.14	$615.32	$0.00	$0.00	$172.79	$0.00	$172.78	209 MCLEOD ST
097 -0109-003-00	SFR	A2	2	0.000	1,342	$0.00	$0.00	$359.42	$21.12	$380.54	$0.00	$0.00	$106.86	$0.00	$106.86	253 MCLEOD ST
097 -0109-004-00	MFR	A2	2	0.000	2,324	$0.00	$0.00	$622.43	$36.57	$659.00	$0.00	$0.00	$185.05	$0.00	$185.04	277 MCLEOD ST
097 -0109-005-00	COM	A2	2	0.000	1,301	$0.00	$0.00	$60.62	$3.56	$64.18	$0.00	$0.00	$18.02	$0.00	$18.02	291 MCLEOD ST
097 -0109-006-00	COM	A2	2	0.000	1,329	$0.00	$0.00	$61.93	$3.64	$65.57	$0.00	$0.00	$18.41	$0.00	$18.40	286 S LIVERMORE AVE
097 -0109-007-00	COM	A2	2	0.000	2,250	$0.00	$0.00	$104.85	$6.16	$111.01	$0.00	$0.00	$31.17	$0.00	$31.16	254 S LIVERMORE AVE
097 -0109-008-01	COM	A2	2	0.000	15,000	$0.00	$0.00	$698.97	$41.07	$740.04	$0.00	$0.00	$207.81	$0.00	$207.80	2359 2ND ST
097 -0109-010-00	MFR	A2	2	0.000	2,104	$0.00	$0.00	$563.51	$33.10	$596.61	$0.00	$0.00	$167.53	$0.00	$167.52	2375 2ND ST
097 -0110-001-01	COM	A1	2	56.980	3,900	$2,833.96	$1,717.23	$181.73	$10.68	$4,743.60	$2,833.96	$1,717.23	$54.03	$0.00	$4,605.22	2339 1ST ST
097 -0110-004-00	COM	A1	2	0.000	4,500	$0.00	$1,981.42	$209.69	$12.32	$2,203.43	$0.00	$1,981.42	$62.34	$0.00	$2,043.76	152 S LIVERMORE AVE
097 -0110-005-03	PUB	A1	2	88.000	0	$4,376.77	$0.00	$0.00	$0.00	$4,376.77	$4,376.77	$0.00	$0.00	$0.00	$4,376.76	116 S LIVERMORE AVE
097 -0110-006-01	COM	A1	2	57.050	2,500	$2,837.44	$1,100.79	$116.50	$6.85	$4,061.58	$2,837.44	$1,100.79	$34.63	$0.00	$3,972.86	2293 1ST ST
097 -0110-009-03	COM	A1	2	85.950	6,132	$4,274.81	$2,700.01	$285.74	$16.79	$7,277.35	$4,274.81	$2,700.01	$84.95	$0.00	$7,059.76	2327 1ST ST
097 -0110-013-00	COM	A1	2	0.000	4,691	$0.00	$2,065.52	$218.59	$12.84	$2,296.95	$0.00	$2,065.52	$64.99	$0.00	$2,130.50	2324 2ND ST
097 -0110-014-00	UTI	A1	2	0.000	22,680	$0.00	$9,986.34	$1,056.84	$62.10	$11,105.28	$0.00	$9,986.34	$314.20	$0.00	$10,300.54	2388 2ND ST
097 -0112-003-00	MFR	A1	2	0.000	2,104	$0.00	$926.42	$563.51	$33.10	$1,523.03	$0.00	$926.42	$167.53	$0.00	$1,093.94	2452 2ND ST
097 -0112-004-00	SFR	A1	2	0.000	1,288	$0.00	$567.13	$344.96	$20.27	$932.36	$0.00	$567.13	$102.56	$0.00	$669.68	2426 2ND ST
097 -0112-005-00	SFR	A1	2	0.000	1,403	$0.00	$617.76	$375.76	$22.07	$1,015.59	$0.00	$617.76	$111.71	$0.00	$729.46	2410 2ND ST
097 -0112-006-01	COM	A1	2	125.100	7,704	$6,221.97	$3,392.19	$358.99	$21.09	$9,994.24	$6,221.97	$3,392.19	$106.73	$0.00	$9,720.88	142 MCLEOD ST
097 -0112-008-01	COM	A1	2	50.080	4,250	$2,490.78	$1,871.34	$198.04	$11.64	$4,571.80	$2,490.78	$1,871.34	$58.88	$0.00	$4,421.00	2389 1ST ST
097 -0112-010-01	COM	A1	2	125.210	7,150	$6,227.44	$3,148.25	$333.18	$19.58	$9,728.45	$6,227.44	$3,148.25	$99.05	$0.00	$9,474.74	2491 1ST ST
097 -0113-001-00	MFR	A2	2	0.000	3,904	$0.00	$0.00	$1,045.59	$61.43	$1,107.02	$0.00	$0.00	$310.86	$0.00	$310.86	211 MAPLE ST
097 -0113-006-00	MFR	A2	2	0.000	2,144	$0.00	$0.00	$574.22	$33.73	$607.95	$0.00	$0.00	$170.72	$0.00	$170.72	244 MCLEOD ST

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2025-26 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 2025-26 Frontage Assessment	FY 2025-26 Area Assessment	FY 2025-26 Park/Plaza Assessment	FY 2025-26 Trail Assessment	FY 2025-26 Assessment*	Property Address
097 -0113-007-03	MFR	A2	2	0.000	3,008	$0.00	$0.00	$805.62	$47.33	$852.95	$0.00	$0.00	$239.51	$0.00	$239.50	222 MCLEOD ST
097 -0113-008-01	MFR	A2	2	0.000	2,040	$0.00	$0.00	$546.37	$32.10	$578.47	$0.00	$0.00	$162.44	$0.00	$162.44	2437 2ND ST
097 -0113-009-00	MFR	A2	2	0.000	1,475	$0.00	$0.00	$395.04	$23.21	$418.25	$0.00	$0.00	$117.45	$0.00	$117.44	2453 2ND ST
097 -0113-010-00	SFR	A2	2	0.000	1,068	$0.00	$0.00	$286.04	$16.80	$302.84	$0.00	$0.00	$85.04	$0.00	$85.04	2471 2ND ST
097 -0130-002-03	OFF	C2	2	0.000	2,500	$0.00	$0.00	$166.59	$9.79	$176.38	$0.00	$0.00	$49.53	$0.00	$49.52	2551 2ND ST
097 -0130-002-07	SFR	C2	2	0.000	2,384	$0.00	$0.00	$638.50	$37.51	$676.01	$0.00	$0.00	$189.83	$0.00	$189.82	2558 3RD ST
097 -0130-006-01	SFR	C2	2	0.000	2,022	$0.00	$0.00	$541.54	$31.81	$573.35	$0.00	$0.00	$161.00	$0.00	$161.00	240 MAPLE ST
097 -0130-006-02	MFR	C2	2	0.000	4,063	$0.00	$0.00	$1,088.18	$63.93	$1,152.11	$0.00	$0.00	$323.52	$0.00	$323.52	212 MAPLE ST
097 -0131-002-02	COM	C1	2	0.000	600	$0.00	$81.30	$27.96	$1.64	$110.90	$0.00	$10.46	$8.31	$0.00	$18.76	2552 2ND ST
097 -0131-003-03	COM	C1	2	111.810	7,417	$664.26	$1,004.95	$345.62	$20.31	$2,035.14	$85.43	$129.25	$102.75	$0.00	$317.42	186 MAPLE ST
097 -0133-001-01	COM	C2	2	0.000	500	$0.00	$0.00	$23.30	$1.37	$24.67	$0.00	$0.00	$6.93	$0.00	$6.92	2778 4TH ST
097 -0133-001-02	COM	C2	2	0.000	900	$0.00	$0.00	$41.94	$2.46	$44.40	$0.00	$0.00	$12.47	$0.00	$12.46	2794 4TH ST
097 -0133-002-02	MFR	C2	2	0.000	1,644	$0.00	$0.00	$440.31	$25.87	$466.18	$0.00	$0.00	$130.90	$0.00	$130.90	2762 4TH ST
097 -0133-002-03	SFR	C2	2	0.000	1,088	$0.00	$0.00	$291.39	$17.12	$308.51	$0.00	$0.00	$86.63	$0.00	$86.62	392 CHURCH ST
097 -0133-002-04	SFR	C2	2	0.000	1,448	$0.00	$0.00	$387.81	$22.78	$410.59	$0.00	$0.00	$115.30	$0.00	$115.30	374 CHURCH ST
097 -0133-002-05	SFR	C2	2	0.000	1,268	$0.00	$0.00	$339.60	$19.95	$359.55	$0.00	$0.00	$100.97	$0.00	$100.96	356 CHURCH ST
097 -0133-002-06	SFR	C2	2	0.000	1,478	$0.00	$0.00	$395.85	$23.25	$419.10	$0.00	$0.00	$117.69	$0.00	$117.68	340 CHURCH ST
097 -0133-002-07	SFR	C2	2	0.000	1,318	$0.00	$0.00	$352.99	$20.74	$373.73	$0.00	$0.00	$104.95	$0.00	$104.94	2746 4TH ST
097 -0133-003-01	SFR	C2	2	0.000	2,188	$0.00	$0.00	$586.00	$34.43	$620.43	$0.00	$0.00	$174.22	$0.00	$174.22	2659 3RD ST
097 -0133-003-03	SFR	C2	2	0.000	1,038	$0.00	$0.00	$278.00	$16.33	$294.33	$0.00	$0.00	$82.65	$0.00	$82.64	2643 3RD ST
097 -0133-003-04	MFR	C2	2	0.000	750	$0.00	$0.00	$200.87	$11.80	$212.67	$0.00	$0.00	$59.72	$0.00	$59.72	326 CHURCH ST
097 -0133-003-05	SFR	C2	2	0.000	840	$0.00	$0.00	$224.97	$13.22	$238.19	$0.00	$0.00	$66.89	$0.00	$66.88	306 CHURCH ST
097 -0136-001-02	VCOM	C1	2	99.620	0	$591.84	$0.00	$0.00	$0.00	$591.84	$76.12	$0.00	$0.00	$0.00	$76.12	2ND ST
097 -0136-002-07	COM	C1	2	223.830	11,229	$1,329.77	$1,521.45	$523.25	$30.75	$3,405.22	$171.03	$195.68	$155.56	$0.00	$522.26	2256 3RD ST
097 -0136-004-06	COM	C1	2	122.000	2,734	$724.80	$370.44	$127.40	$7.49	$1,230.13	$93.22	$47.64	$37.88	$0.00	$178.74	3252 4TH ST
097 -0136-004-12	COM	C1	2	0.000	5,591	$0.00	$757.54	$260.53	$15.31	$1,033.38	$0.00	$97.43	$77.46	$0.00	$174.88	2954 4TH ST
097 -0136-004-23	IND	C1	2	169.000	10,200	$1,004.03	$1,382.03	$475.30	$27.93	$2,889.29	$129.13	$177.75	$141.31	$0.00	$448.18	3170 4TH ST
097 -0152-006-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2800 FOURTH ST 101
097 -0152-007-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2800 FOURTH ST 102
097 -0152-008-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2800 FOURTH ST 103
097 -0152-009-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2800 FOURTH ST 104
097 -0152-011-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	350 WOOD ST 201
097 -0152-012-00	CON	C1	2	7.435	1,117	$44.17	$151.35	$299.16	$17.57	$512.25	$5.68	$19.47	$88.94	$0.00	$114.08	350 WOOD ST 202
097 -0152-013-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	350 WOOD ST 203
097 -0152-014-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	350 WOOD ST 204
097 -0152-015-00	CON	C1	2	7.435	1,117	$44.17	$151.35	$299.16	$17.57	$512.25	$5.68	$19.47	$88.94	$0.00	$114.08	350 WOOD ST 205
097 -0152-016-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	350 WOOD ST 206
097 -0152-018-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2812 FOURTH ST 301
097 -0152-019-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2812 FOURTH ST 302
097 -0152-020-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2812 FOURTH ST 303
097 -0152-021-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2812 FOURTH ST 304
097 -0152-023-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	266 WOOD ST 401
097 -0152-024-00	CON	C1	2	7.435	1,117	$44.17	$151.35	$299.16	$17.57	$512.25	$5.68	$19.47	$88.94	$0.00	$114.08	266 WOOD ST 402
097 -0152-025-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	266 WOOD ST 403
097 -0152-026-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	266 WOOD ST 404
097 -0152-027-00	CON	C1	2	7.435	1,117	$44.17	$151.35	$299.16	$17.57	$512.25	$5.68	$19.47	$88.94	$0.00	$114.08	266 WOOD ST 405
097 -0152-028-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	266 WOOD ST 406
097 -0152-030-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	274 WOOD ST 501
097 -0152-031-00	CON	C1	2	7.435	1,117	$44.17	$151.35	$299.16	$17.57	$512.25	$5.68	$19.47	$88.94	$0.00	$114.08	274 WOOD ST 502
097 -0152-032-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	274 WOOD ST 503
097 -0152-033-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	274 WOOD ST 504
097 -0152-034-00	CON	C1	2	7.435	1,117	$44.17	$151.35	$299.16	$17.57	$512.25	$5.68	$19.47	$88.94	$0.00	$114.08	274 WOOD ST 505
097 -0152-035-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	274 WOOD ST 506
097 -0152-037-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2878 FOURTH ST 1401
097 -0152-038-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2878 FOURTH ST 1402
097 -0152-039-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2878 FOURTH ST 1403
097 -0152-040-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2878 FOURTH ST 1404

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2025-26 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 2025-26 Frontage Assessment	FY 2025-26 Area Assessment	FY 2025-26 Park/Plaza Assessment	FY 2025-26 Trail Assessment	FY 2025-26 Assessment*	Property Address
097 -0152-043-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2933 FIRST ST 1001
097 -0152-044-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2933 FIRST ST 1002
097 -0152-045-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2933 FIRST ST 1003
097 -0152-046-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2933 FIRST ST 1004
097 -0152-048-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2834 FOURTH ST 1101
097 -0152-049-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2834 FOURTH ST 1102
097 -0152-050-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2834 FOURTH ST 1103
097 -0152-051-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2834 FOURTH ST 1104
097 -0152-053-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2985 FIRST ST 1201
097 -0152-054-00	CON	C1	2	7.435	1,117	$44.17	$151.35	$299.16	$17.57	$512.25	$5.68	$19.47	$88.94	$0.00	$114.08	2985 FIRST ST 1202
097 -0152-055-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2985 FIRST ST 1203
097 -0152-056-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2985 FIRST ST 1204
097 -0152-057-00	CON	C1	2	7.435	1,117	$44.17	$151.35	$299.16	$17.57	$512.25	$5.68	$19.47	$88.94	$0.00	$114.08	2985 FIRST ST 1205
097 -0152-058-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2985 FIRST ST 1206
097 -0152-060-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2856 FOURTH ST 1301
097 -0152-061-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2856 FOURTH ST 1302
097 -0152-062-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2856 FOURTH ST 1303
097 -0152-063-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2856 FOURTH ST 1304
097 -0152-066-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	220 WOOD ST 601
097 -0152-067-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	220 WOOD ST 602
097 -0152-068-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	220 WOOD ST 603
097 -0152-069-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	220 WOOD ST 604
097 -0152-071-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	238 WOOD ST 701
097 -0152-072-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	238 WOOD ST 702
097 -0152-073-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	238 WOOD ST 703
097 -0152-074-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	238 WOOD ST 704
097 -0152-076-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2827 FIRST ST 801
097 -0152-077-00	CON	C1	2	7.435	1,117	$44.17	$151.35	$299.16	$17.57	$512.25	$5.68	$19.47	$88.94	$0.00	$114.08	2827 FIRST ST 802
097 -0152-078-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2827 FIRST ST 803
097 -0152-079-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2827 FIRST ST 804
097 -0152-080-00	CON	C1	2	7.435	1,117	$44.17	$151.35	$299.16	$17.57	$512.25	$5.68	$19.47	$88.94	$0.00	$114.08	2827 FIRST ST 805
097 -0152-081-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2827 FIRST ST 806
097 -0152-083-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2871 FIRST ST 901
097 -0152-084-00	CON	C1	2	7.435	1,117	$44.17	$151.35	$299.16	$17.57	$512.25	$5.68	$19.47	$88.94	$0.00	$114.08	2871 FIRST ST 902
097 -0152-085-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2871 FIRST ST 903
097 -0152-086-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2871 FIRST ST 904
097 -0152-087-00	CON	C1	2	7.435	1,117	$44.17	$151.35	$299.16	$17.57	$512.25	$5.68	$19.47	$88.94	$0.00	$114.08	2871 FIRST ST 905
097 -0152-088-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2871 FOURTH ST 906
097 -0152-092-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2755 1ST ST
097 -0152-093-00	CON	C1	2	7.435	1,117	$44.17	$151.35	$299.16	$17.57	$512.25	$5.68	$19.47	$88.94	$0.00	$114.08	2755 1ST ST
097 -0152-094-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2755 1ST ST
097 -0152-095-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2755 1ST ST
097 -0152-096-00	CON	C1	2	7.435	1,117	$44.17	$151.35	$299.16	$17.57	$512.25	$5.68	$19.47	$88.94	$0.00	$114.08	2755 1ST ST
097 -0152-097-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2755 1ST ST
097 -0152-099-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	212 WOOD ST
097 -0152-100-00	CON	C1	2	7.435	1,117	$44.17	$151.35	$299.16	$17.57	$512.25	$5.68	$19.47	$88.94	$0.00	$114.08	212 WOOD ST
097 -0152-101-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	212 WOOD ST
097 -0152-102-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	212 WOOD ST
097 -0152-103-00	CON	C1	2	7.435	1,117	$44.17	$151.35	$299.16	$17.57	$512.25	$5.68	$19.47	$88.94	$0.00	$114.08	212 WOOD ST
097 -0152-104-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	212 WOOD ST
097 -0152-106-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2676 3RD ST 1701
097 -0152-107-00	CON	C1	2	7.435	1,117	$44.17	$151.35	$299.16	$17.57	$512.25	$5.68	$19.47	$88.94	$0.00	$114.08	2676 3RD ST 1702
097 -0152-108-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2676 3RD ST 1703
097 -0152-109-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2676 3RD ST 1704
097 -0152-110-00	CON	C1	2	7.435	1,117	$44.17	$151.35	$299.16	$17.57	$512.25	$5.68	$19.47	$88.94	$0.00	$114.08	2676 3RD ST 1705
097 -0152-111-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2676 3RD ST 1706
097 -0152-113-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2695 3RD ST

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2025-26 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 2025-26 Frontage Assessment	FY 2025-26 Area Assessment	FY 2025-26 Park/Plaza Assessment	FY 2025-26 Trail Assessment	FY 2025-26 Assessment*	Property Address
097 -0152-114-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2695 3RD ST
097 -0152-115-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2695 3RD ST
097 -0152-116-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2695 3RD ST
098 -0249-002-00	MFR	B3	1	0.000	62,236	$0.00	$0.00	$16,668.42	$1,958.44	$18,626.86	$0.00	$0.00	$4,955.57	$0.00	$4,955.56	1651 CHESTNUT ST
098 -0249-003-00	MFR	B3	1	0.000	57,658	$0.00	$0.00	$15,442.31	$1,814.38	$17,256.69	$0.00	$0.00	$4,591.05	$0.00	$4,591.04	1665 CHESTNUT ST
098 -0250-001-01	SFR	B3	1	0.000	832	$0.00	$0.00	$222.83	$26.18	$249.01	$0.00	$0.00	$66.25	$0.00	$66.24	1881 CHESTNUT ST
098 -0250-001-02	SFR	B3	1	0.000	975	$0.00	$0.00	$261.13	$30.68	$291.81	$0.00	$0.00	$77.63	$0.00	$77.62	1867 CHESTNUT ST
098 -0250-001-03	PUB	B3	1	0.000	2,400	$0.00	$0.00	$111.84	$13.14	$124.98	$0.00	$0.00	$33.25	$0.00	$33.24	241 N M ST
098 -0250-002-05	COM	B3	1	0.000	5,600	$0.00	$0.00	$260.95	$30.66	$291.61	$0.00	$0.00	$77.58	$0.00	$77.58	1815 CHESTNUT ST
098 -0250-003-00	SFR	B3	1	0.000	832	$0.00	$0.00	$222.83	$26.18	$249.01	$0.00	$0.00	$66.25	$0.00	$66.24	1839 CHESTNUT ST
098 -0250-004-00	SFR	B3	1	0.000	832	$0.00	$0.00	$222.83	$26.18	$249.01	$0.00	$0.00	$66.25	$0.00	$66.24	1853 CHESTNUT ST
098 -0251-004-01	SFR	B3	1	0.000	794	$0.00	$0.00	$212.65	$24.99	$237.64	$0.00	$0.00	$63.22	$0.00	$63.22	258 N M ST
098 -0251-005-00	MFR	B3	1	0.000	1,400	$0.00	$0.00	$374.96	$44.06	$419.02	$0.00	$0.00	$111.48	$0.00	$111.48	276 N M ST
098 -0251-006-00	SFR	B3	1	0.000	988	$0.00	$0.00	$264.61	$31.09	$295.70	$0.00	$0.00	$78.67	$0.00	$78.66	1917 CHESTNUT ST
098 -0251-007-01	MFR	B3	1	0.000	1,484	$0.00	$0.00	$397.45	$46.70	$444.15	$0.00	$0.00	$118.16	$0.00	$118.16	1949 CHESTNUT ST
098 -0251-008-00	MFR	B3	1	0.000	2,874	$0.00	$0.00	$769.73	$90.44	$860.17	$0.00	$0.00	$228.84	$0.00	$228.84	1963 CHESTNUT ST
098 -0251-010-00	SFR	B3	1	0.000	1,363	$0.00	$0.00	$365.05	$42.89	$407.94	$0.00	$0.00	$108.53	$0.00	$108.52	277 N L ST
098 -0251-011-00	SFR	B3	1	0.000	1,519	$0.00	$0.00	$406.83	$47.80	$454.63	$0.00	$0.00	$120.95	$0.00	$120.94	1989 CHESTNUT ST
098 -0251-012-00	SFR	B3	1	0.000	1,704	$0.00	$0.00	$456.38	$53.62	$510.00	$0.00	$0.00	$135.68	$0.00	$135.68	1985 CHESTNUT ST
098 -0251-013-00	SFR	B3	1	0.000	1,510	$0.00	$0.00	$404.42	$47.52	$451.94	$0.00	$0.00	$120.23	$0.00	$120.22	277 N L ST
098 -0251-014-00	SFR	B3	1	0.000	1,510	$0.00	$0.00	$404.42	$47.52	$451.94	$0.00	$0.00	$120.23	$0.00	$120.22	269 N L ST
098 -0251-015-00	SFR	B3	1	0.000	1,704	$0.00	$0.00	$456.38	$53.62	$510.00	$0.00	$0.00	$135.68	$0.00	$135.68	267 N L ST
098 -0251-016-00	SFR	B3	1	0.000	1,519	$0.00	$0.00	$406.83	$47.80	$454.63	$0.00	$0.00	$120.95	$0.00	$120.94	265 N L ST
098 -0251-017-00	SFR	B3	1	0.000	1,521	$0.00	$0.00	$407.36	$47.86	$455.22	$0.00	$0.00	$121.11	$0.00	$121.10	261 N L ST
098 -0252-002-02	MFR	A3	1	0.000	1,892	$0.00	$0.00	$506.73	$59.54	$566.27	$0.00	$0.00	$150.65	$0.00	$150.64	279 N K ST
098 -0252-002-03	SFR	A3	1	0.000	756	$0.00	$0.00	$202.48	$23.79	$226.27	$0.00	$0.00	$60.20	$0.00	$60.20	263 N K ST
098 -0252-003-02	MFR	A3	1	0.000	2,906	$0.00	$0.00	$778.30	$91.45	$869.75	$0.00	$0.00	$231.39	$0.00	$231.38	241 N K ST
098 -0252-004-01	COM	A3	1	0.000	3,400	$0.00	$0.00	$158.43	$18.62	$177.05	$0.00	$0.00	$47.10	$0.00	$47.10	242 N L ST
098 -0252-005-01	COM	A3	1	0.000	3,168	$0.00	$0.00	$147.62	$17.34	$164.96	$0.00	$0.00	$43.89	$0.00	$43.88	260 N L ST
098 -0252-007-02	COM	A3	1	0.000	2,688	$0.00	$0.00	$125.26	$14.72	$139.98	$0.00	$0.00	$37.24	$0.00	$37.24	220 N L ST
098 -0252-008-00	MFR	A3	1	0.000	3,720	$0.00	$0.00	$996.31	$117.06	$1,113.37	$0.00	$0.00	$296.21	$0.00	$296.20	231 N K ST
098 -0252-010-00	MFR	A3	1	0.000	24,188	$0.00	$0.00	$6,478.18	$761.15	$7,239.33	$0.00	$0.00	$1,925.98	$0.00	$1,925.98	2083 CHESTNUT ST
098 -0253-001-02	MFR	A3	1	0.000	1,698	$0.00	$0.00	$454.77	$53.43	$508.20	$0.00	$0.00	$135.20	$0.00	$135.20	269 N LIVERMORE AVE
098 -0253-001-03	MFR	A3	1	0.000	2,804	$0.00	$0.00	$750.98	$88.24	$839.22	$0.00	$0.00	$223.27	$0.00	$223.26	2155 CHESTNUT ST
098 -0253-002-01	MFR	A3	1	0.000	1,698	$0.00	$0.00	$454.77	$53.43	$508.20	$0.00	$0.00	$135.20	$0.00	$135.20	245 N LIVERMORE AVE
098 -0253-003-01	MFR	A3	1	0.000	5,616	$0.00	$0.00	$1,504.11	$176.72	$1,680.83	$0.00	$0.00	$447.18	$0.00	$447.18	207 N LIVERMORE AVE
098 -0253-005-00	SFR	A3	1	0.000	714	$0.00	$0.00	$191.23	$22.47	$213.70	$0.00	$0.00	$56.85	$0.00	$56.84	2152 OAK ST
098 -0253-006-00	SFR	A3	1	0.000	1,220	$0.00	$0.00	$326.75	$38.39	$365.14	$0.00	$0.00	$97.14	$0.00	$97.14	210 N K ST
098 -0253-007-01	SFR	A3	1	0.000	1,458	$0.00	$0.00	$390.49	$45.88	$436.37	$0.00	$0.00	$116.09	$0.00	$116.08	228 N K ST
098 -0253-007-03	MFR	A3	1	0.000	1,698	$0.00	$0.00	$454.77	$53.43	$508.20	$0.00	$0.00	$135.20	$0.00	$135.20	240 N K ST
098 -0253-007-04	MFR	A3	1	0.000	1,698	$0.00	$0.00	$454.77	$53.43	$508.20	$0.00	$0.00	$135.20	$0.00	$135.20	264 N K ST
098 -0253-008-01	MFR	A3	1	0.000	1,825	$0.00	$0.00	$488.78	$57.43	$546.21	$0.00	$0.00	$145.32	$0.00	$145.32	278 N K ST
098 -0253-009-00	MFR	A3	1	0.000	2,070	$0.00	$0.00	$554.40	$65.14	$619.54	$0.00	$0.00	$164.82	$0.00	$164.82	2177 CHESTNUT ST
098 -0253-010-00	MFR	A3	1	0.000	2,070	$0.00	$0.00	$554.40	$65.14	$619.54	$0.00	$0.00	$164.82	$0.00	$164.82	2183 CHESTNUT ST
098 -0253-011-00	MFR	A3	1	0.000	2,208	$0.00	$0.00	$591.36	$69.48	$660.84	$0.00	$0.00	$175.81	$0.00	$175.80	2121 CHESTNUT ST
098 -0253-012-00	MFR	A3	1	0.000	1,680	$0.00	$0.00	$449.95	$52.87	$502.82	$0.00	$0.00	$133.77	$0.00	$133.76	2147 CHESTNUT ST
098 -0260-006-04	COM	C2	1	0.000	960	$0.00	$0.00	$44.73	$5.26	$49.99	$0.00	$0.00	$13.30	$0.00	$13.30	2680 OLD 1ST ST
098 -0260-008-04	COM	C2	1	0.000	1,440	$0.00	$0.00	$67.10	$7.88	$74.98	$0.00	$0.00	$19.95	$0.00	$19.94	2620 OLD 1ST ST
098 -0260-009-06	COM	C1	1	0.000	2,967	$0.00	$402.01	$138.26	$16.24	$556.51	$0.00	$51.70	$41.10	$0.00	$92.80	2582 OLD 1ST ST
098 -0260-009-08	COM	C2	1	0.000	5,466	$0.00	$0.00	$254.70	$29.93	$284.63	$0.00	$0.00	$75.72	$0.00	$75.72	2602 OLD 1ST ST
098 -0260-010-02	COM	C1	1	0.000	2,720	$0.00	$368.54	$126.75	$14.89	$510.18	$0.00	$47.40	$37.68	$0.00	$85.08	2574 OLD 1ST ST
098 -0260-014-01	COM	C1	1	0.000	2,577	$0.00	$349.17	$120.08	$14.11	$483.36	$0.00	$44.91	$35.70	$0.00	$80.60	2560 OLD 1ST ST
098 -0260-015-01	COM	C1	1	0.000	7,655	$0.00	$1,037.20	$356.71	$41.91	$1,435.82	$0.00	$133.40	$106.05	$0.00	$239.44	2558 OLD 1ST ST
098 -0260-016-01	COM	C2	1	0.000	3,120	$0.00	$0.00	$145.39	$17.08	$162.47	$0.00	$0.00	$43.22	$0.00	$43.22	2456 RAILROAD AVE
098 -0260-016-02	COM	C2	1	0.000	2,699	$0.00	$0.00	$125.77	$14.78	$140.55	$0.00	$0.00	$37.39	$0.00	$37.38	2494 RAILROAD AVE
098 -0264-001-01	COM	C2	1	0.000	1,388	$0.00	$0.00	$64.68	$7.60	$72.28	$0.00	$0.00	$19.23	$0.00	$19.22	2730 1ST ST
098 -0275-002-06	COM	C1	1	60.000	1,984	$356.46	$268.82	$92.45	$10.86	$728.59	$45.85	$34.57	$27.49	$0.00	$107.90	2589 OLD 1ST ST

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2025-26 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 2025-26 Frontage Assessment	FY 2025-26 Area Assessment	FY 2025-26 Park/Plaza Assessment	FY 2025-26 Trail Assessment	FY 2025-26 Assessment*	Property Address
098 -0275-002-08	COM	C1	1	50.000	1,944	$297.05	$263.40	$90.59	$10.64	$661.68	$38.20	$33.88	$26.93	$0.00	$99.00	2589 OLD 1ST ST
098 -0275-003-00	COM	C1	1	82.860	720	$492.27	$97.55	$33.55	$3.94	$627.31	$63.31	$12.55	$9.97	$0.00	$85.82	2605 OLD 1ST ST
098 -0275-004-00	VCOM	C1	1	100.000	0	$594.10	$0.00	$0.00	$0.00	$594.10	$76.41	$0.00	$0.00	$0.00	$76.40	2617 OLD 1ST ST
098 -0275-005-00	COM	C1	1	60.000	2,100	$356.46	$284.54	$97.86	$11.50	$750.36	$45.85	$36.60	$29.09	$0.00	$111.54	2617 OLD 1ST ST
098 -0275-007-03	COM	C1	1	65.740	2,000	$390.56	$270.99	$93.20	$10.95	$765.70	$50.23	$34.85	$27.71	$0.00	$112.78	2677 OLD 1ST ST
098 -0275-008-04	COM	C1	1	84.630	10,214	$502.79	$1,383.93	$475.95	$55.92	$2,418.59	$64.67	$177.99	$141.50	$0.00	$384.16	2752 1ST ST
098 -0275-011-00	COM	C1	1	0.000	2,481	$0.00	$336.16	$115.61	$13.58	$465.35	$0.00	$43.23	$34.37	$0.00	$77.60	2787 OLD 1ST ST
098 -0275-012-00	COM	C1	1	0.000	5,262	$0.00	$712.96	$245.20	$28.81	$986.97	$0.00	$91.70	$72.90	$0.00	$164.60	2821 OLD 1ST ST
098 -0275-017-00	COM	C1	1	93.960	3,200	$558.22	$433.58	$149.11	$17.52	$1,158.43	$71.79	$55.76	$44.33	$0.00	$171.88	2653 OLD 1ST ST
098 -0281-002-00	COM	A2	1	0.000	2,000	$0.00	$0.00	$93.20	$10.95	$104.15	$0.00	$0.00	$27.71	$0.00	$27.70	183 N LIVERMORE AVE
098 -0281-004-01	COM	A2	1	0.000	2,176	$0.00	$0.00	$101.40	$11.91	$113.31	$0.00	$0.00	$30.15	$0.00	$30.14	145 N LIVERMORE AVE
098 -0281-004-03	COM	A2	1	0.000	2,816	$0.00	$0.00	$131.22	$15.42	$146.64	$0.00	$0.00	$39.01	$0.00	$39.00	145 N LIVERMORE AVE
098 -0281-005-00	COM	A2	1	0.000	3,200	$0.00	$0.00	$149.11	$17.52	$166.63	$0.00	$0.00	$44.33	$0.00	$44.32	101 N LIVERMORE AVE
098 -0281-006-00	COM	A2	1	0.000	1,560	$0.00	$0.00	$72.69	$8.54	$81.23	$0.00	$0.00	$21.61	$0.00	$21.60	2160 RAILROAD AVE
098 -0281-007-00	COM	A2	1	0.000	3,046	$0.00	$0.00	$141.94	$16.68	$158.62	$0.00	$0.00	$42.20	$0.00	$42.20	2136 RAILROAD AVE
098 -0281-008-00	COM	A2	1	0.000	5,010	$0.00	$0.00	$233.46	$27.43	$260.89	$0.00	$0.00	$69.41	$0.00	$69.40	2120 RAILROAD AVE
098 -0282-002-01	COM	A2	1	0.000	5,175	$0.00	$0.00	$241.14	$28.33	$269.47	$0.00	$0.00	$71.69	$0.00	$71.68	116 N L ST
098 -0282-004-05	COM	A2	1	0.000	9,116	$0.00	$0.00	$424.79	$49.91	$474.70	$0.00	$0.00	$126.29	$0.00	$126.28	150 N L ST
098 -0282-007-00	COM	A2	1	0.000	2,000	$0.00	$0.00	$93.20	$10.95	$104.15	$0.00	$0.00	$27.71	$0.00	$27.70	170 N L ST
098 -0282-008-00	COM	A2	1	0.000	4,760	$0.00	$0.00	$221.81	$26.06	$247.87	$0.00	$0.00	$65.94	$0.00	$65.94	181 N K ST
098 -0289-001-00	COM	A1	2	0.000	3,924	$0.00	$1,727.80	$182.85	$10.74	$1,921.39	$0.00	$1,727.80	$54.36	$0.00	$1,782.16	21 S LIVERMORE AVE
098 -0289-026-00	VCOM	A1	2	0.000	5,969	$0.00	$2,628.24	$278.14	$16.34	$2,922.72	$0.00	$2,628.24	$82.69	$0.00	$2,710.92	2038 1ST ST
098 -0289-028-00	COM	A1	2	20.000	1,664	$994.72	$732.68	$77.54	$4.56	$1,809.50	$994.72	$732.68	$23.05	$0.00	$1,750.44	2038 1ST ST
098 -0290-001-11	COM	B2	1	0.000	37,912	$0.00	$0.00	$1,766.62	$207.57	$1,974.19	$0.00	$0.00	$525.22	$0.00	$525.22	1620 RAILROAD AVE
098 -0290-001-16	COM	B2	1	0.000	21,200	$0.00	$0.00	$987.88	$116.07	$1,103.95	$0.00	$0.00	$293.70	$0.00	$293.70	1784 RAILROAD AVE
098 -0290-002-07	COM	B2	1	0.000	20,100	$0.00	$0.00	$936.62	$110.05	$1,046.67	$0.00	$0.00	$278.46	$0.00	$278.46	1456 RAILROAD AVE
098 -0290-002-11	COM	B2	1	0.000	7,043	$0.00	$0.00	$328.19	$38.56	$366.75	$0.00	$0.00	$97.57	$0.00	$97.56	1344 RAILROAD AVE
098 -0290-002-15	COM	B2	1	0.000	66,816	$0.00	$0.00	$3,113.49	$365.82	$3,479.31	$0.00	$0.00	$925.65	$0.00	$925.64	1490 RAILROAD AVE
098 -0290-021-00	COM	B2	1	0.000	2,880	$0.00	$0.00	$134.20	$15.77	$149.97	$0.00	$0.00	$39.90	$0.00	$39.90	1114 E STANLEY BLVD
098 -0290-022-00	COM	B2	1	0.000	4,980	$0.00	$0.00	$232.06	$27.27	$259.33	$0.00	$0.00	$68.99	$0.00	$68.98	1116 E STANLEY BLVD
098 -0290-024-03	COM	B2	1	0.000	104,000	$0.00	$0.00	$4,846.19	$569.40	$5,415.59	$0.00	$0.00	$1,440.79	$0.00	$1,440.78	1088 E STANLEY BLVD
098 -0403-003-00	COM	B1	2	0.000	5,800	$0.00	$766.77	$270.27	$15.88	$1,052.92	$0.00	$34.44	$80.35	$0.00	$114.78	34 S P ST
098 -0403-006-01	COM	B1	2	0.000	3,350	$0.00	$442.88	$156.10	$9.17	$608.15	$0.00	$19.89	$46.41	$0.00	$66.30	41 S O ST
098 -0403-006-02	COM	B1	2	0.000	3,255	$0.00	$430.32	$151.68	$8.91	$590.91	$0.00	$19.33	$45.09	$0.00	$64.42	41 S O ST
098 -0403-012-00	COM	B1	2	140.020	4,200	$837.18	$555.25	$195.71	$11.50	$1,599.64	$37.60	$24.94	$58.19	$0.00	$120.72	76 S ST
098 -0403-019-00	COM	B1	2	770.050	144,058	$4,604.13	$19,044.76	$6,712.81	$394.43	$30,756.13	$206.81	$855.46	$1,995.74	$0.00	$3,058.00	1410 1ST ST
098 -0403-020-00	COM	B1	2	151.350	9,205	$904.92	$1,216.92	$428.93	$25.20	$2,575.97	$40.65	$54.66	$127.52	$0.00	$222.82	1334 1ST ST
098 -0403-021-00	COM	B1	2	236.950	15,580	$1,416.72	$2,059.71	$726.00	$42.66	$4,245.09	$63.64	$92.52	$215.84	$0.00	$372.00	1620 1ST ST
098 -0403-022-00	COM	B1	2	63.050	1,250	$376.98	$165.25	$58.25	$3.42	$603.90	$16.93	$7.42	$17.32	$0.00	$41.66	1620 1ST ST
098 -0405-001-00	COM	B1	2	0.000	12,640	$0.00	$1,671.03	$589.00	$34.61	$2,294.64	$0.00	$75.06	$175.11	$0.00	$250.16	1601 RAILROAD AVE
098 -0405-002-00	COM	B1	2	0.000	7,500	$0.00	$991.52	$349.49	$20.54	$1,361.55	$0.00	$44.54	$103.90	$0.00	$148.44	28 S P ST
098 -0405-003-00	MFR	B1	2	0.000	178,938	$0.00	$23,655.96	$47,924.25	$2,815.41	$74,395.62	$0.00	$1,062.58	$14,248.03	$0.00	$15,310.60	1809 RAILROAD AVE
098 -0407-001-00	COM	C1	1	128.690	6,521	$764.55	$883.55	$303.87	$35.70	$1,987.67	$98.33	$113.64	$90.34	$0.00	$302.30	RAILROAD AVE
098 -0407-011-00	OFF	A1	2	47.620	2,648	$2,368.43	$1,165.95	$176.45	$10.36	$3,721.19	$2,368.43	$1,165.95	$52.46	$0.00	$3,586.84	2250 1ST ST
098 -0407-012-00	COM	A1	2	0.000	4,980	$0.00	$2,192.77	$232.06	$13.64	$2,438.47	$0.00	$2,192.77	$68.99	$0.00	$2,261.76	56 S LIVERMORE AVE
098 -0407-023-00	COM	A1	2	99.660	34,567	$4,956.69	$15,220.37	$1,610.75	$94.64	$21,882.45	$4,956.69	$15,220.37	$478.88	$0.00	$20,655.94	2490 FIRST ST
098 -0407-024-00	COM	A1	2	167.200	24,409	$8,315.86	$10,747.65	$1,137.41	$66.83	$20,267.75	$8,315.86	$10,747.65	$338.16	$0.00	$19,401.66	2470 1ST ST
098 -0407-025-00	COM	A1	2	0.000	5,775	$0.00	$2,542.82	$269.10	$15.81	$2,827.73	$0.00	$2,542.82	$80.01	$0.00	$2,622.82	2375 RAILROAD AVE
098 -0407-027-00	COM	A1	2	224.280	45,640	$11,154.79	$20,095.98	$2,126.73	$124.96	$33,502.46	$11,154.79	$20,095.98	$632.28	$0.00	$31,883.04	2300 1ST ST
098 -0407-028-01	PUB	A1	2	0.000	33,845	$0.00	$14,902.46	$1,577.11	$92.67	$16,572.24	$0.00	$14,902.46	$468.88	$0.00	$15,371.34	2400 1ST ST
098 -0408-001-00	COM	B2	1	0.000	1,200	$0.00	$0.00	$55.92	$6.57	$62.49	$0.00	$0.00	$16.62	$0.00	$16.62	187 N L ST
098 -0408-002-00	COM	B2	1	0.000	1,400	$0.00	$0.00	$65.24	$7.67	$72.91	$0.00	$0.00	$19.40	$0.00	$19.40	1984 RAILROAD AVE
098 -0408-021-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	1926 RAILROAD AVE 100
098 -0408-022-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	1926 RAILROAD AVE 102
098 -0408-023-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$306.66	$36.03	$342.69	$0.00	$0.00	$91.17	$0.00	$91.16	1926 RAILROAD AVE 104
098 -0408-024-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$369.87	$43.46	$413.33	$0.00	$0.00	$109.96	$0.00	$109.96	1926 RAILROAD AVE 106
098 -0408-025-00	CON	B2	1	0.000	1,163	$0.00	$0.00	$311.48	$36.60	$348.08	$0.00	$0.00	$92.60	$0.00	$92.60	1926 RAILROAD AVE 108

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2025-26 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 2025-26 Frontage Assessment	FY 2025-26 Area Assessment	FY 2025-26 Park/Plaza Assessment	FY 2025-26 Trail Assessment	FY 2025-26 Assessment*	Property Address
098 -0408-026-00	CON	B2	1	0.000	1,399	$0.00	$0.00	$374.69	$44.02	$418.71	$0.00	$0.00	$111.40	$0.00	$111.40	1926 RAILROAD AVE 110
098 -0408-027-00	CON	B2	1	0.000	1,399	$0.00	$0.00	$374.69	$44.02	$418.71	$0.00	$0.00	$111.40	$0.00	$111.40	1926 RAILROAD AVE 112
098 -0408-028-00	CON	B2	1	0.000	1,163	$0.00	$0.00	$311.48	$36.60	$348.08	$0.00	$0.00	$92.60	$0.00	$92.60	1926 RAILROAD AVE 114
098 -0408-029-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$369.87	$43.46	$413.33	$0.00	$0.00	$109.96	$0.00	$109.96	1926 RAILROAD AVE 116
098 -0408-030-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$306.66	$36.03	$342.69	$0.00	$0.00	$91.17	$0.00	$91.16	1926 RAILROAD AVE 118
098 -0408-031-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	1926 RAILROAD AVE 120
098 -0408-032-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	1926 RAILROAD AVE 122
098 -0408-034-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	1948 RAILROAD AVE 100
098 -0408-035-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	1948 RAILROAD AVE 102
098 -0408-036-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$369.87	$43.46	$413.33	$0.00	$0.00	$109.96	$0.00	$109.96	1948 RAILROAD AVE 104
098 -0408-037-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$306.66	$36.03	$342.69	$0.00	$0.00	$91.17	$0.00	$91.16	1948 RAILROAD AVE 106
098 -0408-038-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	1948 RAILROAD AVE 108
098 -0408-039-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	1948 RAILROAD AVE 110
098 -0408-041-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	161 N L ST 101
098 -0408-042-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	161 N L ST 103
098 -0408-043-00	CON	B2	1	0.000	1,166	$0.00	$0.00	$312.29	$36.69	$348.98	$0.00	$0.00	$92.84	$0.00	$92.84	161 N L ST 105
098 -0408-044-00	CON	B2	1	0.000	1,402	$0.00	$0.00	$375.49	$44.12	$419.61	$0.00	$0.00	$111.63	$0.00	$111.62	161 N L ST 107
098 -0408-045-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$369.87	$43.46	$413.33	$0.00	$0.00	$109.96	$0.00	$109.96	161 N L ST 109
098 -0408-046-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$306.66	$36.03	$342.69	$0.00	$0.00	$91.17	$0.00	$91.16	161 N L ST 111
098 -0408-047-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	161 N L ST 113
098 -0408-048-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	161 N L ST 115
098 -0408-050-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	1976 LOCOMOTIVE LN 101
098 -0408-051-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	1976 LOCOMOTIVE LN 103
098 -0408-052-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$306.66	$36.03	$342.69	$0.00	$0.00	$91.17	$0.00	$91.16	1976 LOCOMOTIVE LN 105
098 -0408-053-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$369.87	$43.46	$413.33	$0.00	$0.00	$109.96	$0.00	$109.96	1976 LOCOMOTIVE LN 107
098 -0408-054-00	CON	B2	1	0.000	1,976	$0.00	$0.00	$529.22	$62.18	$591.40	$0.00	$0.00	$157.34	$0.00	$157.34	1976 LOCOMOTIVE LN 109
098 -0408-055-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	1976 LOCOMOTIVE LN 111
098 -0408-056-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	1976 LOCOMOTIVE LN 113
098 -0408-058-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	1930 DEPOT DR 114
098 -0408-059-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	1930 DEPOT DR 112
098 -0408-060-00	CON	B2	1	0.000	1,976	$0.00	$0.00	$529.22	$62.18	$591.40	$0.00	$0.00	$157.34	$0.00	$157.34	1930 DEPOT DR 110
098 -0408-061-00	CON	B2	1	0.000	2,001	$0.00	$0.00	$535.92	$62.97	$598.89	$0.00	$0.00	$159.33	$0.00	$159.32	1930 DEPOT DR 108
098 -0408-062-00	CON	B2	1	0.000	2,001	$0.00	$0.00	$535.92	$62.97	$598.89	$0.00	$0.00	$159.33	$0.00	$159.32	1930 DEPOT DR 106
098 -0408-063-00	CON	B2	1	0.000	1,976	$0.00	$0.00	$529.22	$62.18	$591.40	$0.00	$0.00	$157.34	$0.00	$157.34	1930 DEPOT DR 104
098 -0408-064-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	1930 DEPOT DR 102
098 -0408-065-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	1930 DEPOT DR 100
098 -0408-067-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	1921 DEPOT DR 101
098 -0408-068-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	1921 DEPOT DR 103
098 -0408-069-00	CON	B2	1	0.000	1,976	$0.00	$0.00	$529.22	$62.18	$591.40	$0.00	$0.00	$157.34	$0.00	$157.34	1921 DEPOT DR 105
098 -0408-070-00	CON	B2	1	0.000	2,001	$0.00	$0.00	$535.92	$62.97	$598.89	$0.00	$0.00	$159.33	$0.00	$159.32	1921 DEPOT DR 107
098 -0408-071-00	CON	B2	1	0.000	2,001	$0.00	$0.00	$535.92	$62.97	$598.89	$0.00	$0.00	$159.33	$0.00	$159.32	1921 DEPOT DR 109
098 -0408-072-00	CON	B2	1	0.000	1,976	$0.00	$0.00	$529.22	$62.18	$591.40	$0.00	$0.00	$157.34	$0.00	$157.34	1921 DEPOT DR 111
098 -0408-073-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	1921 DEPOT DR 113
098 -0408-074-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	1921 DEPOT DR 115
098 -0408-076-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	153 GILLETTE PL 114
098 -0408-077-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	153 GILLETTE PL 112
098 -0408-078-00	CON	B2	1	0.000	1,976	$0.00	$0.00	$529.22	$62.18	$591.40	$0.00	$0.00	$157.34	$0.00	$157.34	153 GILLETTE PL 110
098 -0408-079-00	CON	B2	1	0.000	2,001	$0.00	$0.00	$535.92	$62.97	$598.89	$0.00	$0.00	$159.33	$0.00	$159.32	153 GILLETTE PL 108
098 -0408-080-00	CON	B2	1	0.000	2,001	$0.00	$0.00	$535.92	$62.97	$598.89	$0.00	$0.00	$159.33	$0.00	$159.32	153 GILLETTE PL 106
098 -0408-081-00	CON	B2	1	0.000	1,976	$0.00	$0.00	$529.22	$62.18	$591.40	$0.00	$0.00	$157.34	$0.00	$157.34	153 GILLETTE PL 104
098 -0408-082-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	153 GILLETTE PL 102
098 -0408-083-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	153 GILLETTE PL 100
098 -0408-121-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	1832 RAILROAD AVE 100
098 -0408-122-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	1832 RAILROAD AVE 102
098 -0408-123-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$306.66	$36.03	$342.69	$0.00	$0.00	$91.17	$0.00	$91.16	1832 RAILROAD AVE 104
098 -0408-124-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$369.87	$43.46	$413.33	$0.00	$0.00	$109.96	$0.00	$109.96	1832 RAILROAD AVE 106
098 -0408-125-00	CON	B2	1	0.000	1,402	$0.00	$0.00	$375.49	$44.12	$419.61	$0.00	$0.00	$111.63	$0.00	$111.62	1832 RAILROAD AVE 108

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2025-26 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 2025-26 Frontage Assessment	FY 2025-26 Area Assessment	FY 2025-26 Park/Plaza Assessment	FY 2025-26 Trail Assessment	FY 2025-26 Assessment*	Property Address
098 -0408-126-00	CON	B2	1	0.000	1,166	$0.00	$0.00	$312.29	$36.69	$348.98	$0.00	$0.00	$92.84	$0.00	$92.84	1832 RAILROAD AVE 110
098 -0408-127-00	CON	B2	1	0.000	1,402	$0.00	$0.00	$375.49	$44.12	$419.61	$0.00	$0.00	$111.63	$0.00	$111.62	1832 RAILROAD AVE 112
098 -0408-128-00	CON	B2	1	0.000	1,166	$0.00	$0.00	$312.29	$36.69	$348.98	$0.00	$0.00	$92.84	$0.00	$92.84	1832 RAILROAD AVE 114
098 -0408-129-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	1832 RAILROAD AVE 116
098 -0408-130-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	1832 RAILROAD AVE 118
098 -0408-132-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	1874 RAILROAD AVE 100
098 -0408-133-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	1874 RAILROAD AVE 102
098 -0408-134-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$306.66	$36.03	$342.69	$0.00	$0.00	$91.17	$0.00	$91.16	1874 RAILROAD AVE 104
098 -0408-135-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$369.87	$43.46	$413.33	$0.00	$0.00	$109.96	$0.00	$109.96	1874 RAILROAD AVE 106
098 -0408-136-00	CON	B2	1	0.000	1,976	$0.00	$0.00	$529.22	$62.18	$591.40	$0.00	$0.00	$157.34	$0.00	$157.34	1874 RAILROAD AVE 108
098 -0408-137-00	CON	B2	1	0.000	1,399	$0.00	$0.00	$374.69	$44.02	$418.71	$0.00	$0.00	$111.40	$0.00	$111.40	1874 RAILROAD AVE 110
098 -0408-138-00	CON	B2	1	0.000	1,163	$0.00	$0.00	$311.48	$36.60	$348.08	$0.00	$0.00	$92.60	$0.00	$92.60	1874 RAILROAD AVE 112
098 -0408-139-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$369.87	$43.46	$413.33	$0.00	$0.00	$109.96	$0.00	$109.96	1874 RAILROAD AVE 114
098 -0408-140-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$306.66	$36.03	$342.69	$0.00	$0.00	$91.17	$0.00	$91.16	1874 RAILROAD AVE 116
098 -0408-141-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	1874 RAILROAD AVE 118
098 -0408-142-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	1874 RAILROAD AVE 120
098 -0408-148-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	170 N N ST 118
098 -0408-149-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	170 N N ST 116
098 -0408-150-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$306.66	$36.03	$342.69	$0.00	$0.00	$91.17	$0.00	$91.16	170 N N ST 114
098 -0408-151-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$369.87	$43.46	$413.33	$0.00	$0.00	$109.96	$0.00	$109.96	170 N N ST 112
098 -0408-152-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$306.66	$36.03	$342.69	$0.00	$0.00	$91.17	$0.00	$91.16	170 N N ST 110
098 -0408-153-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$369.87	$43.46	$413.33	$0.00	$0.00	$109.96	$0.00	$109.96	170 N N ST 108
098 -0408-154-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$369.87	$43.46	$413.33	$0.00	$0.00	$109.96	$0.00	$109.96	170 N N ST 106
098 -0408-155-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$306.66	$36.03	$342.69	$0.00	$0.00	$91.17	$0.00	$91.16	170 N N ST 104
098 -0408-156-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	170 N N ST 102
098 -0408-157-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	170 N N ST 100
098 -0408-159-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	162 ZEPHYR PL 100
098 -0408-160-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	162 ZEPHYR PL 102
098 -0408-161-00	CON	B2	1	0.000	1,734	$0.00	$0.00	$464.41	$54.57	$518.98	$0.00	$0.00	$138.07	$0.00	$138.06	162 ZEPHYR PL 104
098 -0408-162-00	CON	B2	1	0.000	1,734	$0.00	$0.00	$464.41	$54.57	$518.98	$0.00	$0.00	$138.07	$0.00	$138.06	162 ZEPHYR PL 106
098 -0408-163-00	CON	B2	1	0.000	1,734	$0.00	$0.00	$464.41	$54.57	$518.98	$0.00	$0.00	$138.07	$0.00	$138.06	162 ZEPHYR PL 108
098 -0408-164-00	CON	B2	1	0.000	1,734	$0.00	$0.00	$464.41	$54.57	$518.98	$0.00	$0.00	$138.07	$0.00	$138.06	162 ZEPHYR PL 110
098 -0408-165-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	162 ZEPHYR PL 112
098 -0408-166-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	162 ZEPHYR PL 114
098 -0408-168-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	157 ZEPHYR PL 115
098 -0408-169-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	157 ZEPHYR PL 113
098 -0408-170-00	CON	B2	1	0.000	1,734	$0.00	$0.00	$464.41	$54.57	$518.98	$0.00	$0.00	$138.07	$0.00	$138.06	157 ZEPHYR PL 111
098 -0408-171-00	CON	B2	1	0.000	1,734	$0.00	$0.00	$464.41	$54.57	$518.98	$0.00	$0.00	$138.07	$0.00	$138.06	157 ZEPHYR PL 109
098 -0408-172-00	CON	B2	1	0.000	1,734	$0.00	$0.00	$464.41	$54.57	$518.98	$0.00	$0.00	$138.07	$0.00	$138.06	157 ZEPHYR PL 107
098 -0408-173-00	CON	B2	1	0.000	1,734	$0.00	$0.00	$464.41	$54.57	$518.98	$0.00	$0.00	$138.07	$0.00	$138.06	157 ZEPHYR PL 105
098 -0408-174-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	157 ZEPHYR PL 103
098 -0408-175-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	157 ZEPHYR PL 101
098 -0408-177-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	168 GILLETTE PL 100
098 -0408-178-00	CON	B2	1	0.000	1,880	$0.00	$0.00	$503.51	$59.16	$562.67	$0.00	$0.00	$149.70	$0.00	$149.70	168 GILLETTE PL 102
098 -0408-179-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$306.66	$36.03	$342.69	$0.00	$0.00	$91.17	$0.00	$91.16	168 GILLETTE PL 104
098 -0408-180-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$369.87	$43.46	$413.33	$0.00	$0.00	$109.96	$0.00	$109.96	168 GILLETTE PL 106
098 -0408-181-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$369.87	$43.46	$413.33	$0.00	$0.00	$109.96	$0.00	$109.96	168 GILLETTE PL 108
098 -0408-182-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$306.66	$36.03	$342.69	$0.00	$0.00	$91.17	$0.00	$91.16	168 GILLETTE PL 110
098 -0408-183-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$369.87	$43.46	$413.33	$0.00	$0.00	$109.96	$0.00	$109.96	168 GILLETTE PL 112
098 -0408-184-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$306.66	$36.03	$342.69	$0.00	$0.00	$91.17	$0.00	$91.16	168 GILLETTE PL 114
098 -0408-185-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	168 GILLETTE PL 116
098 -0408-186-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	168 GILLETTE PL 118
098 -0409-001-00	SFR	C1	1	8.084	1,802	$48.03	$244.16	$482.62	$56.71	$831.52	$6.18	$31.40	$143.49	$0.00	$181.06	2704 HOLLINGBURY CMN
098 -0409-002-00	SFR	C1	1	8.084	1,948	$48.03	$263.94	$521.73	$61.30	$895.00	$6.18	$33.95	$155.11	$0.00	$195.24	2712 HOLLINGBURY CMN
098 -0409-003-00	SFR	C1	1	8.084	1,786	$48.03	$241.99	$478.34	$56.20	$824.56	$6.18	$31.12	$142.21	$0.00	$179.50	2718 HOLLINGBURY CMN
098 -0409-004-00	SFR	C1	1	8.084	1,915	$48.03	$259.47	$512.89	$60.26	$880.65	$6.18	$33.37	$152.48	$0.00	$192.02	2707 HOLLINGBURY CMN
098 -0409-005-00	SFR	C1	1	8.084	1,843	$48.03	$249.71	$493.60	$58.00	$849.34	$6.18	$32.12	$146.75	$0.00	$185.04	2713 HOLLINGBURY CMN

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2025-26 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 2025-26 Frontage Assessment	FY 2025-26 Area Assessment	FY 2025-26 Park/Plaza Assessment	FY 2025-26 Trail Assessment	FY 2025-26 Assessment*	Property Address
098 -0409-006-00	SFR	C1	1	8.084	1,927	$48.03	$261.10	$516.10	$60.64	$885.87	$6.18	$33.58	$153.44	$0.00	$193.20	2719 HOLLINGBURY CMN
098 -0409-007-00	SFR	C1	1	8.084	1,843	$48.03	$249.71	$493.60	$58.00	$849.34	$6.18	$32.12	$146.75	$0.00	$185.04	2776 PATCHAM CMN
098 -0409-008-00	SFR	C1	1	8.084	1,927	$48.03	$261.10	$516.10	$60.64	$885.87	$6.18	$33.58	$153.44	$0.00	$193.20	2784 PATCHAM CMN
098 -0409-009-00	SFR	C1	1	8.084	1,830	$48.03	$247.95	$490.12	$57.59	$843.69	$6.18	$31.89	$145.71	$0.00	$183.78	2792 PATCHAM CMN
098 -0409-010-00	SFR	C1	1	8.084	1,786	$48.03	$241.99	$478.34	$56.20	$824.56	$6.18	$31.12	$142.21	$0.00	$179.50	2701 PATCHAM CMN
098 -0409-011-00	SFR	C1	1	8.084	1,948	$48.03	$263.94	$521.73	$61.30	$895.00	$6.18	$33.95	$155.11	$0.00	$195.24	2709 PATCHAM CMN
098 -0409-012-00	SFR	C1	1	8.084	1,955	$48.03	$264.89	$523.60	$61.52	$898.04	$6.18	$34.07	$155.67	$0.00	$195.92	2717 PATCHAM CMN
098 -0409-013-00	SFR	C1	1	8.084	1,955	$48.03	$264.89	$523.60	$61.52	$898.04	$6.18	$34.07	$155.67	$0.00	$195.92	2725 PATCHAM CMN
098 -0409-014-00	SFR	C1	1	8.084	1,802	$48.03	$244.16	$482.62	$56.71	$831.52	$6.18	$31.40	$143.49	$0.00	$181.06	2733 PATCHAM CMN
098 -0409-015-00	SFR	C1	1	8.084	1,955	$48.03	$264.89	$523.60	$61.52	$898.04	$6.18	$34.07	$155.67	$0.00	$195.92	2741 PATCHAM CMN
098 -0409-016-00	SFR	C1	1	8.084	1,955	$48.03	$264.89	$523.60	$61.52	$898.04	$6.18	$34.07	$155.67	$0.00	$195.92	2749 PATCHAM CMN
098 -0409-017-00	SFR	C1	1	8.084	1,802	$48.03	$244.16	$482.62	$56.71	$831.52	$6.18	$31.40	$143.49	$0.00	$181.06	2757 PATCHAM CMN
098 -0409-018-00	SFR	C1	1	8.084	1,915	$48.03	$259.47	$512.89	$60.26	$880.65	$6.18	$33.37	$152.48	$0.00	$192.02	2765 PATCHAM CMN
098 -0409-019-00	SFR	C1	1	8.084	1,830	$48.03	$247.95	$490.12	$57.59	$843.69	$6.18	$31.89	$145.71	$0.00	$183.78	2773 PATCHAM CMN
098 -0409-020-00	SFR	C1	1	8.084	1,927	$48.03	$261.10	$516.10	$60.64	$885.87	$6.18	$33.58	$153.44	$0.00	$193.20	2781 PATCHAM CMN
098 -0409-021-00	SFR	C1	1	8.084	1,830	$48.03	$247.95	$490.12	$57.59	$843.69	$6.18	$31.89	$145.71	$0.00	$183.78	2789 PATCHAM CMN
098 -0409-022-00	SFR	C1	1	8.084	1,915	$48.03	$259.47	$512.89	$60.26	$880.65	$6.18	$33.37	$152.48	$0.00	$192.02	2797 PATCHAM CMN
098 -0409-023-00	SFR	C1	1	8.084	1,843	$48.03	$249.71	$493.60	$58.00	$849.34	$6.18	$32.12	$146.75	$0.00	$185.04	2805 PATCHAM CMN
098 -0409-024-00	SFR	C1	1	8.084	1,927	$48.03	$261.10	$516.10	$60.64	$885.87	$6.18	$33.58	$153.44	$0.00	$193.20	2813 PATCHAM CMN
098 -0409-025-00	SFR	C1	1	8.084	1,830	$48.03	$247.95	$490.12	$57.59	$843.69	$6.18	$31.89	$145.71	$0.00	$183.78	2821 PATCHAM CMN
098 -0409-026-00	SFR	C1	1	8.084	1,927	$48.03	$261.10	$516.10	$60.64	$885.87	$6.18	$33.58	$153.44	$0.00	$193.20	2829 PATCHAM CMN
098 -0409-027-00	SFR	C1	1	8.084	1,830	$48.03	$247.95	$490.12	$57.59	$843.69	$6.18	$31.89	$145.71	$0.00	$183.78	2837 PATCHAM CMN
098 -0409-028-00	SFR	C1	1	8.084	1,915	$48.03	$259.47	$512.89	$60.26	$880.65	$6.18	$33.37	$152.48	$0.00	$192.02	2845 PATCHAM CMN
098 -0409-029-00	SFR	C1	1	8.084	1,843	$48.03	$249.71	$493.60	$58.00	$849.34	$6.18	$32.12	$146.75	$0.00	$185.04	2853 PATCHAM CMN
098 -0409-030-00	SFR	C1	1	8.084	1,927	$48.03	$261.10	$516.10	$60.64	$885.87	$6.18	$33.58	$153.44	$0.00	$193.20	2861 PATCHAM CMN
098 -0409-031-00	SFR	C1	1	8.084	1,830	$48.03	$247.95	$490.12	$57.59	$843.69	$6.18	$31.89	$145.71	$0.00	$183.78	2869 PATCHAM CMN
098 -0409-032-00	SFR	C1	1	8.084	1,927	$48.03	$261.10	$516.10	$60.64	$885.87	$6.18	$33.58	$153.44	$0.00	$193.20	2877 PATCHAM CMN
098 -0409-033-00	SFR	C1	1	8.084	1,830	$48.03	$247.95	$490.12	$57.59	$843.69	$6.18	$31.89	$145.71	$0.00	$183.78	2885 PATCHAM CMN
098 -0409-034-00	SFR	C1	1	8.084	1,927	$48.03	$261.10	$516.10	$60.64	$885.87	$6.18	$33.58	$153.44	$0.00	$193.20	2891 PATCHAM CMN
098 -0409-035-00	SFR	C1	1	8.084	1,830	$48.03	$247.95	$490.12	$57.59	$843.69	$6.18	$31.89	$145.71	$0.00	$183.78	2895 PATCHAM CMN
098 -0409-036-00	SFR	C1	1	8.084	1,927	$48.03	$261.10	$516.10	$60.64	$885.87	$6.18	$33.58	$153.44	$0.00	$193.20	2899 PATCHAM CMN
098 -0409-037-00	SFR	C1	1	8.084	1,806	$48.03	$244.70	$483.69	$56.83	$833.25	$6.18	$31.47	$143.80	$0.00	$181.44	2858 PATCHAM CMN
098 -0409-038-00	SFR	C1	1	8.084	1,806	$48.03	$244.70	$483.69	$56.83	$833.25	$6.18	$31.47	$143.80	$0.00	$181.44	2874 PATCHAM CMN
098 -0409-039-00	SFR	C1	1	8.084	1,802	$48.03	$244.16	$482.62	$56.71	$831.52	$6.18	$31.40	$143.49	$0.00	$181.06	2880 PATCHAM CMN
098 -0409-040-00	SFR	C1	1	8.084	1,948	$48.03	$263.94	$521.73	$61.30	$895.00	$6.18	$33.95	$155.11	$0.00	$195.24	2888 PATCHAM CMN
098 -0409-041-00	SFR	C1	1	8.084	1,955	$48.03	$264.89	$523.60	$61.52	$898.04	$6.18	$34.07	$155.67	$0.00	$195.92	2892 PATCHAM CMN
098 -0409-042-00	SFR	C1	1	8.084	1,786	$48.03	$241.99	$478.34	$56.20	$824.56	$6.18	$31.12	$142.21	$0.00	$179.50	2896 PATCHAM CMN
098 -0409-057-00	SFR	C1	1	0.000	1,825	$0.00	$247.27	$488.78	$57.43	$793.48	$0.00	$31.80	$145.32	$0.00	$177.12	2801 POIPU CMN
098 -0409-058-00	SFR	C1	1	0.000	1,993	$0.00	$270.04	$533.78	$62.72	$866.54	$0.00	$34.73	$158.69	$0.00	$193.42	2855 OLD 1ST ST
098 -0409-059-00	SFR	C1	1	0.000	1,843	$0.00	$249.71	$493.60	$58.00	$801.31	$0.00	$32.12	$146.75	$0.00	$178.86	2855 OLD 1ST ST
098 -0409-060-00	SFR	C1	1	0.000	1,993	$0.00	$270.04	$533.78	$62.72	$866.54	$0.00	$34.73	$158.69	$0.00	$193.42	2855 OLD 1ST ST
098 -0409-061-00	SFR	C1	1	0.000	1,821	$0.00	$246.73	$487.71	$57.30	$791.74	$0.00	$31.73	$145.00	$0.00	$176.72	2855 OLD 1ST ST
098 -0409-062-00	SFR	C1	1	0.000	1,929	$0.00	$261.37	$516.64	$60.70	$838.71	$0.00	$33.62	$153.60	$0.00	$187.22	2855 OLD 1ST ST
098 -0409-063-00	SFR	C1	1	0.000	1,821	$0.00	$246.73	$487.71	$57.30	$791.74	$0.00	$31.73	$145.00	$0.00	$176.72	2855 OLD 1ST ST
098 -0409-064-00	SFR	C1	1	0.000	1,916	$0.00	$259.60	$513.15	$60.29	$833.04	$0.00	$33.39	$152.56	$0.00	$185.94	2855 OLD 1ST ST
098 -0409-065-00	SFR	C1	1	0.000	1,916	$0.00	$259.60	$513.15	$60.29	$833.04	$0.00	$33.39	$152.56	$0.00	$185.94	2855 OLD 1ST ST
098 -0409-066-00	SFR	C1	1	0.000	1,821	$0.00	$246.73	$487.71	$57.30	$791.74	$0.00	$31.73	$145.00	$0.00	$176.72	2855 OLD 1ST ST
098 -0409-067-00	SFR	C1	1	0.000	1,929	$0.00	$261.37	$516.64	$60.70	$838.71	$0.00	$33.62	$153.60	$0.00	$187.22	2855 OLD 1ST ST
098 -0409-068-00	SFR	C1	1	0.000	1,821	$0.00	$246.73	$487.71	$57.30	$791.74	$0.00	$31.73	$145.00	$0.00	$176.72	2855 OLD 1ST ST
098 -0409-069-00	SFR	C1	1	0.000	1,843	$0.00	$249.71	$493.60	$58.00	$801.31	$0.00	$32.12	$146.75	$0.00	$178.86	2855 OLD 1ST ST
098 -0409-070-00	SFR	C1	1	0.000	1,825	$0.00	$247.27	$488.78	$57.43	$793.48	$0.00	$31.80	$145.32	$0.00	$177.12	2855 OLD 1ST ST
098 -0409-071-00	SFR	C1	1	0.000	1,843	$0.00	$249.71	$493.60	$58.00	$801.31	$0.00	$32.12	$146.75	$0.00	$178.86	2855 OLD 1ST ST
098 -0409-072-00	SFR	C1	1	0.000	1,993	$0.00	$270.04	$533.78	$62.72	$866.54	$0.00	$34.73	$158.69	$0.00	$193.42	2855 OLD 1ST ST
098 -0409-073-00	SFR	C1	1	0.000	1,843	$0.00	$249.71	$493.60	$58.00	$801.31	$0.00	$32.12	$146.75	$0.00	$178.86	2855 OLD 1ST ST
098 -0410-001-00	SFR	C1	1	8.084	1,802	$48.03	$244.16	$482.62	$56.71	$831.52	$6.18	$31.40	$143.49	$0.00	$181.06	2902 WORTHING CMN
098 -0410-002-00	SFR	C1	1	8.084	1,786	$48.03	$241.99	$478.34	$56.20	$824.56	$6.18	$31.12	$142.21	$0.00	$179.50	2904 WORTHING CMN
098 -0410-003-00	SFR	C1	1	8.084	1,948	$48.03	$263.94	$521.73	$61.30	$895.00	$6.18	$33.95	$155.11	$0.00	$195.24	2906 WORTHING CMN

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2025-26 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 2025-26 Frontage Assessment	FY 2025-26 Area Assessment	FY 2025-26 Park/Plaza Assessment	FY 2025-26 Trail Assessment	FY 2025-26 Assessment*	Property Address
098 -0410-004-00	SFR	C1	1	8.084	1,955	$48.03	$264.89	$523.60	$61.52	$898.04	$6.18	$34.07	$155.67	$0.00	$195.92	2908 WORTHING CMN
098 -0410-005-00	SFR	C1	1	8.084	2,013	$48.03	$272.75	$539.13	$63.35	$923.26	$6.18	$35.08	$160.29	$0.00	$201.54	2912 WORTHING CMN
098 -0410-006-00	SFR	C1	1	8.084	1,806	$48.03	$244.70	$483.69	$56.83	$833.25	$6.18	$31.47	$143.80	$0.00	$181.44	2914 WORTHING CMN
098 -0410-007-00	SFR	C1	1	8.084	1,802	$48.03	$244.16	$482.62	$56.71	$831.52	$6.18	$31.40	$143.49	$0.00	$181.06	2916 WORTHING CMN
098 -0410-008-00	SFR	C1	1	8.084	1,955	$48.03	$264.89	$523.60	$61.52	$898.04	$6.18	$34.07	$155.67	$0.00	$195.92	2920 WORTHING CMN
098 -0410-009-00	SFR	C1	1	8.084	1,948	$48.03	$263.94	$521.73	$61.30	$895.00	$6.18	$33.95	$155.11	$0.00	$195.24	2922 WORTHING CMN
098 -0410-010-00	SFR	C1	1	8.084	1,802	$48.03	$244.16	$482.62	$56.71	$831.52	$6.18	$31.40	$143.49	$0.00	$181.06	2928 WORTHING CMN
098 -0410-011-00	SFR	C1	1	8.084	1,948	$48.03	$263.94	$521.73	$61.30	$895.00	$6.18	$33.95	$155.11	$0.00	$195.24	2934 WORTHING CMN
098 -0410-012-00	SFR	C1	1	8.084	1,802	$48.03	$244.16	$482.62	$56.71	$831.52	$6.18	$31.40	$143.49	$0.00	$181.06	2938 WORTHING CMN
098 -0410-013-00	SFR	C1	1	8.084	1,955	$48.03	$264.89	$523.60	$61.52	$898.04	$6.18	$34.07	$155.67	$0.00	$195.92	2946 WORTHING CMN
098 -0410-014-00	SFR	C1	1	8.084	1,802	$48.03	$244.16	$482.62	$56.71	$831.52	$6.18	$31.40	$143.49	$0.00	$181.06	2950 WORTHING CMN
098 -0410-015-00	SFR	C1	1	8.084	1,955	$48.03	$264.89	$523.60	$61.52	$898.04	$6.18	$34.07	$155.67	$0.00	$195.92	2954 WORTHING CMN
098 -0410-016-00	SFR	C1	1	8.084	1,955	$48.03	$264.89	$523.60	$61.52	$898.04	$6.18	$34.07	$155.67	$0.00	$195.92	2960 WORTHING CMN
098 -0410-017-00	SFR	C1	1	8.084	1,955	$48.03	$264.89	$523.60	$61.52	$898.04	$6.18	$34.07	$155.67	$0.00	$195.92	2968 WORTHING CMN
098 -0410-018-00	SFR	C1	1	8.084	1,802	$48.03	$244.16	$482.62	$56.71	$831.52	$6.18	$31.40	$143.49	$0.00	$181.06	2974 WORTHING CMN
098 -0410-019-00	SFR	C1	1	8.084	1,955	$48.03	$264.89	$523.60	$61.52	$898.04	$6.18	$34.07	$155.67	$0.00	$195.92	2980 WORTHING CMN
098 -0410-020-00	SFR	C1	1	8.084	1,955	$48.03	$264.89	$523.60	$61.52	$898.04	$6.18	$34.07	$155.67	$0.00	$195.92	2986 WORTHING CMN
098 -0410-021-00	SFR	C1	1	8.084	1,948	$48.03	$263.94	$521.73	$61.30	$895.00	$6.18	$33.95	$155.11	$0.00	$195.24	2992 WORTHING CMN
098 -0410-022-00	SFR	C1	1	8.084	1,802	$48.03	$244.16	$482.62	$56.71	$831.52	$6.18	$31.40	$143.49	$0.00	$181.06	2998 WORTHING CMN
098 -0410-023-00	SFR	C1	1	8.084	1,830	$48.03	$247.95	$490.12	$57.59	$843.69	$6.18	$31.89	$145.71	$0.00	$183.78	2999 WORTHING CMN
098 -0410-024-00	SFR	C1	1	8.084	1,927	$48.03	$261.10	$516.10	$60.64	$885.87	$6.18	$33.58	$153.44	$0.00	$193.20	2995 WORTHING CMN
098 -0410-025-00	SFR	C1	1	8.084	1,830	$48.03	$247.95	$490.12	$57.59	$843.69	$6.18	$31.89	$145.71	$0.00	$183.78	2991 WORTHING CMN
098 -0410-026-00	SFR	C1	1	8.084	1,927	$48.03	$261.10	$516.10	$60.64	$885.87	$6.18	$33.58	$153.44	$0.00	$193.20	2885 WORTHING CMN
098 -0410-027-00	SFR	C1	1	8.084	1,786	$48.03	$241.99	$478.34	$56.20	$824.56	$6.18	$31.12	$142.21	$0.00	$179.50	2977 PATCHAM CMN
098 -0410-028-00	SFR	C1	1	8.084	1,948	$48.03	$263.94	$521.73	$61.30	$895.00	$6.18	$33.95	$155.11	$0.00	$195.24	2973 PATCHAM CMN
098 -0410-030-00	SFR	C1	1	8.084	1,915	$48.03	$259.47	$512.89	$60.26	$880.65	$6.18	$33.37	$152.48	$0.00	$192.02	2951 PATCHAM CMN
098 -0410-031-00	SFR	C1	1	8.084	1,830	$48.03	$247.95	$490.12	$57.59	$843.69	$6.18	$31.89	$145.71	$0.00	$183.78	2945 PATCHAM CMN
098 -0410-032-00	SFR	C1	1	8.084	1,927	$48.03	$261.10	$516.10	$60.64	$885.87	$6.18	$33.58	$153.44	$0.00	$193.20	2937 PATCHAM CMN
098 -0410-033-00	SFR	C1	1	8.084	1,830	$48.03	$247.95	$490.12	$57.59	$843.69	$6.18	$31.89	$145.71	$0.00	$183.78	2929 PATCHAM CMN
098 -0410-034-00	SFR	C1	1	8.084	1,927	$48.03	$261.10	$516.10	$60.64	$885.87	$6.18	$33.58	$153.44	$0.00	$193.20	2921 PATCHAM CMN
098 -0410-035-00	SFR	C1	1	8.084	1,843	$48.03	$249.71	$493.60	$58.00	$849.34	$6.18	$32.12	$146.75	$0.00	$185.04	2915 PATCHAM CMN
098 -0410-036-00	SFR	C1	1	8.084	1,915	$48.03	$259.47	$512.89	$60.26	$880.65	$6.18	$33.37	$152.48	$0.00	$192.02	2907 PATCHAM CMN
098 -0410-037-00	SFR	C1	1	8.084	1,927	$48.03	$261.10	$516.10	$60.64	$885.87	$6.18	$33.58	$153.44	$0.00	$193.20	2910 PATCHAM CMN
098 -0410-038-00	SFR	C1	1	8.084	1,830	$48.03	$247.95	$490.12	$57.59	$843.69	$6.18	$31.89	$145.71	$0.00	$183.78	2918 PATCHAM CMN
098 -0410-039-00	SFR	C1	1	8.084	1,915	$48.03	$259.47	$512.89	$60.26	$880.65	$6.18	$33.37	$152.48	$0.00	$192.02	2924 PATCHAM CMN
098 -0410-040-00	SFR	C1	1	8.084	1,843	$48.03	$249.71	$493.60	$58.00	$849.34	$6.18	$32.12	$146.75	$0.00	$185.04	2932 PATCHAM CMN
098 -0410-041-00	SFR	C1	1	8.084	1,927	$48.03	$261.10	$516.10	$60.64	$885.87	$6.18	$33.58	$153.44	$0.00	$193.20	2940 PATCHAM CMN
098 -0410-042-00	SFR	C1	1	8.084	1,830	$48.03	$247.95	$490.12	$57.59	$843.69	$6.18	$31.89	$145.71	$0.00	$183.78	2948 PATCHAM CMN
098 -0410-043-00	SFR	C1	1	8.084	1,802	$48.03	$244.16	$482.62	$56.71	$831.52	$6.18	$31.40	$143.49	$0.00	$181.06	2956 PATCHAM CMN
098 -0410-044-00	SFR	C1	1	8.084	1,927	$48.03	$261.10	$516.10	$60.64	$885.87	$6.18	$33.58	$153.44	$0.00	$193.20	2951 WORTHING CMN
098 -0410-045-00	SFR	C1	1	8.084	1,843	$48.03	$249.71	$493.60	$58.00	$849.34	$6.18	$32.12	$146.75	$0.00	$185.04	2949 WORTHING CMN
098 -0410-046-00	SFR	C1	1	8.084	1,915	$48.03	$259.47	$512.89	$60.26	$880.65	$6.18	$33.37	$152.48	$0.00	$192.02	2943 WORTHING CMN
098 -0410-047-00	SFR	C1	1	8.084	1,830	$48.03	$247.95	$490.12	$57.59	$843.69	$6.18	$31.89	$145.71	$0.00	$183.78	2937 WORTHING CMN
098 -0410-048-00	SFR	C1	1	8.084	1,915	$48.03	$259.47	$512.89	$60.26	$880.65	$6.18	$33.37	$152.48	$0.00	$192.02	2735 OLD 1ST ST
098 -0410-049-00	SFR	C1	1	8.084	1,830	$48.03	$247.95	$490.12	$57.59	$843.69	$6.18	$31.89	$145.71	$0.00	$183.78	2925 WORTHING CMN
098 -0410-050-00	SFR	C1	1	8.084	1,927	$48.03	$261.10	$516.10	$60.64	$885.87	$6.18	$33.58	$153.44	$0.00	$193.20	2921 WORTHING CMN
098 -0410-061-00	SFR	C1	1	8.084	1,948	$48.03	$263.94	$521.73	$61.30	$895.00	$6.18	$33.95	$155.11	$0.00	$195.24	2959 PATCHAM CMN
098 -0410-062-00	SFR	C1	1	8.084	1,955	$48.03	$264.89	$523.60	$61.52	$898.04	$6.18	$34.07	$155.67	$0.00	$195.92	2967 PATCHAM CMN
098 -0410-063-00	SFR	C1	1	8.084	1,786	$48.03	$241.99	$478.34	$56.20	$824.56	$6.18	$31.12	$142.21	$0.00	$179.50	2961 PATCHAM CMN
098 -0410-070-00	SFR	C1	1	8.084	1,806	$48.03	$244.70	$483.69	$56.83	$833.25	$6.18	$31.47	$143.80	$0.00	$181.44	3000 WORTHING CMN
098 -0410-071-00	SFR	C1	1	8.084	1,806	$48.03	$244.70	$483.69	$56.83	$833.25	$6.18	$31.47	$143.80	$0.00	$181.44	3004 WORTHING CMN
098 -0410-072-00	SFR	C1	1	8.084	1,806	$48.03	$244.70	$483.69	$56.83	$833.25	$6.18	$31.47	$143.80	$0.00	$181.44	3008 WORTHING CMN
098 -0410-073-00	SFR	C1	1	8.084	1,955	$48.03	$264.89	$523.60	$61.52	$898.04	$6.18	$34.07	$155.67	$0.00	$195.92	3012 WORTHING CMN
098 -0410-074-00	SFR	C1	1	8.084	1,786	$48.03	$241.99	$478.34	$56.20	$824.56	$6.18	$31.12	$142.21	$0.00	$179.50	3015 WORTHING CMN
098 -0410-075-00	SFR	C1	1	8.084	1,786	$48.03	$241.99	$478.34	$56.20	$824.56	$6.18	$31.12	$142.21	$0.00	$179.50	3009 WORTHING CMN
098 -0410-076-00	SFR	C1	1	8.084	1,927	$48.03	$261.10	$516.10	$60.64	$885.87	$6.18	$33.58	$153.44	$0.00	$193.20	3007 WORTHING CMN
098 -0410-077-00	SFR	C1	1	8.084	1,927	$48.03	$261.10	$516.10	$60.64	$885.87	$6.18	$33.58	$153.44	$0.00	$193.20	3005 WORTHING CMN

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2025-26 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 2025-26 Frontage Assessment	FY 2025-26 Area Assessment	FY 2025-26 Park/Plaza Assessment	FY 2025-26 Trail Assessment	FY 2025-26 Assessment*	Property Address
098 -0410-078-00	SFR	C1	1	8.084	1,915	$48.03	$259.47	$512.89	$60.26	$880.65	$6.18	$33.37	$152.48	$0.00	$192.02	3003 WORTHING CMN
098 -0410-079-00	SFR	C1	1	8.084	1,927	$48.03	$261.10	$516.10	$60.64	$885.87	$6.18	$33.58	$153.44	$0.00	$193.20	3001 WORTHING CMN
098 -0412-014-00	CON	B3	1	0.000	1,694	$0.00	$0.00	$453.70	$53.31	$507.01	$0.00	$0.00	$134.89	$0.00	$134.88	1681 CHESTNUT ST
098 -0412-015-00	CON	B3	1	0.000	1,674	$0.00	$0.00	$448.34	$52.68	$501.02	$0.00	$0.00	$133.29	$0.00	$133.28	1683 CHESTNUT ST
098 -0412-016-00	CON	B3	1	0.000	1,694	$0.00	$0.00	$453.70	$53.31	$507.01	$0.00	$0.00	$134.89	$0.00	$134.88	1687 CHESTNUT ST
098 -0412-017-00	CON	B3	1	0.000	1,674	$0.00	$0.00	$448.34	$52.68	$501.02	$0.00	$0.00	$133.29	$0.00	$133.28	1685 CHESTNUT ST
098 -0412-018-00	CON	B3	1	0.000	1,674	$0.00	$0.00	$448.34	$52.68	$501.02	$0.00	$0.00	$133.29	$0.00	$133.28	1715 CHESTNUT ST
098 -0412-019-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$516.64	$60.70	$577.34	$0.00	$0.00	$153.60	$0.00	$153.60	1718 PEDROZZI CMN
098 -0412-020-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$516.64	$60.70	$577.34	$0.00	$0.00	$153.60	$0.00	$153.60	1716 PEDROZZI CMN
098 -0412-021-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$575.83	$67.66	$643.49	$0.00	$0.00	$171.19	$0.00	$171.18	1714 PEDROZZI CMN
098 -0412-022-00	CON	B3	1	0.000	1,674	$0.00	$0.00	$448.34	$52.68	$501.02	$0.00	$0.00	$133.29	$0.00	$133.28	1727 CHESTNUT ST
098 -0412-023-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$516.64	$60.70	$577.34	$0.00	$0.00	$153.60	$0.00	$153.60	1735 PEDROZZI CMN
098 -0412-024-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$516.64	$60.70	$577.34	$0.00	$0.00	$153.60	$0.00	$153.60	1733 PEDROZZI CMN
098 -0412-025-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$575.83	$67.66	$643.49	$0.00	$0.00	$171.19	$0.00	$171.18	1731 PEDROZZI CMN
098 -0412-026-00	CON	B3	1	0.000	1,674	$0.00	$0.00	$448.34	$52.68	$501.02	$0.00	$0.00	$133.29	$0.00	$133.28	1757 CHESTNUT ST
098 -0412-027-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$516.64	$60.70	$577.34	$0.00	$0.00	$153.60	$0.00	$153.60	1758 PEDROZZI CMN
098 -0412-028-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$516.64	$60.70	$577.34	$0.00	$0.00	$153.60	$0.00	$153.60	1756 PEDROZZI CMN
098 -0412-029-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$575.83	$67.66	$643.49	$0.00	$0.00	$171.19	$0.00	$171.18	1754 PEDROZZI CMN
098 -0412-030-00	CON	B3	1	0.000	1,674	$0.00	$0.00	$448.34	$52.68	$501.02	$0.00	$0.00	$133.29	$0.00	$133.28	1767 CHESTNUT ST
098 -0412-031-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$516.64	$60.70	$577.34	$0.00	$0.00	$153.60	$0.00	$153.60	249 N N ST
098 -0412-032-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$516.64	$60.70	$577.34	$0.00	$0.00	$153.60	$0.00	$153.60	247 N N ST
098 -0412-033-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$575.83	$67.66	$643.49	$0.00	$0.00	$171.19	$0.00	$171.18	245 N N ST
098 -0412-034-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$575.83	$67.66	$643.49	$0.00	$0.00	$171.19	$0.00	$171.18	241 N N ST
098 -0412-035-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$516.64	$60.70	$577.34	$0.00	$0.00	$153.60	$0.00	$153.60	239 N N ST
098 -0412-036-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$516.64	$60.70	$577.34	$0.00	$0.00	$153.60	$0.00	$153.60	237 N N ST
098 -0412-037-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$516.64	$60.70	$577.34	$0.00	$0.00	$153.60	$0.00	$153.60	235 N N ST
098 -0412-038-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$575.83	$67.66	$643.49	$0.00	$0.00	$171.19	$0.00	$171.18	233 N N ST
098 -0412-039-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$575.83	$67.66	$643.49	$0.00	$0.00	$171.19	$0.00	$171.18	231 N N ST
098 -0412-040-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$575.83	$67.66	$643.49	$0.00	$0.00	$171.19	$0.00	$171.18	1742 PEDROZZI CMN
098 -0412-041-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$575.83	$67.66	$643.49	$0.00	$0.00	$171.19	$0.00	$171.18	1744 PEDROZZI CMN
098 -0412-042-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$516.64	$60.70	$577.34	$0.00	$0.00	$153.60	$0.00	$153.60	1746 PEDROZZI CMN
098 -0412-043-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$516.64	$60.70	$577.34	$0.00	$0.00	$153.60	$0.00	$153.60	1748 PEDROZZI CMN
098 -0412-044-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$516.64	$60.70	$577.34	$0.00	$0.00	$153.60	$0.00	$153.60	1750 PEDROZZI CMN
098 -0412-045-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$575.83	$67.66	$643.49	$0.00	$0.00	$171.19	$0.00	$171.18	1752 PEDROZZI CMN
098 -0412-046-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$575.83	$67.66	$643.49	$0.00	$0.00	$171.19	$0.00	$171.18	1729 PEDROZZI CMN
098 -0412-047-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$516.64	$60.70	$577.34	$0.00	$0.00	$153.60	$0.00	$153.60	1727 PEDROZZI CMN
098 -0412-048-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$516.64	$60.70	$577.34	$0.00	$0.00	$153.60	$0.00	$153.60	1725 PEDROZZI CMN
098 -0412-049-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$516.64	$60.70	$577.34	$0.00	$0.00	$153.60	$0.00	$153.60	1723 PEDROZZI CMN
098 -0412-050-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$575.83	$67.66	$643.49	$0.00	$0.00	$171.19	$0.00	$171.18	1721 PEDROZZI CMN
098 -0412-051-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$575.83	$67.66	$643.49	$0.00	$0.00	$171.19	$0.00	$171.18	1719 PEDROZZI CMN
098 -0412-052-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$575.83	$67.66	$643.49	$0.00	$0.00	$171.19	$0.00	$171.18	1702 PEDROZZI CMN
098 -0412-053-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$575.83	$67.66	$643.49	$0.00	$0.00	$171.19	$0.00	$171.18	1704 PEDROZZI CMN
098 -0412-054-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$516.64	$60.70	$577.34	$0.00	$0.00	$153.60	$0.00	$153.60	1706 PEDROZZI CMN
098 -0412-055-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$516.64	$60.70	$577.34	$0.00	$0.00	$153.60	$0.00	$153.60	1708 PEDROZZI CMN
098 -0412-056-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$516.64	$60.70	$577.34	$0.00	$0.00	$153.60	$0.00	$153.60	1710 PEDROZZI CMN
098 -0412-057-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$516.64	$60.70	$577.34	$0.00	$0.00	$153.60	$0.00	$153.60	1712 PEDROZZI CMN
098 -0413-001-00	COM	B1	2	300.000	11,584	$1,793.70	$1,531.43	$539.79	$31.72	$3,896.64	$80.57	$68.79	$160.48	$0.00	$309.84	1934 1ST ST
098 -0413-001-00	MFR	B1	2	0.000	265,499	$0.00	$35,099.50	$71,107.54	$4,177.36	$110,384.40	$0.00	$1,576.61	$21,140.50	$0.00	$22,717.10	1934 1ST ST
099 -0175-021-01	COM	B2	1	0.000	16,382	$0.00	$0.00	$763.37	$89.69	$853.06	$0.00	$0.00	$226.95	$0.00	$226.94	1002 E STANLEY BLVD
099 -0175-022-01	COM	B2	1	0.000	984	$0.00	$0.00	$45.85	$5.39	$51.24	$0.00	$0.00	$13.63	$0.00	$13.62	E STANLEY BLVD
				9,809.376	2,983,019	$173,571.13	$361,238.02	$454,462.70	$38,696.44	###########	$134,147.90	$200,657.67	$135,113.07	$0.00	$469,915.18	

* 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 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 by this reference. The improvements are the same as the ones described in the prior year's Consolidated Annual Report 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 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 May 12, 2025, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

_____
Deborah L. Elam
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 2025-26)

EXHIBIT A

LIVERMORE
CALIFORNIA

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

Fiscal Year 2025-26

May 12, 2025

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 2025-26

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 _____, 2025.

Deborah Elam, 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 _____, 2025.

Deborah Elam, 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 2025-26

May 12, 2025

Prepared by

FRANCISCO AND ASSOCIATES
Where Innovative Strategies Fund Tomorrow's Communities

Page No.

City Directory ii

SECTION I - Introduction 1

SECTION II - Impacts of Proposition 218 2

SECTION III - Engineer's Report 3

Part A - Plans and Specifications 5

Part B - Estimate of Cost 44

Part C - Assessment District Diagram 48

Part D - Method of Apportionment of Assessment 50

Part E - Property Owner List & Assessment Roll 59

Appendix A - Fiscal Year 2025-26 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 2025-26

City Council Members

John Marchand
Mayor

Evan Branning
Vice Mayor

Ben Barrientos
Council Member

Steven Dunbar
Council Member

Kristie Wang
Council Member

City Staff Members

Marianna Burch
City Manager

Deborah Elam
City Clerk

Joel Waxdeck
City Engineer

Judy Erlandson
Acting Public Works Director

Joe Prime
Maintenance and Golf Operations Manager

Marisa Gan
Management Analyst II

SECTION I

INTRODUCTION
ENGINEER'S REPORT

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

Fiscal Year 2025-26

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 2025-26 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 23, 2025, 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 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 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 May 12, 2025, 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.

    <u>Subdivision 7421</u>
    - 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.

    <u>Subdivision 7552</u>
    - Landscaping, irrigation, and pedestrian lighting within Lot A.

    <u>Subdivision 7782</u>
    - 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.

    <u>Subdivision 7300</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 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 (Shea Center)**
  - 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.
    - 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)**
    - Plans and specifications for the improvements are those prepared by McKay & Somps for Tract 7561.

      <u>Subdivision 7561</u>
        - 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.
    - 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 2025-26 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 2025-26.

General definitions of words, phrases, and abbreviations shown on the "Fiscal Year 2025-26 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 2025-26 Cost Estimate Summary

District	Zone	District Name	City Org Code	Projected 7/1/2025 Fund Balance	Revenue	Expense	Projected 6/30/2026 Fund Balance
Landscape and Lighting District No. 1	1989-1	Autumn Valley	31161270	$113,608.98	$32,552.64	$18,013.00	$128,148.62
Landscape and Lighting District No. 1	1989-2	Stratford Park	31161271	$401,719.54	$198,303.00	$141,656.01	$458,366.53
Landscape and Lighting District No. 1	1989-4	Amber Ridge	31161272	$87,417.90	$199,423.82	$252,033.38	$34,808.34
Landscape and Lighting District No. 1	1990-1	Silver Oaks	31161273	($38,239.87)	$3,778.60	$7,581.41	($42,042.68)
Landscape and Lighting District No. 1	1990-2	Monticello	31161268	$72,380.50	$54,488.04	$41,107.91	$85,760.63
Landscape and Lighting District No. 2	1992-0	Portola Glen	31161269	$447,093.05	$169,514.52	$136,640.99	$479,966.58
Landscape and Lighting District No. 2	1992-1	Scenic Arroyo Estates	31161267	$56,761.76	$21,869.80	$18,845.78	$59,785.78
Landscape and Lighting District No. 2	1993-1	Tapestry	31161203	$81,763.23	$71,671.28	$109,591.47	$43,843.04
Landscape and Lighting District No. 2	1993-2	Walmart	31161240	$50,613.74	$1,997.96	$34.00	$52,577.70
Landscape and Lighting District No. 2	1994-1	Danbury	31161202	$13,857.15	$16,196.58	$12,651.06	$17,402.67
Landscape and Lighting District No. 2	1994-2	Portola Meadows	31161241	$110,101.80	$37,181.76	$33,920.80	$113,362.76
Landscape and Lighting District No. 2	1994-3	California Promenade I and II	31161242	$195,332.08	$61,097.92	$47,864.05	$208,565.95
Landscape and Lighting District No. 2	1994-4	Windmill Springs	31161243	$87,015.66	$19,910.60	$13,204.93	$93,721.33
Landscape and Lighting District No. 2	1994-6	California Nugget I	31161247	$23,730.14	$10,288.74	$10,741.70	$23,277.18
Landscape and Lighting District No. 2	1994-7	Rincon Estates	31161248	$21,614.08	$3,013.08	$2,098.99	$22,528.17
Landscape and Lighting District No. 2	1994-8	Hallmark Collection	31161249	$11,361.42	$2,762.16	$2,529.63	$11,593.95
Landscape and Lighting District No. 2	1995-1	Orchard Business Park	31161244	$125,828.87	$45,736.46	$21,722.22	$149,843.11
Landscape and Lighting District No. 2	1995-2	Sandhurst	31161201	$34,205.73	$33,892.32	$30,291.94	$37,806.11
Landscape and Lighting District No. 2	1995-3	Jack London Place	31161245	($33,002.49)	$2,963.52	$7,168.88	($37,207.85)
Landscape and Lighting District No. 2	1995-4	Airport Business #1	31161250	$25,119.41	$34,552.32	$17,716.17	$41,955.56
Landscape and Lighting District No. 2	1995-6	Alden Estates	31161246	$49,952.93	$13,724.80	$7,353.91	$56,323.82
Landscape and Lighting District No. 2	1995-7	Scenic Links	31161251	$35,189.58	$7,977.42	$3,415.43	$39,751.57
Landscape and Lighting District No. 2	1996-1	Portola Collection	31161252	$27,768.09	$11,458.48	$11,191.12	$28,035.45
Landscape and Lighting District No. 2	1996-2	Altamont #1	31161253	$99,886.18	$19,575.00	$13,074.56	$106,386.62
Landscape and Lighting District No. 2	1996-3	Beck - Concannon Blvd/Murdell Lane	31161254	$132,663.98	$30,338.88	$28,606.25	$134,396.61
Landscape and Lighting District No. 2	1996-5	Sterling Reserve 1	31161255	$43,278.29	$10,479.60	$4,965.68	$48,792.21
Landscape and Lighting District No. 2	1996-6	Sterling Reserve 2	31161260	$19,874.07	$3,983.00	$3,327.19	$20,529.88
Landscape and Lighting District No. 2	1996-7	Devon Place T-6801	31161256	$2,814.26	$11,273.58	$10,820.63	$3,267.21
Landscape and Lighting District No. 2	1996-8	Maralisa I	31161261	$67,521.53	$21,883.14	$20,778.88	$68,625.79
Landscape and Lighting District No. 2	1996-9	California Ranch	31161262	($41,766.14)	$14,733.00	$25,623.35	($52,656.49)
Landscape and Lighting District No. 2	1997-2	California Mountain View - 1	31161257	$17,122.12	$10,472.94	$10,216.30	$17,378.76
Landscape and Lighting District No. 2	1997-3	California Mountain View - 2	31161258	$20,949.06	$6,122.40	$3,781.47	$23,289.99
Landscape and Lighting District No. 2	1997-4	National Drive	31161263	$54,876.89	$13,676.76	$13,128.97	$55,424.68
Landscape and Lighting District No. 2	1997-5	Dover	31161259	$75,040.12	$22,228.80	$21,185.37	$76,083.55
Maintenance District No. 801	N/A	Mt. Day	31161230	$2,582.53	$4,002.48	$3,720.21	$2,864.80
Maintenance District No. 802	N/A	Lomitas/Ryan	31161231	$1,336.47	$4,181.80	$3,127.88	$2,390.39
Maintenance District No. 803	N/A	Ridgecrest	31161232	$78,657.07	$40,429.74	$47,771.92	$71,314.89
Maintenance District No. 804	N/A	Sonterra	31161233	$75,710.41	$18,525.50	$13,726.39	$80,509.52
Maintenance District No. 805	N/A	The Greens, Tournament	31161228	$18,602.31	$3,910.76	$4,569.31	$17,943.76
Maintenance District No. 806	N/A	Saddleback	31161234	$105,037.34	$42,212.04	$23,788.64	$123,460.74
Maintenance District No. 807	N/A	Altamar	31161235	$111,302.06	$26,110.70	$19,108.29	$118,304.47
Maintenance District No. 808	N/A	Meadows	31161236	$58,324.52	$12,203.52	$6,862.54	$63,665.50
Maintenance District No. 809	N/A	Capistrano	31161237	$30,925.48	$2,636.44	$2,528.10	$31,033.82
Maintenance District No. 810	N/A	Contractor's Place T-7090	31161264	$78,485.89	$14,701.92	$10,447.43	$82,740.38
Maintenance District No. 811	N/A	Altamont #2	31161265	$82,419.68	$45,444.78	$35,839.38	$92,025.08
Maintenance District No. 813	N/A	Vintage Collection	31161229	$53,239.26	$12,379.00	$9,186.27	$56,431.99
Maintenance District No. 814	N/A	Maralisa II	31161266	$160,894.56	$60,039.70	$57,094.01	$163,840.25
Maintenance District No. 815	N/A	Bluffs	31161238	$103,287.93	$32,761.38	$37,800.58	$98,248.73
Maintenance District No. 817	N/A	Lomitas/Evans	31161239	$50,166.81	$8,555.20	$4,710.17	$54,011.84
Maintenance District No. 818	N/A	Airport Business Park Site #2	31161204	$58,286.93	$36,032.66	$35,914.71	$58,404.88
Maintenance District No. 819	N/A	Vintner Place	31161205	$34,972.20	$6,857.76	$10,233.61	$31,596.35
Maintenance District No. 820	N/A	Arroyo Road/Lomitas Avenue	31161206	$33,082.04	$7,084.10	$5,486.29	$34,679.85
Maintenance District No. 821	N/A	Shea Business Center	31161207	$12,259.32	$23,292.00	$26,683.89	$8,867.43
Maintenance District No. 822	N/A	Prima	31161208	$271,444.23	$49,447.14	$46,304.54	$274,586.83
Maintenance District No. 823	N/A	Dunsmuir	31161209	$1,050,103.62	$429,013.80	$410,040.36	$1,069,077.06
Maintenance District No. 824	N/A	Vintner Estates	31161210	$36,291.25	$9,778.88	$8,908.75	$37,161.38
Maintenance District No. 826	N/A	Park Lane	31161211	$127,780.98	$36,612.24	$32,806.51	$131,586.71
Maintenance District No. 827	N/A	Kristopher Ranch	31161212	$671,138.17	$137,304.72	$99,871.60	$708,571.29
Maintenance District No. 828	N/A	Scenic Meadows	31161213	$23,339.85	$5,280.00	$5,696.80	$22,923.05
Maintenance District No. 829	N/A	Larry's Place	31161214	$33,181.87	$8,720.16	$5,749.73	$36,152.30
Maintenance District No. 830	N/A	Vinsanto	31161215	$204,235.49	$68,331.60	$62,083.14	$210,483.95
Maintenance District No. 831	N/A	Sevillano	31161216	($18,983.95)	$57,532.00	$69,078.83	($30,530.78)
Maintenance District No. 832	N/A	California Nugget II	31161217	$42,450.68	$5,123.86	$2,458.00	$45,116.54
Maintenance District No. 833	N/A	Creekside	31161218	$116,145.70	$35,470.40	$31,742.89	$119,873.21
Maintenance District No. 835	N/A	Ashford Renaissance	31161219	$55,778.97	$15,997.54	$11,347.11	$60,429.40
Maintenance District No. 836	N/A	Legacy	31161220	$31,324.76	$10,343.88	$5,955.05	$35,713.59
Maintenance District No. 837	N/A	Los Olivos	31161221	$76,165.20	$218,156.04	$231,431.19	$62,890.05
Maintenance District No. 838	N/A	Ponderosa - Legacy	31161222	$277,492.41	$96,846.92	$81,237.82	$293,101.51
Maintenance District No. 839	N/A	Reserves	31161223	$66,138.73	$14,894.00	$8,985.10	$72,047.63
Maintenance District No. 840	N/A	Birchwood	31161224	$108,046.94	$14,046.12	$5,100.39	$116,992.67
Maintenance District No. 841	N/A	Vineyard Gates I	31161225	$73,585.30	$74,166.72	$73,496.66	$74,255.36
Maintenance District No. 842	N/A	Lennox	31161226	$30,111.75	$5,788.56	$6,086.62	$29,813.69
Maintenance District No. 843	N/A	Parkside Tiffany Collection	31161227	$47,533.84	$18,309.44	$15,579.79	$50,263.49
Maintenance District No. 844	N/A	Cornerstone	31161275	($44,204.32)	$15,922.20	$21,288.90	($49,571.02)
Maintenance District No. 845	N/A	Alden Lane Estates	31161277	$101,097.38	$24,769.50	$19,303.56	$106,563.32
Maintenance District No. 846	N/A	Rosegate	31161278	$65,503.04	$6,042.84	$3,846.72	$67,699.16
Maintenance District No. 847	N/A	Creekside Villas	31161279	$70,870.93	$5,417.20	$1,128.00	$75,160.13
Maintenance District No. 848	N/A	Scenic 7 Hills	31161280	$63,402.93	$25,793.46	$19,156.97	$70,039.42
Maintenance District No. 849	N/A	Habitat for Humanity	31161282	$40,476.95	$8,129.00	$8,584.76	$40,021.19
Maintenance District No. 850	N/A	Arroyo Plaza II	31161276	$28,811.86	$10,283.30	$7,560.10	$31,535.06
Maintenance District No. 851	N/A	L St. Traffic Calming	31161281	$21,083.37	$1,648.44	$899.22	$21,832.59
Maintenance District No. 852	N/A	Vineyard Gate 2	31161283	$118,264.43	$32,423.60	$29,461.28	$121,226.75
Maintenance District No. 853	N/A	Ladera Estates	31161284	$333,783.17	$99,359.04	$99,776.61	$333,365.60
Maintenance District No. 854	N/A	Northbrook Homes-The Grove	31161285	$607,851.92	$158,521.20	$130,868.41	$635,504.71
Maintenance District No. 855	N/A	Oaks Business Park	31161286	$574,965.78	$89,419.10	$43,995.14	$620,389.74
Maintenance District No. 857	N/A	Shea Center	31161287	$212,067.87	$113,360.00	$140,110.77	$185,317.10
Maintenance District No. 858	N/A	Arroyo Crossings	31161288	$359,628.65	$56,302.20	$90,008.35	$325,922.50
Maintenance District No. 860	N/A	Orchid Place	31161290	$62,705.92	$9,604.00	$9,264.30	$63,045.62
Maintenance District No. 861	N/A	Kohls	31161289	$80,613.55	$8,309.14	$5,851.78	$83,070.91
Maintenance District No. 862	N/A	Magnolia Place	31161291	$109,081.00	$9,131.00	$18,495.03	$99,716.97
Maintenance District No. 863	N/A	The Vines	31161292	$17,678.90	$19,812.66	$18,136.72	$19,354.84

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.

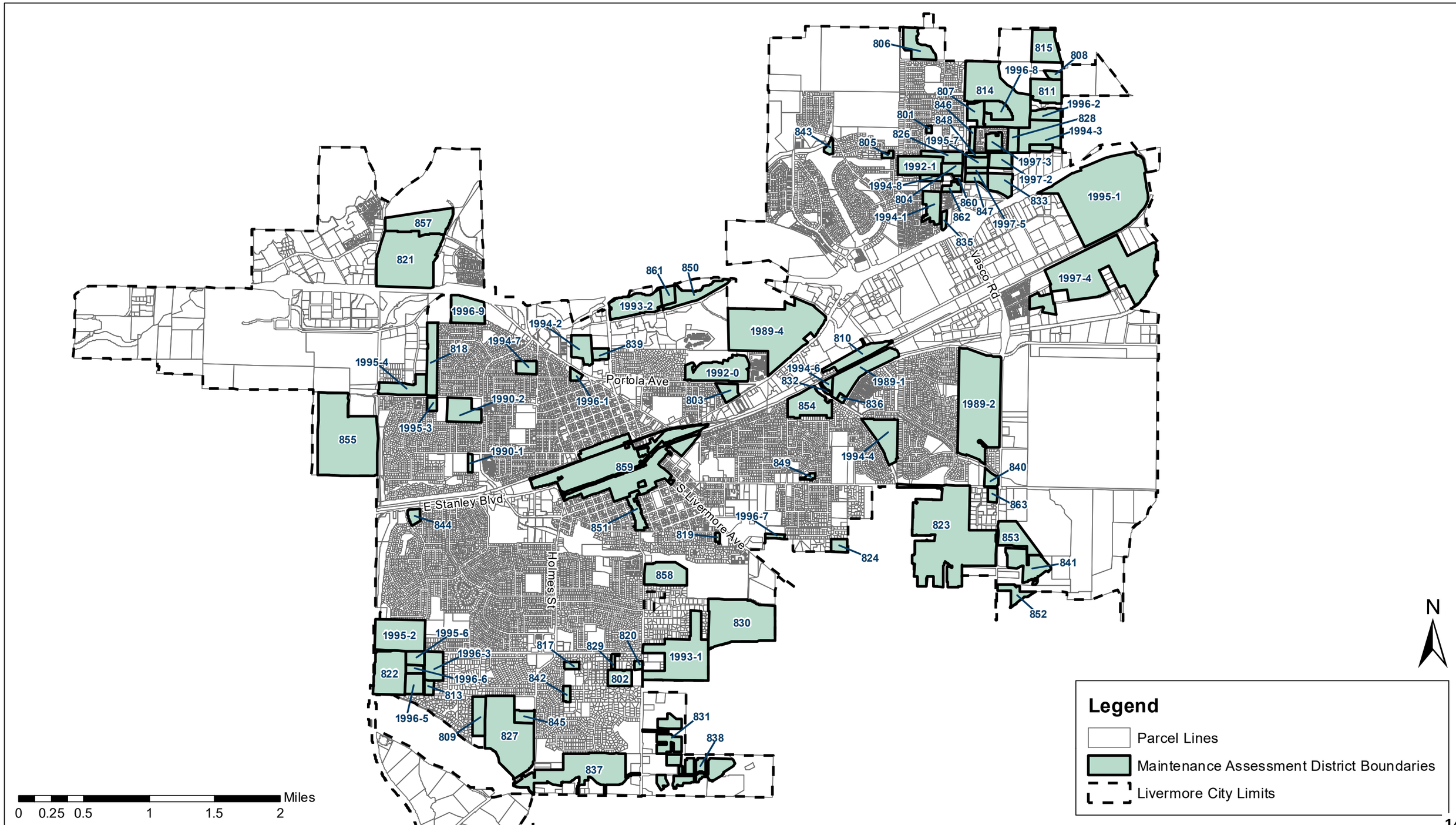
PART C

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 2025-26 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 2025-26 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 2025-26, CPI is 2.69% and therefore the maximum assessment rates for each District are increased by either 2.69% or 3.69%, as applicable.

The following table provides a summary of the authorized assessment escalator, the Fiscal Year 2025-26 Maximum Assessment Rate, and the proposed Fiscal Year 2025-26 Assessment Rate.

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

District	Zone	District Name	City Org Code	Authorized Escalator	Fiscal Year 2025-26 Maximum Assessment Rate	Fiscal Year 2024-25 Budgeted Assessment Rate	Fiscal Year 2025-26 Budgeted Assessment Rate	Percent Change from FY 2024-25 to FY 2025-26 Budgeted Rates
Landscape and Lighting District No. 1	1989-1	Autumn Valley	31161270	CPI + 1%	$256.32	$247.20	$256.32	3.69%
Landscape and Lighting District No. 1	1989-2	Stratford Park	31161271	CPI + 1%	$524.19	$402.62	$417.48	3.69%
Landscape and Lighting District No. 1	1989-4	Amber Ridge	31161272	CPI + 1%	$564.94	$544.84	$564.94	3.69%
Landscape and Lighting District No. 1	1990-1	Silver Oaks	31161273	CPI	$377.87	$367.98	$377.87	2.69%
Landscape and Lighting District No. 1	1990-2	Monticello	31161268	CPI + 1%	$579.66	$559.04	$579.66	3.69%
Landscape and Lighting District No. 2	1992-0	Portola Glen	31161269	CPI + 1%	$1,154.67	$1,112.14	$1,153.16	3.69%
Landscape and Lighting District No. 2	1992-1	Scenic Arroyo Estates	31161267	CPI + 1%	$321.78	$245.25	$254.30	3.69%
Landscape and Lighting District No. 2	1993-1	Tapestry	31161203	CPI	$437.03	$425.59	$437.03	2.69%
Landscape and Lighting District No. 2	1993-2	Walmart	31161240	CPI	$106.62	$43.53	$44.70	2.69%
Landscape and Lighting District No. 2	1994-1	Danbury	31161202	CPI + 1%	$241.75	$233.15	$241.74	3.69%
Landscape and Lighting District No. 2	1994-2	Portola Meadows	31161241	CPI + 1%	$327.08	$271.66	$281.68	3.69%
Landscape and Lighting District No. 2	1994-3	California Promenade I and II	31161242	CPI + 1%	$460.16	$387.66	$401.96	3.69%
Landscape and Lighting District No. 2	1994-4	Windmill Springs	31161243	CPI + 1%	$197.20	$169.93	$176.20	3.69%
Landscape and Lighting District No. 2	1994-6	California Nugget I	31161247	CPI + 1%	$935.36	$902.08	$935.35	3.69%
Landscape and Lighting District No. 2	1994-7	Rincon Estates	31161248	CPI + 1%	$83.57	$69.19	$71.74	3.69%
Landscape and Lighting District No. 2	1994-8	Hallmark Collection	31161249	CPI + 1%	$183.03	$156.70	$162.48	3.69%
Landscape and Lighting District No. 2	1995-1	Orchard Business Park	31161244	CPI + 1%	$255.07	$237.66	$246.43	3.69%
Landscape and Lighting District No. 2	1995-2	Sandhurst	31161201	CPI + 1%	$283.69	$194.57	$201.74	3.69%
Landscape and Lighting District No. 2	1995-3	Jack London Place	31161245	CPI	$141.14	$137.44	$141.13	2.69%
Landscape and Lighting District No. 2	1995-4	Airport Business #1	31161250	CPI + 1%	$2,395.25	$1,009.80	$1,047.05	3.69%
Landscape and Lighting District No. 2	1995-6	Alden Estates	31161246	CPI + 1%	$686.24	$661.83	$686.24	3.69%
Landscape and Lighting District No. 2	1995-7	Scenic Links	31161251	CPI + 1%	$298.68	$150.87	$156.43	3.69%
Landscape and Lighting District No. 2	1996-1	Portola Collection	31161252	CPI + 1%	$526.58	$381.07	$395.12	3.69%
Landscape and Lighting District No. 2	1996-2	Altamont #1	31161253	CPI + 1%	$949.71	$349.61	$362.50	3.69%
Landscape and Lighting District No. 2	1996-3	Beck - Concannon Blvd/Murdell Lane	31161254	CPI + 1%	$777.95	$750.27	$777.93	3.69%
Landscape and Lighting District No. 2	1996-5	Sterling Reserve 1	31161255	CPI + 1%	$405.66	$336.91	$349.33	3.69%
Landscape and Lighting District No. 2	1996-6	Sterling Reserve 2	31161260	CPI + 1%	$398.30	$384.13	$398.30	3.69%
Landscape and Lighting District No. 2	1996-7	Devon Place T-6801	31161256	CPI + 1%	$1,762.68	$1,252.62	$1,252.62	0.00%
Landscape and Lighting District No. 2	1996-8	Maralisa I	31161261	CPI + 1%	$358.74	$345.98	$358.74	3.69%
Landscape and Lighting District No. 2	1996-9	California Ranch	31161262	CPI + 1%	$163.71	$157.89	$163.71	3.69%
Landscape and Lighting District No. 2	1997-2	California Mountain View - 1	31161257	CPI + 1%	$131.35	$121.69	$126.18	3.69%
Landscape and Lighting District No. 2	1997-3	California Mountain View - 2	31161258	CPI + 1%	$117.27	$98.41	$102.04	3.69%
Landscape and Lighting District No. 2	1997-4	National Drive	31161263	CPI + 1%	$117.71	$77.64	$80.51	3.69%
Landscape and Lighting District No. 2	1997-5	Dover	31161259	CPI + 1%	$760.14	$487.22	$505.20	3.69%
Maintenance District No. 801	N/A	Mt. Day	31161230	CPI + 1%	$667.08	$643.35	$667.08	3.69%
Maintenance District No. 802	N/A	Lomitas/Ryan	31161231	CPI + 1%	$144.21	$139.08	$144.21	3.69%
Maintenance District No. 803	N/A	Ridgecrest	31161232	CPI + 1%	$1,036.66	$999.78	$1,036.66	3.69%
Maintenance District No. 804	N/A	Sonterra	31161233	CPI + 1%	$896.44	$510.47	$529.30	3.69%
Maintenance District No. 805	N/A	The Greens, Tournament	31161228	CPI	$1,184.85	$544.05	$558.68	2.69%
Maintenance District No. 806	N/A	Saddleback	31161234	CPI + 1%	$541.19	$521.93	$541.19	3.69%
Maintenance District No. 807	N/A	Altamar	31161235	CPI + 1%	$622.03	$457.85	$474.74	3.69%
Maintenance District No. 808	N/A	Meadows	31161236	CPI + 1%	$749.64	$560.45	$581.12	3.69%
Maintenance District No. 809	N/A	Capistrano	31161237	CPI	$513.79	$67.57	$69.38	2.69%
Maintenance District No. 810	N/A	Contractor's Place T-7090	31161264	CPI + 1%	$855.89	$797.46	$826.88	3.69%
Maintenance District No. 811	N/A	Altamont #2	31161265	CPI + 1%	$724.75	$635.20	$658.63	3.69%
Maintenance District No. 813	N/A	Vintage Collection	31161229	CPI	$1,576.96	$1,205.48	$1,237.90	2.69%
Maintenance District No. 814	N/A	Maralisa II	31161266	CPI + 1%	$239.22	$230.71	$239.21	3.69%
Maintenance District No. 815	N/A	Bluffs	31161238	CPI	$642.38	$625.56	$642.38	2.69%
Maintenance District No. 817	N/A	Lomitas/Evans	31161239	CPI	$1,668.71	$1,041.41	$1,069.41	2.69%
Maintenance District No. 818	N/A	Airport Business Park Site #2	31161204	CPI	$2,501.44	$1,795.76	$1,844.05	2.69%
Maintenance District No. 819	N/A	Vintner Place	31161205	CPI	$1,818.39	$954.03	$979.68	2.69%
Maintenance District No. 820	N/A	Arroyo Road/Lomitas Avenue	31161206	CPI	$2,474.35	$1,379.73	$1,416.83	2.69%
Maintenance District No. 821	N/A	Shea Business Center	31161207	CPI	$529.08	$260.70	$267.71	2.69%
Maintenance District No. 822	N/A	Prima	31161208	CPI	$331.87	$323.18	$331.87	2.69%
Maintenance District No. 823	N/A	Dunsmuir	31161209	CPI + 1%	$1,426.43	$780.66	$809.46	3.69%
Maintenance District No. 824	N/A	Vintner Estates	31161210	CPI	$2,592.70	$1,190.35	$1,222.36	2.69%
Maintenance District No. 826	N/A	Park Lane	31161211	CPI	$590.52	$575.06	$590.52	2.69%
Maintenance District No. 827	N/A	Kristopher Ranch	31161212	CPI	$668.62	$412.68	$423.78	2.69%
Maintenance District No. 828	N/A	Scenic Meadows	31161213	CPI	$291.00	$116.87	$120.01	2.69%
Maintenance District No. 829	N/A	Larry's Place	31161214	CPI	$3,299.61	$2,122.96	$2,180.05	2.69%
Maintenance District No. 830	N/A	Vinsanto	31161215	CPI	$580.23	$273.84	$281.20	2.69%
Maintenance District No. 831	N/A	Sevillano	31161216	CPI	$1,150.64	$1,120.51	$1,150.64	2.69%
Maintenance District No. 832	N/A	California Nugget II	31161217	CPI	$731.99	$712.82	$731.99	2.69%
Maintenance District No. 833	N/A	Creekside	31161218	CPI + 1%	$398.32	$305.45	$316.71	3.69%
Maintenance District No. 835	N/A	Ashford Renaissance	31161219	CPI	$2,073.14	$1,198.36	$1,230.58	2.69%
Maintenance District No. 836	N/A	Legacy	31161220	CPI	$3,903.92	$1,678.84	$1,723.98	2.69%
Maintenance District No. 837	N/A	Los Olivos	31161221	CPI	$1,232.53	$1,200.26	$1,232.53	2.69%
Maintenance District No. 838	N/A	Ponderosa - Legacy	31161222	CPI	$1,663.58	$1,150.13	$1,181.06	2.69%
Maintenance District No. 839	N/A	Reserves	31161223	CPI	$297.89	$290.08	$297.88	2.69%
Maintenance District No. 840	N/A	Birchwood	31161224	CPI	$521.32	$207.24	$212.82	2.69%
Maintenance District No. 841	N/A	Vineyard Gates I	31161225	CPI	$1,074.88	$1,046.73	$1,074.88	2.69%
Maintenance District No. 842	N/A	Lennox	31161226	CPI	$3,302.93	$939.50	$964.76	2.69%
Maintenance District No. 843	N/A	Parkside Tiffany Collection	31161227	CPI	$2,364.37	$2,228.76	$2,288.69	2.69%
Maintenance District No. 844	N/A	Cornerstone	31161275	CPI	$312.20	$304.02	$312.20	2.69%
Maintenance District No. 845	N/A	Alden Lane Estates	31161277	CPI + 1%	$1,107.71	$955.54	$990.79	3.69%
Maintenance District No. 846	N/A	Rosegate	31161278	CPI + 1%	$538.30	$157.51	$163.32	3.69%
Maintenance District No. 847	N/A	Creekside Villas	31161279	CPI + 1%	$187.30	$45.04	$46.70	3.69%
Maintenance District No. 848	N/A	Scenic 7 Hills	31161280	CPI + 1%	$1,452.58	$1,184.57	$1,228.27	3.69%
Maintenance District No. 849	N/A	Habitat for Humanity	31161282	CPI + 1%	$719.21	$356.35	$369.50	3.69%
Maintenance District No. 850	N/A	Arroyo Plaza II	31161276	CPI	$1,101.72	$440.68	$452.53	2.69%
Maintenance District No. 851	N/A	L St. Traffic Calming	31161281	CPI + 1%	$309.64	$41.84	$43.39	3.69%
Maintenance District No. 852	N/A	Vineyard Gate 2	31161283	CPI + 1%	$3,528.64	$1,563.51	$1,621.19	3.69%
Maintenance District No. 853	N/A	Ladera Estates	31161284	CPI	$4,550.93	$2,199.03	$2,258.16	2.69%
Maintenance District No. 854	N/A	Northbrook Homes-The Grove	31161285	CPI + 1%	$1,905.46	$1,295.60	$1,343.40	3.69%
Maintenance District No. 855	N/A	Oaks Business Park	31161286	CPI + 1%	$2,971.09	$653.93	$678.06	3.69%
Maintenance District No. 857	N/A	Shea Center	31161287	CPI + 1%	$572.20	$105.12	$109.00	3.69%
Maintenance District No. 858	N/A	Arroyo Crossings	31161288	CPI + 1%	$1,837.76	$350.32	$363.24	3.69%
Maintenance District No. 860	N/A	Orchid Place	31161290	CPI + 1%	$4,933.54	$1,852.47	$1,920.80	3.69%
Maintenance District No. 861	N/A	Kohls	31161289	CPI + 1%	$2,837.85	$839.99	$870.98	3.69%
Maintenance District No. 862	N/A	Magnolia Place	31161291	CPI + 1%	$610.53	$176.13	$182.63	3.69%
Maintenance District No. 863	N/A	The Vines	31161292	CPI + 1%	$711.62	$389.96	$404.34	3.69%

* 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 2025-26
ESTIMATES OF COST

CITY OF LIVERMORE

District Name: The Greens, Tournament
Number: 805

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

4,853 SF comprised of 7.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$1,806.00
Contractor Services			$192.82
Irrigation Water			$1,829.62
Maintenance Materials			$77.00
Equipment Maintenance & Operations			$39.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$149.86
Phone Costs			$0.00
Subtotal:			$4,094.31
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$409.00
Alameda County Charge	1.7% of Assessment Revenue		$66.00
Subtotal:			$475.00
Total cost of maintenance			$4,569.31
Total Revenue (FY2025-26 Assessment x No. of Units)			$3,910.73
Assessment Net Change			$14.63
Estimated fund balance as of June 30, 2025			$18,602.31
Estimated fund balance as of June 30, 2026			$17,943.73

CITY OF LIVERMORE

District Name: Capistrano
Number: 809

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

1,038 SF comprised of 38.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$1,615.00
Contractor Services			$0.00
Irrigation Water			$591.10
Maintenance Materials			$15.00
Equipment Maintenance & Operations			$36.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$2,257.10
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$226.00
Alameda County Charge	1.7% of Assessment Revenue		$45.00
Subtotal:			$271.00
Total cost of maintenance			$2,528.10
Total Revenue (FY2025-26 Assessment x No. of Units)			$2,636.52
Assessment Net Change			$1.82
Estimated fund balance as of June 30, 2025			$30,925.48
Estimated fund balance as of June 30, 2026			$31,033.90

CITY OF LIVERMORE

District Name: Vintage
Collection Number: 813

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

11,294 SF comprised of
10.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$4,941.00
Contractor Services			$0.00
Irrigation Water			$2,859.43
Maintenance Materials			$47.00
Equipment Maintenance & Operations			$109.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$203.85
Subtotal:			$8,160.27
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$816.00
Alameda County Charge	1.7% of Assessment Revenue		$210.00
Subtotal:			$1,026.00
Total cost of maintenance			$9,186.27
Total Revenue (FY2025-26 Assessment x No. of Units)			$12,378.97
Assessment Net Change			$32.42
Estimated fund balance as of June 30, 2025			$53,239.26
Estimated fund balance as of June 30, 2026			$56,431.96

CITY OF LIVERMORE

District Name: Bluffs
Number: 815

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

37,731 SF comprised of
51.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$20,239.00
Contractor Services			$7,219.03
Irrigation Water			$5,357.14
Maintenance Materials			$189.00
Equipment Maintenance & Operations			$445.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$204.96
Phone Costs			$203.45
Subtotal:			$33,857.58
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$3,386.00
Alameda County Charge	1.7% of Assessment Revenue		$557.00
Subtotal:			$3,943.00
Total cost of maintenance			$37,800.58
Total Revenue (FY2025-26 Assessment x No. of Units)			$32,761.48
Assessment Net Change			$16.82
Estimated fund balance as of June 30, 2025			$103,287.93
Estimated fund balance as of June 30, 2026			$98,248.83

CITY OF LIVERMORE

District Name:
Lomitas/Evans Number:
817

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

7,002 SF comprised of 8.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$2,471.00
Contractor Services			$385.65
Irrigation Water			$825.55
Maintenance Materials			$23.00
Equipment Maintenance & Operations			$54.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$192.87
Phone Costs			$198.10
Subtotal:			$4,150.17
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$415.00
Alameda County Charge	1.7% of Assessment Revenue		$145.00
Subtotal:			$560.00
Total cost of maintenance			$4,710.17
Total Revenue (FY2025-26 Assessment x No. of Units)			$8,555.29
Assessment Net Change			$28.00
Estimated fund balance as of June 30, 2025			$50,166.81
Estimated fund balance as of June 30, 2026			$54,011.93

CITY OF LIVERMORE

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

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

80,000 SF comprised of
19.54 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$22,804.00
Contractor Services			$4,675.95
Irrigation Water			$3,692.97
Maintenance Materials			$276.77
Equipment Maintenance & Operations			$502.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$141.02
Subtotal:			$32,092.71
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$3,209.00
Alameda County Charge	1.7% of Assessment Revenue		$613.00
Subtotal:			$3,822.00
Total cost of maintenance			$35,914.71
Total Revenue (FY2025-26 Assessment x No. of Units)			$36,032.72
Assessment Net Change			$48.29
Estimated fund balance as of June 30, 2025			$58,286.93
Estimated fund balance as of June 30, 2026			$58,404.94

CITY OF LIVERMORE

District Name: Vintner
Place Number: 819

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

2,162 SF comprised of 7.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$1,141.00
Contractor Services			$168.72
Irrigation Water			$7,526.02
Maintenance Materials			$11.00
Equipment Maintenance & Operations			$24.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$122.02
Phone Costs			$203.85
Subtotal:			$9,196.61
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$920.00
Alameda County Charge	1.7% of Assessment Revenue		$117.00
Subtotal:			$1,037.00
Total cost of maintenance			$10,233.61
Total Revenue (FY2025-26 Assessment x No. of Units)			$6,857.79
Assessment Net Change			$25.65
Estimated fund balance as of June 30, 2025			$34,972.20
Estimated fund balance as of June 30, 2026			$31,596.38

CITY OF LIVERMORE

District Name: Arroyo Road/Lomitas Avenue
Number: 820

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

6,937 SF comprised of 5.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$2,755.00
Contractor Services			$457.95
Irrigation Water			$1,454.42
Maintenance Materials			$25.00
Equipment Maintenance & Operations			$61.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$124.92
Phone Costs			$0.00
Subtotal:			$4,878.29
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$488.00
Alameda County Charge	1.7% of Assessment Revenue		$120.00
Subtotal:			$608.00
Total cost of maintenance			$5,486.29
Total Revenue (FY2025-26 Assessment x No. of Units)			$7,084.16
Assessment Net Change			$37.10
Estimated fund balance as of June 30, 2025			$33,082.04
Estimated fund balance as of June 30, 2026			$34,679.91

CITY OF LIVERMORE

District Name: Shea
Business Center Number:
821

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

21,330 SF comprised of
89.55 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$11,877.00
Contractor Services			$11,026.29
Irrigation Water			$611.61
Maintenance Materials			$111.00
Equipment Maintenance & Operations			$261.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$23,886.89
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$2,389.00
Alameda County Charge	1.7% of Assessment Revenue		$408.00
Subtotal:			$2,797.00
Total cost of maintenance			$26,683.89
Total Revenue (FY2025-26 Assessment x No. of Units)			$23,974.23
Assessment Net Change			$7.01
Estimated fund balance as of June 30, 2025			$12,259.32
Estimated fund balance as of June 30, 2026			$9,549.66

CITY OF LIVERMORE

District Name: Prima
Number: 822

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

54,040 SF comprised of
149.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$5,702.00
Contractor Services			$27,077.49
Irrigation Water			$7,881.94
Maintenance Materials			$182.79
Equipment Maintenance & Operations			$126.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$162.22
Phone Costs			$198.10
Subtotal:			$41,330.54
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$4,133.00
Alameda County Charge	1.7% of Assessment Revenue		$841.00
Subtotal:			$4,974.00
Total cost of maintenance			$46,304.54
Total Revenue (FY2025-26 Assessment x No. of Units)			$49,448.23
Assessment Net Change			$8.69
Estimated fund balance as of June 30, 2025			$271,444.23
Estimated fund balance as of June 30, 2026			$274,587.92

CITY OF LIVERMORE

District Name: Vintner
Estates Number: 824

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

10,000 SF comprised of 8.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$3,800.00
Contractor Services			$0.00
Irrigation Water			$3,449.52
Maintenance Materials			$35.00
Equipment Maintenance & Operations			$83.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$376.78
Phone Costs			$203.45
Subtotal:			$7,947.75
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$795.00
Alameda County Charge	1.7% of Assessment Revenue		$166.00
Subtotal:			$961.00
Total cost of maintenance			$8,908.75
Total Revenue (FY2025-26 Assessment x No. of Units)			$9,778.85
Assessment Net Change			$32.01
Estimated fund balance as of June 30, 2025			$36,291.25
Estimated fund balance as of June 30, 2026			$37,161.35

CITY OF LIVERMORE

District Name: Park Lane
Number: 826

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

36,842 SF comprised of
62.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$16,628.00
Contractor Services			$5,147.38
Irrigation Water			$6,737.25
Maintenance Materials			$276.00
Equipment Maintenance & Operations			$365.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$104.88
Phone Costs			$0.00
Subtotal:			$29,258.51
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$2,926.00
Alameda County Charge	1.7% of Assessment Revenue		$622.00
Subtotal:			$3,548.00
Total cost of maintenance			$32,806.51
Total Revenue (FY2025-26 Assessment x No. of Units)			$36,612.40
Assessment Net Change			$15.46
Estimated fund balance as of June 30, 2025			$127,780.98
Estimated fund balance as of June 30, 2026			$131,586.87

CITY OF LIVERMORE

District Name: Kristopher
Ranch Number: 827

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

231,815 SF comprised of
324.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$50,739.00
Contractor Services			$17,198.30
Irrigation Water			$17,456.09
Maintenance Materials			$1,210.07
Equipment Maintenance & Operations			$1,116.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$554.93
Phone Costs			$396.21
Subtotal:			$88,670.60
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$8,867.00
Alameda County Charge	1.7% of Assessment Revenue		$2,334.00
Subtotal:			$11,201.00
Total cost of maintenance			$99,871.60
Total Revenue (FY2025-26 Assessment x No. of Units)			$137,303.21
Assessment Net Change			$11.10
Estimated fund balance as of June 30, 2025			$671,138.17
Estimated fund balance as of June 30, 2026			$708,569.78

CITY OF LIVERMORE

District Name: Scenic
Meadows Number: 828

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

1,474 SF comprised of 44.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$1,615.00
Contractor Services			$1,215.87
Irrigation Water			$2,028.10
Maintenance Materials			$75.00
Equipment Maintenance & Operations			$36.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$126.82
Phone Costs			$0.00
Subtotal:			$5,096.80
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$510.00
Alameda County Charge	1.7% of Assessment Revenue		$90.00
Subtotal:			$600.00
Total cost of maintenance			$5,696.80
Total Revenue (FY2025-26 Assessment x No. of Units)			$5,280.57
Assessment Net Change			$3.14
Estimated fund balance as of June 30, 2025			$23,339.85
Estimated fund balance as of June 30, 2026			$22,923.62

CITY OF LIVERMORE

District Name: Larry's
Place Number: 829

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

8,275 SF comprised of 4.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$760.00
Contractor Services			$2,355.12
Irrigation Water			$1,696.11
Maintenance Materials			$66.00
Equipment Maintenance & Operations			$17.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$198.50
Subtotal:			$5,092.73
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$509.00
Alameda County Charge	1.7% of Assessment Revenue		$148.00
Subtotal:			$657.00
Total cost of maintenance			$5,749.73
Total Revenue (FY2025-26 Assessment x No. of Units)			$8,720.18
Assessment Net Change			$57.09
Estimated fund balance as of June 30, 2025			$33,181.87
Estimated fund balance as of June 30, 2026			$36,152.32

CITY OF LIVERMORE

District Name: Vinsanto
Number: 830

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

176,050 SF comprised of
243.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$27,840.00
Contractor Services			$6,059.42
Irrigation Water			$19,648.20
Maintenance Materials			$380.00
Equipment Maintenance & Operations			$611.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$844.53
Phone Costs			$0.00
Subtotal:			$55,383.14
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$5,538.00
Alameda County Charge	1.7% of Assessment Revenue		$1,162.00
Subtotal:			$6,700.00
Total cost of maintenance			$62,083.14
Total Revenue (FY2025-26 Assessment x No. of Units)			$68,332.41
Assessment Net Change			$7.36
Estimated fund balance as of June 30, 2025			$204,235.49
Estimated fund balance as of June 30, 2026			$210,484.76

CITY OF LIVERMORE

District Name: Sevillano
Number: 831

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

78,710 SF comprised of
50.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$27,175.00
Contractor Services			$13,127.97
Irrigation Water			$20,109.99
Maintenance Materials			$253.00
Equipment Maintenance & Operations			$598.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$645.87
Phone Costs			$0.00
Subtotal:			$61,909.83
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$6,191.00
Alameda County Charge	1.7% of Assessment Revenue		$978.00
Subtotal:			$7,169.00
Total cost of maintenance			$69,078.83
Total Revenue (FY2025-26 Assessment x No. of Units)			$57,531.90
Assessment Net Change			$30.13
Estimated fund balance as of June 30, 2025			$(18,983.95)
Estimated fund balance as of June 30, 2026			$(30,530.88)

CITY OF LIVERMORE

District Name: California
Nugget II Number: 832

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

10,053 SF comprised of 7.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$2,090.00
Contractor Services			$0.00
Irrigation Water			$0.00
Maintenance Materials			$19.00
Equipment Maintenance & Operations			$46.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$2,155.00
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$216.00
Alameda County Charge	1.7% of Assessment Revenue		$87.00
Subtotal:			$303.00
Total cost of maintenance			$2,458.00
Total Revenue (FY2025-26 Assessment x No. of Units)			$5,123.91
Assessment Net Change			$19.17
Estimated fund balance as of June 30, 2025			$42,450.68
Estimated fund balance as of June 30, 2026			$45,116.59

CITY OF LIVERMORE

District Name: Ashford
Renaissance Number: 835

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

13,100 SF comprised of
13.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$7,031.00
Contractor Services			$433.85
Irrigation Water			$2,177.38
Maintenance Materials			$126.00
Equipment Maintenance & Operations			$155.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$144.87
Phone Costs			$0.00
Subtotal:			$10,068.11
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$1,007.00
Alameda County Charge	1.7% of Assessment Revenue		$272.00
Subtotal:			$1,279.00
Total cost of maintenance			$11,347.11
Total Revenue (FY2025-26 Assessment x No. of Units)			$15,997.54
Assessment Net Change			$32.22
Estimated fund balance as of June 30, 2025			$55,778.97
Estimated fund balance as of June 30, 2026			$60,429.40

CITY OF LIVERMORE

District Name: Legacy
Number: 836

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

13,700 SF comprised of 6.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$1,141.00
Contractor Services			$2,570.85
Irrigation Water			$1,368.31
Maintenance Materials			$11.00
Equipment Maintenance & Operations			$24.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$138.89
Phone Costs			$0.00
Subtotal:			$5,254.05
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$525.00
Alameda County Charge	1.7% of Assessment Revenue		$176.00
Subtotal:			$701.00
Total cost of maintenance			$5,955.05
Total Revenue (FY2025-26 Assessment x No. of Units)			$10,343.89
Assessment Net Change			$45.14
Estimated fund balance as of June 30, 2025			$31,324.76
Estimated fund balance as of June 30, 2026			$35,713.60

CITY OF LIVERMORE

District Name: Los Olivos
Number: 837

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

457,702 SF comprised of
177.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$90,267.00
Contractor Services			$18,645.46
Irrigation Water			$94,062.22
Maintenance Materials			$903.00
Equipment Maintenance & Operations			$1,985.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$1,157.50
Phone Costs			$0.00
Subtotal:			$207,020.19
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$20,702.00
Alameda County Charge	1.7% of Assessment Revenue		$3,709.00
Subtotal:			$24,411.00
Total cost of maintenance			$231,431.19
Total Revenue (FY2025-26 Assessment x No. of Units)			$218,157.70
Assessment Net Change			$32.26
Estimated fund balance as of June 30, 2025			$76,165.20
Estimated fund balance as of June 30, 2026			$62,891.71

CITY OF LIVERMORE

District Name: Ponderosa
- Legacy Number: 838

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

150,357 SF comprised of
82.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$11,402.00
Contractor Services			$24,180.58
Irrigation Water			$35,824.06
Maintenance Materials			$106.00
Equipment Maintenance & Operations			$250.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$593.18
Phone Costs			$0.00
Subtotal:			$72,355.82
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$7,236.00
Alameda County Charge	1.7% of Assessment Revenue		$1,646.00
Subtotal:			$8,882.00
Total cost of maintenance			$81,237.82
Total Revenue (FY2025-26 Assessment x No. of Units)			$96,846.61
Assessment Net Change			$30.93
Estimated fund balance as of June 30, 2025			$277,492.41
Estimated fund balance as of June 30, 2026			$293,101.20

CITY OF LIVERMORE

District Name: Reserves
Number: 839

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

6,623 SF comprised of 50.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$7,506.00
Contractor Services			$0.00
Irrigation Water			$0.00
Maintenance Materials			$69.00
Equipment Maintenance & Operations			$165.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$198.10
Subtotal:			$7,938.10
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$794.00
Alameda County Charge	1.7% of Assessment Revenue		$253.00
Subtotal:			$1,047.00
Total cost of maintenance			$8,985.10
Total Revenue (FY2025-26 Assessment x No. of Units)			$14,894.24
Assessment Net Change			$7.80
Estimated fund balance as of June 30, 2025			$66,138.73
Estimated fund balance as of June 30, 2026			$72,047.87

CITY OF LIVERMORE

District Name: Birchwood
Number: 840

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

57,675 SF comprised of
66.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$1,996.00
Contractor Services			$2,361.39
Irrigation Water			$0.00
Maintenance Materials			$19.00
Equipment Maintenance & Operations			$43.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$4,419.39
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$442.00
Alameda County Charge	1.7% of Assessment Revenue		$239.00
Subtotal:			$681.00
Total cost of maintenance			$5,100.39
Total Revenue (FY2025-26 Assessment x No. of Units)			$14,045.95
Assessment Net Change			$5.57
Estimated fund balance as of June 30, 2025			$108,046.94
Estimated fund balance as of June 30, 2026			$116,992.50

CITY OF LIVERMORE

District Name: Vineyard
Gates I Number: 841

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

149,839 SF comprised of
69.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$26,130.00
Contractor Services			$12,507.94
Irrigation Water			$24,953.25
Maintenance Materials			$484.00
Equipment Maintenance & Operations			$575.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$1,018.47
Phone Costs			$0.00
Subtotal:			$65,668.66
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$6,567.00
Alameda County Charge	1.7% of Assessment Revenue		$1,261.00
Subtotal:			$7,828.00
Total cost of maintenance			$73,496.66
Total Revenue (FY2025-26 Assessment x No. of Units)			$74,166.72
Assessment Net Change			$28.15
Estimated fund balance as of June 30, 2025			$73,585.30
Estimated fund balance as of June 30, 2026			$74,255.36

CITY OF LIVERMORE

District Name: Lennox
Number: 842

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

11,960 SF comprised of 6.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$3,041.00
Contractor Services			$482.06
Irrigation Water			$1,685.18
Maintenance Materials			$29.00
Equipment Maintenance & Operations			$67.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$140.38
Phone Costs			$0.00
Subtotal:			$5,444.62
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$544.00
Alameda County Charge	1.7% of Assessment Revenue		$98.00
Subtotal:			$642.00
Total cost of maintenance			$6,086.62
Total Revenue (FY2025-26 Assessment x No. of Units)			$5,788.58
Assessment Net Change			$25.26
Estimated fund balance as of June 30, 2025			$30,111.75
Estimated fund balance as of June 30, 2026			$29,813.71

CITY OF LIVERMORE

District Name: Parkside
Tiffany Collection
Number: 843

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

11,722 SF comprised of 8.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$6,936.00
Contractor Services			$3,562.32
Irrigation Water			$3,029.35
Maintenance Materials			$64.00
Equipment Maintenance & Operations			$152.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$137.13
Phone Costs			$0.00
Subtotal:			$13,880.79
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$1,388.00
Alameda County Charge	1.7% of Assessment Revenue		$311.00
Subtotal:			$1,699.00
Total cost of maintenance			$15,579.79
Total Revenue (FY2025-26 Assessment x No. of Units)			$18,309.52
Assessment Net Change			$59.93
Estimated fund balance as of June 30, 2025			$47,533.84
Estimated fund balance as of June 30, 2026			$50,263.57

CITY OF LIVERMORE

District Name:
Cornerstone Number: 844

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

15,970 SF comprised of
51.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$10,167.00
Contractor Services			$3,398.50
Irrigation Water			$5,070.41
Maintenance Materials			$95.00
Equipment Maintenance & Operations			$223.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$152.98
Phone Costs			$0.00
Subtotal:			$19,106.90
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$1,911.00
Alameda County Charge	1.7% of Assessment Revenue		$271.00
Subtotal:			$2,182.00
Total cost of maintenance			$21,288.90
Total Revenue (FY2025-26 Assessment x No. of Units)			$15,922.06
Assessment Net Change			$8.18
Estimated fund balance as of June 30, 2025			$(44,204.32)
Estimated fund balance as of June 30, 2026			$(49,571.16)

CITY OF LIVERMORE

District Name: Arroyo
Plaza II Number: 850

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

8,805 SF comprised of 22.72 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$6,366.00
Contractor Services			$0.00
Irrigation Water			$0.00
Maintenance Materials			$58.00
Equipment Maintenance & Operations			$140.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$150.10
Phone Costs			$0.00
Subtotal:			$6,714.10
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$671.00
Alameda County Charge	1.7% of Assessment Revenue		$175.00
Subtotal:			$846.00
Total cost of maintenance			$7,560.10
Total Revenue (FY2025-26 Assessment x No. of Units)			$10,281.56
Assessment Net Change			$11.85
Estimated fund balance as of June 30, 2025			$28,811.86
Estimated fund balance as of June 30, 2026			$31,533.32

CITY OF LIVERMORE

District Name: Ladera
Estates Number: 853

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

148,477 SF comprised of 44.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$39,243.00
Contractor Services			$13,829.25
Irrigation Water			$32,120.90
Maintenance Materials			$2,332.32
Equipment Maintenance & Operations			$864.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$781.15
Phone Costs			$0.00
Subtotal:			$89,170.61
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$8,917.00
Alameda County Charge	1.7% of Assessment Revenue		$1,689.00
Subtotal:			$10,606.00
Total cost of maintenance			$99,776.61
Total Revenue (FY2025-26 Assessment x No. of Units)			$99,359.09
Assessment Net Change			$59.13
Estimated fund balance as of June 30, 2025			$333,783.17
Estimated fund balance as of June 30, 2026			$333,365.65

CITY OF LIVERMORE

District Name: Mt. Day
Number: 801

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

1,492 SF comprised of 6.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$760.00
Contractor Services			$1,491.43
Irrigation Water			$1,045.78
Maintenance Materials			$6.00
Equipment Maintenance & Operations			$17.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$3,320.21
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$332.00
Alameda County Charge	1.7% of Assessment Revenue		$68.00
Subtotal:			$400.00
Total cost of maintenance			$3,720.21
Total Revenue (FY2025-26 Assessment x No. of Units)			$4,002.51
Assessment Net Change			$23.73
Estimated fund balance as of June 30, 2025			$2,582.53
Estimated fund balance as of June 30, 2026			$2,864.83

CITY OF LIVERMORE

District Name:
Lomitas/Ryan Number:
802

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

7,986 SF comprised of 29.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$2,090.00
Contractor Services			$0.00
Irrigation Water			$457.58
Maintenance Materials			$49.58
Equipment Maintenance & Operations			$46.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$135.72
Phone Costs			$0.00
Subtotal:			$2,778.88
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$278.00
Alameda County Charge	1.7% of Assessment Revenue		$71.00
Subtotal:			$349.00
Total cost of maintenance			$3,127.88
Total Revenue (FY2025-26 Assessment x No. of Units)			$4,181.99
Assessment Net Change			$5.13
Estimated fund balance as of June 30, 2025			$1,336.47
Estimated fund balance as of June 30, 2026			$2,390.58

CITY OF LIVERMORE

District Name: Ridgecrest
Number: 803

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

30,547 SF comprised of
39.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$17,959.00
Contractor Services			$5,527.23
Irrigation Water			$18,427.95
Maintenance Materials			$169.00
Equipment Maintenance & Operations			$396.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$325.73
Phone Costs			$0.00
Subtotal:			$42,804.92
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$4,280.00
Alameda County Charge	1.7% of Assessment Revenue		$687.00
Subtotal:			$4,967.00
Total cost of maintenance			$47,771.92
Total Revenue (FY2025-26 Assessment x No. of Units)			$40,429.90
Assessment Net Change			$36.88
Estimated fund balance as of June 30, 2025			$78,657.07
Estimated fund balance as of June 30, 2026			$71,315.05

CITY OF LIVERMORE

District Name: Sonterra
Number: 804

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

19,559 SF comprised of
35.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$3,610.00
Contractor Services			$2,511.36
Irrigation Water			$4,850.74
Maintenance Materials			$948.43
Equipment Maintenance & Operations			$79.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$192.86
Phone Costs			$0.00
Subtotal:			$12,192.39
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$1,219.00
Alameda County Charge	1.7% of Assessment Revenue		$315.00
Subtotal:			$1,534.00
Total cost of maintenance			$13,726.39
Total Revenue (FY2025-26 Assessment x No. of Units)			$18,525.64
Assessment Net Change			$18.83
Estimated fund balance as of June 30, 2025			$75,710.41
Estimated fund balance as of June 30, 2026			$80,509.66

CITY OF LIVERMORE

District Name:
Saddleback Number: 806

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

41,941 SF comprised of
78.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$13,302.00
Contractor Services			$670.51
Irrigation Water			$5,615.90
Maintenance Materials			$125.00
Equipment Maintenance & Operations			$293.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$488.18
Phone Costs			$479.06
Subtotal:			$20,973.64
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$2,097.00
Alameda County Charge	1.7% of Assessment Revenue		$718.00
Subtotal:			$2,815.00
Total cost of maintenance			$23,788.64
Total Revenue (FY2025-26 Assessment x No. of Units)			$42,212.60
Assessment Net Change			$19.25
Estimated fund balance as of June 30, 2025			$105,037.34
Estimated fund balance as of June 30, 2026			$123,461.30

CITY OF LIVERMORE

District Name: Altamar
Number: 807

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

27,093 SF comprised of
55.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$4,751.00
Contractor Services			$3,178.80
Irrigation Water			$7,975.51
Maintenance Materials			$45.00
Equipment Maintenance & Operations			$105.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$311.54
Phone Costs			$600.45
Subtotal:			$16,967.29
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$1,697.00
Alameda County Charge	1.7% of Assessment Revenue		$444.00
Subtotal:			$2,141.00
Total cost of maintenance			$19,108.29
Total Revenue (FY2025-26 Assessment x No. of Units)			$26,110.74
Assessment Net Change			$16.89
Estimated fund balance as of June 30, 2025			$111,302.06
Estimated fund balance as of June 30, 2026			$118,304.51

CITY OF LIVERMORE

District Name: Meadows
Number: 808

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

12,255 SF comprised of
21.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$2,755.00
Contractor Services			$1,938.27
Irrigation Water			$922.87
Maintenance Materials			$25.00
Equipment Maintenance & Operations			$61.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$348.39
Phone Costs			$0.00
Subtotal:			$6,050.54
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$605.00
Alameda County Charge	1.7% of Assessment Revenue		$207.00
Subtotal:			$812.00
Total cost of maintenance			$6,862.54
Total Revenue (FY2025-26 Assessment x No. of Units)			$12,203.54
Assessment Net Change			$20.67
Estimated fund balance as of June 30, 2025			$58,324.52
Estimated fund balance as of June 30, 2026			$63,665.52

CITY OF LIVERMORE

District Name:
Contractor's Place T-7090
Number: 810

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

16,915 SF comprised of
17.78 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$7,602.00
Contractor Services			$0.00
Irrigation Water			$1,233.46
Maintenance Materials			$71.00
Equipment Maintenance & Operations			$167.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$196.97
Subtotal:			$9,270.43
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$927.00
Alameda County Charge	1.7% of Assessment Revenue		$250.00
Subtotal:			$1,177.00
Total cost of maintenance			$10,447.43
Total Revenue (FY2025-26 Assessment x No. of Units)			$14,701.05
Assessment Net Change			$29.42
Estimated fund balance as of June 30, 2025			$78,485.89
Estimated fund balance as of June 30, 2026			$82,739.51

CITY OF LIVERMORE

District Name: Altamont
#2 Number: 811

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

48,375 SF comprised of
69.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$5,702.00
Contractor Services			$17,225.38
Irrigation Water			$8,579.14
Maintenance Materials			$53.00
Equipment Maintenance & Operations			$126.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$192.86
Phone Costs			$0.00
Subtotal:			$31,878.38
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$3,188.00
Alameda County Charge	1.7% of Assessment Revenue		$773.00
Subtotal:			$3,961.00
Total cost of maintenance			$35,839.38
Total Revenue (FY2025-26 Assessment x No. of Units)			$45,445.51
Assessment Net Change			$23.43
Estimated fund balance as of June 30, 2025			$82,419.68
Estimated fund balance as of June 30, 2026			$92,025.81

CITY OF LIVERMORE

District Name: Maralisa II
Number: 814

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

37,994 SF comprised of
251.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$29,265.00
Contractor Services			$5,796.51
Irrigation Water			$13,647.46
Maintenance Materials			$273.00
Equipment Maintenance & Operations			$643.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$704.21
Phone Costs			$645.82
Subtotal:			$50,975.01
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$5,098.00
Alameda County Charge	1.7% of Assessment Revenue		$1,021.00
Subtotal:			$6,119.00
Total cost of maintenance			$57,094.01
Total Revenue (FY2025-26 Assessment x No. of Units)			$60,041.00
Assessment Net Change			$8.50
Estimated fund balance as of June 30, 2025			$160,894.56
Estimated fund balance as of June 30, 2026			$163,841.55

CITY OF LIVERMORE

District Name: Dunsmuir
Number: 823

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

843,364 SF comprised of
530.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$54,540.00
Contractor Services			$81,020.78
Irrigation Water			$219,728.42
Maintenance Materials			$1,627.73
Equipment Maintenance & Operations			$1,200.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$7,209.46
Phone Costs			$807.98
Subtotal:			$366,134.36
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$36,613.00
Alameda County Charge	1.7% of Assessment Revenue		$7,293.00
Subtotal:			$43,906.00
Total cost of maintenance			$410,040.36
Total Revenue (FY2025-26 Assessment x No. of Units)			$429,011.98
Assessment Net Change			$28.80
Estimated fund balance as of June 30, 2025			$1,050,103.62
Estimated fund balance as of June 30, 2026			$1,069,075.24

CITY OF LIVERMORE

District Name: Creekside
Number: 833

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

14,874 SF comprised of
112.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$15,963.00
Contractor Services			$3,592.59
Irrigation Water			$7,779.81
Maintenance Materials			$150.00
Equipment Maintenance & Operations			$351.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$274.39
Phone Costs			$198.10
Subtotal:			$28,308.89
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$2,831.00
Alameda County Charge	1.7% of Assessment Revenue		$603.00
Subtotal:			$3,434.00
Total cost of maintenance			$31,742.89
Total Revenue (FY2025-26 Assessment x No. of Units)			$35,471.98
Assessment Net Change			$11.27
Estimated fund balance as of June 30, 2025			$116,145.70
Estimated fund balance as of June 30, 2026			$119,874.79

CITY OF LIVERMORE

District Name: Alden Lane
Estates Number: 845

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

18,825 SF comprised of
25.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$9,027.00
Contractor Services			$2,830.01
Irrigation Water			$4,649.26
Maintenance Materials			$84.00
Equipment Maintenance & Operations			$199.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$376.29
Phone Costs			$0.00
Subtotal:			$17,165.56
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$1,717.00
Alameda County Charge	1.7% of Assessment Revenue		$421.00
Subtotal:			$2,138.00
Total cost of maintenance			$19,303.56
Total Revenue (FY2025-26 Assessment x No. of Units)			$24,769.85
Assessment Net Change			$35.25
Estimated fund balance as of June 30, 2025			$101,097.38
Estimated fund balance as of June 30, 2026			$106,563.67

CITY OF LIVERMORE

District Name: Rosegate
Number: 846

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

2,552 SF comprised of 37.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$3,135.00
Contractor Services			$168.72
Irrigation Water			$0.00
Maintenance Materials			$30.00
Equipment Maintenance & Operations			$70.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$3,403.72
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$340.00
Alameda County Charge	1.7% of Assessment Revenue		$103.00
Subtotal:			$443.00
Total cost of maintenance			$3,846.72
Total Revenue (FY2025-26 Assessment x No. of Units)			$6,043.01
Assessment Net Change			$5.81
Estimated fund balance as of June 30, 2025			$65,503.04
Estimated fund balance as of June 30, 2026			$67,699.33

CITY OF LIVERMORE

District Name: Creekside
Villas Number: 847

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

9,155 SF comprised of
116.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$855.00
Contractor Services			$0.00
Irrigation Water			$0.00
Maintenance Materials			$68.00
Equipment Maintenance & Operations			$19.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$942.00
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$94.00
Alameda County Charge	1.7% of Assessment Revenue		$92.00
Subtotal:			$186.00
Total cost of maintenance			$1,128.00
Total Revenue (FY2025-26 Assessment x No. of Units)			$5,417.39
Assessment Net Change			$1.66
Estimated fund balance as of June 30, 2025			$70,870.93
Estimated fund balance as of June 30, 2026			$75,160.32

CITY OF LIVERMORE

District Name: Scenic 7
Hills Number: 848

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

17,630 SF comprised of
21.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$7,696.00
Contractor Services			$4,321.13
Irrigation Water			$4,490.81
Maintenance Materials			$191.00
Equipment Maintenance & Operations			$170.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$148.03
Phone Costs			$0.00
Subtotal:			$17,016.97
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$1,702.00
Alameda County Charge	1.7% of Assessment Revenue		$438.00
Subtotal:			$2,140.00
Total cost of maintenance			$19,156.97
Total Revenue (FY2025-26 Assessment x No. of Units)			$25,793.61
Assessment Net Change			$43.70
Estimated fund balance as of June 30, 2025			$63,402.93
Estimated fund balance as of June 30, 2026			$70,039.57

CITY OF LIVERMORE

District Name: Habitat for Humanity Number: 849

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

6,450 SF comprised of 22.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$4,845.00
Contractor Services			$1,108.73
Irrigation Water			$1,422.17
Maintenance Materials			$45.00
Equipment Maintenance & Operations			$107.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$150.86
Phone Costs			$0.00
Subtotal:			$7,678.76
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$768.00
Alameda County Charge	1.7% of Assessment Revenue		$138.00
Subtotal:			$906.00
Total cost of maintenance			$8,584.76
Total Revenue (FY2025-26 Assessment x No. of Units)			$8,129.00
Assessment Net Change			$13.15
Estimated fund balance as of June 30, 2025			$40,476.95
Estimated fund balance as of June 30, 2026			$40,021.19

CITY OF LIVERMORE

District Name: L St.
Traffic Calming Number:
851

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

255 SF comprised of 38.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$380.00
Contractor Services			$0.00
Irrigation Water			$247.29
Maintenance Materials			$156.93
Equipment Maintenance & Operations			$8.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$792.22
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$79.00
Alameda County Charge	1.7% of Assessment Revenue		$28.00
Subtotal:			$107.00
Total cost of maintenance			$899.22
Total Revenue (FY2025-26 Assessment x No. of Units)			$1,648.67
Assessment Net Change			$1.54
Estimated fund balance as of June 30, 2025			$21,083.37
Estimated fund balance as of June 30, 2026			$21,832.82

CITY OF LIVERMORE

District Name: Vineyard
Gate 2 Number: 852

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

45,866 SF comprised of
20.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$12,447.00
Contractor Services			$3,976.05
Irrigation Water			$8,852.91
Maintenance Materials			$296.00
Equipment Maintenance & Operations			$274.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$436.32
Phone Costs			$0.00
Subtotal:			$26,282.28
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$2,628.00
Alameda County Charge	1.7% of Assessment Revenue		$551.00
Subtotal:			$3,179.00
Total cost of maintenance			$29,461.28
Total Revenue (FY2025-26 Assessment x No. of Units)			$32,423.84
Assessment Net Change			$57.68
Estimated fund balance as of June 30, 2025			$118,264.43
Estimated fund balance as of June 30, 2026			$121,226.99

CITY OF LIVERMORE

District Name:
Northbrook Homes-The Grove Number: 854

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

211,994 SF comprised of 118.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$47,698.00
Contractor Services			$33,652.11
Irrigation Water			$28,657.61
Maintenance Materials			$1,046.00
Equipment Maintenance & Operations			$1,050.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$4,417.68
Phone Costs			$0.00
Subtotal:			$116,521.41
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$11,652.00
Alameda County Charge	1.7% of Assessment Revenue		$2,695.00
Subtotal:			$14,347.00
Total cost of maintenance			$130,868.41
Total Revenue (FY2025-26 Assessment x No. of Units)			$158,520.91
Assessment Net Change			$47.79
Estimated fund balance as of June 30, 2025			$607,851.92
Estimated fund balance as of June 30, 2026			$635,504.42

CITY OF LIVERMORE

District Name: Oaks
Business Park Number:
855

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

238,307 SF comprised of
131.90 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$27,555.00
Contractor Services			$2,530.80
Irrigation Water			$6,832.61
Maintenance Materials			$377.00
Equipment Maintenance & Operations			$606.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$712.73
Phone Costs			$0.00
Subtotal:			$38,614.14
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$3,861.00
Alameda County Charge	1.7% of Assessment Revenue		$1,520.00
Subtotal:			$5,381.00
Total cost of maintenance			$43,995.14
Total Revenue (FY2025-26 Assessment x No. of Units)			$89,437.66
Assessment Net Change			$24.12
Estimated fund balance as of June 30, 2025			$574,965.78
Estimated fund balance as of June 30, 2026			$620,408.30

CITY OF LIVERMORE

District Name: Shea
Center Number: 857

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

28,417 SF comprised of
1,040.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$21,666.00
Contractor Services			$38,088.00
Irrigation Water			$3,487.32
Maintenance Materials			$203.00
Equipment Maintenance & Operations			$476.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$392.45
Phone Costs			$0.00
Subtotal:			$64,312.77
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$6,431.00
Alameda County Charge	1.7% of Assessment Revenue		$69,367.00
Subtotal:			$75,798.00
Total cost of maintenance			$140,110.77
Total Revenue (FY2025-26 Assessment x No. of Units)			$113,360.83
Assessment Net Change			$3.88
Estimated fund balance as of June 30, 2025			$212,067.87
Estimated fund balance as of June 30, 2026			$185,317.93

CITY OF LIVERMORE

District Name: Arroyo
Crossings Number: 858

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

125,559 SF comprised of
155.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$5,703.00
Contractor Services			$55,511.42
Irrigation Water			$19,278.60
Maintenance Materials			$53.00
Equipment Maintenance & Operations			$126.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$283.34
Phone Costs			$0.00
Subtotal:			$80,955.35
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$8,096.00
Alameda County Charge	1.7% of Assessment Revenue		$957.00
Subtotal:			$9,053.00
Total cost of maintenance			$90,008.35
Total Revenue (FY2025-26 Assessment x No. of Units)			$56,302.95
Assessment Net Change			$12.92
Estimated fund balance as of June 30, 2025			$359,628.65
Estimated fund balance as of June 30, 2026			$325,923.25

CITY OF LIVERMORE

District Name: Orchid
Place Number: 860

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

20,369 SF comprised of 5.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$1,806.00
Contractor Services			$2,531.73
Irrigation Water			$3,788.74
Maintenance Materials			$17.00
Equipment Maintenance & Operations			$39.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$91.83
Phone Costs			$0.00
Subtotal:			$8,274.30
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$827.00
Alameda County Charge	1.7% of Assessment Revenue		$163.00
Subtotal:			$990.00
Total cost of maintenance			$9,264.30
Total Revenue (FY2025-26 Assessment x No. of Units)			$9,604.02
Assessment Net Change			$68.34
Estimated fund balance as of June 30, 2025			$62,705.92
Estimated fund balance as of June 30, 2026			$63,045.64

CITY OF LIVERMORE

District Name: Kohls
Number: 861

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

13,393 SF comprised of 9.54 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$2,280.00
Contractor Services			$0.00
Irrigation Water			$2,743.01
Maintenance Materials			$20.00
Equipment Maintenance & Operations			$51.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$97.77
Phone Costs			$0.00
Subtotal:			$5,191.78
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$519.00
Alameda County Charge	1.7% of Assessment Revenue		$141.00
Subtotal:			$660.00
Total cost of maintenance			$5,851.78
Total Revenue (FY2025-26 Assessment x No. of Units)			$8,309.16
Assessment Net Change			$30.99
Estimated fund balance as of June 30, 2025			$80,613.55
Estimated fund balance as of June 30, 2026			$83,070.93

CITY OF LIVERMORE

District Name: Magnolia
Place Number: 862

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

10,860 SF comprised of
50.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$2,851.00
Contractor Services			$1,759.68
Irrigation Water			$11,829.50
Maintenance Materials			$26.00
Equipment Maintenance & Operations			$62.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$144.86
Phone Costs			$0.00
Subtotal:			$16,673.03
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$1,667.00
Alameda County Charge	1.7% of Assessment Revenue		$155.00
Subtotal:			$1,822.00
Total cost of maintenance			$18,495.03
Total Revenue (FY2025-26 Assessment x No. of Units)			$9,131.25
Assessment Net Change			$6.50
Estimated fund balance as of June 30, 2025			$109,081.00
Estimated fund balance as of June 30, 2026			$99,717.22

CITY OF LIVERMORE

District Name: The Vines
Number: 863

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

12,746 SF comprised of
49.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$2,945.00
Contractor Services			$5,565.74
Irrigation Water			$7,396.87
Maintenance Materials			$148.00
Equipment Maintenance & Operations			$65.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$61.11
Phone Costs			$0.00
Subtotal:			$16,181.72
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$1,618.00
Alameda County Charge	1.7% of Assessment Revenue		$337.00
Subtotal:			$1,955.00
Total cost of maintenance			$18,136.72
Total Revenue (FY2025-26 Assessment x No. of Units)			$19,812.70
Assessment Net Change			$14.39
Estimated fund balance as of June 30, 2025			$17,678.90
Estimated fund balance as of June 30, 2026			$19,354.88

CITY OF LIVERMORE

District Name: Autumn
Valley Number: 1989-1

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

33,000 SF comprised of
127.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$7,316.00
Contractor Services			$0.00
Irrigation Water			$8,208.00
Maintenance Materials			$188.00
Equipment Maintenance & Operations			$161.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$15,873.00
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$1,587.00
Alameda County Charge	1.7% of Assessment Revenue		$553.00
Subtotal:			$2,140.00
Total cost of maintenance			$18,013.00
Total Revenue (FY2025-26 Assessment x No. of Units)			$32,552.34
Assessment Net Change			$9.12
Estimated fund balance as of June 30, 2025			$113,608.98
Estimated fund balance as of June 30, 2026			$128,148.32

CITY OF LIVERMORE

District Name: Stratford
Number: 1989-2

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

308,207 SF comprised of
475.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$39,527.00
Contractor Services			$41,894.61
Irrigation Water			$42,755.14
Maintenance Materials			$369.00
Equipment Maintenance & Operations			$869.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$299.26
Phone Costs			$0.00
Subtotal:			$125,714.01
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$12,571.00
Alameda County Charge	1.7% of Assessment Revenue		$3,371.00
Subtotal:			$15,942.00
Total cost of maintenance			$141,656.01
Total Revenue (FY2025-26 Assessment x No. of Units)			$198,301.82
Assessment Net Change			$14.85
Estimated fund balance as of June 30, 2025			$401,719.54
Estimated fund balance as of June 30, 2026			$458,365.35

CITY OF LIVERMORE

District Name: Amber
Ridge Number: 1989-4

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

140,697 SF comprised of
353.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$98,248.00
Contractor Services			$4,700.06
Irrigation Water			$119,118.14
Maintenance Materials			$1,097.00
Equipment Maintenance & Operations			$2,161.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$715.18
Phone Costs			$0.00
Subtotal:			$226,039.38
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$22,604.00
Alameda County Charge	1.7% of Assessment Revenue		$3,390.00
Subtotal:			$25,994.00
Total cost of maintenance			$252,033.38
Total Revenue (FY2025-26 Assessment x No. of Units)			$199,424.70
Assessment Net Change			$20.10
Estimated fund balance as of June 30, 2025			$87,417.90
Estimated fund balance as of June 30, 2026			$34,809.22

CITY OF LIVERMORE

District Name: Monticello
Number: 1990-2

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

45,476 SF comprised of
94.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$17,104.00
Contractor Services			$5,772.58
Irrigation Water			$13,056.33
Maintenance Materials			$219.00
Equipment Maintenance & Operations			$377.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$36,528.91
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$3,653.00
Alameda County Charge	1.7% of Assessment Revenue		$926.00
Subtotal:			$4,579.00
Total cost of maintenance			$41,107.91
Total Revenue (FY2025-26 Assessment x No. of Units)			$54,488.30
Assessment Net Change			$20.62
Estimated fund balance as of June 30, 2025			$72,380.50
Estimated fund balance as of June 30, 2026			$85,760.89

CITY OF LIVERMORE

District Name: Portola
Glen Number: 1992-0

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

125,000 SF comprised of
147.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$55,015.00
Contractor Services			$27,377.55
Irrigation Water			$37,483.44
Maintenance Materials			$513.00
Equipment Maintenance & Operations			$1,210.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$121,598.99
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$12,160.00
Alameda County Charge	1.7% of Assessment Revenue		$2,882.00
Subtotal:			$15,042.00
Total cost of maintenance			$136,640.99
Total Revenue (FY2025-26 Assessment x No. of Units)			$169,514.77
Assessment Net Change			$41.03
Estimated fund balance as of June 30, 2025			$447,093.05
Estimated fund balance as of June 30, 2026			$479,966.83

CITY OF LIVERMORE

District Name: Scenic
Arroyo Estates Number:
1992-1

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

27,000 SF comprised of
86.00 units or acres

Budget Categories			**Annual Cost Estimate**
DIRECT COSTS			
Personnel Costs			$7,696.00
Contractor Services			$289.23
Irrigation Water			$7,993.65
Maintenance Materials			$131.00
Equipment Maintenance & Operations			$170.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$514.90
Phone Costs			$0.00
Subtotal:			$16,794.78
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$1,679.00
Alameda County Charge	1.7% of Assessment Revenue		$372.00
Subtotal:			$2,051.00
Total cost of maintenance			$18,845.78
Total Revenue (FY2025-26 Assessment x No. of Units)			$21,869.89
Assessment Net Change			$9.05
Estimated fund balance as of June 30, 2025			$56,761.76
Estimated fund balance as of June 30, 2026			$59,785.87

CITY OF LIVERMORE

District Name: Danbury
Number: 1994-1

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

9,100 SF comprised of 67.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$8,837.00
Contractor Services			$843.60
Irrigation Water			$1,233.46
Maintenance Materials			$143.00
Equipment Maintenance & Operations			$194.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$11,251.06
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$1,125.00
Alameda County Charge	1.7% of Assessment Revenue		$275.00
Subtotal:			$1,400.00
Total cost of maintenance			$12,651.06
Total Revenue (FY2025-26 Assessment x No. of Units)			$16,196.35
Assessment Net Change			$8.59
Estimated fund balance as of June 30, 2025			$13,857.15
Estimated fund balance as of June 30, 2026			$17,402.44

CITY OF LIVERMORE

District Name: Portola
Meadows Number: 1994-2

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

26,660 SF comprised of
132.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$13,398.00
Contractor Services			$2,964.65
Irrigation Water			$12,390.24
Maintenance Materials			$125.00
Equipment Maintenance & Operations			$295.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$1,089.91
Phone Costs			$0.00
Subtotal:			$30,262.80
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$3,026.00
Alameda County Charge	1.7% of Assessment Revenue		$632.00
Subtotal:			$3,658.00
Total cost of maintenance			$33,920.80
Total Revenue (FY2025-26 Assessment x No. of Units)			$37,181.68
Assessment Net Change			$10.02
Estimated fund balance as of June 30, 2025			$110,101.80
Estimated fund balance as of June 30, 2026			$113,362.68

CITY OF LIVERMORE

District Name: California Promenade I and II
Number: 1994-3

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

55,836 SF comprised of 152.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$27,745.00
Contractor Services			$6,728.61
Irrigation Water			$7,165.44
Maintenance Materials			$319.00
Equipment Maintenance & Operations			$610.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$42,568.05
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$4,257.00
Alameda County Charge	1.7% of Assessment Revenue		$1,039.00
Subtotal:			$5,296.00
Total cost of maintenance			$47,864.05
Total Revenue (FY2025-26 Assessment x No. of Units)			$61,097.87
Assessment Net Change			$14.30
Estimated fund balance as of June 30, 2025			$195,332.08
Estimated fund balance as of June 30, 2026			$208,565.90

CITY OF LIVERMORE

District Name: Windmill
Springs Number: 1994-4

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

16,250 SF comprised of
113.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$6,841.00
Contractor Services			$144.62
Irrigation Water			$4,398.55
Maintenance Materials			$64.00
Equipment Maintenance & Operations			$151.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$97.77
Phone Costs			$0.00
Subtotal:			$11,696.93
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$1,170.00
Alameda County Charge	1.7% of Assessment Revenue		$338.00
Subtotal:			$1,508.00
Total cost of maintenance			$13,204.93
Total Revenue (FY2025-26 Assessment x No. of Units)			$19,910.51
Assessment Net Change			$6.27
Estimated fund balance as of June 30, 2025			$87,015.66
Estimated fund balance as of June 30, 2026			$93,721.24

CITY OF LIVERMORE

District Name: California
Nugget I Number: 1994-6

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

15,797 SF comprised of
11.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$3,516.00
Contractor Services			$867.70
Irrigation Water			$5,112.00
Maintenance Materials			$33.00
Equipment Maintenance & Operations			$77.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$9,605.70
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$961.00
Alameda County Charge	1.7% of Assessment Revenue		$175.00
Subtotal:			$1,136.00
Total cost of maintenance			$10,741.70
Total Revenue (FY2025-26 Assessment x No. of Units)			$10,288.89
Assessment Net Change			$33.28
Estimated fund balance as of June 30, 2025			$23,730.14
Estimated fund balance as of June 30, 2026			$23,277.33

CITY OF LIVERMORE

District Name: Rincon
Estates Number: 1994-7

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

1,893 SF comprised of 42.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$1,425.00
Contractor Services			$192.82
Irrigation Water			$198.17
Maintenance Materials			$14.00
Equipment Maintenance & Operations			$32.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$1,861.99
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$186.00
Alameda County Charge	1.7% of Assessment Revenue		$51.00
Subtotal:			$237.00
Total cost of maintenance			$2,098.99
Total Revenue (FY2025-26 Assessment x No. of Units)			$3,013.26
Assessment Net Change			$2.55
Estimated fund balance as of June 30, 2025			$21,614.08
Estimated fund balance as of June 30, 2026			$22,528.35

CITY OF LIVERMORE

District Name: Hallmark
Collection Number: 1994-8

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

1,893 SF comprised of 17.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$1,141.00
Contractor Services			$192.82
Irrigation Water			$771.09
Maintenance Materials			$11.00
Equipment Maintenance & Operations			$24.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$116.73
Phone Costs			$0.00
Subtotal:			$2,256.63
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$226.00
Alameda County Charge	1.7% of Assessment Revenue		$47.00
Subtotal:			$273.00
Total cost of maintenance			$2,529.63
Total Revenue (FY2025-26 Assessment x No. of Units)			$2,762.19
Assessment Net Change			$5.78
Estimated fund balance as of June 30, 2025			$11,361.42
Estimated fund balance as of June 30, 2026			$11,593.98

CITY OF LIVERMORE

District Name: Orchard
Business Park Number:
1995-1

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

148,200 SF comprised of
185.60 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$12,163.00
Contractor Services			$72.31
Irrigation Water			$6,190.77
Maintenance Materials			$346.14
Equipment Maintenance & Operations			$268.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$19,040.22
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$1,904.00
Alameda County Charge	1.7% of Assessment Revenue		$778.00
Subtotal:			$2,682.00
Total cost of maintenance			$21,722.22
Total Revenue (FY2025-26 Assessment x No. of Units)			$45,737.32
Assessment Net Change			$8.77
Estimated fund balance as of June 30, 2025			$125,828.87
Estimated fund balance as of June 30, 2026			$149,843.97

CITY OF LIVERMORE

District Name: Sandhurst
Number: 1995-2

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

50,700 SF comprised of
168.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$3,326.00
Contractor Services			$10,856.16
Irrigation Water			$12,728.78
Maintenance Materials			$31.00
Equipment Maintenance & Operations			$73.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$27,014.94
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$2,701.00
Alameda County Charge	1.7% of Assessment Revenue		$576.00
Subtotal:			$3,277.00
Total cost of maintenance			$30,291.94
Total Revenue (FY2025-26 Assessment x No. of Units)			$33,892.86
Assessment Net Change			$7.18
Estimated fund balance as of June 30, 2025			$34,205.73
Estimated fund balance as of June 30, 2026			$37,806.65

CITY OF LIVERMORE

District Name: Airport
Business # 1 Number:
1995-4

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

76,842 SF comprised of
33.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$1,045.00
Contractor Services			$2,940.55
Irrigation Water			$11,552.62
Maintenance Materials			$11.00
Equipment Maintenance & Operations			$23.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$15,572.17
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$1,557.00
Alameda County Charge	1.7% of Assessment Revenue		$587.00
Subtotal:			$2,144.00
Total cost of maintenance			$17,716.17
Total Revenue (FY2025-26 Assessment x No. of Units)			$34,552.81
Assessment Net Change			$37.25
Estimated fund balance as of June 30, 2025			$25,119.41
Estimated fund balance as of June 30, 2026			$41,956.05

CITY OF LIVERMORE

District Name: Alden
Estates Number: 1995-6

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

20,361 SF comprised of
20.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$951.00
Contractor Services			$3,330.99
Irrigation Water			$2,162.91
Maintenance Materials			$9.00
Equipment Maintenance & Operations			$20.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$6,473.91
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$647.00
Alameda County Charge	1.7% of Assessment Revenue		$233.00
Subtotal:			$880.00
Total cost of maintenance			$7,353.91
Total Revenue (FY2025-26 Assessment x No. of Units)			$13,724.76
Assessment Net Change			$24.40
Estimated fund balance as of June 30, 2025			$49,952.93
Estimated fund balance as of June 30, 2026			$56,323.78

CITY OF LIVERMORE

District Name: Scenic
Links Number: 1995-7

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

9,680 SF comprised of 51.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$760.00
Contractor Services			$0.00
Irrigation Water			$2,198.43
Maintenance Materials			$6.00
Equipment Maintenance & Operations			$17.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$2,981.43
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$298.00
Alameda County Charge	1.7% of Assessment Revenue		$136.00
Subtotal:			$434.00
Total cost of maintenance			$3,415.43
Total Revenue (FY2025-26 Assessment x No. of Units)			$7,978.01
Assessment Net Change			$5.57
Estimated fund balance as of June 30, 2025			$35,189.58
Estimated fund balance as of June 30, 2026			$39,752.16

CITY OF LIVERMORE

District Name: Portola
Collection Number: 1996-1

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

5,740 SF comprised of 29.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$3,990.00
Contractor Services			$530.26
Irrigation Water			$5,349.86
Maintenance Materials			$37.00
Equipment Maintenance & Operations			$89.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$9,996.12
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$1,000.00
Alameda County Charge	1.7% of Assessment Revenue		$195.00
Subtotal:			$1,195.00
Total cost of maintenance			$11,191.12
Total Revenue (FY2025-26 Assessment x No. of Units)			$11,458.59
Assessment Net Change			$14.06
Estimated fund balance as of June 30, 2025			$27,768.09
Estimated fund balance as of June 30, 2026			$28,035.56

CITY OF LIVERMORE

District Name: Altamont
#1 Number: 1996-2

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

56,192 SF comprised of
54.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$4,276.00
Contractor Services			$2,153.28
Irrigation Water			$4,961.28
Maintenance Materials			$99.00
Equipment Maintenance & Operations			$94.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$11,583.56
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$1,158.00
Alameda County Charge	1.7% of Assessment Revenue		$333.00
Subtotal:			$1,491.00
Total cost of maintenance			$13,074.56
Total Revenue (FY2025-26 Assessment x No. of Units)			$19,575.23
Assessment Net Change			$12.90
Estimated fund balance as of June 30, 2025			$99,886.18
Estimated fund balance as of June 30, 2026			$106,386.85

CITY OF LIVERMORE

District Name: Beck - Concannon Blvd/Murdell Lane Number: 1996-3

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

29,532 SF comprised of 39.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$8,267.00
Contractor Services			$9,497.93
Irrigation Water			$7,513.32
Maintenance Materials			$76.00
Equipment Maintenance & Operations			$182.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$25,536.25
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$2,554.00
Alameda County Charge	1.7% of Assessment Revenue		$516.00
Subtotal:			$3,070.00
Total cost of maintenance			$28,606.25
Total Revenue (FY2025-26 Assessment x No. of Units)			$30,339.40
Assessment Net Change			$27.67
Estimated fund balance as of June 30, 2025			$132,663.98
Estimated fund balance as of June 30, 2026			$134,397.13

CITY OF LIVERMORE

District Name: Sterling
Reserve 1 Number: 1996-5

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

9,930 SF comprised of 30.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$4,181.00
Contractor Services			$0.00
Irrigation Water			$0.00
Maintenance Materials			$39.00
Equipment Maintenance & Operations			$92.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$40.68
Subtotal:			$4,352.68
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$435.00
Alameda County Charge	1.7% of Assessment Revenue		$178.00
Subtotal:			$613.00
Total cost of maintenance			$4,965.68
Total Revenue (FY2025-26 Assessment x No. of Units)			$10,480.00
Assessment Net Change			$12.43
Estimated fund balance as of June 30, 2025			$43,278.29
Estimated fund balance as of June 30, 2026			$48,792.61

CITY OF LIVERMORE

District Name: Sterling
Reserve 2 Number: 1996-6

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

3,860 SF comprised of 10.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$1,710.00
Contractor Services			$1,036.42
Irrigation Water			$0.00
Maintenance Materials			$16.00
Equipment Maintenance & Operations			$38.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$162.77
Subtotal:			$2,963.19
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$296.00
Alameda County Charge	1.7% of Assessment Revenue		$68.00
Subtotal:			$364.00
Total cost of maintenance			$3,327.19
Total Revenue (FY2025-26 Assessment x No. of Units)			$3,983.02
Assessment Net Change			$14.17
Estimated fund balance as of June 30, 2025			$19,874.07
Estimated fund balance as of June 30, 2026			$20,529.90

CITY OF LIVERMORE

District Name: Devon
Place T-6801 Number:
1996-7

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

12,420 SF comprised of 9.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$4,845.00
Contractor Services			$819.50
Irrigation Water			$3,846.14
Maintenance Materials			$45.00
Equipment Maintenance & Operations			$107.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$9,662.63
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$966.00
Alameda County Charge	1.7% of Assessment Revenue		$192.00
Subtotal:			$1,158.00
Total cost of maintenance			$10,820.63
Total Revenue (FY2025-26 Assessment x No. of Units)			$11,273.58
Assessment Net Change			$0.00
Estimated fund balance as of June 30, 2025			$2,814.26
Estimated fund balance as of June 30, 2026			$3,267.21

CITY OF LIVERMORE

District Name: Maralisa I
Number: 1996-8

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

9,499 SF comprised of 61.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$7,886.00
Contractor Services			$5,276.47
Irrigation Water			$4,615.82
Maintenance Materials			$73.00
Equipment Maintenance & Operations			$174.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$365.23
Phone Costs			$161.37
Subtotal:			$18,551.88
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$1,855.00
Alameda County Charge	1.7% of Assessment Revenue		$372.00
Subtotal:			$2,227.00
Total cost of maintenance			$20,778.88
Total Revenue (FY2025-26 Assessment x No. of Units)			$21,883.41
Assessment Net Change			$12.76
Estimated fund balance as of June 30, 2025			$67,521.53
Estimated fund balance as of June 30, 2026			$68,626.06

CITY OF LIVERMORE

District Name: California
Ranch Number: 1996-9

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

24,600 SF comprised of
90.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$9,502.00
Contractor Services			$3,784.15
Irrigation Water			$8,845.20
Maintenance Materials			$148.00
Equipment Maintenance & Operations			$209.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$428.55
Phone Costs			$149.45
Subtotal:			$23,066.35
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$2,307.00
Alameda County Charge	1.7% of Assessment Revenue		$250.00
Subtotal:			$2,557.00
Total cost of maintenance			$25,623.35
Total Revenue (FY2025-26 Assessment x No. of Units)			$14,734.08
Assessment Net Change			$5.82
Estimated fund balance as of June 30, 2025			$(41,766.14)
Estimated fund balance as of June 30, 2026			$(52,655.41)

CITY OF LIVERMORE

District Name: California
Mountain View - 1
Number: 1997-2

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

4,320 SF comprised of 83.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$2,755.00
Contractor Services			$216.93
Irrigation Water			$5,638.83
Maintenance Materials			$25.00
Equipment Maintenance & Operations			$61.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$428.54
Phone Costs			$0.00
Subtotal:			$9,125.30
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$913.00
Alameda County Charge	1.7% of Assessment Revenue		$178.00
Subtotal:			$1,091.00
Total cost of maintenance			$10,216.30
Total Revenue (FY2025-26 Assessment x No. of Units)			$10,473.11
Assessment Net Change			$4.49
Estimated fund balance as of June 30, 2025			$17,122.12
Estimated fund balance as of June 30, 2026			$17,378.93

CITY OF LIVERMORE

District Name: California
Mountain View - 2
Number: 1997-3

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

1,145 SF comprised of 60.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$1,235.00
Contractor Services			$120.51
Irrigation Water			$1,843.58
Maintenance Materials			$12.00
Equipment Maintenance & Operations			$27.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$105.38
Phone Costs			$0.00
Subtotal:			$3,343.47
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$334.00
Alameda County Charge	1.7% of Assessment Revenue		$104.00
Subtotal:			$438.00
Total cost of maintenance			$3,781.47
Total Revenue (FY2025-26 Assessment x No. of Units)			$6,122.37
Assessment Net Change			$3.63
Estimated fund balance as of June 30, 2025			$20,949.06
Estimated fund balance as of June 30, 2026			$23,289.96

CITY OF LIVERMORE

District Name: National
Drive Number: 1997-4

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

12,200 SF comprised of
169.90 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$5,702.00
Contractor Services			$0.00
Irrigation Water			$5,842.97
Maintenance Materials			$53.00
Equipment Maintenance & Operations			$126.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$11,723.97
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$1,172.00
Alameda County Charge	1.7% of Assessment Revenue		$233.00
Subtotal:			$1,405.00
Total cost of maintenance			$13,128.97
Total Revenue (FY2025-26 Assessment x No. of Units)			$13,677.63
Assessment Net Change			$2.86
Estimated fund balance as of June 30, 2025			$54,876.89
Estimated fund balance as of June 30, 2026			$55,425.55

CITY OF LIVERMORE

District Name: Dover
Number: 1997-5

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

13,680 SF comprised of
44.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$8,076.00
Contractor Services			$2,642.61
Irrigation Water			$7,943.76
Maintenance Materials			$75.00
Equipment Maintenance & Operations			$178.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$18,915.37
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$1,892.00
Alameda County Charge	1.7% of Assessment Revenue		$378.00
Subtotal:			$2,270.00
Total cost of maintenance			$21,185.37
Total Revenue (FY2025-26 Assessment x No. of Units)			$22,228.60
Assessment Net Change			$17.97
Estimated fund balance as of June 30, 2025			$75,040.12
Estimated fund balance as of June 30, 2026			$76,083.35

CITY OF LIVERMORE

District Name: Silver
Oaks Number: 1990-1

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

8,700 SF comprised of 10.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$3,041.00
Contractor Services			$0.00
Irrigation Water			$3,697.41
Maintenance Materials			$29.00
Equipment Maintenance & Operations			$67.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$6,834.41
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$683.00
Alameda County Charge	1.7% of Assessment Revenue		$64.00
Subtotal:			$747.00
Total cost of maintenance			$7,581.41
Total Revenue (FY2025-26 Assessment x No. of Units)			$3,778.71
Assessment Net Change			$9.89
Estimated fund balance as of June 30, 2025			$(38,239.87)
Estimated fund balance as of June 30, 2026			$(42,042.57)

CITY OF LIVERMORE

District Name: Tapestry
Number: 1993-1

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

153,900 SF comprised of
164.00 units or acres

Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$14,253.00
Contractor Services			$34,444.01
Irrigation Water			$48,170.33
Maintenance Materials			$452.49
Equipment Maintenance & Operations			$314.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$887.64
Phone Costs			$0.00
Subtotal:			$98,521.47
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$9,852.00
Alameda County Charge	1.7% of Assessment Revenue		$1,218.00
Subtotal:			$11,070.00
Total cost of maintenance			$109,591.47
Total Revenue (FY2025-26 Assessment x No. of Units)			$71,672.32
Assessment Net Change			$11.43
Estimated fund balance as of June 30, 2025			$81,763.23
Estimated fund balance as of June 30, 2026			$43,844.08

CITY OF LIVERMORE

District Name: Walmart
Number: 1993-2

FISCAL YEAR 2025-26 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			$0.00
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:			$0.00
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$0.00
Alameda County Charge	1.7% of Assessment Revenue		$34.00
Subtotal:			$34.00
Total cost of maintenance			$34.00
Total Revenue (FY2025-26 Assessment x No. of Units)			$1,997.54
Assessment Net Change			$1.17
Estimated fund balance as of June 30, 2025			$50,613.74
Estimated fund balance as of June 30, 2026			$52,577.28

CITY OF LIVERMORE

District Name: Jack
London Place Number:
1995-3

FISCAL YEAR 2025-26 ESTIMATE OF COSTS

8,680 SF comprised of 21.00 units or acres

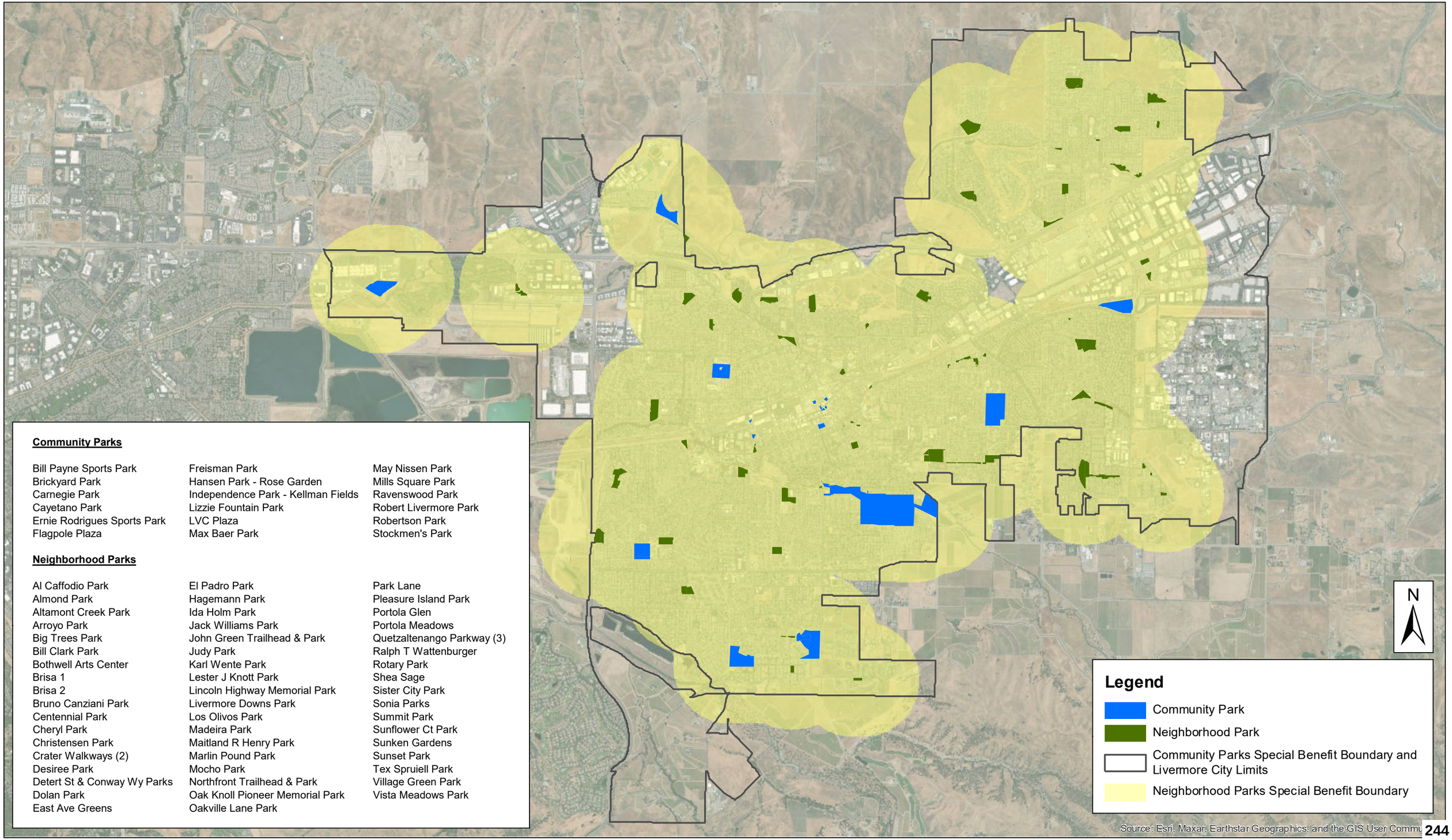
Budget Categories			Annual Cost Estimate
DIRECT COSTS			
Personnel Costs			$2,471.00
Contractor Services			$1,487.52
Irrigation Water			$2,376.36
Maintenance Materials			$83.00
Equipment Maintenance & Operations			$54.00
Equipment Purchase and Repayment			$0.00
Electric Costs			$0.00
Phone Costs			$0.00
Subtotal:			$6,471.88
INDIRECT COSTS			
Program Administration	10% of Direct Costs		$647.00
Alameda County Charge	1.7% of Assessment Revenue		$50.00
Subtotal:			$697.00
Total cost of maintenance			$7,168.88
Total Revenue (FY2025-26 Assessment x No. of Units)			$2,963.79
Assessment Net Change			$3.70
Estimated fund balance as of June 30, 2025			$(33,002.49)
Estimated fund balance as of June 30, 2026			$(37,207.58)

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 2025-26

May 12, 2025

Prepared by

FRANCISCO AND ASSOCIATES
Where Innovative Strategies Fund Tomorrow's Communities

TABLE OF CONTENTS

Page No.

City Directory ii

Section I – Introduction 1

Section II – Engineer's Report 3

Part A – Plans and Specifications 5

Part B – Estimate of Cost 6
Table No. 1A: FY 2025-26 Estimate of Cost Summary 6
Table No. 1B: FY 2025-26 Estimate of Cost Summary (Continued) 7

Part C – Assessment District Diagram 8

Part D – Method of Apportionment of Assessments 9
Table No. 2: Streetscape Maintenance Cost Allocations 11
Table No. 3: Benefit Zone "A-1" – Total Streetscape Allocation of Costs 11
Table No. 4: Benefit Zone "B-1" – Total Streetscape Allocation of Costs 12
Table No. 5: Benefit Zone "C-1" – Total Streetscape Allocation of Costs 12
Table No. 6: Parks, Plazas, and Trails Maintenance Cost Allocations 14
Table No. 7: Service Population 14
Table No. 8: Adjusted Service Population 15
Table No. 9: Parks and Plazas Allocation of Costs 15
Table No. 10: Trails Allocation of Costs 16
Table No. 11: Streetscape Imp. – Maximum & FY 2025-26 Assessments 17
Table No. 12: Park and Plaza Imp. – Maximum & FY 2025-26 Assessments 17
Table No. 13: Trail Imp. – Maximum & FY 2025-26 Assessments 17

Part E – Property Owner List & Assessment Roll 19

Appendix A – Improvement Location Map A-1

Appendix B – Assessment District Diagram B-1

Appendix C – Assessment Roll & Maximum Assessment per Parcel C-1

CITY OF LIVERMORE
CITY COUNCIL MEMBERS AND CITY STAFF

FISCAL YEAR 2025-26

City Council Members

John Marchand
Mayor

Evan Branning
Vice Mayor

Ben Barrientos
Council Member

Steven Dunbar
Council Member

Kristie Wang
Council Member

City Staff Members

Marianna Burch
City Manager

Deborah Elam
City Clerk

Joel Waxdeck
City Engineer

Judy Erlandson
Acting Public Works Director

Joe Prime
Maintenance and Golf Operations Manager

Marisa Gan
Management Analyst II

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 2025-26

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 May 12, 2025, 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 2025-26, 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 2025-26 dollars) are shown below in Table No. 1A. In addition, the table shows the proposed Fiscal Year 2025-26 annual maintenance costs based upon facilities currently or proposed to be constructed in Fiscal Year 2025-26 along with the percentages of special benefit and general benefit for each facility.

Table No. 1A - Fiscal Year 2025-26 Estimate of Cost Summary
(in Fiscal Year 2025-26 dollars)

Improvement Description	Estimated Annual Capital Replacement Costs [1]	Estimated Maximum Annual Maintenance Costs [2]	Estimated FY 2025-26 Actual Maintenance Costs	Special Benefit Percentage of FY 2025-26 Maint. Costs	Special Benefit Allocation of FY 2025-26 Maint. Costs	General Benefit Percentage of FY 2025-26 Maint. Costs	General Benefit Allocation of FY 2025-26 Maint. Costs
1st Street Streetscape (L to Maple)	$211,291	$583,233	$566,700	90.00%	$510,030	10.00%	$56,670
1st Street Streetscape (Stanley to L St.)	$45,073	$112,174	$6,864	90.00%	$6,178	10.00%	$686
1st Street Streetscape (Maple to Inman)	$34,045	$83,246	$11,259	90.00%	$10,133	10.00%	$1,126
Downtown Parks and Plazas	$102,710	$666,010	$225,189	60.00%	$135,113	40.00%	$90,075
Pocket Parks [3]	$50,857	$473,446	$0	90.00%	$0	10.00%	$0
Trails	$198,719	$69,707	$0	47.00%	$0	53.00%	$0
Total Estimated Annual Cost	**$642,695**	**$1,987,816**	**$810,011**		**$661,453**		**$148,558**

[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 2025-26 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 2025-26 estimated maintenance costs.

Table No. 1B - Fiscal Year 2025-26 Estimate of Cost Summary (Continued)
(in Fiscal Year 2025-26 dollars)

Improvement Description	Max. FY 2025-26 Assessment Revenue That Can Be Assessed [1]	FY 2025-26 Assessment Revenue [2]	FY 2025-26 General Benefit Required Contribution [3]	FY 2025-26 Supplemental Contribution by the City [4]	FY 2025-26 Estimated Annual Maintenance Costs
1st Street Streetscape (L to Maple)	$318,495	$318,495	$56,670	$191,535	$566,700
1st Street Streetscape (Stanley to L St.)	$137,529	$6,178	$686	$0	$6,864
1st Street Streetscape (Maple to Inman)	$78,785	$10,133	$1,126	$0	$11,259
Downtown Parks and Plazas	$429,046	$135,113	$90,075	$0	$225,189
Pocket Parks	$25,416	$0	$0	$0	$0
Trails	$38,696	$0	$0	$0	$0
Total Estimated Annual Cost	**$1,027,968**	**$469,918**	**$148,558**	**$191,535**	**$810,011**

[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 $148,558 which covers the estimated general benefits received by properties inside or the boundaries of the district.
[4] The City's supplemental contribution of $191,535 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")	$583,233	10.00%	$58,323	$524,910
Streetscape (Zone "B-1")	$112,174	10.00%	$11,217	$100,957
Streetscape (Zone "C-1")	$83,246	10.00%	$8,325	$74,921
Total	**$778,654**		**$77,865**	**$700,788**

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	$131,228	$49.73
Area A-1 (Res)	407,789	$179,555	$0.440315
Area A-1 (Commercial)	467,173	$205,703	$0.440315
Area A-1 (Office)	19,133	$8,425	$0.440315
Subtotal	894,095	$393,683	
Total Revenue		**$524,910**	

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	$25,239	$5.98
Area B-1 (Res)	193,778	$25,618	$0.132202
Area B-1 (Commercial)	370,598	$48,994	$0.132202
Area B-1 (Office)	8,368	$1,106	$0.132202
Subtotal	572,744	$75,718	
Total Revenue		**$100,957**	

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	$18,730	$5.94
Area C-1 (Res)	323,991	$43,899	$0.135493
Area C-1 (Commercial)	90,723	$12,292	$0.135493
Area C-1 (Office)	0	$0	$0.135493
Subtotal	414,714	$56,191	
Total Revenue		**$74,921**	

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 $49.73/ft.	= $2,486.50
Improved Sq. Ft Asmt. =	2,500 sq. ft. x $0.440315/sq. ft.	= $1,100.79
	Total:	$3,587.29

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	$666,010	40.00%	$266,404	60.00%	$399,606
Pocket Parks [1]	$473,446	10.00%	$47,345	90.00%	$426,101
Trails	$69,707	53.00%	$36,945	47.00%	$32,762
Total	**$1,209,162**		**$350,693**		**$858,469**

[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 maintain 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	$344,382	$0.267826
Commercial	1,593,363	3,187	605	$74,248	$0.046598
Office	69,747	199	38	$4,648	$0.066636
Total	**2,948,951**	**6,195**	**3,452**	**$423,278**	

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 $0.046598/sq. ft. = $116.50
Total: $116.50

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	$13,200	$0.031468
Commercial - Zone 1	473,374	947	180	1.00	180	$2,592	$0.005475
Office Zone - 1	0	0	0	1.00	0	$0	$0.007829
Residential (724 units) - Zone 2	866,356	1,892	1,892	0.50	946	$13,631	$0.015734
Commercial - Zone 2	1,119,989	2,240	426	0.50	213	$3,066	$0.002738
Office Zone - 2	69,747	199	38	0.50	19	$273	$0.003914
Total	**2,948,951**	**6,195**	**3,452**		**2,274**	**$32,762**	

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 $0.005475/sq. ft. = $13.69
Total: $13.69

Maximum Fiscal Year 2025-26 Assessment Rates and Actual Fiscal Year 2025-26 Assessment Rates

The maximum Fiscal Year 2025-26 and proposed Fiscal Year 2025-26 assessment rates shown below for each improvement type are in Fiscal Year 2025-26 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 2025 CPI Index is 350.836 which equates to an 92.25% increase in rates since February 2006.

The Maximum and Fiscal Year 2025-26 assessment rates for the streetscape improvements are shown on the following page in Table No. 11:

Table No. 11 - Streetscape Improvements Maximum & Fiscal Year 2025-26 Assessments (in Fiscal Year 2025-26 Dollars) Based on Actual/Current Sq. Ft.				
Benefit Zone	Maximum Assessment per Front Foot	Fiscal Year 2025-26 Assessment per Front Foot	Maximum Assessment per Imp. Sq. Ft.	Fiscal Year 2025-26 Assessment per Imp. Sq. Ft.
A-1	$49.736	$49.736	$0.440315	$0.440315
B-1	$5.979	$0.269	$0.132202	$0.005938
C-1	$5.941	$0.764	$0.135493	$0.017426

The Maximum and Fiscal Year 2025-26 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 2025-26 Assessments (in Fiscal Year 2025-26 Dollars) Based on Actual/Current Sq. Ft.		
Property Classification	Maximum Assessment per Imp. Sq. Ft.	Fiscal Year 2025-26 Assessment per Imp. Sq. Ft.
Residential	$0.267826	$0.079626
Commercial	$0.046598	$0.013854
Office	$0.066636	$0.019811

The Maximum and Fiscal Year 2025-26 assessment rates for the trail improvements are shown below in Table No. 13:

Table No. 13 - Trail Improvements Maximum & Fiscal Year 2025-26 Assessments (in Fiscal Year 2025-26 Dollars) Based on Actual/Current Sq. Ft.		
Property Classification	Maximum Assessment per Imp. Sq. Ft.	Fiscal Year 2025-26 Assessment per Imp. Sq. Ft.
Residential - Zone 1	$0.031468	$0.000000
Commercial - Zone 1	$0.005475	$0.000000
Office - Zone 1	$0.007829	$0.000000
Residential - Zone 2	$0.015734	$0.000000
Commercial - Zone 2	$0.002738	$0.000000
Office - Zone 2	$0.003914	$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 2025-26 Assessment Roll in Appendix C of this report.

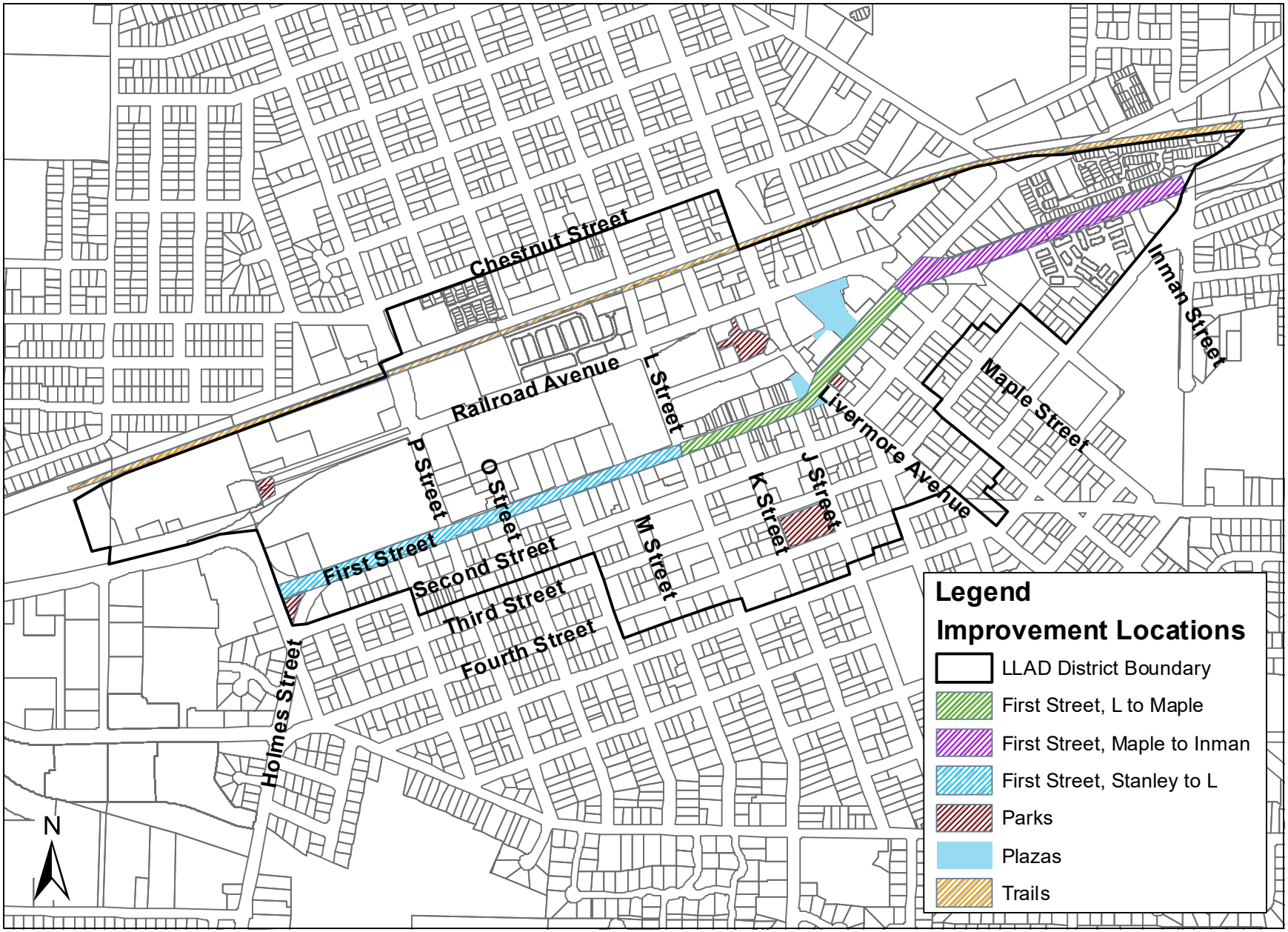
The total proposed assessment for Fiscal Year 2025-26 is $469,915.18. This amount differs slightly from the assessment revenue amount shown in Table 1 because the County only accepts assessment levies in even pennies so that the property tax bill can be split equally into two (2) installments.

APPENDIX A

IMPROVEMENT LOCATION MAP

City of Livermore
Maintenance District No. LL-859
Improvement Location Map

EXHIBIT A

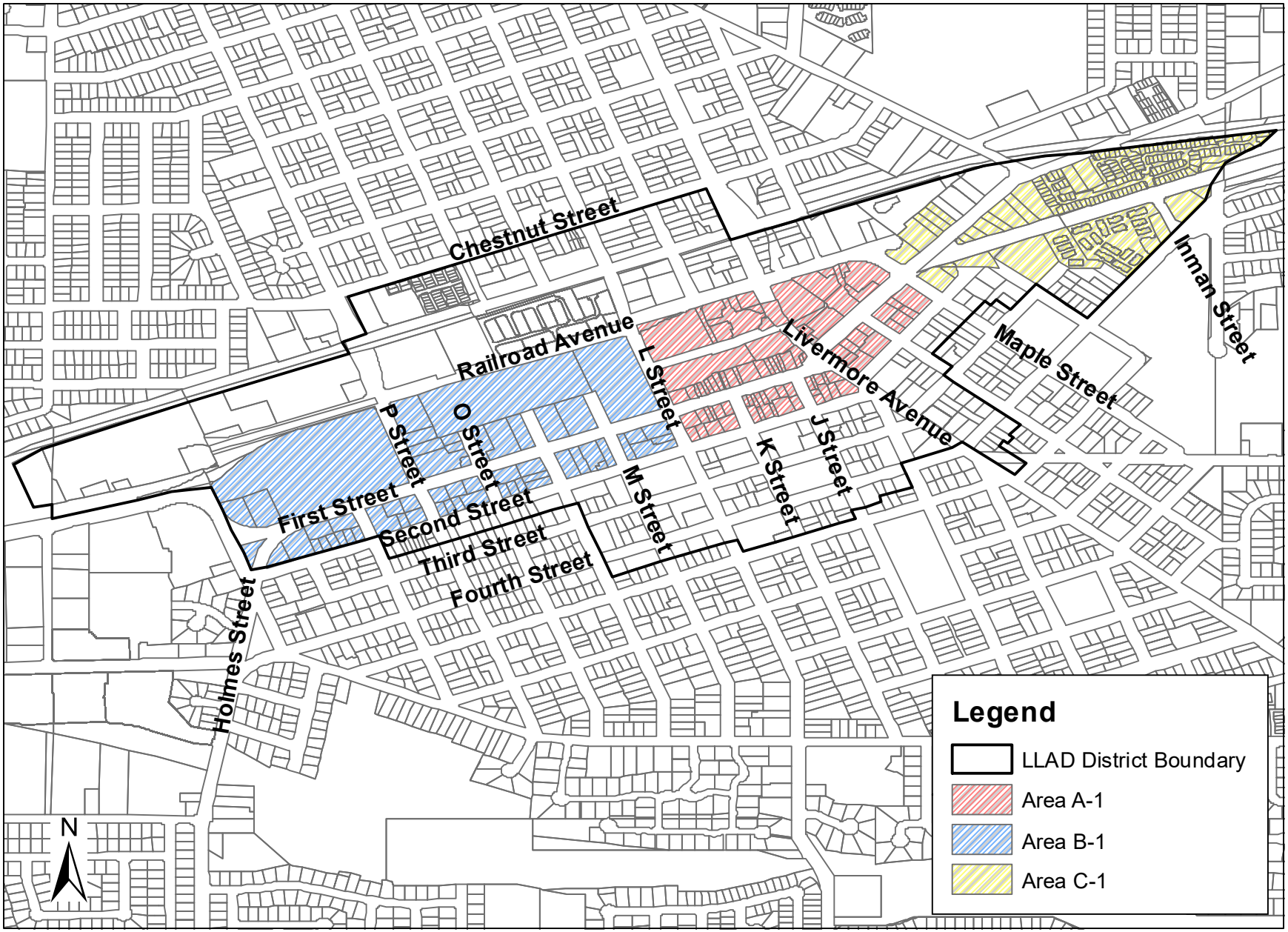


APPENDIX B

ASSESSMENT DISTRICT DIAGRAM

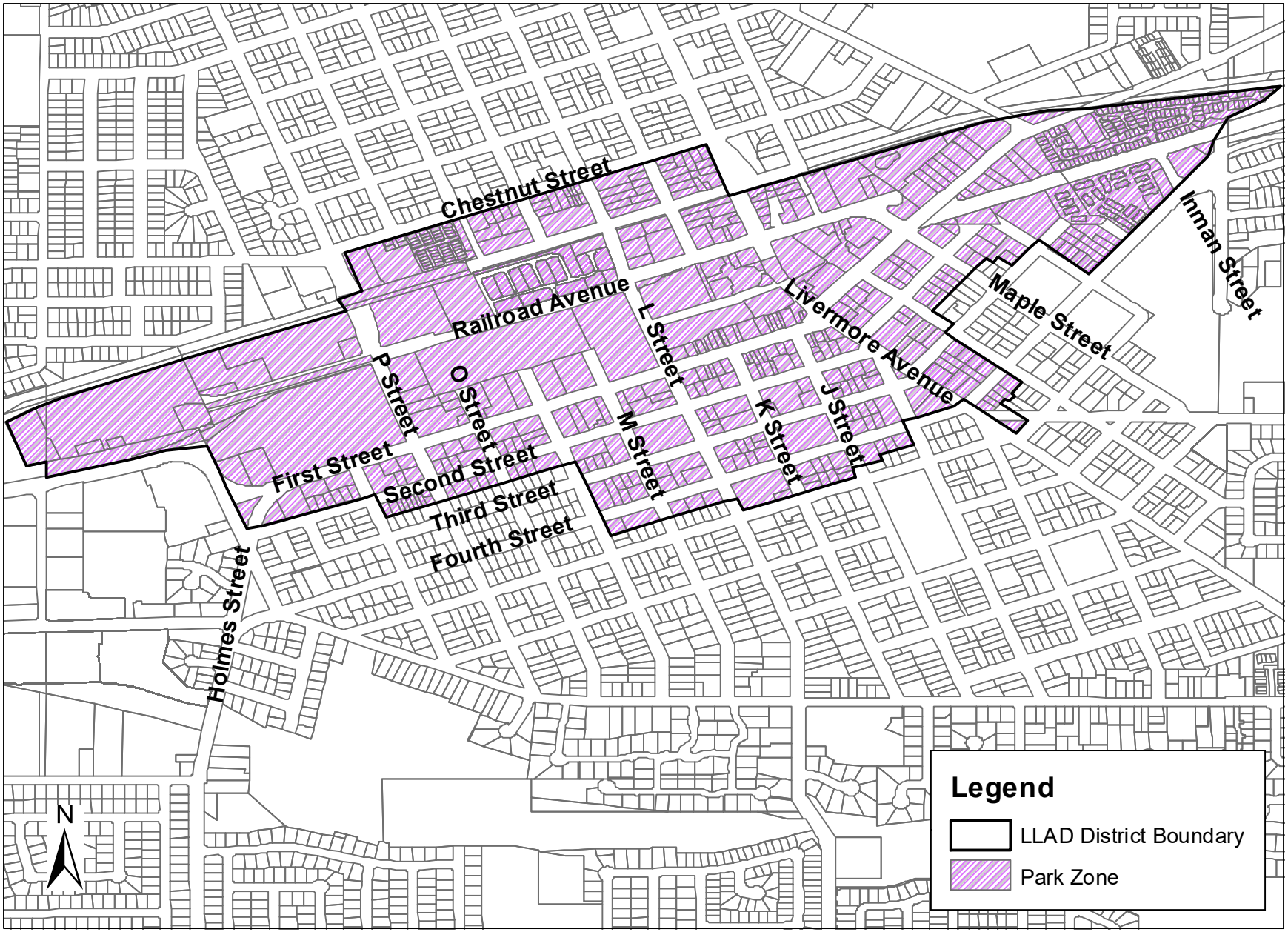
City of Livermore
Maintenance District No. LL-859
Streetscape Improvement Benefit Zones

EXHIBIT A



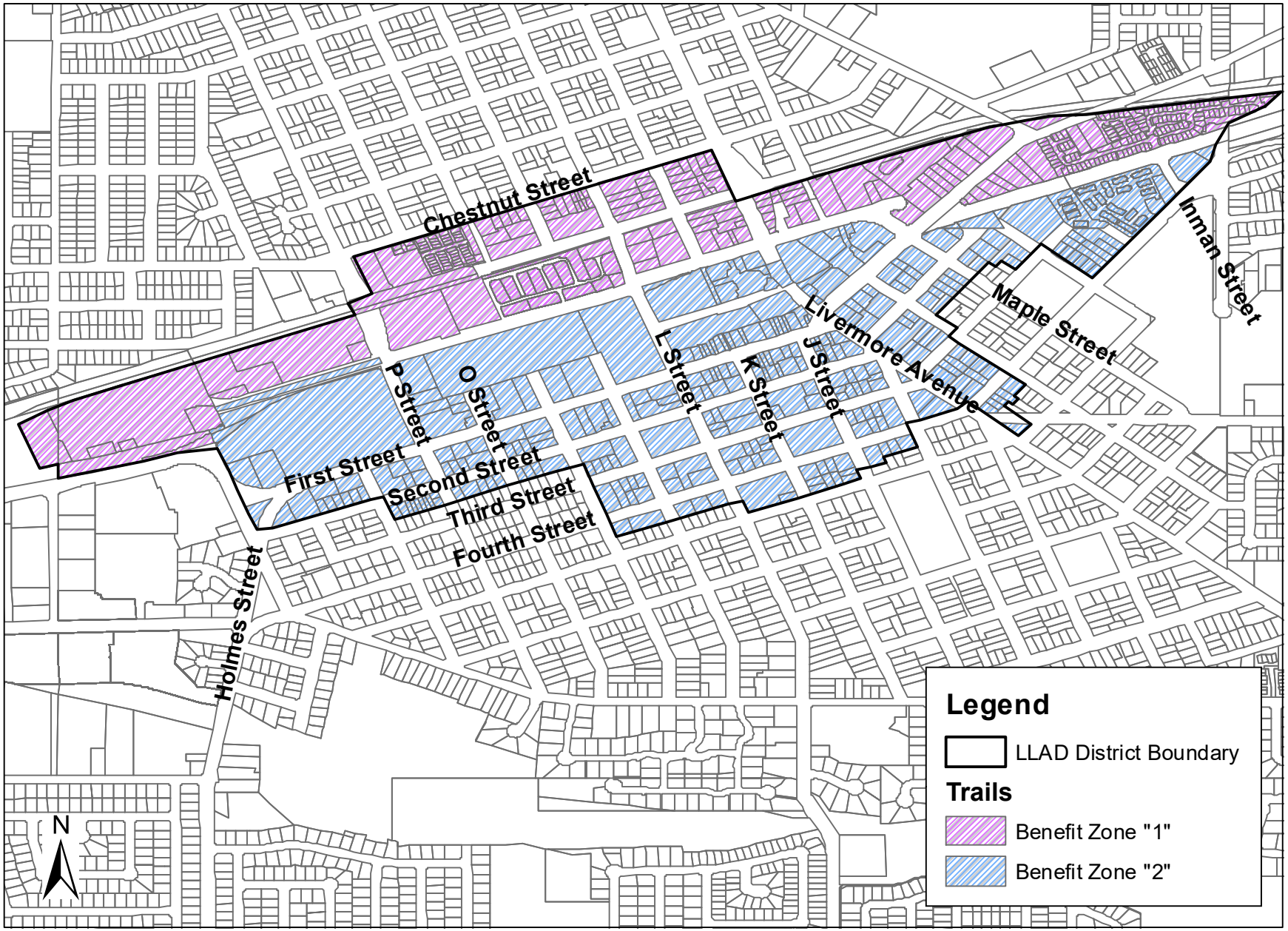
City of Livermore
Maintenance District No. LL-859
Park Improvement Benefit Zone

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 2025-26 DOLLARS)

EXHIBIT A

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2025-26 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 2025-26 Frontage Assessment	FY 2025-26 Area Assessment	FY 2025-26 Park/Plaza Assessment	FY 2025-26 Trail Assessment	FY 2025-26 Assessment*	Property Address
097 -0001-009-00	COM	A1	2	66.260	3,791	$3,295.51	$1,669.23	$176.65	$10.38	$5,151.77	$3,295.51	$1,669.23	$52.52	$0.00	$5,017.26	2226 1ST ST
097 -0001-010-00	COM	A1	2	17.740	1,998	$882.32	$879.75	$93.10	$5.47	$1,860.64	$882.32	$879.75	$27.68	$0.00	$1,789.74	2206 1ST ST
097 -0001-011-00	COM	A1	2	25.000	2,600	$1,243.40	$1,144.82	$121.15	$7.12	$2,516.49	$1,243.40	$1,144.82	$36.02	$0.00	$2,424.24	2200 1ST ST
097 -0001-012-00	COM	A1	2	25.860	2,500	$1,286.17	$1,100.79	$116.50	$6.85	$2,510.31	$1,286.17	$1,100.79	$34.63	$0.00	$2,421.58	2196 1ST ST
097 -0001-013-00	COM	A1	2	25.000	2,600	$1,243.40	$1,144.82	$121.15	$7.12	$2,516.49	$1,243.40	$1,144.82	$36.02	$0.00	$2,424.24	2190 1ST ST
097 -0001-014-00	COM	A1	2	60.000	8,120	$2,984.16	$3,575.36	$378.38	$22.23	$6,960.13	$2,984.16	$3,575.36	$112.49	$0.00	$6,672.00	2184 1ST ST
097 -0001-015-00	COM	A1	2	105.990	4,249	$5,271.52	$1,870.90	$197.99	$11.63	$7,352.04	$5,271.52	$1,870.90	$58.86	$0.00	$7,201.28	2136 1ST ST
097 -0001-016-00	COM	A1	2	23.300	1,918	$1,158.85	$844.52	$89.37	$5.25	$2,097.99	$1,158.85	$844.52	$26.57	$0.00	$2,029.94	2118 1ST ST
097 -0001-017-00	COM	A1	2	56.000	6,608	$2,785.22	$2,909.60	$307.92	$18.09	$6,020.83	$2,785.22	$2,909.60	$91.55	$0.00	$5,786.36	2112 1ST ST
097 -0001-018-00	COM	A1	2	27.000	1,300	$1,342.87	$572.41	$60.58	$3.56	$1,979.42	$1,342.87	$572.41	$18.01	$0.00	$1,933.28	2086 1ST ST
097 -0001-020-00	COM	A1	2	26.000	1,320	$1,293.14	$581.22	$61.51	$3.61	$1,939.48	$1,293.14	$581.22	$18.29	$0.00	$1,892.64	2080 1ST ST
097 -0001-023-00	COM	A1	2	50.000	3,447	$2,486.80	$1,517.77	$160.62	$9.44	$4,174.63	$2,486.80	$1,517.77	$47.75	$0.00	$4,052.32	2032 1ST ST
097 -0001-024-01	COM	A1	2	100.000	1,620	$4,973.60	$713.31	$75.49	$4.44	$5,766.84	$4,973.60	$713.31	$22.44	$0.00	$5,709.34	2008 1ST ST
097 -0001-033-00	COM	A1	2	0.000	21,976	$0.00	$9,676.36	$1,024.04	$60.17	$10,760.57	$0.00	$9,676.36	$304.45	$0.00	$9,980.80	43 S LIVERMORE AVE
097 -0001-034-00	COM	A1	2	24.000	2,556	$1,193.66	$1,125.45	$119.10	$7.00	$2,445.21	$1,193.66	$1,125.45	$35.41	$0.00	$2,354.52	2056 1ST ST
097 -0001-035-00	COM	A1	2	36.000	5,212	$1,790.50	$2,294.92	$242.87	$14.27	$4,342.56	$1,790.50	$2,294.92	$72.21	$0.00	$4,157.62	2062 1ST ST
097 -0001-037-00	VCOM	A1	2	19.780	0	$983.78	$0.00	$0.00	$0.00	$983.78	$983.78	$0.00	$0.00	$0.00	$983.78	2044 1ST ST
097 -0001-038-00	COM	A1	2	31.500	1,320	$1,566.68	$581.22	$61.51	$3.61	$2,213.02	$1,566.68	$581.22	$18.29	$0.00	$2,166.18	2044 1ST ST
097 -0004-001-02	COM	B1	2	175.000	11,700	$1,046.33	$1,546.76	$545.20	$32.03	$3,170.32	$47.00	$69.48	$162.09	$0.00	$278.56	1870 1ST ST
097 -0004-002-02	IND	B1	2	125.000	18,566	$747.38	$2,454.46	$865.14	$50.83	$4,117.81	$33.57	$110.25	$257.21	$0.00	$401.02	1814 1ST ST
097 -0005-001-10	COM	B1	2	85.000	7,200	$508.22	$951.85	$335.51	$19.71	$1,815.29	$22.83	$42.76	$99.75	$0.00	$165.34	1790 1ST ST
097 -0005-001-11	COM	B1	2	189.900	15,844	$1,135.41	$2,094.61	$738.30	$43.38	$4,011.70	$51.00	$94.09	$219.50	$0.00	$364.58	1764 1ST ST
097 -0005-001-12	COM	B1	2	25.500	13,058	$152.46	$1,726.29	$608.48	$35.75	$2,522.98	$6.85	$77.54	$180.90	$0.00	$265.28	1722 1ST ST
097 -0008-001-00	COM	B1	2	100.000	1,875	$597.90	$247.88	$87.37	$5.13	$938.28	$26.86	$11.13	$25.98	$0.00	$63.96	1593 1ST ST
097 -0008-002-00	COM	B1	2	0.000	1,087	$0.00	$143.70	$50.65	$2.98	$197.33	$0.00	$6.45	$15.06	$0.00	$21.50	1576 2ND ST
097 -0008-003-00	SFR	B1	2	0.000	832	$0.00	$109.99	$222.83	$13.09	$345.91	$0.00	$4.94	$66.25	$0.00	$71.18	1562 2ND ST
097 -0008-004-00	COM	B1	2	100.000	10,080	$597.90	$1,332.60	$469.71	$27.60	$2,427.81	$26.86	$59.86	$139.65	$0.00	$226.36	1548 2ND ST
097 -0008-005-00	COM	B1	2	100.000	2,001	$597.90	$264.54	$93.24	$5.48	$961.16	$26.86	$11.88	$27.72	$0.00	$66.46	1543 1ST ST
097 -0009-001-00	COM	B1	2	100.000	1,032	$597.90	$136.43	$48.09	$2.83	$785.25	$26.86	$6.13	$14.30	$0.00	$47.28	1679 1ST ST
097 -0009-003-05	MFR	B1	2	0.000	1,675	$0.00	$221.44	$448.61	$26.35	$696.40	$0.00	$9.95	$133.37	$0.00	$143.32	1624 2ND ST
097 -0009-003-06	MFR	B1	2	0.000	1,675	$0.00	$221.44	$448.61	$26.35	$696.40	$0.00	$9.95	$133.37	$0.00	$143.32	1642 2ND ST
097 -0009-003-07	COM	B1	2	100.000	1,050	$597.90	$138.81	$48.93	$2.87	$788.51	$26.86	$6.24	$14.55	$0.00	$47.64	1619 1ST ST
097 -0009-003-08	MFR	B1	2	0.000	2,052	$0.00	$271.28	$549.58	$32.29	$853.15	$0.00	$12.19	$163.39	$0.00	$175.58	1610 2ND ST
097 -0009-005-01	OFF	B1	2	100.000	1,350	$597.90	$178.47	$89.96	$5.28	$871.61	$26.86	$8.02	$26.74	$0.00	$61.62	1643 1ST ST
097 -0009-006-01	COM	B1	2	0.000	8,470	$0.00	$1,119.75	$394.69	$23.19	$1,537.63	$0.00	$50.30	$117.34	$0.00	$167.64	1686 2ND ST
097 -0010-001-01	COM	B1	2	150.000	1,500	$896.85	$198.30	$69.90	$4.11	$1,169.16	$40.28	$8.91	$20.78	$0.00	$69.96	1771 1ST ST
097 -0010-002-03	COM	B1	2	0.000	950	$0.00	$125.59	$44.27	$2.60	$172.46	$0.00	$5.64	$13.16	$0.00	$18.80	157 S N ST
097 -0010-003-01	SFR	B1	2	0.000	1,554	$0.00	$205.44	$416.20	$24.45	$646.09	$0.00	$9.23	$123.74	$0.00	$132.96	1742 2ND ST
097 -0010-003-02	SFR	B1	2	0.000	957	$0.00	$126.52	$256.31	$15.06	$397.89	$0.00	$5.68	$76.20	$0.00	$81.88	1730 2ND ST
097 -0010-004-00	SFR	B1	2	0.000	1,144	$0.00	$151.24	$306.39	$18.00	$475.63	$0.00	$6.79	$91.09	$0.00	$97.88	1716 2ND ST
097 -0010-007-02	COM	B1	2	150.000	1,595	$896.85	$210.86	$74.32	$4.37	$1,186.40	$40.28	$9.47	$22.10	$0.00	$71.84	1737 1ST ST
097 -0010-008-05	COM	B1	2	0.000	4,015	$0.00	$530.79	$187.09	$10.99	$728.87	$0.00	$23.84	$55.62	$0.00	$79.46	1700 2ND ST
097 -0011-001-00	COM	B1	2	50.000	4,061	$298.95	$536.87	$189.23	$11.12	$1,036.17	$13.43	$24.12	$56.26	$0.00	$93.80	1887 1ST ST
097 -0011-004-00	COM	B1	2	54.000	2,015	$322.87	$266.39	$93.89	$5.52	$688.67	$14.50	$11.97	$27.92	$0.00	$54.38	1845 1ST ST
097 -0011-005-03	COM	B1	2	92.050	1,472	$550.37	$194.60	$68.59	$4.03	$817.59	$24.72	$8.74	$20.39	$0.00	$53.84	1817 1ST ST
097 -0011-006-00	OFF	B1	2	104.000	9,596	$621.82	$1,268.61	$639.44	$37.56	$2,567.43	$27.93	$56.98	$190.11	$0.00	$275.02	1859 1ST ST
097 -0011-007-00	OFF	B1	2	0.000	1,382	$0.00	$182.70	$92.09	$5.41	$280.20	$0.00	$8.21	$27.38	$0.00	$35.58	1859 1ST ST
097 -0012-001-01	COM	B1	2	150.000	10,800	$896.85	$1,427.78	$503.26	$29.57	$2,857.46	$40.28	$64.13	$149.62	$0.00	$254.02	1987 1ST ST
097 -0012-001-02	COM	B1	2	104.000	4,230	$621.82	$559.21	$197.11	$11.58	$1,389.72	$27.93	$25.12	$58.60	$0.00	$111.64	1931 1ST ST
097 -0012-002-01	COM	B1	2	0.000	5,770	$0.00	$762.81	$268.87	$15.80	$1,047.48	$0.00	$34.26	$79.94	$0.00	$114.20	153 S L ST
097 -0012-003-03	COM	B1	2	0.000	5,500	$0.00	$727.11	$256.29	$15.06	$998.46	$0.00	$32.66	$76.20	$0.00	$108.86	1986 2ND ST
097 -0012-005-00	COM	B1	2	46.000	6,900	$275.03	$912.19	$321.53	$18.89	$1,527.64	$12.35	$40.97	$95.59	$0.00	$148.90	1917 1ST ST
097 -0013-001-00	COM	A1	2	50.000	4,513	$2,486.80	$1,987.14	$210.30	$12.36	$4,696.60	$2,486.80	$1,987.14	$62.52	$0.00	$4,536.46	2083 1ST ST
097 -0013-002-00	COM	A1	2	0.000	3,164	$0.00	$1,393.16	$147.44	$8.66	$1,549.26	$0.00	$1,393.16	$43.83	$0.00	$1,436.98	2074 2ND ST
097 -0013-003-00	SFR	A1	2	0.000	3,724	$0.00	$1,639.73	$997.38	$58.59	$2,695.70	$0.00	$1,639.73	$296.53	$0.00	$1,936.26	2046 2ND ST
097 -0013-005-00	COM	A1	2	0.000	1,375	$0.00	$605.43	$64.07	$3.76	$673.26	$0.00	$605.43	$19.05	$0.00	$624.48	174 S L ST
097 -0013-006-01	COM	A1	2	100.080	4,185	$4,977.58	$1,842.72	$195.01	$11.46	$7,026.77	$4,977.58	$1,842.72	$57.98	$0.00	$6,878.28	2017 1ST ST

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2025-26 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 2025-26 Frontage Assessment	FY 2025-26 Area Assessment	FY 2025-26 Park/Plaza Assessment	FY 2025-26 Trail Assessment	FY 2025-26 Assessment*	Property Address
097 -0013-007-03	COM	A1	2	49.920	7,150	$2,482.82	$3,148.25	$333.18	$19.58	$5,983.83	$2,482.82	$3,148.25	$99.05	$0.00	$5,730.12	2029 1ST ST
097 -0013-008-00	COM	A1	2	25.000	2,350	$1,243.40	$1,034.74	$109.51	$6.43	$2,394.08	$1,243.40	$1,034.74	$32.56	$0.00	$2,310.70	2041 1ST ST
097 -0013-009-00	VCOM	A1	2	25.000	0	$1,243.40	$0.00	$0.00	$0.00	$1,243.40	$1,243.40	$0.00	$0.00	$0.00	$1,243.40	2047 1ST ST
097 -0013-010-00	COM	A1	2	50.000	4,700	$2,486.80	$2,069.48	$219.01	$12.87	$4,788.16	$2,486.80	$2,069.48	$65.11	$0.00	$4,621.38	2059 1ST ST
097 -0014-001-01	COM	A1	2	50.120	4,550	$2,492.77	$2,003.43	$212.02	$12.46	$4,720.68	$2,492.77	$2,003.43	$63.03	$0.00	$4,559.22	2193 1ST ST
097 -0014-002-00	INST	A1	2	0.000	10,000	$0.00	$4,403.15	$465.98	$27.38	$4,896.51	$0.00	$4,403.15	$138.54	$0.00	$4,541.68	157 S J ST
097 -0014-003-08	COM	A1	2	49.880	4,650	$2,480.83	$2,047.46	$216.68	$12.73	$4,757.70	$2,480.83	$2,047.46	$64.42	$0.00	$4,592.70	2175 1ST ST
097 -0014-004-03	OFF	A1	2	69.000	2,072	$3,431.78	$912.33	$138.07	$8.11	$4,490.29	$3,431.78	$912.33	$41.05	$0.00	$4,385.16	2151 1ST ST
097 -0014-005-02	COM	A1	2	0.000	800	$0.00	$352.25	$37.28	$2.19	$391.72	$0.00	$352.25	$11.08	$0.00	$363.32	2152 2ND ST
097 -0014-005-03	COM	A1	2	31.000	4,512	$1,541.82	$1,986.70	$210.25	$12.35	$3,751.12	$1,541.82	$1,986.70	$62.51	$0.00	$3,591.02	2139 1ST ST
097 -0014-005-05	COM	A1	2	27.000	2,800	$1,342.87	$1,232.88	$130.47	$7.67	$2,713.89	$1,342.87	$1,232.88	$38.79	$0.00	$2,614.54	2133 1ST ST
097 -0014-005-06	COM	A1	2	23.000	3,180	$1,143.93	$1,400.20	$148.18	$8.71	$2,701.02	$1,143.93	$1,400.20	$44.05	$0.00	$2,588.18	2127 1ST ST
097 -0014-006-01	COM	A1	2	0.000	5,802	$0.00	$2,554.71	$270.36	$15.89	$2,840.96	$0.00	$2,554.71	$80.38	$0.00	$2,635.08	184 S K ST
097 -0014-007-00	COM	A1	2	25.000	1,750	$1,243.40	$770.55	$81.55	$4.79	$2,100.29	$1,243.40	$770.55	$24.24	$0.00	$2,038.18	2115 1ST ST
097 -0014-008-02	COM	A1	2	25.000	1,680	$1,243.40	$739.73	$78.28	$4.60	$2,066.01	$1,243.40	$739.73	$23.27	$0.00	$2,006.40	2121 1ST ST
097 -0015-001-00	INST	A1	2	40.770	13,772	$2,027.74	$6,064.02	$641.75	$37.71	$8,771.22	$2,027.74	$6,064.02	$190.79	$0.00	$8,282.54	2247 1ST ST
097 -0015-002-00	COM	A1	2	0.000	5,750	$0.00	$2,531.81	$267.94	$15.74	$2,815.49	$0.00	$2,531.81	$79.66	$0.00	$2,611.46	167 S LIVERMORE AVE
097 -0015-004-01	COM	A1	2	50.000	6,950	$2,486.80	$3,060.19	$323.86	$19.03	$5,889.88	$2,486.80	$3,060.19	$96.28	$0.00	$5,643.26	2235 1ST ST
097 -0015-004-02	COM	A1	2	0.000	11,440	$0.00	$5,037.20	$533.08	$31.32	$5,601.60	$0.00	$5,037.20	$158.49	$0.00	$5,195.68	2222 2ND ST
097 -0015-005-01	COM	A1	2	0.000	1,460	$0.00	$642.86	$68.03	$4.00	$714.89	$0.00	$642.86	$20.23	$0.00	$663.08	160 S J ST
097 -0015-005-02	COM	A1	2	0.000	3,200	$0.00	$1,409.01	$149.11	$8.76	$1,566.88	$0.00	$1,409.01	$44.33	$0.00	$1,453.34	190 S J ST
097 -0015-006-00	COM	A1	2	30.000	2,820	$1,492.08	$1,241.69	$131.41	$7.72	$2,872.90	$1,492.08	$1,241.69	$39.07	$0.00	$2,772.84	2205 1ST ST
097 -0015-007-00	COM	A1	2	20.000	1,880	$994.72	$827.79	$87.60	$5.15	$1,915.26	$994.72	$827.79	$26.05	$0.00	$1,848.56	2211 1ST ST
097 -0015-009-00	COM	A1	2	21.580	1,297	$1,073.30	$571.09	$60.44	$3.55	$1,708.38	$1,073.30	$571.09	$17.97	$0.00	$1,662.36	2241 1ST ST B
097 -0017-001-00	COM	A2	2	0.000	1,689	$0.00	$0.00	$78.70	$4.62	$83.32	$0.00	$0.00	$23.40	$0.00	$23.40	283 S LIVERMORE AVE
097 -0017-002-00	COM	A2	2	0.000	8,354	$0.00	$0.00	$389.28	$22.87	$412.15	$0.00	$0.00	$115.73	$0.00	$115.72	2287 2ND ST
097 -0017-004-00	COM	A2	2	0.000	7,108	$0.00	$0.00	$331.22	$19.46	$350.68	$0.00	$0.00	$98.47	$0.00	$98.46	2287 2ND ST
097 -0017-007-00	SFR	A2	2	0.000	1,128	$0.00	$0.00	$302.11	$17.75	$319.86	$0.00	$0.00	$89.82	$0.00	$89.82	2224 3RD ST
097 -0017-008-00	SFR	A2	2	0.000	2,231	$0.00	$0.00	$597.52	$35.10	$632.62	$0.00	$0.00	$177.64	$0.00	$177.64	282 S J ST
097 -0017-009-00	SFR	A2	2	0.000	937	$0.00	$0.00	$250.95	$14.74	$265.69	$0.00	$0.00	$74.61	$0.00	$74.60	266 S J ST
097 -0017-010-00	COM	A2	2	0.000	5,000	$0.00	$0.00	$232.99	$13.69	$246.68	$0.00	$0.00	$69.27	$0.00	$69.26	2217 2ND ST
097 -0017-011-02	COM	A2	2	0.000	4,210	$0.00	$0.00	$196.18	$11.53	$207.71	$0.00	$0.00	$58.32	$0.00	$58.32	2247 2ND ST
097 -0017-011-03	COM	A2	2	0.000	1,539	$0.00	$0.00	$71.71	$4.21	$75.92	$0.00	$0.00	$21.32	$0.00	$21.32	2240 3RD ST
097 -0018-001-00	COM	A2	2	0.000	2,500	$0.00	$0.00	$116.50	$6.85	$123.35	$0.00	$0.00	$34.63	$0.00	$34.62	2163 2ND ST
097 -0018-002-00	COM	A2	2	0.000	4,658	$0.00	$0.00	$217.05	$12.75	$229.80	$0.00	$0.00	$64.53	$0.00	$64.52	2180 3RD ST
097 -0018-010-02	COM	A2	2	0.000	11,523	$0.00	$0.00	$536.95	$31.55	$568.50	$0.00	$0.00	$159.64	$0.00	$159.64	2125 2ND ST
097 -0019-002-01	OFF	A2	2	0.000	4,256	$0.00	$0.00	$283.60	$16.66	$300.26	$0.00	$0.00	$84.32	$0.00	$84.32	275 S K ST
097 -0019-004-01	COM	A2	2	0.000	1,184	$0.00	$0.00	$55.17	$3.24	$58.41	$0.00	$0.00	$16.40	$0.00	$16.40	282 S L ST
097 -0019-005-00	COM	A2	2	0.000	5,129	$0.00	$0.00	$239.00	$14.04	$253.04	$0.00	$0.00	$71.06	$0.00	$71.06	202 S L ST
097 -0019-008-01	COM	A2	2	0.000	7,818	$0.00	$0.00	$364.30	$21.41	$385.71	$0.00	$0.00	$108.31	$0.00	$108.30	235 S K ST
097 -0020-007-04	COM	B2	2	0.000	41,525	$0.00	$0.00	$1,934.98	$113.70	$2,048.68	$0.00	$0.00	$575.28	$0.00	$575.28	1951 2ND ST
097 -0021-003-01	COM	B2	2	0.000	10,000	$0.00	$0.00	$465.98	$27.38	$493.36	$0.00	$0.00	$138.54	$0.00	$138.54	287 S M ST
097 -0021-004-01	SFR	B2	2	0.000	1,234	$0.00	$0.00	$330.50	$19.42	$349.92	$0.00	$0.00	$98.26	$0.00	$98.26	1856 3RD ST
097 -0021-004-02	SFR	B2	2	0.000	1,024	$0.00	$0.00	$274.25	$16.11	$290.36	$0.00	$0.00	$81.54	$0.00	$81.54	1842 3RD ST
097 -0021-005-00	SFR	B2	2	0.000	1,040	$0.00	$0.00	$278.54	$16.36	$294.90	$0.00	$0.00	$82.81	$0.00	$82.80	1828 3RD ST
097 -0021-006-00	SFR	B2	2	0.000	1,316	$0.00	$0.00	$352.46	$20.71	$373.17	$0.00	$0.00	$104.79	$0.00	$104.78	1814 3RD ST
097 -0021-007-00	COM	B2	2	0.000	1,832	$0.00	$0.00	$85.37	$5.02	$90.39	$0.00	$0.00	$25.38	$0.00	$25.38	1817 2ND ST
097 -0022-001-00	COM	B2	2	0.000	6,720	$0.00	$0.00	$313.14	$18.40	$331.54	$0.00	$0.00	$93.10	$0.00	$93.10	1783 2ND ST
097 -0022-004-02	OFF	B2	2	0.000	1,088	$0.00	$0.00	$72.50	$4.26	$76.76	$0.00	$0.00	$21.55	$0.00	$21.54	1713 2ND ST
097 -0022-004-03	SFR	B2	2	0.000	824	$0.00	$0.00	$220.69	$12.96	$233.65	$0.00	$0.00	$65.61	$0.00	$65.60	1727 2ND ST
097 -0022-004-04	SFR	B2	2	0.000	1,083	$0.00	$0.00	$290.06	$17.04	$307.10	$0.00	$0.00	$86.23	$0.00	$86.22	1741 2ND ST
097 -0023-001-00	SFR	B2	2	0.000	969	$0.00	$0.00	$259.52	$15.25	$274.77	$0.00	$0.00	$77.16	$0.00	$77.16	1683 2ND ST
097 -0023-006-01	MFR	B2	2	0.000	1,296	$0.00	$0.00	$347.10	$20.39	$367.49	$0.00	$0.00	$103.19	$0.00	$103.18	210 S P ST
097 -0023-006-05	OFF	B2	2	0.000	2,904	$0.00	$0.00	$193.51	$11.37	$204.88	$0.00	$0.00	$57.53	$0.00	$57.52	1617 2ND ST
097 -0023-008-00	SFR	B2	2	0.000	956	$0.00	$0.00	$256.04	$15.04	$271.08	$0.00	$0.00	$76.12	$0.00	$76.12	1667 2ND ST
097 -0023-009-00	SFR	B2	2	0.000	1,056	$0.00	$0.00	$282.82	$16.62	$299.44	$0.00	$0.00	$84.08	$0.00	$84.08	1651 2ND ST
097 -0024-003-07	SFR	B2	2	0.000	1,304	$0.00	$0.00	$349.25	$20.52	$369.77	$0.00	$0.00	$103.83	$0.00	$103.82	220 S Q ST

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2025-26 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 2025-26 Frontage Assessment	FY 2025-26 Area Assessment	FY 2025-26 Park/Plaza Assessment	FY 2025-26 Trail Assessment	FY 2025-26 Assessment*	Property Address
097 -0024-003-08	SFR	B2	2	0.000	1,052	$0.00	$0.00	$281.75	$16.55	$298.30	$0.00	$0.00	$83.77	$0.00	$83.76	1529 2ND ST
097 -0024-005-00	SFR	B2	2	0.000	1,121	$0.00	$0.00	$300.23	$17.64	$317.87	$0.00	$0.00	$89.26	$0.00	$89.26	1565 2ND ST
097 -0024-006-00	SFR	B2	2	0.000	1,121	$0.00	$0.00	$300.23	$17.64	$317.87	$0.00	$0.00	$89.26	$0.00	$89.26	235 S P ST
097 -0024-007-00	SFR	B2	2	0.000	1,348	$0.00	$0.00	$361.03	$21.21	$382.24	$0.00	$0.00	$107.34	$0.00	$107.34	1561 2ND ST
097 -0024-008-00	SFR	B2	2	0.000	1,392	$0.00	$0.00	$372.81	$21.90	$394.71	$0.00	$0.00	$110.84	$0.00	$110.84	1557 2ND ST
097 -0024-009-00	SFR	B2	2	0.000	1,349	$0.00	$0.00	$361.30	$21.23	$382.53	$0.00	$0.00	$107.41	$0.00	$107.40	1553 2ND ST
097 -0024-010-00	SFR	B2	2	0.000	1,349	$0.00	$0.00	$361.30	$21.23	$382.53	$0.00	$0.00	$107.41	$0.00	$107.40	1549 2ND ST
097 -0024-011-00	SFR	B2	2	0.000	1,339	$0.00	$0.00	$358.62	$21.07	$379.69	$0.00	$0.00	$106.62	$0.00	$106.62	1545 2ND ST
097 -0024-012-00	SFR	B2	2	0.000	1,369	$0.00	$0.00	$366.65	$21.54	$388.19	$0.00	$0.00	$109.01	$0.00	$109.00	1541 2ND ST
097 -0028-001-00	MFR	B3	2	0.000	1,807	$0.00	$0.00	$483.96	$28.43	$512.39	$0.00	$0.00	$143.88	$0.00	$143.88	325 S M ST
097 -0028-002-01	COM	B3	2	0.000	2,400	$0.00	$0.00	$111.84	$6.57	$118.41	$0.00	$0.00	$33.25	$0.00	$33.24	381 S M ST
097 -0028-002-02	COM	B3	2	0.000	1,165	$0.00	$0.00	$54.29	$3.19	$57.48	$0.00	$0.00	$16.14	$0.00	$16.14	1858 4TH ST
097 -0028-003-06	COM	B3	2	0.000	6,412	$0.00	$0.00	$298.79	$17.56	$316.35	$0.00	$0.00	$88.83	$0.00	$88.82	1816 4TH ST
097 -0028-004-01	COM	B3	2	0.000	5,431	$0.00	$0.00	$253.07	$14.87	$267.94	$0.00	$0.00	$75.24	$0.00	$75.24	1840 4TH ST
097 -0028-005-00	SFR	B3	2	0.000	1,001	$0.00	$0.00	$268.09	$15.75	$283.84	$0.00	$0.00	$79.71	$0.00	$79.70	1853 3RD ST
097 -0028-006-00	SFR	B3	2	0.000	995	$0.00	$0.00	$266.49	$15.66	$282.15	$0.00	$0.00	$79.23	$0.00	$79.22	1869 3RD ST
097 -0029-001-01	COM	B3	2	0.000	7,750	$0.00	$0.00	$361.13	$21.22	$382.35	$0.00	$0.00	$107.37	$0.00	$107.36	325 S L ST
097 -0029-002-00	COM	B3	2	0.000	6,067	$0.00	$0.00	$282.71	$16.61	$299.32	$0.00	$0.00	$84.05	$0.00	$84.04	381 S L ST
097 -0029-004-00	COM	B3	2	0.000	1,760	$0.00	$0.00	$82.01	$4.82	$86.83	$0.00	$0.00	$24.38	$0.00	$24.38	1919 3RD ST
097 -0030-001-02	MFR	A2	2	0.000	1,177	$0.00	$0.00	$315.23	$18.52	$333.75	$0.00	$0.00	$93.72	$0.00	$93.72	2073 3RD ST
097 -0030-001-03	OFF	A2	2	0.000	1,177	$0.00	$0.00	$78.43	$4.61	$83.04	$0.00	$0.00	$23.32	$0.00	$23.32	2059 3RD ST
097 -0030-001-04	MFR	A2	2	0.000	1,700	$0.00	$0.00	$455.30	$26.75	$482.05	$0.00	$0.00	$135.36	$0.00	$135.36	2087 3RD ST
097 -0030-001-05	SFR	A2	2	0.000	1,177	$0.00	$0.00	$315.23	$18.52	$333.75	$0.00	$0.00	$93.72	$0.00	$93.72	343 S K ST
097 -0030-002-01	COM	A2	2	0.000	2,044	$0.00	$0.00	$95.25	$5.60	$100.85	$0.00	$0.00	$28.32	$0.00	$28.32	2084 4TH ST
097 -0030-002-02	COM	A2	2	0.000	1,032	$0.00	$0.00	$48.09	$2.83	$50.92	$0.00	$0.00	$14.30	$0.00	$14.30	2052 4TH ST
097 -0030-003-00	SFR	A2	2	0.000	1,181	$0.00	$0.00	$316.30	$18.58	$334.88	$0.00	$0.00	$94.04	$0.00	$94.04	2038 4TH ST
097 -0030-004-00	COM	A2	2	0.000	1,928	$0.00	$0.00	$89.84	$5.28	$95.12	$0.00	$0.00	$26.71	$0.00	$26.70	2020 4TH ST
097 -0030-007-01	COM	A2	2	0.000	5,744	$0.00	$0.00	$267.66	$15.73	$283.39	$0.00	$0.00	$79.58	$0.00	$79.58	314 S L ST
097 -0031-001-00	PUB	A2	2	0.000	5,400	$0.00	$0.00	$251.63	$14.79	$266.42	$0.00	$0.00	$74.81	$0.00	$74.80	2155 3RD ST
097 -0032-002-01	OFF	A2	2	0.000	9,560	$0.00	$0.00	$637.04	$37.42	$674.46	$0.00	$0.00	$189.39	$0.00	$189.38	325 S I ST
097 -0032-003-00	SFR	A2	2	0.000	1,717	$0.00	$0.00	$459.86	$27.02	$486.88	$0.00	$0.00	$136.72	$0.00	$136.72	2254 4TH ST
097 -0032-004-01	MFR	A2	2	0.000	1,392	$0.00	$0.00	$372.81	$21.90	$394.71	$0.00	$0.00	$110.84	$0.00	$110.84	2238 4TH ST
097 -0032-004-02	COM	A2	2	0.000	3,298	$0.00	$0.00	$153.68	$9.03	$162.71	$0.00	$0.00	$45.69	$0.00	$45.68	2210 4TH ST
097 -0032-005-00	COM	A2	2	0.000	1,358	$0.00	$0.00	$63.28	$3.72	$67.00	$0.00	$0.00	$18.81	$0.00	$18.80	2207 3RD ST
097 -0032-006-00	COM	A2	2	0.000	1,648	$0.00	$0.00	$76.79	$4.51	$81.30	$0.00	$0.00	$22.83	$0.00	$22.82	2221 3RD ST
097 -0032-007-00	SFR	A2	2	0.000	1,335	$0.00	$0.00	$357.55	$21.00	$378.55	$0.00	$0.00	$106.30	$0.00	$106.30	2235 3RD ST
097 -0032-008-00	OFF	A2	2	0.000	2,480	$0.00	$0.00	$165.26	$9.71	$174.97	$0.00	$0.00	$49.13	$0.00	$49.12	2257 3RD ST
097 -0033-001-03	COM	A3	2	0.000	2,541	$0.00	$0.00	$118.41	$6.96	$125.37	$0.00	$0.00	$35.20	$0.00	$35.20	323 S LIVERMORE AVE
097 -0033-002-00	COM	A3	2	0.000	7,616	$0.00	$0.00	$354.89	$20.85	$375.74	$0.00	$0.00	$105.51	$0.00	$105.50	357 S LIVERMORE AVE
097 -0035-001-02	OFF	A2	2	0.000	1,576	$0.00	$0.00	$105.02	$6.17	$111.19	$0.00	$0.00	$31.22	$0.00	$31.22	2273 4TH ST
097 -0035-006-00	COM	A2	2	0.000	2,173	$0.00	$0.00	$101.26	$5.95	$107.21	$0.00	$0.00	$30.10	$0.00	$30.10	2205 4TH ST
097 -0035-007-00	SFR	A2	2	0.000	902	$0.00	$0.00	$241.58	$14.19	$255.77	$0.00	$0.00	$71.82	$0.00	$71.82	2235 4TH ST
097 -0035-008-02	COM	A2	2	0.000	1,096	$0.00	$0.00	$51.07	$3.00	$54.07	$0.00	$0.00	$15.18	$0.00	$15.18	2255 4TH ST
097 -0036-001-03	COM	A2	2	0.000	2,576	$0.00	$0.00	$120.04	$7.05	$127.09	$0.00	$0.00	$35.69	$0.00	$35.68	2181 4TH ST
097 -0036-002-02	COM	A2	2	0.000	1,870	$0.00	$0.00	$87.14	$5.12	$92.26	$0.00	$0.00	$25.91	$0.00	$25.90	487 S J ST
097 -0036-003-00	OFF	A2	2	0.000	1,590	$0.00	$0.00	$105.95	$6.22	$112.17	$0.00	$0.00	$31.50	$0.00	$31.50	2162 5TH ST
097 -0036-004-00	MFR	A2	2	0.000	1,776	$0.00	$0.00	$475.66	$27.94	$503.60	$0.00	$0.00	$141.41	$0.00	$141.40	2150 5TH ST
097 -0036-005-00	SFR	A2	2	0.000	1,850	$0.00	$0.00	$495.48	$29.11	$524.59	$0.00	$0.00	$147.31	$0.00	$147.30	486 S K ST
097 -0036-007-00	OFF	A2	2	0.000	2,153	$0.00	$0.00	$143.47	$8.43	$151.90	$0.00	$0.00	$42.65	$0.00	$42.64	2109 4TH ST
097 -0036-008-00	OFF	A2	2	0.000	3,646	$0.00	$0.00	$242.95	$14.27	$257.22	$0.00	$0.00	$72.23	$0.00	$72.22	2117 4TH ST
097 -0036-009-00	COM	A2	2	0.000	1,590	$0.00	$0.00	$74.09	$4.35	$78.44	$0.00	$0.00	$22.03	$0.00	$22.02	2157 4TH ST
097 -0037-003-00	SFR	A2	2	0.000	1,460	$0.00	$0.00	$391.03	$22.97	$414.00	$0.00	$0.00	$116.25	$0.00	$116.24	485 S K ST
097 -0037-004-02	CHRCH	A2	2	0.000	30,281	$0.00	$0.00	$1,411.03	$82.91	$1,493.94	$0.00	$0.00	$419.50	$0.00	$419.50	2020 5TH ST
097 -0038-001-00	OFF	B3	2	0.000	2,824	$0.00	$0.00	$188.18	$11.05	$199.23	$0.00	$0.00	$55.95	$0.00	$55.94	411 S L ST
097 -0038-004-00	COM	B3	2	0.000	2,212	$0.00	$0.00	$103.07	$6.06	$109.13	$0.00	$0.00	$30.64	$0.00	$30.64	1915 4TH ST
097 -0038-005-00	MFR	B3	2	0.000	3,424	$0.00	$0.00	$917.04	$53.87	$970.91	$0.00	$0.00	$272.64	$0.00	$272.64	1937 4TH ST
097 -0039-010-00	OFF	B3	2	0.000	6,805	$0.00	$0.00	$453.46	$26.63	$480.09	$0.00	$0.00	$134.81	$0.00	$134.80	1841 4TH ST

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2025-26 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 2025-26 Frontage Assessment	FY 2025-26 Area Assessment	FY 2025-26 Park/Plaza Assessment	FY 2025-26 Trail Assessment	FY 2025-26 Assessment*	Property Address
097 -0039-011-00	OFF	B3	2	0.000	2,887	$0.00	$0.00	$192.38	$11.30	$203.68	$0.00	$0.00	$57.19	$0.00	$57.18	1813 4TH ST
097 -0082-001-01	COM	B1	2	150.000	5,900	$896.85	$779.99	$274.93	$16.15	$1,967.92	$40.28	$35.04	$81.74	$0.00	$157.06	1485 1ST ST
097 -0082-002-00	SFR	B1	2	0.000	1,139	$0.00	$150.58	$305.05	$17.92	$473.55	$0.00	$6.76	$90.69	$0.00	$97.44	1494 2ND ST
097 -0082-003-00	SFR	B1	2	0.000	1,153	$0.00	$152.43	$308.80	$18.14	$479.37	$0.00	$6.85	$91.81	$0.00	$98.66	1478 2ND ST
097 -0082-004-00	SFR	B1	2	0.000	1,139	$0.00	$150.58	$305.05	$17.92	$473.55	$0.00	$6.76	$90.69	$0.00	$97.44	1462 2ND ST
097 -0082-005-00	SFR	B1	2	0.000	1,490	$0.00	$196.98	$399.06	$23.44	$619.48	$0.00	$8.85	$118.64	$0.00	$127.48	1446 2ND ST
097 -0082-006-00	OFF	B1	2	0.000	1,139	$0.00	$150.58	$75.90	$4.46	$230.94	$0.00	$6.76	$22.56	$0.00	$29.32	1430 2ND ST
097 -0082-007-07	COM	B1	2	0.000	266	$0.00	$35.17	$12.40	$0.73	$48.30	$0.00	$1.58	$3.69	$0.00	$5.26	160 HOLMES ST
097 -0082-007-08	COM	B1	2	156.450	8,162	$935.41	$1,079.03	$380.33	$22.35	$2,417.12	$42.02	$48.47	$113.07	$0.00	$203.56	1421 1ST ST
097 -0082-009-01	COM	B1	2	150.120	3,278	$897.57	$433.36	$152.75	$8.98	$1,492.66	$40.32	$19.47	$45.41	$0.00	$105.20	1453 1ST ST
097 -0107-001-00	SFR	A3	2	0.000	893	$0.00	$0.00	$239.17	$14.05	$253.22	$0.00	$0.00	$71.11	$0.00	$71.10	2493 4TH ST
097 -0107-008-00	MFR	A3	2	0.000	4,164	$0.00	$0.00	$1,115.23	$65.52	$1,180.75	$0.00	$0.00	$331.56	$0.00	$331.56	454 S LIVERMORE AVE
097 -0107-009-02	INST	A3	2	0.000	778	$0.00	$0.00	$36.25	$2.13	$38.38	$0.00	$0.00	$10.78	$0.00	$10.78	2475 4TH ST
097 -0107-009-03	SFR	A3	2	0.000	832	$0.00	$0.00	$222.83	$13.09	$235.92	$0.00	$0.00	$66.25	$0.00	$66.24	2417 4TH ST
097 -0107-009-04	SFR	A3	2	0.000	1,014	$0.00	$0.00	$271.58	$15.95	$287.53	$0.00	$0.00	$80.74	$0.00	$80.74	2439 4TH ST
097 -0107-009-05	SFR	A3	2	0.000	1,131	$0.00	$0.00	$302.91	$17.80	$320.71	$0.00	$0.00	$90.06	$0.00	$90.06	2455 4TH ST
097 -0108-001-00	MFR	A3	2	0.000	2,943	$0.00	$0.00	$788.21	$46.31	$834.52	$0.00	$0.00	$234.34	$0.00	$234.34	2389 3RD ST
097 -0108-002-00	SFR	A3	2	0.000	1,246	$0.00	$0.00	$333.71	$19.60	$353.31	$0.00	$0.00	$99.21	$0.00	$99.20	333 MCLEOD ST
097 -0108-003-00	MFR	A3	2	0.000	3,302	$0.00	$0.00	$884.36	$51.95	$936.31	$0.00	$0.00	$262.92	$0.00	$262.92	367 MCLEOD ST
097 -0108-004-00	MFR	A3	2	0.000	2,337	$0.00	$0.00	$625.91	$36.77	$662.68	$0.00	$0.00	$186.08	$0.00	$186.08	389 MCLEOD ST
097 -0108-005-00	COM	A3	2	0.000	4,479	$0.00	$0.00	$208.71	$12.26	$220.97	$0.00	$0.00	$62.05	$0.00	$62.04	392 S LIVERMORE AVE
097 -0108-006-00	COM	A3	2	0.000	3,492	$0.00	$0.00	$162.72	$9.56	$172.28	$0.00	$0.00	$48.38	$0.00	$48.38	358 S LIVERMORE AVE
097 -0108-008-03	COM	A3	2	0.000	4,845	$0.00	$0.00	$225.77	$13.27	$239.04	$0.00	$0.00	$67.12	$0.00	$67.12	2341 3RD ST
097 -0108-010-01	SFR	A3	2	0.000	2,052	$0.00	$0.00	$549.58	$32.29	$581.87	$0.00	$0.00	$163.39	$0.00	$163.38	2363 3RD ST
097 -0108-012-00	CON	A2	2	0.000	2,115	$0.00	$0.00	$566.45	$33.28	$599.73	$0.00	$0.00	$168.41	$0.00	$168.40	318 S LIVERMORE AVE 100
097 -0108-013-00	CON	A2	2	0.000	1,727	$0.00	$0.00	$462.54	$27.17	$489.71	$0.00	$0.00	$137.51	$0.00	$137.50	318 S LIVERMORE AVE 102
097 -0108-014-00	CON	A2	2	0.000	2,115	$0.00	$0.00	$566.45	$33.28	$599.73	$0.00	$0.00	$168.41	$0.00	$168.40	318 S LIVERMORE AVE 104
097 -0108-015-00	CON	A2	2	0.000	1,727	$0.00	$0.00	$462.54	$27.17	$489.71	$0.00	$0.00	$137.51	$0.00	$137.50	318 S LIVERMORE AVE 106
097 -0108-016-00	CON	A2	2	0.000	2,115	$0.00	$0.00	$566.45	$33.28	$599.73	$0.00	$0.00	$168.41	$0.00	$168.40	318 S LIVERMORE AVE 108
097 -0108-017-00	CON	A2	2	0.000	1,727	$0.00	$0.00	$462.54	$27.17	$489.71	$0.00	$0.00	$137.51	$0.00	$137.50	318 S LIVERMORE AVE 110
097 -0108-018-00	CON	A2	2	0.000	800	$0.00	$0.00	$214.26	$12.59	$226.85	$0.00	$0.00	$63.70	$0.00	$63.70	318 S LIVERMORE AVE 112
097 -0108-019-00	CON	A2	2	0.000	1,219	$0.00	$0.00	$326.48	$19.18	$345.66	$0.00	$0.00	$97.06	$0.00	$97.06	318 S LIVERMORE AVE 214
097 -0109-001-00	MFR	A2	2	0.000	2,170	$0.00	$0.00	$581.18	$34.14	$615.32	$0.00	$0.00	$172.79	$0.00	$172.78	209 MCLEOD ST
097 -0109-003-00	SFR	A2	2	0.000	1,342	$0.00	$0.00	$359.42	$21.12	$380.54	$0.00	$0.00	$106.86	$0.00	$106.86	253 MCLEOD ST
097 -0109-004-00	MFR	A2	2	0.000	2,324	$0.00	$0.00	$622.43	$36.57	$659.00	$0.00	$0.00	$185.05	$0.00	$185.04	277 MCLEOD ST
097 -0109-005-00	COM	A2	2	0.000	1,301	$0.00	$0.00	$60.62	$3.56	$64.18	$0.00	$0.00	$18.02	$0.00	$18.02	291 MCLEOD ST
097 -0109-006-00	COM	A2	2	0.000	1,329	$0.00	$0.00	$61.93	$3.64	$65.57	$0.00	$0.00	$18.41	$0.00	$18.40	286 S LIVERMORE AVE
097 -0109-007-00	COM	A2	2	0.000	2,250	$0.00	$0.00	$104.85	$6.16	$111.01	$0.00	$0.00	$31.17	$0.00	$31.16	254 S LIVERMORE AVE
097 -0109-008-01	COM	A2	2	0.000	15,000	$0.00	$0.00	$698.97	$41.07	$740.04	$0.00	$0.00	$207.81	$0.00	$207.80	2359 2ND ST
097 -0109-010-00	MFR	A2	2	0.000	2,104	$0.00	$0.00	$563.51	$33.10	$596.61	$0.00	$0.00	$167.53	$0.00	$167.52	2375 2ND ST
097 -0110-001-01	COM	A1	2	56.980	3,900	$2,833.96	$1,717.23	$181.73	$10.68	$4,743.60	$2,833.96	$1,717.23	$54.03	$0.00	$4,605.22	2339 1ST ST
097 -0110-004-00	COM	A1	2	0.000	4,500	$0.00	$1,981.42	$209.69	$12.32	$2,203.43	$0.00	$1,981.42	$62.34	$0.00	$2,043.76	152 S LIVERMORE AVE
097 -0110-005-03	PUB	A1	2	88.000	0	$4,376.77	$0.00	$0.00	$0.00	$4,376.77	$4,376.77	$0.00	$0.00	$0.00	$4,376.76	116 S LIVERMORE AVE
097 -0110-006-01	COM	A1	2	57.050	2,500	$2,837.44	$1,100.79	$116.50	$6.85	$4,061.58	$2,837.44	$1,100.79	$34.63	$0.00	$3,972.86	2293 1ST ST
097 -0110-009-03	COM	A1	2	85.950	6,132	$4,274.81	$2,700.01	$285.74	$16.79	$7,277.35	$4,274.81	$2,700.01	$84.95	$0.00	$7,059.76	2327 1ST ST
097 -0110-013-00	COM	A1	2	0.000	4,691	$0.00	$2,065.52	$218.59	$12.84	$2,296.95	$0.00	$2,065.52	$64.99	$0.00	$2,130.50	2324 2ND ST
097 -0110-014-00	UTI	A1	2	0.000	22,680	$0.00	$9,986.34	$1,056.84	$62.10	$11,105.28	$0.00	$9,986.34	$314.20	$0.00	$10,300.54	2388 2ND ST
097 -0112-003-00	MFR	A1	2	0.000	2,104	$0.00	$926.42	$563.51	$33.10	$1,523.03	$0.00	$926.42	$167.53	$0.00	$1,093.94	2452 2ND ST
097 -0112-004-00	SFR	A1	2	0.000	1,288	$0.00	$567.13	$344.96	$20.27	$932.36	$0.00	$567.13	$102.56	$0.00	$669.68	2426 2ND ST
097 -0112-005-00	SFR	A1	2	0.000	1,403	$0.00	$617.76	$375.76	$22.07	$1,015.59	$0.00	$617.76	$111.71	$0.00	$729.46	2410 2ND ST
097 -0112-006-01	COM	A1	2	125.100	7,704	$6,221.97	$3,392.19	$358.99	$21.09	$9,994.24	$6,221.97	$3,392.19	$106.73	$0.00	$9,720.88	142 MCLEOD ST
097 -0112-008-01	COM	A1	2	50.080	4,250	$2,490.78	$1,871.34	$198.04	$11.64	$4,571.80	$2,490.78	$1,871.34	$58.88	$0.00	$4,421.00	2389 1ST ST
097 -0112-010-01	COM	A1	2	125.210	7,150	$6,227.44	$3,148.25	$333.18	$19.58	$9,728.45	$6,227.44	$3,148.25	$99.05	$0.00	$9,474.74	2491 1ST ST
097 -0113-001-00	MFR	A2	2	0.000	3,904	$0.00	$0.00	$1,045.59	$61.43	$1,107.02	$0.00	$0.00	$310.86	$0.00	$310.86	211 MAPLE ST
097 -0113-006-00	MFR	A2	2	0.000	2,144	$0.00	$0.00	$574.22	$33.73	$607.95	$0.00	$0.00	$170.72	$0.00	$170.72	244 MCLEOD ST
097 -0113-007-03	MFR	A2	2	0.000	3,008	$0.00	$0.00	$805.62	$47.33	$852.95	$0.00	$0.00	$239.51	$0.00	$239.50	222 MCLEOD ST
097 -0113-008-01	MFR	A2	2	0.000	2,040	$0.00	$0.00	$546.37	$32.10	$578.47	$0.00	$0.00	$162.44	$0.00	$162.44	2437 2ND ST

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2025-26 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 2025-26 Frontage Assessment	FY 2025-26 Area Assessment	FY 2025-26 Park/Plaza Assessment	FY 2025-26 Trail Assessment	FY 2025-26 Assessment*	Property Address
097 -0113-009-00	MFR	A2	2	0.000	1,475	$0.00	$0.00	$395.04	$23.21	$418.25	$0.00	$0.00	$117.45	$0.00	$117.44	2453 2ND ST
097 -0113-010-00	SFR	A2	2	0.000	1,068	$0.00	$0.00	$286.04	$16.80	$302.84	$0.00	$0.00	$85.04	$0.00	$85.04	2471 2ND ST
097 -0130-002-03	OFF	C2	2	0.000	2,500	$0.00	$0.00	$166.59	$9.79	$176.38	$0.00	$0.00	$49.53	$0.00	$49.52	2551 2ND ST
097 -0130-002-07	SFR	C2	2	0.000	2,384	$0.00	$0.00	$638.50	$37.51	$676.01	$0.00	$0.00	$189.83	$0.00	$189.82	2558 3RD ST
097 -0130-006-01	SFR	C2	2	0.000	2,022	$0.00	$0.00	$541.54	$31.81	$573.35	$0.00	$0.00	$161.00	$0.00	$161.00	240 MAPLE ST
097 -0130-006-02	MFR	C2	2	0.000	4,063	$0.00	$0.00	$1,088.18	$63.93	$1,152.11	$0.00	$0.00	$323.52	$0.00	$323.52	212 MAPLE ST
097 -0131-002-02	COM	C1	2	0.000	600	$0.00	$81.30	$27.96	$1.64	$110.90	$0.00	$10.46	$8.31	$0.00	$18.76	2552 2ND ST
097 -0131-003-03	COM	C1	2	111.810	7,417	$664.26	$1,004.95	$345.62	$20.31	$2,035.14	$85.43	$129.25	$102.75	$0.00	$317.42	186 MAPLE ST
097 -0133-001-01	COM	C2	2	0.000	500	$0.00	$0.00	$23.30	$1.37	$24.67	$0.00	$0.00	$6.93	$0.00	$6.92	2778 4TH ST
097 -0133-001-02	COM	C2	2	0.000	900	$0.00	$0.00	$41.94	$2.46	$44.40	$0.00	$0.00	$12.47	$0.00	$12.46	2794 4TH ST
097 -0133-002-02	MFR	C2	2	0.000	1,644	$0.00	$0.00	$440.31	$25.87	$466.18	$0.00	$0.00	$130.90	$0.00	$130.90	2762 4TH ST
097 -0133-002-03	SFR	C2	2	0.000	1,088	$0.00	$0.00	$291.39	$17.12	$308.51	$0.00	$0.00	$86.63	$0.00	$86.62	392 CHURCH ST
097 -0133-002-04	SFR	C2	2	0.000	1,448	$0.00	$0.00	$387.81	$22.78	$410.59	$0.00	$0.00	$115.30	$0.00	$115.30	374 CHURCH ST
097 -0133-002-05	SFR	C2	2	0.000	1,268	$0.00	$0.00	$339.60	$19.95	$359.55	$0.00	$0.00	$100.97	$0.00	$100.96	356 CHURCH ST
097 -0133-002-06	SFR	C2	2	0.000	1,478	$0.00	$0.00	$395.85	$23.25	$419.10	$0.00	$0.00	$117.69	$0.00	$117.68	340 CHURCH ST
097 -0133-002-07	SFR	C2	2	0.000	1,318	$0.00	$0.00	$352.99	$20.74	$373.73	$0.00	$0.00	$104.95	$0.00	$104.94	2746 4TH ST
097 -0133-003-01	SFR	C2	2	0.000	2,188	$0.00	$0.00	$586.00	$34.43	$620.43	$0.00	$0.00	$174.22	$0.00	$174.22	2659 3RD ST
097 -0133-003-03	SFR	C2	2	0.000	1,038	$0.00	$0.00	$278.00	$16.33	$294.33	$0.00	$0.00	$82.65	$0.00	$82.64	2643 3RD ST
097 -0133-003-04	MFR	C2	2	0.000	750	$0.00	$0.00	$200.87	$11.80	$212.67	$0.00	$0.00	$59.72	$0.00	$59.72	326 CHURCH ST
097 -0133-003-05	SFR	C2	2	0.000	840	$0.00	$0.00	$224.97	$13.22	$238.19	$0.00	$0.00	$66.89	$0.00	$66.88	306 CHURCH ST
097 -0136-001-02	VCOM	C1	2	99.620	0	$591.84	$0.00	$0.00	$0.00	$591.84	$76.12	$0.00	$0.00	$0.00	$76.12	2ND ST
097 -0136-002-07	COM	C1	2	223.830	11,229	$1,329.77	$1,521.45	$523.25	$30.75	$3,405.22	$171.03	$195.68	$155.56	$0.00	$522.26	2256 3RD ST
097 -0136-004-06	COM	C1	2	122.000	2,734	$724.80	$370.44	$127.40	$7.49	$1,230.13	$93.22	$47.64	$37.88	$0.00	$178.74	3252 4TH ST
097 -0136-004-12	COM	C1	2	0.000	5,591	$0.00	$757.54	$260.53	$15.31	$1,033.38	$0.00	$97.43	$77.46	$0.00	$174.88	2954 4TH ST
097 -0136-004-23	IND	C1	2	169.000	10,200	$1,004.03	$1,382.03	$475.30	$27.93	$2,889.29	$129.13	$177.75	$141.31	$0.00	$448.18	3170 4TH ST
097 -0152-006-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2800 FOURTH ST 101
097 -0152-007-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2800 FOURTH ST 102
097 -0152-008-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2800 FOURTH ST 103
097 -0152-009-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2800 FOURTH ST 104
097 -0152-011-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	350 WOOD ST 201
097 -0152-012-00	CON	C1	2	7.435	1,117	$44.17	$151.35	$299.16	$17.57	$512.25	$5.68	$19.47	$88.94	$0.00	$114.08	350 WOOD ST 202
097 -0152-013-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	350 WOOD ST 203
097 -0152-014-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	350 WOOD ST 204
097 -0152-015-00	CON	C1	2	7.435	1,117	$44.17	$151.35	$299.16	$17.57	$512.25	$5.68	$19.47	$88.94	$0.00	$114.08	350 WOOD ST 205
097 -0152-016-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	350 WOOD ST 206
097 -0152-018-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2812 FOURTH ST 301
097 -0152-019-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2812 FOURTH ST 302
097 -0152-020-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2812 FOURTH ST 303
097 -0152-021-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2812 FOURTH ST 304
097 -0152-023-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	266 WOOD ST 401
097 -0152-024-00	CON	C1	2	7.435	1,117	$44.17	$151.35	$299.16	$17.57	$512.25	$5.68	$19.47	$88.94	$0.00	$114.08	266 WOOD ST 402
097 -0152-025-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	266 WOOD ST 403
097 -0152-026-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	266 WOOD ST 404
097 -0152-027-00	CON	C1	2	7.435	1,117	$44.17	$151.35	$299.16	$17.57	$512.25	$5.68	$19.47	$88.94	$0.00	$114.08	266 WOOD ST 405
097 -0152-028-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	266 WOOD ST 406
097 -0152-030-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	274 WOOD ST 501
097 -0152-031-00	CON	C1	2	7.435	1,117	$44.17	$151.35	$299.16	$17.57	$512.25	$5.68	$19.47	$88.94	$0.00	$114.08	274 WOOD ST 502
097 -0152-032-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	274 WOOD ST 503
097 -0152-033-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	274 WOOD ST 504
097 -0152-034-00	CON	C1	2	7.435	1,117	$44.17	$151.35	$299.16	$17.57	$512.25	$5.68	$19.47	$88.94	$0.00	$114.08	274 WOOD ST 505
097 -0152-035-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	274 WOOD ST 506
097 -0152-037-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2878 FOURTH ST 1401
097 -0152-038-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2878 FOURTH ST 1402
097 -0152-039-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2878 FOURTH ST 1403
097 -0152-040-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2878 FOURTH ST 1404
097 -0152-043-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2933 FIRST ST 1001
097 -0152-044-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2933 FIRST ST 1002

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2025-26 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 2025-26 Frontage Assessment	FY 2025-26 Area Assessment	FY 2025-26 Park/Plaza Assessment	FY 2025-26 Trail Assessment	FY 2025-26 Assessment*	Property Address
097 -0152-045-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2933 FIRST ST 1003
097 -0152-046-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2933 FIRST ST 1004
097 -0152-048-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2834 FOURTH ST 1101
097 -0152-049-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2834 FOURTH ST 1102
097 -0152-050-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2834 FOURTH ST 1103
097 -0152-051-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2834 FOURTH ST 1104
097 -0152-053-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2985 FIRST ST 1201
097 -0152-054-00	CON	C1	2	7.435	1,117	$44.17	$151.35	$299.16	$17.57	$512.25	$5.68	$19.47	$88.94	$0.00	$114.08	2985 FIRST ST 1202
097 -0152-055-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2985 FIRST ST 1203
097 -0152-056-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2985 FIRST ST 1204
097 -0152-057-00	CON	C1	2	7.435	1,117	$44.17	$151.35	$299.16	$17.57	$512.25	$5.68	$19.47	$88.94	$0.00	$114.08	2985 FIRST ST 1205
097 -0152-058-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2985 FIRST ST 1206
097 -0152-060-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2856 FOURTH ST 1301
097 -0152-061-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2856 FOURTH ST 1302
097 -0152-062-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2856 FOURTH ST 1303
097 -0152-063-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2856 FOURTH ST 1304
097 -0152-066-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	220 WOOD ST 601
097 -0152-067-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	220 WOOD ST 602
097 -0152-068-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	220 WOOD ST 603
097 -0152-069-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	220 WOOD ST 604
097 -0152-071-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	238 WOOD ST 701
097 -0152-072-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	238 WOOD ST 702
097 -0152-073-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	238 WOOD ST 703
097 -0152-074-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	238 WOOD ST 704
097 -0152-076-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2827 FIRST ST 801
097 -0152-077-00	CON	C1	2	7.435	1,117	$44.17	$151.35	$299.16	$17.57	$512.25	$5.68	$19.47	$88.94	$0.00	$114.08	2827 FIRST ST 802
097 -0152-078-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2827 FIRST ST 803
097 -0152-079-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2827 FIRST ST 804
097 -0152-080-00	CON	C1	2	7.435	1,117	$44.17	$151.35	$299.16	$17.57	$512.25	$5.68	$19.47	$88.94	$0.00	$114.08	2827 FIRST ST 805
097 -0152-081-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2827 FIRST ST 806
097 -0152-083-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2871 FIRST ST 901
097 -0152-084-00	CON	C1	2	7.435	1,117	$44.17	$151.35	$299.16	$17.57	$512.25	$5.68	$19.47	$88.94	$0.00	$114.08	2871 FIRST ST 902
097 -0152-085-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2871 FIRST ST 903
097 -0152-086-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2871 FIRST ST 904
097 -0152-087-00	CON	C1	2	7.435	1,117	$44.17	$151.35	$299.16	$17.57	$512.25	$5.68	$19.47	$88.94	$0.00	$114.08	2871 FIRST ST 905
097 -0152-088-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2871 FOURTH ST 906
097 -0152-092-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2755 1ST ST
097 -0152-093-00	CON	C1	2	7.435	1,117	$44.17	$151.35	$299.16	$17.57	$512.25	$5.68	$19.47	$88.94	$0.00	$114.08	2755 1ST ST
097 -0152-094-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2755 1ST ST
097 -0152-095-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2755 1ST ST
097 -0152-096-00	CON	C1	2	7.435	1,117	$44.17	$151.35	$299.16	$17.57	$512.25	$5.68	$19.47	$88.94	$0.00	$114.08	2755 1ST ST
097 -0152-097-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2755 1ST ST
097 -0152-099-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	212 WOOD ST
097 -0152-100-00	CON	C1	2	7.435	1,117	$44.17	$151.35	$299.16	$17.57	$512.25	$5.68	$19.47	$88.94	$0.00	$114.08	212 WOOD ST
097 -0152-101-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	212 WOOD ST
097 -0152-102-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	212 WOOD ST
097 -0152-103-00	CON	C1	2	7.435	1,117	$44.17	$151.35	$299.16	$17.57	$512.25	$5.68	$19.47	$88.94	$0.00	$114.08	212 WOOD ST
097 -0152-104-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	212 WOOD ST
097 -0152-106-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2676 3RD ST 1701
097 -0152-107-00	CON	C1	2	7.435	1,117	$44.17	$151.35	$299.16	$17.57	$512.25	$5.68	$19.47	$88.94	$0.00	$114.08	2676 3RD ST 1702
097 -0152-108-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2676 3RD ST 1703
097 -0152-109-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2676 3RD ST 1704
097 -0152-110-00	CON	C1	2	7.435	1,117	$44.17	$151.35	$299.16	$17.57	$512.25	$5.68	$19.47	$88.94	$0.00	$114.08	2676 3RD ST 1705
097 -0152-111-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2676 3RD ST 1706
097 -0152-113-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2695 3RD ST
097 -0152-114-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2695 3RD ST
097 -0152-115-00	CON	C1	2	7.435	1,420	$44.17	$192.40	$380.31	$22.34	$639.22	$5.68	$24.75	$113.07	$0.00	$143.50	2695 3RD ST

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2025-26 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 2025-26 Frontage Assessment	FY 2025-26 Area Assessment	FY 2025-26 Park/Plaza Assessment	FY 2025-26 Trail Assessment	FY 2025-26 Assessment*	Property Address
097 -0152-116-00	CON	C1	2	7.435	1,744	$44.17	$236.30	$467.09	$27.44	$775.00	$5.68	$30.39	$138.87	$0.00	$174.94	2695 3RD ST
098 -0249-002-00	MFR	B3	1	0.000	62,236	$0.00	$0.00	$16,668.42	$1,958.44	$18,626.86	$0.00	$0.00	$4,955.57	$0.00	$4,955.56	1651 CHESTNUT ST
098 -0249-003-00	MFR	B3	1	0.000	57,658	$0.00	$0.00	$15,442.31	$1,814.38	$17,256.69	$0.00	$0.00	$4,591.05	$0.00	$4,591.04	1665 CHESTNUT ST
098 -0250-001-01	SFR	B3	1	0.000	832	$0.00	$0.00	$222.83	$26.18	$249.01	$0.00	$0.00	$66.25	$0.00	$66.24	1881 CHESTNUT ST
098 -0250-001-02	SFR	B3	1	0.000	975	$0.00	$0.00	$261.13	$30.68	$291.81	$0.00	$0.00	$77.63	$0.00	$77.62	1867 CHESTNUT ST
098 -0250-001-03	PUB	B3	1	0.000	2,400	$0.00	$0.00	$111.84	$13.14	$124.98	$0.00	$0.00	$33.25	$0.00	$33.24	241 N M ST
098 -0250-002-05	COM	B3	1	0.000	5,600	$0.00	$0.00	$260.95	$30.66	$291.61	$0.00	$0.00	$77.58	$0.00	$77.58	1815 CHESTNUT ST
098 -0250-003-00	SFR	B3	1	0.000	832	$0.00	$0.00	$222.83	$26.18	$249.01	$0.00	$0.00	$66.25	$0.00	$66.24	1839 CHESTNUT ST
098 -0250-004-00	SFR	B3	1	0.000	832	$0.00	$0.00	$222.83	$26.18	$249.01	$0.00	$0.00	$66.25	$0.00	$66.24	1853 CHESTNUT ST
098 -0251-004-01	SFR	B3	1	0.000	794	$0.00	$0.00	$212.65	$24.99	$237.64	$0.00	$0.00	$63.22	$0.00	$63.22	258 N M ST
098 -0251-005-00	MFR	B3	1	0.000	1,400	$0.00	$0.00	$374.96	$44.06	$419.02	$0.00	$0.00	$111.48	$0.00	$111.48	276 N M ST
098 -0251-006-00	SFR	B3	1	0.000	988	$0.00	$0.00	$264.61	$31.09	$295.70	$0.00	$0.00	$78.67	$0.00	$78.66	1917 CHESTNUT ST
098 -0251-007-01	MFR	B3	1	0.000	1,484	$0.00	$0.00	$397.45	$46.70	$444.15	$0.00	$0.00	$118.16	$0.00	$118.16	1949 CHESTNUT ST
098 -0251-008-00	MFR	B3	1	0.000	2,874	$0.00	$0.00	$769.73	$90.44	$860.17	$0.00	$0.00	$228.84	$0.00	$228.84	1963 CHESTNUT ST
098 -0251-010-00	SFR	B3	1	0.000	1,363	$0.00	$0.00	$365.05	$42.89	$407.94	$0.00	$0.00	$108.53	$0.00	$108.52	277 N L ST
098 -0251-011-00	SFR	B3	1	0.000	1,519	$0.00	$0.00	$406.83	$47.80	$454.63	$0.00	$0.00	$120.95	$0.00	$120.94	1989 CHESTNUT ST
098 -0251-012-00	SFR	B3	1	0.000	1,704	$0.00	$0.00	$456.38	$53.62	$510.00	$0.00	$0.00	$135.68	$0.00	$135.68	1985 CHESTNUT ST
098 -0251-013-00	SFR	B3	1	0.000	1,510	$0.00	$0.00	$404.42	$47.52	$451.94	$0.00	$0.00	$120.23	$0.00	$120.22	277 N L ST
098 -0251-014-00	SFR	B3	1	0.000	1,510	$0.00	$0.00	$404.42	$47.52	$451.94	$0.00	$0.00	$120.23	$0.00	$120.22	269 N L ST
098 -0251-015-00	SFR	B3	1	0.000	1,704	$0.00	$0.00	$456.38	$53.62	$510.00	$0.00	$0.00	$135.68	$0.00	$135.68	267 N L ST
098 -0251-016-00	SFR	B3	1	0.000	1,519	$0.00	$0.00	$406.83	$47.80	$454.63	$0.00	$0.00	$120.95	$0.00	$120.94	265 N L ST
098 -0251-017-00	SFR	B3	1	0.000	1,521	$0.00	$0.00	$407.36	$47.86	$455.22	$0.00	$0.00	$121.11	$0.00	$121.10	261 N L ST
098 -0252-002-02	MFR	A3	1	0.000	1,892	$0.00	$0.00	$506.73	$59.54	$566.27	$0.00	$0.00	$150.65	$0.00	$150.64	279 N K ST
098 -0252-002-03	SFR	A3	1	0.000	756	$0.00	$0.00	$202.48	$23.79	$226.27	$0.00	$0.00	$60.20	$0.00	$60.20	263 N K ST
098 -0252-003-02	MFR	A3	1	0.000	2,906	$0.00	$0.00	$778.30	$91.45	$869.75	$0.00	$0.00	$231.39	$0.00	$231.38	241 N K ST
098 -0252-004-01	COM	A3	1	0.000	3,400	$0.00	$0.00	$158.43	$18.62	$177.05	$0.00	$0.00	$47.10	$0.00	$47.10	242 N L ST
098 -0252-005-01	COM	A3	1	0.000	3,168	$0.00	$0.00	$147.62	$17.34	$164.96	$0.00	$0.00	$43.89	$0.00	$43.88	260 N L ST
098 -0252-007-02	COM	A3	1	0.000	2,688	$0.00	$0.00	$125.26	$14.72	$139.98	$0.00	$0.00	$37.24	$0.00	$37.24	220 N L ST
098 -0252-008-00	MFR	A3	1	0.000	3,720	$0.00	$0.00	$996.31	$117.06	$1,113.37	$0.00	$0.00	$296.21	$0.00	$296.20	231 N K ST
098 -0252-010-00	MFR	A3	1	0.000	24,188	$0.00	$0.00	$6,478.18	$761.15	$7,239.33	$0.00	$0.00	$1,925.98	$0.00	$1,925.98	2083 CHESTNUT ST
098 -0253-001-02	MFR	A3	1	0.000	1,698	$0.00	$0.00	$454.77	$53.43	$508.20	$0.00	$0.00	$135.20	$0.00	$135.20	269 N LIVERMORE AVE
098 -0253-001-03	MFR	A3	1	0.000	2,804	$0.00	$0.00	$750.98	$88.24	$839.22	$0.00	$0.00	$223.27	$0.00	$223.26	2155 CHESTNUT ST
098 -0253-002-01	MFR	A3	1	0.000	1,698	$0.00	$0.00	$454.77	$53.43	$508.20	$0.00	$0.00	$135.20	$0.00	$135.20	245 N LIVERMORE AVE
098 -0253-003-01	MFR	A3	1	0.000	5,616	$0.00	$0.00	$1,504.11	$176.72	$1,680.83	$0.00	$0.00	$447.18	$0.00	$447.18	207 N LIVERMORE AVE
098 -0253-005-00	SFR	A3	1	0.000	714	$0.00	$0.00	$191.23	$22.47	$213.70	$0.00	$0.00	$56.85	$0.00	$56.84	2152 OAK ST
098 -0253-006-00	SFR	A3	1	0.000	1,220	$0.00	$0.00	$326.75	$38.39	$365.14	$0.00	$0.00	$97.14	$0.00	$97.14	210 N K ST
098 -0253-007-01	SFR	A3	1	0.000	1,458	$0.00	$0.00	$390.49	$45.88	$436.37	$0.00	$0.00	$116.09	$0.00	$116.08	228 N K ST
098 -0253-007-03	MFR	A3	1	0.000	1,698	$0.00	$0.00	$454.77	$53.43	$508.20	$0.00	$0.00	$135.20	$0.00	$135.20	240 N K ST
098 -0253-007-04	MFR	A3	1	0.000	1,698	$0.00	$0.00	$454.77	$53.43	$508.20	$0.00	$0.00	$135.20	$0.00	$135.20	264 N K ST
098 -0253-008-01	MFR	A3	1	0.000	1,825	$0.00	$0.00	$488.78	$57.43	$546.21	$0.00	$0.00	$145.32	$0.00	$145.32	278 N K ST
098 -0253-009-00	MFR	A3	1	0.000	2,070	$0.00	$0.00	$554.40	$65.14	$619.54	$0.00	$0.00	$164.82	$0.00	$164.82	2177 CHESTNUT ST
098 -0253-010-00	MFR	A3	1	0.000	2,070	$0.00	$0.00	$554.40	$65.14	$619.54	$0.00	$0.00	$164.82	$0.00	$164.82	2183 CHESTNUT ST
098 -0253-011-00	MFR	A3	1	0.000	2,208	$0.00	$0.00	$591.36	$69.48	$660.84	$0.00	$0.00	$175.81	$0.00	$175.80	2121 CHESTNUT ST
098 -0253-012-00	MFR	A3	1	0.000	1,680	$0.00	$0.00	$449.95	$52.87	$502.82	$0.00	$0.00	$133.77	$0.00	$133.76	2147 CHESTNUT ST
098 -0260-006-04	COM	C2	1	0.000	960	$0.00	$0.00	$44.73	$5.26	$49.99	$0.00	$0.00	$13.30	$0.00	$13.30	2680 OLD 1ST ST
098 -0260-008-04	COM	C2	1	0.000	1,440	$0.00	$0.00	$67.10	$7.88	$74.98	$0.00	$0.00	$19.95	$0.00	$19.94	2620 OLD 1ST ST
098 -0260-009-06	COM	C1	1	0.000	2,967	$0.00	$402.01	$138.26	$16.24	$556.51	$0.00	$51.70	$41.10	$0.00	$92.80	2582 OLD 1ST ST
098 -0260-009-08	COM	C2	1	0.000	5,466	$0.00	$0.00	$254.70	$29.93	$284.63	$0.00	$0.00	$75.72	$0.00	$75.72	2602 OLD 1ST ST
098 -0260-010-02	COM	C1	1	0.000	2,720	$0.00	$368.54	$126.75	$14.89	$510.18	$0.00	$47.40	$37.68	$0.00	$85.08	2574 OLD 1ST ST
098 -0260-014-01	COM	C1	1	0.000	2,577	$0.00	$349.17	$120.08	$14.11	$483.36	$0.00	$44.91	$35.70	$0.00	$80.60	2560 OLD 1ST ST
098 -0260-015-01	COM	C1	1	0.000	7,655	$0.00	$1,037.20	$356.71	$41.91	$1,435.82	$0.00	$133.40	$106.05	$0.00	$239.44	2558 OLD 1ST ST
098 -0260-016-01	COM	C2	1	0.000	3,120	$0.00	$0.00	$145.39	$17.08	$162.47	$0.00	$0.00	$43.22	$0.00	$43.22	2456 RAILROAD AVE
098 -0260-016-02	COM	C2	1	0.000	2,699	$0.00	$0.00	$125.77	$14.78	$140.55	$0.00	$0.00	$37.39	$0.00	$37.38	2494 RAILROAD AVE
098 -0264-001-01	COM	C2	1	0.000	1,388	$0.00	$0.00	$64.68	$7.60	$72.28	$0.00	$0.00	$19.23	$0.00	$19.22	2730 1ST ST
098 -0275-002-06	COM	C1	1	60.000	1,984	$356.46	$268.82	$92.45	$10.86	$728.59	$45.85	$34.57	$27.49	$0.00	$107.90	2589 OLD 1ST ST
098 -0275-002-08	COM	C1	1	50.000	1,944	$297.05	$263.40	$90.59	$10.64	$661.68	$38.20	$33.88	$26.93	$0.00	$99.00	2589 OLD 1ST ST
098 -0275-003-00	COM	C1	1	82.860	720	$492.27	$97.55	$33.55	$3.94	$627.31	$63.31	$12.55	$9.97	$0.00	$85.82	2605 OLD 1ST ST

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2025-26 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 2025-26 Frontage Assessment	FY 2025-26 Area Assessment	FY 2025-26 Park/Plaza Assessment	FY 2025-26 Trail Assessment	FY 2025-26 Assessment*	Property Address
098 -0275-004-00	VCOM	C1	1	100.000	0	$594.10	$0.00	$0.00	$0.00	$594.10	$76.41	$0.00	$0.00	$0.00	$76.40	2617 OLD 1ST ST
098 -0275-005-00	COM	C1	1	60.000	2,100	$356.46	$284.54	$97.86	$11.50	$750.36	$45.85	$36.60	$29.09	$0.00	$111.54	2617 OLD 1ST ST
098 -0275-007-03	COM	C1	1	65.740	2,000	$390.56	$270.99	$93.20	$10.95	$765.70	$50.23	$34.85	$27.71	$0.00	$112.78	2677 OLD 1ST ST
098 -0275-008-04	COM	C1	1	84.630	10,214	$502.79	$1,383.93	$475.95	$55.92	$2,418.59	$64.67	$177.99	$141.50	$0.00	$384.16	2752 1ST ST
098 -0275-011-00	COM	C1	1	0.000	2,481	$0.00	$336.16	$115.61	$13.58	$465.35	$0.00	$43.23	$34.37	$0.00	$77.60	2787 OLD 1ST ST
098 -0275-012-00	COM	C1	1	0.000	5,262	$0.00	$712.96	$245.20	$28.81	$986.97	$0.00	$91.70	$72.90	$0.00	$164.60	2821 OLD 1ST ST
098 -0275-017-00	COM	C1	1	93.960	3,200	$558.22	$433.58	$149.11	$17.52	$1,158.43	$71.79	$55.76	$44.33	$0.00	$171.88	2653 OLD 1ST ST
098 -0281-002-00	COM	A2	1	0.000	2,000	$0.00	$0.00	$93.20	$10.95	$104.15	$0.00	$0.00	$27.71	$0.00	$27.70	183 N LIVERMORE AVE
098 -0281-004-01	COM	A2	1	0.000	2,176	$0.00	$0.00	$101.40	$11.91	$113.31	$0.00	$0.00	$30.15	$0.00	$30.14	145 N LIVERMORE AVE
098 -0281-004-03	COM	A2	1	0.000	2,816	$0.00	$0.00	$131.22	$15.42	$146.64	$0.00	$0.00	$39.01	$0.00	$39.00	145 N LIVERMORE AVE
098 -0281-005-00	COM	A2	1	0.000	3,200	$0.00	$0.00	$149.11	$17.52	$166.63	$0.00	$0.00	$44.33	$0.00	$44.32	101 N LIVERMORE AVE
098 -0281-006-00	COM	A2	1	0.000	1,560	$0.00	$0.00	$72.69	$8.54	$81.23	$0.00	$0.00	$21.61	$0.00	$21.60	2160 RAILROAD AVE
098 -0281-007-00	COM	A2	1	0.000	3,046	$0.00	$0.00	$141.94	$16.68	$158.62	$0.00	$0.00	$42.20	$0.00	$42.20	2136 RAILROAD AVE
098 -0281-008-00	COM	A2	1	0.000	5,010	$0.00	$0.00	$233.46	$27.43	$260.89	$0.00	$0.00	$69.41	$0.00	$69.40	2120 RAILROAD AVE
098 -0282-002-01	COM	A2	1	0.000	5,175	$0.00	$0.00	$241.14	$28.33	$269.47	$0.00	$0.00	$71.69	$0.00	$71.68	116 N L ST
098 -0282-004-05	COM	A2	1	0.000	9,116	$0.00	$0.00	$424.79	$49.91	$474.70	$0.00	$0.00	$126.29	$0.00	$126.28	150 N L ST
098 -0282-007-00	COM	A2	1	0.000	2,000	$0.00	$0.00	$93.20	$10.95	$104.15	$0.00	$0.00	$27.71	$0.00	$27.70	170 N L ST
098 -0282-008-00	COM	A2	1	0.000	4,760	$0.00	$0.00	$221.81	$26.06	$247.87	$0.00	$0.00	$65.94	$0.00	$65.94	181 N K ST
098 -0289-001-00	COM	A1	2	0.000	3,924	$0.00	$1,727.80	$182.85	$10.74	$1,921.39	$0.00	$1,727.80	$54.36	$0.00	$1,782.16	21 S LIVERMORE AVE
098 -0289-026-00	VCOM	A1	2	0.000	5,969	$0.00	$2,628.24	$278.14	$16.34	$2,922.72	$0.00	$2,628.24	$82.69	$0.00	$2,710.92	2038 1ST ST
098 -0289-028-00	COM	A1	2	20.000	1,664	$994.72	$732.68	$77.54	$4.56	$1,809.50	$994.72	$732.68	$23.05	$0.00	$1,750.44	2038 1ST ST
098 -0290-001-11	COM	B2	1	0.000	37,912	$0.00	$0.00	$1,766.62	$207.57	$1,974.19	$0.00	$0.00	$525.22	$0.00	$525.22	1620 RAILROAD AVE
098 -0290-001-16	COM	B2	1	0.000	21,200	$0.00	$0.00	$987.88	$116.07	$1,103.95	$0.00	$0.00	$293.70	$0.00	$293.70	1784 RAILROAD AVE
098 -0290-002-07	COM	B2	1	0.000	20,100	$0.00	$0.00	$936.62	$110.05	$1,046.67	$0.00	$0.00	$278.46	$0.00	$278.46	1456 RAILROAD AVE
098 -0290-002-11	COM	B2	1	0.000	7,043	$0.00	$0.00	$328.19	$38.56	$366.75	$0.00	$0.00	$97.57	$0.00	$97.56	1344 RAILROAD AVE
098 -0290-002-15	COM	B2	1	0.000	66,816	$0.00	$0.00	$3,113.49	$365.82	$3,479.31	$0.00	$0.00	$925.65	$0.00	$925.64	1490 RAILROAD AVE
098 -0290-021-00	COM	B2	1	0.000	2,880	$0.00	$0.00	$134.20	$15.77	$149.97	$0.00	$0.00	$39.90	$0.00	$39.90	1114 E STANLEY BLVD
098 -0290-022-00	COM	B2	1	0.000	4,980	$0.00	$0.00	$232.06	$27.27	$259.33	$0.00	$0.00	$68.99	$0.00	$68.98	1116 E STANLEY BLVD
098 -0290-024-03	COM	B2	1	0.000	104,000	$0.00	$0.00	$4,846.19	$569.40	$5,415.59	$0.00	$0.00	$1,440.79	$0.00	$1,440.78	1088 E STANLEY BLVD
098 -0403-003-00	COM	B1	2	0.000	5,800	$0.00	$766.77	$270.27	$15.88	$1,052.92	$0.00	$34.44	$80.35	$0.00	$114.78	34 S P ST
098 -0403-006-01	COM	B1	2	0.000	3,350	$0.00	$442.88	$156.10	$9.17	$608.15	$0.00	$19.89	$46.41	$0.00	$66.30	41 S O ST
098 -0403-006-02	COM	B1	2	0.000	3,255	$0.00	$430.32	$151.68	$8.91	$590.91	$0.00	$19.33	$45.09	$0.00	$64.42	41 S O ST
098 -0403-012-00	COM	B1	2	140.020	4,200	$837.18	$555.25	$195.71	$11.50	$1,599.64	$37.60	$24.94	$58.19	$0.00	$120.72	76 S ST
098 -0403-019-00	COM	B1	2	770.050	144,058	$4,604.13	$19,044.76	$6,712.81	$394.43	$30,756.13	$206.81	$855.46	$1,995.74	$0.00	$3,058.00	1410 1ST ST
098 -0403-020-00	COM	B1	2	151.350	9,205	$904.92	$1,216.92	$428.93	$25.20	$2,575.97	$40.65	$54.66	$127.52	$0.00	$222.82	1334 1ST ST
098 -0403-021-00	COM	B1	2	236.950	15,580	$1,416.72	$2,059.71	$726.00	$42.66	$4,245.09	$63.64	$92.52	$215.84	$0.00	$372.00	1620 1ST ST
098 -0403-022-00	COM	B1	2	63.050	1,250	$376.98	$165.25	$58.25	$3.42	$603.90	$16.93	$7.42	$17.32	$0.00	$41.66	1620 1ST ST
098 -0405-001-00	COM	B1	2	0.000	12,640	$0.00	$1,671.03	$589.00	$34.61	$2,294.64	$0.00	$75.06	$175.11	$0.00	$250.16	1601 RAILROAD AVE
098 -0405-002-00	COM	B1	2	0.000	7,500	$0.00	$991.52	$349.49	$20.54	$1,361.55	$0.00	$44.54	$103.90	$0.00	$148.44	28 S P ST
098 -0405-003-00	MFR	B1	2	0.000	178,938	$0.00	$23,655.96	$47,924.25	$2,815.41	$74,395.62	$0.00	$1,062.58	$14,248.03	$0.00	$15,310.60	1809 RAILROAD AVE
098 -0407-001-00	COM	C1	1	128.690	6,521	$764.55	$883.55	$303.87	$35.70	$1,987.67	$98.33	$113.64	$90.34	$0.00	$302.30	RAILROAD AVE
098 -0407-011-00	OFF	A1	2	47.620	2,648	$2,368.43	$1,165.95	$176.45	$10.36	$3,721.19	$2,368.43	$1,165.95	$52.46	$0.00	$3,586.84	2250 1ST ST
098 -0407-012-00	COM	A1	2	0.000	4,980	$0.00	$2,192.77	$232.06	$13.64	$2,438.47	$0.00	$2,192.77	$68.99	$0.00	$2,261.76	56 S LIVERMORE AVE
098 -0407-023-00	COM	A1	2	99.660	34,567	$4,956.69	$15,220.37	$1,610.75	$94.64	$21,882.45	$4,956.69	$15,220.37	$478.88	$0.00	$20,655.94	2490 FIRST ST
098 -0407-024-00	COM	A1	2	167.200	24,409	$8,315.86	$10,747.65	$1,137.41	$66.83	$20,267.75	$8,315.86	$10,747.65	$338.16	$0.00	$19,401.66	2470 1ST ST
098 -0407-025-00	COM	A1	2	0.000	5,775	$0.00	$2,542.82	$269.10	$15.81	$2,827.73	$0.00	$2,542.82	$80.01	$0.00	$2,622.82	2375 RAILROAD AVE
098 -0407-027-00	COM	A1	2	224.280	45,640	$11,154.79	$20,095.98	$2,126.73	$124.96	$33,502.46	$11,154.79	$20,095.98	$632.28	$0.00	$31,883.04	2300 1ST ST
098 -0407-028-01	PUB	A1	2	0.000	33,845	$0.00	$14,902.46	$1,577.11	$92.67	$16,572.24	$0.00	$14,902.46	$468.88	$0.00	$15,371.34	2400 1ST ST
098 -0408-001-00	COM	B2	1	0.000	1,200	$0.00	$0.00	$55.92	$6.57	$62.49	$0.00	$0.00	$16.62	$0.00	$16.62	187 N L ST
098 -0408-002-00	COM	B2	1	0.000	1,400	$0.00	$0.00	$65.24	$7.67	$72.91	$0.00	$0.00	$19.40	$0.00	$19.40	1984 RAILROAD AVE
098 -0408-021-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	1926 RAILROAD AVE 100
098 -0408-022-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	1926 RAILROAD AVE 102
098 -0408-023-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$306.66	$36.03	$342.69	$0.00	$0.00	$91.17	$0.00	$91.16	1926 RAILROAD AVE 104
098 -0408-024-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$369.87	$43.46	$413.33	$0.00	$0.00	$109.96	$0.00	$109.96	1926 RAILROAD AVE 106
098 -0408-025-00	CON	B2	1	0.000	1,163	$0.00	$0.00	$311.48	$36.60	$348.08	$0.00	$0.00	$92.60	$0.00	$92.60	1926 RAILROAD AVE 108
098 -0408-026-00	CON	B2	1	0.000	1,399	$0.00	$0.00	$374.69	$44.02	$418.71	$0.00	$0.00	$111.40	$0.00	$111.40	1926 RAILROAD AVE 110
098 -0408-027-00	CON	B2	1	0.000	1,399	$0.00	$0.00	$374.69	$44.02	$418.71	$0.00	$0.00	$111.40	$0.00	$111.40	1926 RAILROAD AVE 112

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2025-26 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 2025-26 Frontage Assessment	FY 2025-26 Area Assessment	FY 2025-26 Park/Plaza Assessment	FY 2025-26 Trail Assessment	FY 2025-26 Assessment*	Property Address
098 -0408-028-00	CON	B2	1	0.000	1,163	$0.00	$0.00	$311.48	$36.60	$348.08	$0.00	$0.00	$92.60	$0.00	$92.60	1926 RAILROAD AVE 114
098 -0408-029-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$369.87	$43.46	$413.33	$0.00	$0.00	$109.96	$0.00	$109.96	1926 RAILROAD AVE 116
098 -0408-030-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$306.66	$36.03	$342.69	$0.00	$0.00	$91.17	$0.00	$91.16	1926 RAILROAD AVE 118
098 -0408-031-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	1926 RAILROAD AVE 120
098 -0408-032-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	1926 RAILROAD AVE 122
098 -0408-034-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	1948 RAILROAD AVE 100
098 -0408-035-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	1948 RAILROAD AVE 102
098 -0408-036-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$369.87	$43.46	$413.33	$0.00	$0.00	$109.96	$0.00	$109.96	1948 RAILROAD AVE 104
098 -0408-037-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$306.66	$36.03	$342.69	$0.00	$0.00	$91.17	$0.00	$91.16	1948 RAILROAD AVE 106
098 -0408-038-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	1948 RAILROAD AVE 108
098 -0408-039-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	1948 RAILROAD AVE 110
098 -0408-041-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	161 N L ST 101
098 -0408-042-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	161 N L ST 103
098 -0408-043-00	CON	B2	1	0.000	1,166	$0.00	$0.00	$312.29	$36.69	$348.98	$0.00	$0.00	$92.84	$0.00	$92.84	161 N L ST 105
098 -0408-044-00	CON	B2	1	0.000	1,402	$0.00	$0.00	$375.49	$44.12	$419.61	$0.00	$0.00	$111.63	$0.00	$111.62	161 N L ST 107
098 -0408-045-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$369.87	$43.46	$413.33	$0.00	$0.00	$109.96	$0.00	$109.96	161 N L ST 109
098 -0408-046-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$306.66	$36.03	$342.69	$0.00	$0.00	$91.17	$0.00	$91.16	161 N L ST 111
098 -0408-047-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	161 N L ST 113
098 -0408-048-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	161 N L ST 115
098 -0408-050-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	1976 LOCOMOTIVE LN 101
098 -0408-051-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	1976 LOCOMOTIVE LN 103
098 -0408-052-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$306.66	$36.03	$342.69	$0.00	$0.00	$91.17	$0.00	$91.16	1976 LOCOMOTIVE LN 105
098 -0408-053-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$369.87	$43.46	$413.33	$0.00	$0.00	$109.96	$0.00	$109.96	1976 LOCOMOTIVE LN 107
098 -0408-054-00	CON	B2	1	0.000	1,976	$0.00	$0.00	$529.22	$62.18	$591.40	$0.00	$0.00	$157.34	$0.00	$157.34	1976 LOCOMOTIVE LN 109
098 -0408-055-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	1976 LOCOMOTIVE LN 111
098 -0408-056-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	1976 LOCOMOTIVE LN 113
098 -0408-058-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	1930 DEPOT DR 114
098 -0408-059-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	1930 DEPOT DR 112
098 -0408-060-00	CON	B2	1	0.000	1,976	$0.00	$0.00	$529.22	$62.18	$591.40	$0.00	$0.00	$157.34	$0.00	$157.34	1930 DEPOT DR 110
098 -0408-061-00	CON	B2	1	0.000	2,001	$0.00	$0.00	$535.92	$62.97	$598.89	$0.00	$0.00	$159.33	$0.00	$159.32	1930 DEPOT DR 108
098 -0408-062-00	CON	B2	1	0.000	2,001	$0.00	$0.00	$535.92	$62.97	$598.89	$0.00	$0.00	$159.33	$0.00	$159.32	1930 DEPOT DR 106
098 -0408-063-00	CON	B2	1	0.000	1,976	$0.00	$0.00	$529.22	$62.18	$591.40	$0.00	$0.00	$157.34	$0.00	$157.34	1930 DEPOT DR 104
098 -0408-064-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	1930 DEPOT DR 102
098 -0408-065-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	1930 DEPOT DR 100
098 -0408-067-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	1921 DEPOT DR 101
098 -0408-068-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	1921 DEPOT DR 103
098 -0408-069-00	CON	B2	1	0.000	1,976	$0.00	$0.00	$529.22	$62.18	$591.40	$0.00	$0.00	$157.34	$0.00	$157.34	1921 DEPOT DR 105
098 -0408-070-00	CON	B2	1	0.000	2,001	$0.00	$0.00	$535.92	$62.97	$598.89	$0.00	$0.00	$159.33	$0.00	$159.32	1921 DEPOT DR 107
098 -0408-071-00	CON	B2	1	0.000	2,001	$0.00	$0.00	$535.92	$62.97	$598.89	$0.00	$0.00	$159.33	$0.00	$159.32	1921 DEPOT DR 109
098 -0408-072-00	CON	B2	1	0.000	1,976	$0.00	$0.00	$529.22	$62.18	$591.40	$0.00	$0.00	$157.34	$0.00	$157.34	1921 DEPOT DR 111
098 -0408-073-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	1921 DEPOT DR 113
098 -0408-074-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	1921 DEPOT DR 115
098 -0408-076-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	153 GILLETTE PL 114
098 -0408-077-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	153 GILLETTE PL 112
098 -0408-078-00	CON	B2	1	0.000	1,976	$0.00	$0.00	$529.22	$62.18	$591.40	$0.00	$0.00	$157.34	$0.00	$157.34	153 GILLETTE PL 110
098 -0408-079-00	CON	B2	1	0.000	2,001	$0.00	$0.00	$535.92	$62.97	$598.89	$0.00	$0.00	$159.33	$0.00	$159.32	153 GILLETTE PL 108
098 -0408-080-00	CON	B2	1	0.000	2,001	$0.00	$0.00	$535.92	$62.97	$598.89	$0.00	$0.00	$159.33	$0.00	$159.32	153 GILLETTE PL 106
098 -0408-081-00	CON	B2	1	0.000	1,976	$0.00	$0.00	$529.22	$62.18	$591.40	$0.00	$0.00	$157.34	$0.00	$157.34	153 GILLETTE PL 104
098 -0408-082-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	153 GILLETTE PL 102
098 -0408-083-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	153 GILLETTE PL 100
098 -0408-121-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	1832 RAILROAD AVE 100
098 -0408-122-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	1832 RAILROAD AVE 102
098 -0408-123-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$306.66	$36.03	$342.69	$0.00	$0.00	$91.17	$0.00	$91.16	1832 RAILROAD AVE 104
098 -0408-124-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$369.87	$43.46	$413.33	$0.00	$0.00	$109.96	$0.00	$109.96	1832 RAILROAD AVE 106
098 -0408-125-00	CON	B2	1	0.000	1,402	$0.00	$0.00	$375.49	$44.12	$419.61	$0.00	$0.00	$111.63	$0.00	$111.62	1832 RAILROAD AVE 108
098 -0408-126-00	CON	B2	1	0.000	1,166	$0.00	$0.00	$312.29	$36.69	$348.98	$0.00	$0.00	$92.84	$0.00	$92.84	1832 RAILROAD AVE 110
098 -0408-127-00	CON	B2	1	0.000	1,402	$0.00	$0.00	$375.49	$44.12	$419.61	$0.00	$0.00	$111.63	$0.00	$111.62	1832 RAILROAD AVE 112

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2025-26 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 2025-26 Frontage Assessment	FY 2025-26 Area Assessment	FY 2025-26 Park/Plaza Assessment	FY 2025-26 Trail Assessment	FY 2025-26 Assessment*	Property Address
098 -0408-128-00	CON	B2	1	0.000	1,166	$0.00	$0.00	$312.29	$36.69	$348.98	$0.00	$0.00	$92.84	$0.00	$92.84	1832 RAILROAD AVE 114
098 -0408-129-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	1832 RAILROAD AVE 116
098 -0408-130-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	1832 RAILROAD AVE 118
098 -0408-132-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	1874 RAILROAD AVE 100
098 -0408-133-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	1874 RAILROAD AVE 102
098 -0408-134-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$306.66	$36.03	$342.69	$0.00	$0.00	$91.17	$0.00	$91.16	1874 RAILROAD AVE 104
098 -0408-135-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$369.87	$43.46	$413.33	$0.00	$0.00	$109.96	$0.00	$109.96	1874 RAILROAD AVE 106
098 -0408-136-00	CON	B2	1	0.000	1,976	$0.00	$0.00	$529.22	$62.18	$591.40	$0.00	$0.00	$157.34	$0.00	$157.34	1874 RAILROAD AVE 108
098 -0408-137-00	CON	B2	1	0.000	1,399	$0.00	$0.00	$374.69	$44.02	$418.71	$0.00	$0.00	$111.40	$0.00	$111.40	1874 RAILROAD AVE 110
098 -0408-138-00	CON	B2	1	0.000	1,163	$0.00	$0.00	$311.48	$36.60	$348.08	$0.00	$0.00	$92.60	$0.00	$92.60	1874 RAILROAD AVE 112
098 -0408-139-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$369.87	$43.46	$413.33	$0.00	$0.00	$109.96	$0.00	$109.96	1874 RAILROAD AVE 114
098 -0408-140-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$306.66	$36.03	$342.69	$0.00	$0.00	$91.17	$0.00	$91.16	1874 RAILROAD AVE 116
098 -0408-141-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	1874 RAILROAD AVE 118
098 -0408-142-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	1874 RAILROAD AVE 120
098 -0408-148-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	170 N N ST 118
098 -0408-149-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	170 N N ST 116
098 -0408-150-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$306.66	$36.03	$342.69	$0.00	$0.00	$91.17	$0.00	$91.16	170 N N ST 114
098 -0408-151-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$369.87	$43.46	$413.33	$0.00	$0.00	$109.96	$0.00	$109.96	170 N N ST 112
098 -0408-152-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$306.66	$36.03	$342.69	$0.00	$0.00	$91.17	$0.00	$91.16	170 N N ST 110
098 -0408-153-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$369.87	$43.46	$413.33	$0.00	$0.00	$109.96	$0.00	$109.96	170 N N ST 108
098 -0408-154-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$369.87	$43.46	$413.33	$0.00	$0.00	$109.96	$0.00	$109.96	170 N N ST 106
098 -0408-155-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$306.66	$36.03	$342.69	$0.00	$0.00	$91.17	$0.00	$91.16	170 N N ST 104
098 -0408-156-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	170 N N ST 102
098 -0408-157-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	170 N N ST 100
098 -0408-159-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	162 ZEPHYR PL 100
098 -0408-160-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	162 ZEPHYR PL 102
098 -0408-161-00	CON	B2	1	0.000	1,734	$0.00	$0.00	$464.41	$54.57	$518.98	$0.00	$0.00	$138.07	$0.00	$138.06	162 ZEPHYR PL 104
098 -0408-162-00	CON	B2	1	0.000	1,734	$0.00	$0.00	$464.41	$54.57	$518.98	$0.00	$0.00	$138.07	$0.00	$138.06	162 ZEPHYR PL 106
098 -0408-163-00	CON	B2	1	0.000	1,734	$0.00	$0.00	$464.41	$54.57	$518.98	$0.00	$0.00	$138.07	$0.00	$138.06	162 ZEPHYR PL 108
098 -0408-164-00	CON	B2	1	0.000	1,734	$0.00	$0.00	$464.41	$54.57	$518.98	$0.00	$0.00	$138.07	$0.00	$138.06	162 ZEPHYR PL 110
098 -0408-165-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	162 ZEPHYR PL 112
098 -0408-166-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	162 ZEPHYR PL 114
098 -0408-168-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	157 ZEPHYR PL 115
098 -0408-169-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	157 ZEPHYR PL 113
098 -0408-170-00	CON	B2	1	0.000	1,734	$0.00	$0.00	$464.41	$54.57	$518.98	$0.00	$0.00	$138.07	$0.00	$138.06	157 ZEPHYR PL 111
098 -0408-171-00	CON	B2	1	0.000	1,734	$0.00	$0.00	$464.41	$54.57	$518.98	$0.00	$0.00	$138.07	$0.00	$138.06	157 ZEPHYR PL 109
098 -0408-172-00	CON	B2	1	0.000	1,734	$0.00	$0.00	$464.41	$54.57	$518.98	$0.00	$0.00	$138.07	$0.00	$138.06	157 ZEPHYR PL 107
098 -0408-173-00	CON	B2	1	0.000	1,734	$0.00	$0.00	$464.41	$54.57	$518.98	$0.00	$0.00	$138.07	$0.00	$138.06	157 ZEPHYR PL 105
098 -0408-174-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	157 ZEPHYR PL 103
098 -0408-175-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	157 ZEPHYR PL 101
098 -0408-177-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	168 GILLETTE PL 100
098 -0408-178-00	CON	B2	1	0.000	1,880	$0.00	$0.00	$503.51	$59.16	$562.67	$0.00	$0.00	$149.70	$0.00	$149.70	168 GILLETTE PL 102
098 -0408-179-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$306.66	$36.03	$342.69	$0.00	$0.00	$91.17	$0.00	$91.16	168 GILLETTE PL 104
098 -0408-180-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$369.87	$43.46	$413.33	$0.00	$0.00	$109.96	$0.00	$109.96	168 GILLETTE PL 106
098 -0408-181-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$369.87	$43.46	$413.33	$0.00	$0.00	$109.96	$0.00	$109.96	168 GILLETTE PL 108
098 -0408-182-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$306.66	$36.03	$342.69	$0.00	$0.00	$91.17	$0.00	$91.16	168 GILLETTE PL 110
098 -0408-183-00	CON	B2	1	0.000	1,381	$0.00	$0.00	$369.87	$43.46	$413.33	$0.00	$0.00	$109.96	$0.00	$109.96	168 GILLETTE PL 112
098 -0408-184-00	CON	B2	1	0.000	1,145	$0.00	$0.00	$306.66	$36.03	$342.69	$0.00	$0.00	$91.17	$0.00	$91.16	168 GILLETTE PL 114
098 -0408-185-00	CON	B2	1	0.000	1,780	$0.00	$0.00	$476.73	$56.01	$532.74	$0.00	$0.00	$141.73	$0.00	$141.72	168 GILLETTE PL 116
098 -0408-186-00	CON	B2	1	0.000	1,287	$0.00	$0.00	$344.69	$40.50	$385.19	$0.00	$0.00	$102.48	$0.00	$102.48	168 GILLETTE PL 118
098 -0409-001-00	SFR	C1	1	8.084	1,802	$48.03	$244.16	$482.62	$56.71	$831.52	$6.18	$31.40	$143.49	$0.00	$181.06	2704 HOLLINGBURY CMN
098 -0409-002-00	SFR	C1	1	8.084	1,948	$48.03	$263.94	$521.73	$61.30	$895.00	$6.18	$33.95	$155.11	$0.00	$195.24	2712 HOLLINGBURY CMN
098 -0409-003-00	SFR	C1	1	8.084	1,786	$48.03	$241.99	$478.34	$56.20	$824.56	$6.18	$31.12	$142.21	$0.00	$179.50	2718 HOLLINGBURY CMN
098 -0409-004-00	SFR	C1	1	8.084	1,915	$48.03	$259.47	$512.89	$60.26	$880.65	$6.18	$33.37	$152.48	$0.00	$192.02	2707 HOLLINGBURY CMN
098 -0409-005-00	SFR	C1	1	8.084	1,843	$48.03	$249.71	$493.60	$58.00	$849.34	$6.18	$32.12	$146.75	$0.00	$185.04	2713 HOLLINGBURY CMN
098 -0409-006-00	SFR	C1	1	8.084	1,927	$48.03	$261.10	$516.10	$60.64	$885.87	$6.18	$33.58	$153.44	$0.00	$193.20	2719 HOLLINGBURY CMN
098 -0409-007-00	SFR	C1	1	8.084	1,843	$48.03	$249.71	$493.60	$58.00	$849.34	$6.18	$32.12	$146.75	$0.00	$185.04	2776 PATCHAM CMN

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2025-26 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 2025-26 Frontage Assessment	FY 2025-26 Area Assessment	FY 2025-26 Park/Plaza Assessment	FY 2025-26 Trail Assessment	FY 2025-26 Assessment*	Property Address
098 -0409-008-00	SFR	C1	1	8.084	1,927	$48.03	$261.10	$516.10	$60.64	$885.87	$6.18	$33.58	$153.44	$0.00	$193.20	2784 PATCHAM CMN
098 -0409-009-00	SFR	C1	1	8.084	1,830	$48.03	$247.95	$490.12	$57.59	$843.69	$6.18	$31.89	$145.71	$0.00	$183.78	2792 PATCHAM CMN
098 -0409-010-00	SFR	C1	1	8.084	1,786	$48.03	$241.99	$478.34	$56.20	$824.56	$6.18	$31.12	$142.21	$0.00	$179.50	2701 PATCHAM CMN
098 -0409-011-00	SFR	C1	1	8.084	1,948	$48.03	$263.94	$521.73	$61.30	$895.00	$6.18	$33.95	$155.11	$0.00	$195.24	2709 PATCHAM CMN
098 -0409-012-00	SFR	C1	1	8.084	1,955	$48.03	$264.89	$523.60	$61.52	$898.04	$6.18	$34.07	$155.67	$0.00	$195.92	2717 PATCHAM CMN
098 -0409-013-00	SFR	C1	1	8.084	1,955	$48.03	$264.89	$523.60	$61.52	$898.04	$6.18	$34.07	$155.67	$0.00	$195.92	2725 PATCHAM CMN
098 -0409-014-00	SFR	C1	1	8.084	1,802	$48.03	$244.16	$482.62	$56.71	$831.52	$6.18	$31.40	$143.49	$0.00	$181.06	2733 PATCHAM CMN
098 -0409-015-00	SFR	C1	1	8.084	1,955	$48.03	$264.89	$523.60	$61.52	$898.04	$6.18	$34.07	$155.67	$0.00	$195.92	2741 PATCHAM CMN
098 -0409-016-00	SFR	C1	1	8.084	1,955	$48.03	$264.89	$523.60	$61.52	$898.04	$6.18	$34.07	$155.67	$0.00	$195.92	2749 PATCHAM CMN
098 -0409-017-00	SFR	C1	1	8.084	1,802	$48.03	$244.16	$482.62	$56.71	$831.52	$6.18	$31.40	$143.49	$0.00	$181.06	2757 PATCHAM CMN
098 -0409-018-00	SFR	C1	1	8.084	1,915	$48.03	$259.47	$512.89	$60.26	$880.65	$6.18	$33.37	$152.48	$0.00	$192.02	2765 PATCHAM CMN
098 -0409-019-00	SFR	C1	1	8.084	1,830	$48.03	$247.95	$490.12	$57.59	$843.69	$6.18	$31.89	$145.71	$0.00	$183.78	2773 PATCHAM CMN
098 -0409-020-00	SFR	C1	1	8.084	1,927	$48.03	$261.10	$516.10	$60.64	$885.87	$6.18	$33.58	$153.44	$0.00	$193.20	2781 PATCHAM CMN
098 -0409-021-00	SFR	C1	1	8.084	1,830	$48.03	$247.95	$490.12	$57.59	$843.69	$6.18	$31.89	$145.71	$0.00	$183.78	2789 PATCHAM CMN
098 -0409-022-00	SFR	C1	1	8.084	1,915	$48.03	$259.47	$512.89	$60.26	$880.65	$6.18	$33.37	$152.48	$0.00	$192.02	2797 PATCHAM CMN
098 -0409-023-00	SFR	C1	1	8.084	1,843	$48.03	$249.71	$493.60	$58.00	$849.34	$6.18	$32.12	$146.75	$0.00	$185.04	2805 PATCHAM CMN
098 -0409-024-00	SFR	C1	1	8.084	1,927	$48.03	$261.10	$516.10	$60.64	$885.87	$6.18	$33.58	$153.44	$0.00	$193.20	2813 PATCHAM CMN
098 -0409-025-00	SFR	C1	1	8.084	1,830	$48.03	$247.95	$490.12	$57.59	$843.69	$6.18	$31.89	$145.71	$0.00	$183.78	2821 PATCHAM CMN
098 -0409-026-00	SFR	C1	1	8.084	1,927	$48.03	$261.10	$516.10	$60.64	$885.87	$6.18	$33.58	$153.44	$0.00	$193.20	2829 PATCHAM CMN
098 -0409-027-00	SFR	C1	1	8.084	1,830	$48.03	$247.95	$490.12	$57.59	$843.69	$6.18	$31.89	$145.71	$0.00	$183.78	2837 PATCHAM CMN
098 -0409-028-00	SFR	C1	1	8.084	1,915	$48.03	$259.47	$512.89	$60.26	$880.65	$6.18	$33.37	$152.48	$0.00	$192.02	2845 PATCHAM CMN
098 -0409-029-00	SFR	C1	1	8.084	1,843	$48.03	$249.71	$493.60	$58.00	$849.34	$6.18	$32.12	$146.75	$0.00	$185.04	2853 PATCHAM CMN
098 -0409-030-00	SFR	C1	1	8.084	1,927	$48.03	$261.10	$516.10	$60.64	$885.87	$6.18	$33.58	$153.44	$0.00	$193.20	2861 PATCHAM CMN
098 -0409-031-00	SFR	C1	1	8.084	1,830	$48.03	$247.95	$490.12	$57.59	$843.69	$6.18	$31.89	$145.71	$0.00	$183.78	2869 PATCHAM CMN
098 -0409-032-00	SFR	C1	1	8.084	1,927	$48.03	$261.10	$516.10	$60.64	$885.87	$6.18	$33.58	$153.44	$0.00	$193.20	2877 PATCHAM CMN
098 -0409-033-00	SFR	C1	1	8.084	1,830	$48.03	$247.95	$490.12	$57.59	$843.69	$6.18	$31.89	$145.71	$0.00	$183.78	2885 PATCHAM CMN
098 -0409-034-00	SFR	C1	1	8.084	1,927	$48.03	$261.10	$516.10	$60.64	$885.87	$6.18	$33.58	$153.44	$0.00	$193.20	2891 PATCHAM CMN
098 -0409-035-00	SFR	C1	1	8.084	1,830	$48.03	$247.95	$490.12	$57.59	$843.69	$6.18	$31.89	$145.71	$0.00	$183.78	2895 PATCHAM CMN
098 -0409-036-00	SFR	C1	1	8.084	1,927	$48.03	$261.10	$516.10	$60.64	$885.87	$6.18	$33.58	$153.44	$0.00	$193.20	2899 PATCHAM CMN
098 -0409-037-00	SFR	C1	1	8.084	1,806	$48.03	$244.70	$483.69	$56.83	$833.25	$6.18	$31.47	$143.80	$0.00	$181.44	2858 PATCHAM CMN
098 -0409-038-00	SFR	C1	1	8.084	1,806	$48.03	$244.70	$483.69	$56.83	$833.25	$6.18	$31.47	$143.80	$0.00	$181.44	2874 PATCHAM CMN
098 -0409-039-00	SFR	C1	1	8.084	1,802	$48.03	$244.16	$482.62	$56.71	$831.52	$6.18	$31.40	$143.49	$0.00	$181.06	2880 PATCHAM CMN
098 -0409-040-00	SFR	C1	1	8.084	1,948	$48.03	$263.94	$521.73	$61.30	$895.00	$6.18	$33.95	$155.11	$0.00	$195.24	2888 PATCHAM CMN
098 -0409-041-00	SFR	C1	1	8.084	1,955	$48.03	$264.89	$523.60	$61.52	$898.04	$6.18	$34.07	$155.67	$0.00	$195.92	2892 PATCHAM CMN
098 -0409-042-00	SFR	C1	1	8.084	1,786	$48.03	$241.99	$478.34	$56.20	$824.56	$6.18	$31.12	$142.21	$0.00	$179.50	2896 PATCHAM CMN
098 -0409-057-00	SFR	C1	1	0.000	1,825	$0.00	$247.27	$488.78	$57.43	$793.48	$0.00	$31.80	$145.32	$0.00	$177.12	2801 POIPU CMN
098 -0409-058-00	SFR	C1	1	0.000	1,993	$0.00	$270.04	$533.78	$62.72	$866.54	$0.00	$34.73	$158.69	$0.00	$193.42	2855 OLD 1ST ST
098 -0409-059-00	SFR	C1	1	0.000	1,843	$0.00	$249.71	$493.60	$58.00	$801.31	$0.00	$32.12	$146.75	$0.00	$178.86	2855 OLD 1ST ST
098 -0409-060-00	SFR	C1	1	0.000	1,993	$0.00	$270.04	$533.78	$62.72	$866.54	$0.00	$34.73	$158.69	$0.00	$193.42	2855 OLD 1ST ST
098 -0409-061-00	SFR	C1	1	0.000	1,821	$0.00	$246.73	$487.71	$57.30	$791.74	$0.00	$31.73	$145.00	$0.00	$176.72	2855 OLD 1ST ST
098 -0409-062-00	SFR	C1	1	0.000	1,929	$0.00	$261.37	$516.64	$60.70	$838.71	$0.00	$33.62	$153.60	$0.00	$187.22	2855 OLD 1ST ST
098 -0409-063-00	SFR	C1	1	0.000	1,821	$0.00	$246.73	$487.71	$57.30	$791.74	$0.00	$31.73	$145.00	$0.00	$176.72	2855 OLD 1ST ST
098 -0409-064-00	SFR	C1	1	0.000	1,916	$0.00	$259.60	$513.15	$60.29	$833.04	$0.00	$33.39	$152.56	$0.00	$185.94	2855 OLD 1ST ST
098 -0409-065-00	SFR	C1	1	0.000	1,916	$0.00	$259.60	$513.15	$60.29	$833.04	$0.00	$33.39	$152.56	$0.00	$185.94	2855 OLD 1ST ST
098 -0409-066-00	SFR	C1	1	0.000	1,821	$0.00	$246.73	$487.71	$57.30	$791.74	$0.00	$31.73	$145.00	$0.00	$176.72	2855 OLD 1ST ST
098 -0409-067-00	SFR	C1	1	0.000	1,929	$0.00	$261.37	$516.64	$60.70	$838.71	$0.00	$33.62	$153.60	$0.00	$187.22	2855 OLD 1ST ST
098 -0409-068-00	SFR	C1	1	0.000	1,821	$0.00	$246.73	$487.71	$57.30	$791.74	$0.00	$31.73	$145.00	$0.00	$176.72	2855 OLD 1ST ST
098 -0409-069-00	SFR	C1	1	0.000	1,843	$0.00	$249.71	$493.60	$58.00	$801.31	$0.00	$32.12	$146.75	$0.00	$178.86	2855 OLD 1ST ST
098 -0409-070-00	SFR	C1	1	0.000	1,825	$0.00	$247.27	$488.78	$57.43	$793.48	$0.00	$31.80	$145.32	$0.00	$177.12	2855 OLD 1ST ST
098 -0409-071-00	SFR	C1	1	0.000	1,843	$0.00	$249.71	$493.60	$58.00	$801.31	$0.00	$32.12	$146.75	$0.00	$178.86	2855 OLD 1ST ST
098 -0409-072-00	SFR	C1	1	0.000	1,993	$0.00	$270.04	$533.78	$62.72	$866.54	$0.00	$34.73	$158.69	$0.00	$193.42	2855 OLD 1ST ST
098 -0409-073-00	SFR	C1	1	0.000	1,843	$0.00	$249.71	$493.60	$58.00	$801.31	$0.00	$32.12	$146.75	$0.00	$178.86	2855 OLD 1ST ST
098 -0410-001-00	SFR	C1	1	8.084	1,802	$48.03	$244.16	$482.62	$56.71	$831.52	$6.18	$31.40	$143.49	$0.00	$181.06	2902 WORTHING CMN
098 -0410-002-00	SFR	C1	1	8.084	1,786	$48.03	$241.99	$478.34	$56.20	$824.56	$6.18	$31.12	$142.21	$0.00	$179.50	2904 WORTHING CMN
098 -0410-003-00	SFR	C1	1	8.084	1,948	$48.03	$263.94	$521.73	$61.30	$895.00	$6.18	$33.95	$155.11	$0.00	$195.24	2906 WORTHING CMN
098 -0410-004-00	SFR	C1	1	8.084	1,955	$48.03	$264.89	$523.60	$61.52	$898.04	$6.18	$34.07	$155.67	$0.00	$195.92	2908 WORTHING CMN
098 -0410-005-00	SFR	C1	1	8.084	2,013	$48.03	$272.75	$539.13	$63.35	$923.26	$6.18	$35.08	$160.29	$0.00	$201.54	2912 WORTHING CMN

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2025-26 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 2025-26 Frontage Assessment	FY 2025-26 Area Assessment	FY 2025-26 Park/Plaza Assessment	FY 2025-26 Trail Assessment	FY 2025-26 Assessment*	Property Address
098 -0410-006-00	SFR	C1	1	8.084	1,806	$48.03	$244.70	$483.69	$56.83	$833.25	$6.18	$31.47	$143.80	$0.00	$181.44	2914 WORTHING CMN
098 -0410-007-00	SFR	C1	1	8.084	1,802	$48.03	$244.16	$482.62	$56.71	$831.52	$6.18	$31.40	$143.49	$0.00	$181.06	2916 WORTHING CMN
098 -0410-008-00	SFR	C1	1	8.084	1,955	$48.03	$264.89	$523.60	$61.52	$898.04	$6.18	$34.07	$155.67	$0.00	$195.92	2920 WORTHING CMN
098 -0410-009-00	SFR	C1	1	8.084	1,948	$48.03	$263.94	$521.73	$61.30	$895.00	$6.18	$33.95	$155.11	$0.00	$195.24	2922 WORTHING CMN
098 -0410-010-00	SFR	C1	1	8.084	1,802	$48.03	$244.16	$482.62	$56.71	$831.52	$6.18	$31.40	$143.49	$0.00	$181.06	2928 WORTHING CMN
098 -0410-011-00	SFR	C1	1	8.084	1,948	$48.03	$263.94	$521.73	$61.30	$895.00	$6.18	$33.95	$155.11	$0.00	$195.24	2934 WORTHING CMN
098 -0410-012-00	SFR	C1	1	8.084	1,802	$48.03	$244.16	$482.62	$56.71	$831.52	$6.18	$31.40	$143.49	$0.00	$181.06	2938 WORTHING CMN
098 -0410-013-00	SFR	C1	1	8.084	1,955	$48.03	$264.89	$523.60	$61.52	$898.04	$6.18	$34.07	$155.67	$0.00	$195.92	2946 WORTHING CMN
098 -0410-014-00	SFR	C1	1	8.084	1,802	$48.03	$244.16	$482.62	$56.71	$831.52	$6.18	$31.40	$143.49	$0.00	$181.06	2950 WORTHING CMN
098 -0410-015-00	SFR	C1	1	8.084	1,955	$48.03	$264.89	$523.60	$61.52	$898.04	$6.18	$34.07	$155.67	$0.00	$195.92	2954 WORTHING CMN
098 -0410-016-00	SFR	C1	1	8.084	1,955	$48.03	$264.89	$523.60	$61.52	$898.04	$6.18	$34.07	$155.67	$0.00	$195.92	2960 WORTHING CMN
098 -0410-017-00	SFR	C1	1	8.084	1,955	$48.03	$264.89	$523.60	$61.52	$898.04	$6.18	$34.07	$155.67	$0.00	$195.92	2968 WORTHING CMN
098 -0410-018-00	SFR	C1	1	8.084	1,802	$48.03	$244.16	$482.62	$56.71	$831.52	$6.18	$31.40	$143.49	$0.00	$181.06	2974 WORTHING CMN
098 -0410-019-00	SFR	C1	1	8.084	1,955	$48.03	$264.89	$523.60	$61.52	$898.04	$6.18	$34.07	$155.67	$0.00	$195.92	2980 WORTHING CMN
098 -0410-020-00	SFR	C1	1	8.084	1,955	$48.03	$264.89	$523.60	$61.52	$898.04	$6.18	$34.07	$155.67	$0.00	$195.92	2986 WORTHING CMN
098 -0410-021-00	SFR	C1	1	8.084	1,948	$48.03	$263.94	$521.73	$61.30	$895.00	$6.18	$33.95	$155.11	$0.00	$195.24	2992 WORTHING CMN
098 -0410-022-00	SFR	C1	1	8.084	1,802	$48.03	$244.16	$482.62	$56.71	$831.52	$6.18	$31.40	$143.49	$0.00	$181.06	2998 WORTHING CMN
098 -0410-023-00	SFR	C1	1	8.084	1,830	$48.03	$247.95	$490.12	$57.59	$843.69	$6.18	$31.89	$145.71	$0.00	$183.78	2999 WORTHING CMN
098 -0410-024-00	SFR	C1	1	8.084	1,927	$48.03	$261.10	$516.10	$60.64	$885.87	$6.18	$33.58	$153.44	$0.00	$193.20	2995 WORTHING CMN
098 -0410-025-00	SFR	C1	1	8.084	1,830	$48.03	$247.95	$490.12	$57.59	$843.69	$6.18	$31.89	$145.71	$0.00	$183.78	2991 WORTHING CMN
098 -0410-026-00	SFR	C1	1	8.084	1,927	$48.03	$261.10	$516.10	$60.64	$885.87	$6.18	$33.58	$153.44	$0.00	$193.20	2885 WORTHING CMN
098 -0410-027-00	SFR	C1	1	8.084	1,786	$48.03	$241.99	$478.34	$56.20	$824.56	$6.18	$31.12	$142.21	$0.00	$179.50	2977 PATCHAM CMN
098 -0410-028-00	SFR	C1	1	8.084	1,948	$48.03	$263.94	$521.73	$61.30	$895.00	$6.18	$33.95	$155.11	$0.00	$195.24	2973 PATCHAM CMN
098 -0410-030-00	SFR	C1	1	8.084	1,915	$48.03	$259.47	$512.89	$60.26	$880.65	$6.18	$33.37	$152.48	$0.00	$192.02	2951 PATCHAM CMN
098 -0410-031-00	SFR	C1	1	8.084	1,830	$48.03	$247.95	$490.12	$57.59	$843.69	$6.18	$31.89	$145.71	$0.00	$183.78	2945 PATCHAM CMN
098 -0410-032-00	SFR	C1	1	8.084	1,927	$48.03	$261.10	$516.10	$60.64	$885.87	$6.18	$33.58	$153.44	$0.00	$193.20	2937 PATCHAM CMN
098 -0410-033-00	SFR	C1	1	8.084	1,830	$48.03	$247.95	$490.12	$57.59	$843.69	$6.18	$31.89	$145.71	$0.00	$183.78	2929 PATCHAM CMN
098 -0410-034-00	SFR	C1	1	8.084	1,927	$48.03	$261.10	$516.10	$60.64	$885.87	$6.18	$33.58	$153.44	$0.00	$193.20	2921 PATCHAM CMN
098 -0410-035-00	SFR	C1	1	8.084	1,843	$48.03	$249.71	$493.60	$58.00	$849.34	$6.18	$32.12	$146.75	$0.00	$185.04	2915 PATCHAM CMN
098 -0410-036-00	SFR	C1	1	8.084	1,915	$48.03	$259.47	$512.89	$60.26	$880.65	$6.18	$33.37	$152.48	$0.00	$192.02	2907 PATCHAM CMN
098 -0410-037-00	SFR	C1	1	8.084	1,927	$48.03	$261.10	$516.10	$60.64	$885.87	$6.18	$33.58	$153.44	$0.00	$193.20	2910 PATCHAM CMN
098 -0410-038-00	SFR	C1	1	8.084	1,830	$48.03	$247.95	$490.12	$57.59	$843.69	$6.18	$31.89	$145.71	$0.00	$183.78	2918 PATCHAM CMN
098 -0410-039-00	SFR	C1	1	8.084	1,915	$48.03	$259.47	$512.89	$60.26	$880.65	$6.18	$33.37	$152.48	$0.00	$192.02	2924 PATCHAM CMN
098 -0410-040-00	SFR	C1	1	8.084	1,843	$48.03	$249.71	$493.60	$58.00	$849.34	$6.18	$32.12	$146.75	$0.00	$185.04	2932 PATCHAM CMN
098 -0410-041-00	SFR	C1	1	8.084	1,927	$48.03	$261.10	$516.10	$60.64	$885.87	$6.18	$33.58	$153.44	$0.00	$193.20	2940 PATCHAM CMN
098 -0410-042-00	SFR	C1	1	8.084	1,830	$48.03	$247.95	$490.12	$57.59	$843.69	$6.18	$31.89	$145.71	$0.00	$183.78	2948 PATCHAM CMN
098 -0410-043-00	SFR	C1	1	8.084	1,802	$48.03	$244.16	$482.62	$56.71	$831.52	$6.18	$31.40	$143.49	$0.00	$181.06	2956 PATCHAM CMN
098 -0410-044-00	SFR	C1	1	8.084	1,927	$48.03	$261.10	$516.10	$60.64	$885.87	$6.18	$33.58	$153.44	$0.00	$193.20	2951 WORTHING CMN
098 -0410-045-00	SFR	C1	1	8.084	1,843	$48.03	$249.71	$493.60	$58.00	$849.34	$6.18	$32.12	$146.75	$0.00	$185.04	2949 WORTHING CMN
098 -0410-046-00	SFR	C1	1	8.084	1,915	$48.03	$259.47	$512.89	$60.26	$880.65	$6.18	$33.37	$152.48	$0.00	$192.02	2943 WORTHING CMN
098 -0410-047-00	SFR	C1	1	8.084	1,830	$48.03	$247.95	$490.12	$57.59	$843.69	$6.18	$31.89	$145.71	$0.00	$183.78	2937 WORTHING CMN
098 -0410-048-00	SFR	C1	1	8.084	1,915	$48.03	$259.47	$512.89	$60.26	$880.65	$6.18	$33.37	$152.48	$0.00	$192.02	2735 OLD 1ST ST
098 -0410-049-00	SFR	C1	1	8.084	1,830	$48.03	$247.95	$490.12	$57.59	$843.69	$6.18	$31.89	$145.71	$0.00	$183.78	2925 WORTHING CMN
098 -0410-050-00	SFR	C1	1	8.084	1,927	$48.03	$261.10	$516.10	$60.64	$885.87	$6.18	$33.58	$153.44	$0.00	$193.20	2921 WORTHING CMN
098 -0410-061-00	SFR	C1	1	8.084	1,948	$48.03	$263.94	$521.73	$61.30	$895.00	$6.18	$33.95	$155.11	$0.00	$195.24	2959 PATCHAM CMN
098 -0410-062-00	SFR	C1	1	8.084	1,955	$48.03	$264.89	$523.60	$61.52	$898.04	$6.18	$34.07	$155.67	$0.00	$195.92	2967 PATCHAM CMN
098 -0410-063-00	SFR	C1	1	8.084	1,786	$48.03	$241.99	$478.34	$56.20	$824.56	$6.18	$31.12	$142.21	$0.00	$179.50	2961 PATCHAM CMN
098 -0410-070-00	SFR	C1	1	8.084	1,806	$48.03	$244.70	$483.69	$56.83	$833.25	$6.18	$31.47	$143.80	$0.00	$181.44	3000 WORTHING CMN
098 -0410-071-00	SFR	C1	1	8.084	1,806	$48.03	$244.70	$483.69	$56.83	$833.25	$6.18	$31.47	$143.80	$0.00	$181.44	3004 WORTHING CMN
098 -0410-072-00	SFR	C1	1	8.084	1,806	$48.03	$244.70	$483.69	$56.83	$833.25	$6.18	$31.47	$143.80	$0.00	$181.44	3008 WORTHING CMN
098 -0410-073-00	SFR	C1	1	8.084	1,955	$48.03	$264.89	$523.60	$61.52	$898.04	$6.18	$34.07	$155.67	$0.00	$195.92	3012 WORTHING CMN
098 -0410-074-00	SFR	C1	1	8.084	1,786	$48.03	$241.99	$478.34	$56.20	$824.56	$6.18	$31.12	$142.21	$0.00	$179.50	3015 WORTHING CMN
098 -0410-075-00	SFR	C1	1	8.084	1,786	$48.03	$241.99	$478.34	$56.20	$824.56	$6.18	$31.12	$142.21	$0.00	$179.50	3009 WORTHING CMN
098 -0410-076-00	SFR	C1	1	8.084	1,927	$48.03	$261.10	$516.10	$60.64	$885.87	$6.18	$33.58	$153.44	$0.00	$193.20	3007 WORTHING CMN
098 -0410-077-00	SFR	C1	1	8.084	1,927	$48.03	$261.10	$516.10	$60.64	$885.87	$6.18	$33.58	$153.44	$0.00	$193.20	3005 WORTHING CMN
098 -0410-078-00	SFR	C1	1	8.084	1,915	$48.03	$259.47	$512.89	$60.26	$880.65	$6.18	$33.37	$152.48	$0.00	$192.02	3003 WORTHING CMN
098 -0410-079-00	SFR	C1	1	8.084	1,927	$48.03	$261.10	$516.10	$60.64	$885.87	$6.18	$33.58	$153.44	$0.00	$193.20	3001 WORTHING CMN

City of Livermore - Maintenance District No. 859
Maximum & Fiscal Year 2025-26 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 2025-26 Frontage Assessment	FY 2025-26 Area Assessment	FY 2025-26 Park/Plaza Assessment	FY 2025-26 Trail Assessment	FY 2025-26 Assessment*	Property Address
098 -0412-014-00	CON	B3	1	0.000	1,694	$0.00	$0.00	$453.70	$53.31	$507.01	$0.00	$0.00	$134.89	$0.00	$134.88	1681 CHESTNUT ST
098 -0412-015-00	CON	B3	1	0.000	1,674	$0.00	$0.00	$448.34	$52.68	$501.02	$0.00	$0.00	$133.29	$0.00	$133.28	1683 CHESTNUT ST
098 -0412-016-00	CON	B3	1	0.000	1,694	$0.00	$0.00	$453.70	$53.31	$507.01	$0.00	$0.00	$134.89	$0.00	$134.88	1687 CHESTNUT ST
098 -0412-017-00	CON	B3	1	0.000	1,674	$0.00	$0.00	$448.34	$52.68	$501.02	$0.00	$0.00	$133.29	$0.00	$133.28	1685 CHESTNUT ST
098 -0412-018-00	CON	B3	1	0.000	1,674	$0.00	$0.00	$448.34	$52.68	$501.02	$0.00	$0.00	$133.29	$0.00	$133.28	1715 CHESTNUT ST
098 -0412-019-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$516.64	$60.70	$577.34	$0.00	$0.00	$153.60	$0.00	$153.60	1718 PEDROZZI CMN
098 -0412-020-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$516.64	$60.70	$577.34	$0.00	$0.00	$153.60	$0.00	$153.60	1716 PEDROZZI CMN
098 -0412-021-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$575.83	$67.66	$643.49	$0.00	$0.00	$171.19	$0.00	$171.18	1714 PEDROZZI CMN
098 -0412-022-00	CON	B3	1	0.000	1,674	$0.00	$0.00	$448.34	$52.68	$501.02	$0.00	$0.00	$133.29	$0.00	$133.28	1727 CHESTNUT ST
098 -0412-023-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$516.64	$60.70	$577.34	$0.00	$0.00	$153.60	$0.00	$153.60	1735 PEDROZZI CMN
098 -0412-024-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$516.64	$60.70	$577.34	$0.00	$0.00	$153.60	$0.00	$153.60	1733 PEDROZZI CMN
098 -0412-025-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$575.83	$67.66	$643.49	$0.00	$0.00	$171.19	$0.00	$171.18	1731 PEDROZZI CMN
098 -0412-026-00	CON	B3	1	0.000	1,674	$0.00	$0.00	$448.34	$52.68	$501.02	$0.00	$0.00	$133.29	$0.00	$133.28	1757 CHESTNUT ST
098 -0412-027-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$516.64	$60.70	$577.34	$0.00	$0.00	$153.60	$0.00	$153.60	1758 PEDROZZI CMN
098 -0412-028-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$516.64	$60.70	$577.34	$0.00	$0.00	$153.60	$0.00	$153.60	1756 PEDROZZI CMN
098 -0412-029-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$575.83	$67.66	$643.49	$0.00	$0.00	$171.19	$0.00	$171.18	1754 PEDROZZI CMN
098 -0412-030-00	CON	B3	1	0.000	1,674	$0.00	$0.00	$448.34	$52.68	$501.02	$0.00	$0.00	$133.29	$0.00	$133.28	1767 CHESTNUT ST
098 -0412-031-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$516.64	$60.70	$577.34	$0.00	$0.00	$153.60	$0.00	$153.60	249 N N ST
098 -0412-032-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$516.64	$60.70	$577.34	$0.00	$0.00	$153.60	$0.00	$153.60	247 N N ST
098 -0412-033-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$575.83	$67.66	$643.49	$0.00	$0.00	$171.19	$0.00	$171.18	245 N N ST
098 -0412-034-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$575.83	$67.66	$643.49	$0.00	$0.00	$171.19	$0.00	$171.18	241 N N ST
098 -0412-035-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$516.64	$60.70	$577.34	$0.00	$0.00	$153.60	$0.00	$153.60	239 N N ST
098 -0412-036-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$516.64	$60.70	$577.34	$0.00	$0.00	$153.60	$0.00	$153.60	237 N N ST
098 -0412-037-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$516.64	$60.70	$577.34	$0.00	$0.00	$153.60	$0.00	$153.60	235 N N ST
098 -0412-038-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$575.83	$67.66	$643.49	$0.00	$0.00	$171.19	$0.00	$171.18	233 N N ST
098 -0412-039-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$575.83	$67.66	$643.49	$0.00	$0.00	$171.19	$0.00	$171.18	231 N N ST
098 -0412-040-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$575.83	$67.66	$643.49	$0.00	$0.00	$171.19	$0.00	$171.18	1742 PEDROZZI CMN
098 -0412-041-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$575.83	$67.66	$643.49	$0.00	$0.00	$171.19	$0.00	$171.18	1744 PEDROZZI CMN
098 -0412-042-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$516.64	$60.70	$577.34	$0.00	$0.00	$153.60	$0.00	$153.60	1746 PEDROZZI CMN
098 -0412-043-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$516.64	$60.70	$577.34	$0.00	$0.00	$153.60	$0.00	$153.60	1748 PEDROZZI CMN
098 -0412-044-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$516.64	$60.70	$577.34	$0.00	$0.00	$153.60	$0.00	$153.60	1750 PEDROZZI CMN
098 -0412-045-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$575.83	$67.66	$643.49	$0.00	$0.00	$171.19	$0.00	$171.18	1752 PEDROZZI CMN
098 -0412-046-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$575.83	$67.66	$643.49	$0.00	$0.00	$171.19	$0.00	$171.18	1729 PEDROZZI CMN
098 -0412-047-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$516.64	$60.70	$577.34	$0.00	$0.00	$153.60	$0.00	$153.60	1727 PEDROZZI CMN
098 -0412-048-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$516.64	$60.70	$577.34	$0.00	$0.00	$153.60	$0.00	$153.60	1725 PEDROZZI CMN
098 -0412-049-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$516.64	$60.70	$577.34	$0.00	$0.00	$153.60	$0.00	$153.60	1723 PEDROZZI CMN
098 -0412-050-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$575.83	$67.66	$643.49	$0.00	$0.00	$171.19	$0.00	$171.18	1721 PEDROZZI CMN
098 -0412-051-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$575.83	$67.66	$643.49	$0.00	$0.00	$171.19	$0.00	$171.18	1719 PEDROZZI CMN
098 -0412-052-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$575.83	$67.66	$643.49	$0.00	$0.00	$171.19	$0.00	$171.18	1702 PEDROZZI CMN
098 -0412-053-00	CON	B3	1	0.000	2,150	$0.00	$0.00	$575.83	$67.66	$643.49	$0.00	$0.00	$171.19	$0.00	$171.18	1704 PEDROZZI CMN
098 -0412-054-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$516.64	$60.70	$577.34	$0.00	$0.00	$153.60	$0.00	$153.60	1706 PEDROZZI CMN
098 -0412-055-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$516.64	$60.70	$577.34	$0.00	$0.00	$153.60	$0.00	$153.60	1708 PEDROZZI CMN
098 -0412-056-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$516.64	$60.70	$577.34	$0.00	$0.00	$153.60	$0.00	$153.60	1710 PEDROZZI CMN
098 -0412-057-00	CON	B3	1	0.000	1,929	$0.00	$0.00	$516.64	$60.70	$577.34	$0.00	$0.00	$153.60	$0.00	$153.60	1712 PEDROZZI CMN
098 -0413-001-00	COM	B1	2	300.000	11,584	$1,793.70	$1,531.43	$539.79	$31.72	$3,896.64	$80.57	$68.79	$160.48	$0.00	$309.84	1934 1ST ST
098 -0413-001-00	MFR	B1	2	0.000	265,499	$0.00	$35,099.50	$71,107.54	$4,177.36	$110,384.40	$0.00	$1,576.61	$21,140.50	$0.00	$22,717.10	1934 1ST ST
099 -0175-021-01	COM	B2	1	0.000	16,382	$0.00	$0.00	$763.37	$89.69	$853.06	$0.00	$0.00	$226.95	$0.00	$226.94	1002 E STANLEY BLVD
099 -0175-022-01	COM	B2	1	0.000	984	$0.00	$0.00	$45.85	$5.39	$51.24	$0.00	$0.00	$13.63	$0.00	$13.62	E STANLEY BLVD
				9,809.376	2,983,019	$173,571.13	$361,238.02	$454,462.70	$38,696.44	###########	$134,147.90	$200,657.67	$135,113.07	$0.00	$469,915.18	

* 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 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 2025-26 on May 12, 2025, by adopting its Resolution No. 2025-___ entitled "A Resolution Directing the City Engineer to File the Annual Engineer's Reports for Landscape Maintenance Districts Organized Under the Landscape 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 2025-26 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 2025-26, 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 2025-26.

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 2025-26. No new improvements or substantial changes to existing improvements are proposed.

5. Hearing. On Monday, June 23, 2025, 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 2025-26. As soon as the hearing is completed, the City Council will consider the levy of the proposed annual assessments for Fiscal Year 2025-26.

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 2024-25 Assessments. For Maintenance District No. LL-2, Annexation No. 1996-7, the Fiscal Year 2025-26 assessment is equal to the Fiscal Year 2024-25 assessment. For the remainder of the Districts, the Fiscal Year 2025-26 assessments are increased from Fiscal Year 2024-25 based on the increased cost of maintenance and the permitted annual inflationary index. The Fiscal Year 2025-26 assessments are at or below the maximum allowable assessment amount for each respective District.

8. City Manager Authorization. The City Manager 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 May 12, 2025, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

_____
Deborah L. Elam
City Clerk

APPROVED AS TO FORM:

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

LIVERMORE
CALIFORNIA

CITY COUNCIL STAFF REPORT **ITEM NO. 5.6**

DATE: May 12, 2025

TO: Honorable Mayor and City Council

FROM: Jeramy Young, Police Chief

SUBJECT: Resolution authorizing the execution of an agreement with the East Bay Society for the Prevention of Cruelty to Animals (SPCA) for Animal Welfare Shelter services for the term July 1, 2025 through June 30, 2028 in an amount not-to-exceed $1,287,870.

RECOMMENDED ACTION

Staff recommends the City Council adopt a resolution authorizing the City Manager to execute an agreement with the East Bay Society for the Prevention of Cruelty to Animals (SPCA) for the Animal Welfare Shelter services for the term July 1, 2025 through June 30, 2028 in an amount not-to-exceed $1,287,870.

SUMMARY

The City of Livermore requires animal welfare shelter services for animals within the City limits to provide a range of animal services including boarding, licensing, medical services, adoption, and euthanasia. The Police Department previously contracted with Alameda County for these services through the East County Animal Shelter and now wishes to enter into an agreement for these services with the East Bay SPCA.

DISCUSSION

The Police Department's Animal Services Unit is responsible for responding to animal related calls for service, and taking animals for redemption, adoption, or quarantine to a shelter for care, and if applicable, medical attention. Shelter services include the following: providing live animals at the shelter with food, water and veterinary care when necessary; euthanizing animals not otherwise adopted, redeemed, sold, or donated to adoption organizations; disposing of dead animals; providing all building maintenance services including utilities, and supplying all necessary labor including training, supervision, and equipment necessary to operate the shelter.

The East Bay SPCA has a modern shelter facility that can provide all the necessary animal welfare services to Livermore animals, as well as a robust community education and training program available to Livermore residents and staff.

FISCAL AND ADMINISTRATIVE IMPACTS

This Agreement is for a three-year period with an amount not to exceed $1,287,870. This amount has been included in the proposed Police Department General Fund budget for the FY 2025-26 and 2026-27 budget years. Future years' budgets will continue to include funding for the Agreement.

COMMUNITY PILLAR

1: A Safe Community That Thrives

GOAL

2: Public Safety

ATTACHMENTS

1. Resolution
2. Exhibit A - Agreement

Prepared by: Deirdre Ramsey
Business Manager

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 AUTHORIZING EXECUTION OF AN AGREEMENT FOR ANIMAL WELFARE SHELTER SERVICES WITH EAST BAY SPCA

The City of Livermore requires animal welfare shelter services for animals within the City limits to provide a range of animal services including boarding, licensing, medical services, adoption, and euthanasia. The Police Department previously contracted with the Alameda County Sheriff's Office for these services through the East County Animal Shelter and now wishes to enter into an agreement for these services with the East Bay SPCA.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Livermore that it hereby authorizes the City Manager, or her designee, to execute the Agreement for Services with East Bay SPCA attached hereto as Exhibit A, in an amount not-to-exceed $1,287,870 for animal welfare shelter services for the term of July 1, 2025, through June 30, 2028.

On motion of Council Member _____, seconded by Council Member _____, the foregoing resolution was passed and adopted on May 12, 2025, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

_____
Deborah L. Elam
City Clerk

APPROVED AS TO FORM:

/s/ Daniel R. Gonzales
Daniel R. Gonzales
Deputy City Attorney

Exhibit A: East Bay SPCA Animal Welfare Services Agreement

EXHIBIT A

DRAFT CONTRACT FOR
CONSIDERATION

DRAFT CONSULTING SERVICES AGREEMENT BETWEEN THE CITY OF LIVERMORE AND EAST BAY SPCA FOR ANIMAL WELFARE SERVICES

THIS AGREEMENT for consulting services is made by and between the City of Livermore ("City") and East Bay SPCA ("Consultant") (together sometimes referred to as the "Parties") as of July 1, 2025 (the "Effective Date").

Section 1. SERVICES. Subject to the terms and conditions set forth in this Agreement, Consultant shall provide to City the services described in the Scope of Work attached as Exhibit A at the time and place and in the manner specified therein. In the event of a conflict in or inconsistency between the terms of this Agreement and Exhibit A, the Agreement shall prevail.

1.1 Term of Services. The term of this Agreement shall begin on the Effective Date and shall end on June 30, 2028, and Consultant shall complete the work described in Exhibit A on or before that date, unless the term of the Agreement is otherwise terminated or extended, as provided for in Section 8. The time provided to Consultant to complete the services required by this Agreement shall not affect the City's right to terminate the Agreement, as referenced in Section 8.

1.2 Standard of Performance. Consultant shall perform all services required pursuant to this Agreement in accordance with all applicable law and according to the standards observed by a competent practitioner of the profession in which Consultant is engaged.

1.3 Assignment of Personnel. Consultant shall assign only competent personnel to perform services pursuant to this Agreement. In the event that City, in its sole discretion, at any time during the term of this Agreement, desires the reassignment of any such persons, Consultant shall, immediately upon receiving notice from City of such desire of City, reassign such person or persons. In accordance with Section 6 below, nothing by way of this section shall create or be construed as creating an agency or employment relationship between the City and Consultant's employees, agents, volunteers, and subcontractors.

1.4 Time. Consultant shall devote such time to the performance of services pursuant to this Agreement as may be reasonably necessary to meet the standard of performance provided in Subsection 1.2 above and to satisfy Consultant's obligations hereunder.

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Section 2. **COMPENSATION.** City hereby agrees to pay Consultant a sum not to exceed the amounts listed under Exhibit B notwithstanding any contrary indications that may be contained in Consultant's proposal, for services to be performed and reimbursable costs incurred under this Agreement. In the event of a conflict between this Agreement and Consultant's proposal, attached as Exhibit B, regarding the amount of compensation, the Agreement shall prevail. City shall pay Consultant for services rendered pursuant to this Agreement at the time and in the manner set forth herein. The payments specified below shall be the only payments from City to Consultant for services rendered pursuant to this Agreement. Consultant shall submit all invoices to City in the manner specified herein. Except as specifically authorized by City in writing, Consultant shall not bill City for duplicate services performed by more than one person.

Consultant and City acknowledge and agree that compensation paid by City to Consultant under this Agreement is based upon Consultant's estimated costs of providing the services required hereunder, including salaries and benefits of employees and subcontractors of Consultant. Consequently, the Parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and/or annuities to which Consultant and its employees, agents, and subcontractors may be eligible. City therefore has no responsibility for such contributions beyond compensation required under this Agreement. In accordance with Section 6 below, nothing by way of this section shall create or be construed as creating an agency or employment relationship between the City and Consultant's employees, agents, volunteers, and subcontractors.

2.1 **Invoices.** Consultant shall submit invoices, not more often than once a month during the term of this Agreement, based on the cost for services performed and reimbursable costs incurred prior to the invoice date. Invoices shall contain the following information:

- Serial identifications of progress bills; i.e., Progress Bill No. 1 for the first invoice, etc.;
- The beginning and ending dates of the billing period;
- The Consultant's signature;

2.2 **Monthly Payment.** City shall make monthly payments, based on invoices received, for services satisfactorily performed, and for authorized reimbursable costs incurred, as further set forth in Exhibits A and B. City shall have 30 days from the receipt of an invoice that complies with all of the requirements above to pay Consultant.

2.3 **Total Payment.** City shall pay for the services to be rendered by Consultant pursuant to this Agreement. City shall not pay any additional sum for any expense or cost whatsoever incurred by Consultant in rendering services pursuant to this Agreement. City shall make no payment for any extra, further, or additional service pursuant to this Agreement.

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In no event shall Consultant submit any invoice for an amount in excess of the maximum amount of compensation provided above either for a task or for the entire Agreement, unless the Agreement is modified prior to the submission of such an invoice by a properly executed change order or amendment as provided in Section 8 below.

2.4 **Reimbursable Expenses.** Reimbursable expenses are specified in Exhibit B. Expenses not listed in Exhibit B are not chargeable to City. Reimbursable expenses are included in the total amount of compensation provided under this Agreement that shall not be exceeded.

2.5 **Payment of Taxes.** Consultant is solely responsible for the payment of employment taxes incurred under this Agreement and any similar federal or state taxes.

2.6 **Payment upon Termination.** In the event that the City or Consultant terminates this Agreement pursuant to Section 8, the City shall compensate the Consultant for all outstanding costs and reimbursable expenses incurred for work satisfactorily completed as of the date of written notice of termination.

Section 3. **FACILITIES AND EQUIPMENT.** Except as set forth herein, Consultant shall, at its sole cost and expense, provide all facilities and equipment that may be necessary to perform the services required by this Agreement.

Section 4. **INSURANCE REQUIREMENTS.** Before fully executing this Agreement, Consultant, at its own cost and expense, unless otherwise specified below, shall procure the types and amounts of insurance listed below against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the work hereunder by the Consultant and its agents, representatives, employees, and subcontractors. Consistent with the following provisions, Consultant shall provide proof satisfactory to City of such insurance that meets the requirements of this section and under forms of insurance satisfactory in all respects, and that such insurance is in effect prior to beginning work. Consultant shall maintain the insurance policies required by this section throughout the term of this Agreement. The cost of such insurance shall be included in the Consultant's bid or proposal. Consultant shall not allow any subcontractor to commence work on any subcontract until Consultant has obtained all insurance required herein for the subcontractor(s) and provided evidence to City that such insurance is in effect. VERIFICATION OF THE REQUIRED INSURANCE SHALL BE SUBMITTED AND MADE PART OF THIS AGREEMENT PRIOR TO EXECUTION. Consultant shall maintain all required insurance listed herein for the duration of this Agreement.

4.1 **Workers' Compensation.**

4.1.1 **General Requirements.** Consultant shall, at its sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by Consultant. The Statutory Workers' Compensation Insurance and Employer's Liability Insurance shall be provided with limits of not less than $1,000,000.00 per accident. In the alternative, Consultant may rely on a self-insurance program to meet these requirements, but only if the program of self-insurance complies fully with the provisions of the

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California Labor Code. Determination of whether a self-insurance program meets the standards of the California Labor Code shall be solely in the discretion of the Contract Administrator.

The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the entity for all work performed by the Consultant, its employees, agents, and subcontractors.

4.1.2 **Submittal Requirements.** To comply with Subsection 4.1, Consultant shall submit the following:

a. Certificate of Liability Insurance in the amounts specified in the section; and

b. Waiver of Subrogation Endorsement as required by the section.

4.2 **Commercial General and Automobile Liability Insurance.**

4.2.1 **General Requirements.** Consultant, at its own cost and expense, shall maintain commercial general liability insurance for the term of this Agreement in an amount not less than $1,000,000.00 and automobile liability insurance for the term of this Agreement in an amount not less than $1,000,000.00 per occurrence, combined single limit coverage for risks associated with the work contemplated by this Agreement. If a Commercial General Liability Insurance or an Automobile Liability form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from activities contemplated under this Agreement, including the use of owned and non-owned automobiles.

4.2.2 **Minimum Scope of Coverage.** Commercial general coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (most recent edition) covering comprehensive General Liability on an "occurrence" basis. Automobile coverage shall be at least as broad as Insurance Services Office Automobile Liability form CA 0001, Code 1 (any auto). No endorsement shall be attached limiting the coverage.

4.2.3 **Additional Requirements.** Each of the following shall be included in the insurance coverage or added as a certified endorsement to the policy:

a. The Insurance shall cover on an occurrence or an accident basis, and not on a claims-made basis.

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b. City, its officers, officials, employees, and volunteers are to be covered as additional insureds as respects: liability arising out of work or operations performed by or on behalf of the Consultant; or automobiles owned, leased, hired, or borrowed by the Consultant.

c. Consultant hereby agrees to waive subrogation which any insurer or contractor may require from vendor by virtue of the payment of any loss. Consultant agrees to obtain any endorsements that may be necessary to effect this waiver of subrogation.

d. For any claims related to this Agreement or the work hereunder, the Consultant's insurance coverage shall be primary insurance as respects the City, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of the Consultant's insurance and shall not contribute with it.

4.2.4 **Submittal Requirements.** To comply with Subsection 4.2, Consultant shall submit the following:

a. Certificate of Liability Insurance in the amounts specified in the section;

b. Additional Insured Endorsement as required by the section;

c. Waiver of Subrogation Endorsement as required by the section; and

d. Primary Insurance Endorsement as required by the section.

4.3 **Professional Liability Insurance.**

4.3.1 **General Requirements.** Consultant, at its own cost and expense, shall maintain for the period covered by this Agreement professional liability insurance for licensed professionals performing work pursuant to this Agreement in an amount not less than $1,000,000.00 covering the licensed professionals' errors and omissions. Any deductible or self-insured retention shall not exceed $150,000 per claim.

4.3.2 **Claims-Made Limitations.** The following provisions shall apply if the professional liability coverage is written on a claims-made form:

a. The retroactive date of the policy must be shown and must be before the date of the Agreement.

b. Insurance must be maintained and evidence of insurance must be provided for at least 5 years after completion of the Agreement or the work, so long as commercially available.

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c. If coverage is canceled or not renewed and it is not replaced with another claims-made policy form with a retroactive date that precedes the date of this Agreement, Consultant shall purchase an extended period coverage for a minimum of 5 years after completion of work under this Agreement.

d. A copy of the claim reporting requirements must be submitted to the City for review prior to the commencement of any work under this Agreement.

4.3.3 **Additional Requirements.** A certified endorsement to include contractual liability shall be included in the policy.

4.3.4 **Submittal Requirements.** To comply with Subsection 4.3, Consultant shall submit the Certificate of Liability Insurance in the amounts specified in the section.

4.4 **Cyber Liability Insurance.**

4.4.1 **General Requirements.** Consultant, at its own cost and expense, shall maintain cyber liability insurance for the term of this Agreement in an amount not less than $1,000,000.00 per occurrence. Coverage shall be sufficiently broad to respond to the duties and obligations as is undertaken by Consultant in this Agreement and shall include, but not be limited to, claims involving infringement of intellectual property, including but not limited to infringement of copyright, trademark, trade dress; invasion of privacy violations; information theft; damage to or destruction of electronic information; release of private information; alteration of electronic information; extortion; and network security. The policy shall provide coverage for liabilities for financial loss resulting or arising from acts, errors, or omissions, in rendering technology services:

- Violation or infringement of any right of privacy, including breach of security and breach of security/privacy laws, rules or regulations globally, now or hereinafter constituted or amended;
- Data theft, damage, unauthorized disclosure, destructions, or corruption, including without limitation, unauthorized access, unauthorized use, identity theft, theft of personally identifiable information or confidential City information in whatever form, transmission of a computer virus or other type of malicious code; and participation in a denial of service attack on third party computer systems;
- Loss or denial of service;
- No cyber terrorism exclusion;

Such coverage must include technology/professional liability including breach of contract, privacy and security liability, privacy regulatory defense and payment of civil fines, payment of credit card provider penalties, and breach response costs, including without limitation, notification costs, forensic analysis, credit protection services, call center services, identity theft protection services, and crisis management/public relations services.

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4.4.2 **Claims-Made Limitations.** The following provisions shall apply if the cyber liability coverage is written on a claims-made form:

a. The retroactive date of the policy must be shown and must be before the date of the Agreement.

b. Insurance must be maintained, and evidence of insurance must be provided for at least 5 years after completion of the Agreement or the work, so long as commercially available at reasonable rates.

c. If coverage is canceled or not renewed and it is not replaced with another claims-made policy form with a retroactive date that precedes the date of this Agreement, Consultant shall purchase an extended period coverage for a minimum of 5 years after completion of work under this Agreement.

d. A copy of the claim reporting requirements must be submitted to the City for review prior to the commencement of any work under this Agreement.

4.4.3 **Additional Requirements.** A certified endorsement to include contractual liability shall be included in the policy.

4.4.4 **Submittal Requirements.** To comply with Subsection 4.4, Consultant shall submit the Certificate of Liability Insurance in the amounts specified in the section.

4.5 **All Policies Requirements.**

4.5.1 **Acceptability of Insurers.** All insurance required by this section is to be placed with insurers with a Bests' rating of no less than A:VII.

4.5.2 **Verification of Coverage.** Prior to beginning any work under this Agreement, Consultant shall furnish City with complete copies of all Certificates of Liability Insurance delivered to Consultant by the insurer, including complete copies of all endorsements attached to the policies. All copies of Certificates of Liability Insurance and certified endorsements shall show the signature of a person authorized by that insurer to bind coverage on its behalf. If the City does not receive the required insurance documents prior to the Consultant beginning work, it shall not waive the Consultant's obligation to provide them. The City reserves the right to require complete copies of all required insurance policies at any time.

4.5.3 **Deductibles and Self-Insured Retentions.** Consultant shall disclose to and obtain the written approval of City for the self-insured retentions and deductibles before beginning any of the services or work called for by any term of this Agreement. At the option of the City, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officers, employees, and volunteers; or the Consultant shall provide a financial guarantee

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satisfactory to the City guaranteeing payment of losses and related investigations, claim administration and defense expenses.

4.5.5 **Endorsement Requirements.** Each insurance policy required by Section 4 shall be endorsed to state that coverage shall not be canceled by either party, except after 30 days' prior written notice has been provided to the City.

4.5.6 **Subcontractors.** Consultant shall include all subcontractors as insureds under its policies or shall furnish separate certificates and certified endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

4.6 **Submittal of Proof of Insurance Coverage.** All certificates of insurance and original endorsements effecting coverage required in this Section 4 must be electronically submitted through the City's online insurance document management program, PINS Advantage. Contractor shall comply with all requirements provided by City related to the PINS Advantage program.

4.7 **Remedies.** In addition to any other remedies City may have if Consultant fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, City may, at its sole option exercise any of the following remedies, which are alternatives to other remedies City may have and are not the exclusive remedy for Consultant's breach:

- Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;
- Order Consultant to stop work under this Agreement or withhold any payment that remains unpaid or becomes due to Consultant hereunder, or both stop work and withhold any payment, until Consultant demonstrates compliance with the requirements hereof; and/or
- Terminate this Agreement.

Section 5. **INDEMNIFICATION AND CONSULTANT'S RESPONSIBILITIES.** Refer to the attached Exhibit C, which is incorporated herein and made a part of this Agreement.

Section 6. **STATUS OF CONSULTANT.**

6.1 **Independent Contractor.** At all times during the term of this Agreement, Consultant shall be an independent contractor and shall not be an employee of City. Nothing contained in this Agreement shall create or be construed as creating an agency, partnership, whether general or limited, joint venture, employment relationship, or any other relationship other than an independent contractor relationship. City shall have the right to control Consultant only insofar as the results of Consultant's services rendered pursuant to this Agreement and re-assignment of personnel pursuant to Subsection 1.3; however, otherwise City shall

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not have the right to control the means by which Consultant and its employees, agents and subcontractors accomplish services rendered pursuant to this Agreement. Notwithstanding any other City, state, or federal policy, rule, regulation, law, or ordinance to the contrary, Consultant and any of its employees, agents, and subcontractors providing services under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any and all claims to, any compensation, benefit, or any incident of employment by City, including but not limited to eligibility to enroll in the California Public Employees Retirement System (PERS) as an employee of City and entitlement to any contribution to be paid by City for employer contributions and/or employee contributions for PERS benefits.

6.2 **Consultant Not an Agent.** Except as City may specify in writing, Consultant and its employees, agents and subcontractors shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Consultant and its employees, agents and subcontractors shall have no authority, express or implied, pursuant to this Agreement to bind City to any obligation whatsoever.

Section 7. LEGAL REQUIREMENTS.

7.1 **Governing Law.** The laws of the State of California shall govern this Agreement.

7.2 **Compliance with Applicable Laws.** Consultant and any subcontractors shall comply with all laws and regulations applicable to the performance of the work hereunder, including but not limited to, the California Building Code, the Americans with Disabilities Act, California Food and Agriculture Code, Alameda County Animal Control Regulations, City of Livermore Municipal Code, and any copyright, patent or trademark law. Consultant's failure to comply with any law(s) or regulation(s) applicable to the performance of the work hereunder shall constitute a breach of contract.

7.3 **Other Governmental Regulations.** To the extent that this Agreement may be funded by fiscal assistance from another governmental entity, Consultant and any subcontractors shall comply with all applicable rules and regulations to which City is bound by the terms of such fiscal assistance program.

7.4 **Licenses and Permits.** Consultant represents and warrants to City that Consultant and its employees, agents, and any subcontractors have all licenses, permits, qualifications, and approvals of whatsoever nature that are legally required to practice their respective professions. Consultant represents and warrants to City that Consultant and its employees, agents, any subcontractors shall, at their sole cost and expense, keep in effect at all times during the term of this Agreement any licenses, permits, qualifications, and approvals that are legally required to practice their respective professions.

7.5 **Nondiscrimination and Equal Opportunity.** Consultant shall not discriminate, on the basis of a person's race, religion, color, national origin, age, physical or mental handicap or disability, medical condition, marital status, sex, or sexual orientation, against any employee, applicant for employment, subcontractor, bidder for a subcontract, or participant in, recipient of, or applicant for any services or programs provided by Consultant under this

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Agreement. Consultant shall comply with all applicable federal, state, and local laws, policies, rules, and requirements related to equal opportunity and nondiscrimination in employment, contracting, and the provision of any services that are the subject of this Agreement, including but not limited to the satisfaction of any positive obligations required of Consultant thereby.

Consultant shall include the provisions of this Subsection in any subcontract approved by the Contract Administrator or this Agreement.

Section 8. TERMINATION AND MODIFICATION.

8.1 **Termination.** City may cancel this Agreement with or without cause upon 90 days' written notice to Consultant.

Consultant may cancel this Agreement upon 180 days' written notice to City and shall include in such notice the reasons for cancellation.

In the event of termination, Consultant shall be entitled to compensation for services performed to the effective date of termination; City, however, may condition payment of such compensation upon Consultant delivering to City any or all documents, photographs, computer software, video and audio tapes, and other materials provided to Consultant or prepared by or for Consultant or the City in connection with this Agreement.

8.2 **Extension.** Any extension shall require a written amendment to this Agreement signed by all the parties.

8.3 **Amendments.** The Parties may amend this Agreement only by a writing signed by all the Parties.

8.4 **Assignment and Subcontracting.** City and Consultant recognize and agree that this Agreement contemplates personal performance by Consultant and is based upon a determination of Consultant's unique personal competence, experience, and specialized personal knowledge. Moreover, a substantial inducement to City for entering into this Agreement was and is the professional reputation and competence of Consultant. Consultant may not assign this Agreement or any interest therein without the prior written approval of the Contract Administrator and City. Consultant shall not subcontract any portion of the performance contemplated and provided for herein, other than to the subcontractors noted in the proposal, without prior written approval of the City Contract Administrator.

8.5 **Survival.** All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating liability between City and Consultant shall survive the termination of this Agreement, including the indemnification and Consultant's responsibilities provided for in Section 5.

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8.6 **Options upon Breach by Consultant.** If Consultant materially breaches any of the terms of this Agreement, City's remedies shall include, but are not limited to, the following:

8.6.1 Immediately terminate the Agreement;

8.6.2 Retain the plans, specifications, drawings, reports, design documents, and any other work product prepared by Consultant pursuant to this Agreement;

8.6.3 Retain a different consultant to complete the work described in Exhibit A not finished by Consultant;

Section 9. KEEPING AND STATUS OF RECORDS.

9.1 **Section Reserved**.

9.2 **Consultant's Books and Records.** Consultant shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to the City under this Agreement for a minimum of 3 years, or for any longer period required by law, from the date of final payment to the Consultant to this Agreement.

9.3 **Inspection and Audit of Records.** Any records or documents that Subsection 9.2 of this Agreement requires Consultant to maintain shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of the City. Under California Government Code Section 8546.7, if the amount of public funds expended under this Agreement exceeds $10,000.00, the Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of the City, for a period of 3 years after final payment under the Agreement.

Section 10. MISCELLANEOUS PROVISIONS.

10.1 **Attorneys' Fees.** If a party to this Agreement brings any action, including an action for declaratory relief, to enforce or interpret the provision of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees in addition to any other relief permitted by law to which that party may be entitled. The court may set such fees in the same action or in a separate action brought for that purpose.

10.2 **Venue.** In the event that either party brings any action against the other under this Agreement, the Parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of Alameda or in the United States District Court for the Northern District of California.

10.3 **Severability.** If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged shall remain in full force and effect. The invalidity in whole or in part of any

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provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.

10.4 **No Implied Waiver of Breach.** The waiver of any breach of a specific provision of this Agreement does not constitute a waiver of any other breach of that term or any other term of this Agreement.

10.5 **Successors and Assigns.** The provisions of this Agreement shall inure to the benefit of and shall apply to and bind the successors and assigns of the Parties.

10.6 **Use of Recycled Products.** Consultant shall prepare and submit all reports, written studies and other printed material on recycled paper to the extent it is available at equal or less cost than virgin paper.

10.7 **Conflict of Interest.** Consultant may serve other clients, but none whose activities within the corporate limits of City or whose business, regardless of location, would place Consultant in a "conflict of interest," as that term is defined in the Political Reform Act, codified at California Government Code Section 81000 *et seq.*

Consultant shall not employ any City official in the work performed pursuant to this Agreement. No officer, official, or employee of City shall have any financial interest in this Agreement that would violate California Government Code Section 1090 *et seq.*

Consultant hereby warrants that it is not now, nor has it been in the previous 12 months, an employee, agent, appointee, or official of the City. If Consultant was an employee, agent, appointee, or official of the City in the previous 12 months, Consultant warrants that it did not participate in any manner in the forming of this Agreement. Consultant understands that, if this Agreement is made in violation of California Government Code Section 1090 *et seq.*, the entire Agreement is void and Consultant will not be entitled to any compensation for services performed pursuant to this Agreement, including reimbursement of expenses, and Consultant will be required to reimburse the City for any sums paid to the Consultant. Consultant understands that, in addition to the foregoing, it may be subject to criminal prosecution for a violation of California Government Code Section 1090 *et seq.,* and, if applicable, will be disqualified from holding public office in the State of California.

At City's sole discretion, Consultant may be required to file with the City a Form 700 to identify and document Consultant's economic interests, as defined and regulated by the California Fair Political Practices Commission. If Consultant is required to file a Form 700, Consultant is hereby advised to contact the Livermore City Clerk for the Form 700 and directions on how to prepare it.

10.8 **Solicitation.** Consultant agrees not to solicit business at any meeting, focus group, or interview related to this Agreement, either orally or through any written materials.

Docusign Envelope ID: F75D50AC-CB3C-46E4-92DF-6C90134BBAC6

10.9 **Contract Administration.** This Agreement shall be administered by Police Business Manager ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.

10.10 **Notices.** Any written notice to Consultant shall be sent to:
Karalyn Aronow
8323 Baldwin St.
Oakland, CA 94621
Email: karonow@eastbayspca.org

With a copy to:
Deirdre Ramsey
Police Business Manager
1110 S. Livermore Ave.
Livermore, CA 94550

10.11 **Professional Seal.** Where applicable in the determination of the contract administrator, the first page of a technical report, first page of design specifications, and each page of construction drawings shall be stamped/sealed and signed by the licensed professional responsible for the report/design preparation. The stamp/seal shall be in a block entitled "Seal and Signature of Registered Professional with report/design responsibility," as in the following example.

_____ Seal and Signature of Registered Professional with report/design responsibility.

10.12 **Integration.** This Agreement, including the scope of work attached hereto and incorporated herein as Exhibits A, B, and C represents the entire and integrated agreement between City and Consultant and supersedes all prior negotiations, representations, or agreements, either written or oral.

Exhibit A	Scope of Services
Exhibit B	Compensation Schedule & Reimbursable Expenses
Exhibit C	Indemnification

10.13 **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement.

10.14 **Certification per Iran Contracting Act of 2010.** In the event that this contract is for one million dollars ($1,000,000.00) or more, by Consultant's signature below Consultant certifies that Consultant, and any parent entities, subsidiaries, successors or subunits of Consultant are not identified on a list created pursuant to subdivision (b) of Section 2203 of

Docusign Envelope ID: F75D50AC-CB3C-46E4-92DF-6C90134BBAC6

the California Public Contract Code as a person engaging in investment activities in Iran as described in subdivision (a) of Section 2202.5, or as a person described in subdivision (b) of Section 2202.5 of the California Public Contract Code, as applicable.

SIGNATURES ON FOLLOWING PAGE

Docusign Envelope ID: F75D50AC-CB3C-46E4-92DF-6C90134BBAC6

DRAFT CONTRACT FOR
CONSIDERATION

The Parties have executed this Agreement as of the Effective Date. The persons whose signatures appear below certify that they are authorized to sign on behalf of the respective Party.

CITY OF LIVERMORE

Marianna A. Burch, City Manager

East Bay SPCA

DocuSigned by:
Allison Lindquist
7C4345A274964B4...
Allison Lindquist, President & CEO

Not Applicable
Consultant's DIR Registration Number
(if applicable)

Approved as to Form:

Signed by:
Daniel Gonzales
12B5892BAF3C471...
DS
ADH
Daniel Gonzales, Deputy City Attorney

Signed by:
Jeramy Young
0478B4F55FAB456...
Jeramy Young, Chief of Police

Docusign Envelope ID: F75D50AC-CB3C-46E4-92DF-6C90134BBAC6

EXHIBIT A

SCOPE OF SERVICES

Scope of Services

I. During the term of this Agreement, East Bay SPCA shall provide to Livermore and be responsible for the following services described:

A. Animal Sheltering Services

1. East Bay SPCA shall provide shelter for stray dogs and cats found within the boundaries of Livermore. Shelter services shall include the administrative tasks necessary for surrender of such animals at the Animals Services Center, the care of animals during the holding period, and final disposition of animals through redemption, adoption, rescue or humane euthanasia. East Bay SPCA shall shelter such animals received at the East Bay SPCA Shelter in accordance with applicable state regulations, local ordinances and policies governing humane treatment or animals. East Bay SPCA reserves the ability to house animals from Livermore at any of their locations within Alameda county.

2. East Bay SPCA will not be responsible for shelter or veterinary services for exotic animals not allowed by state regulations, livestock, or wildlife. East Bay SPCA and the City of Livermore will enter into a rescue partnership with an organization which specialize in the care of rabbits. East Bay SPCA will not provide adoption services for domestic rabbits.

3. If the need for emergency veterinary services is noted prior to impoundment, it is the responsibility of the City of Livermore to take the animal to an appropriate veterinary facility. East Bay SPCA will provide emergency veterinary services to animals that were found in Livermore only if the need for veterinary services is discovered after impoundment. East Bay SPCA will transport an animal requiring emergency medical treatment to the veterinary hospital of East Bay SPCA's choosing.

4. East Bay SPCA shall provide strict quarantine facilities for domestic animals that have bitten a human being when the bite broke the skin. East Bay SPCA will decapitate an animal suspected of rabies that has died during the quarantine or requires humane euthanasia. East Bay SPCA will maintain the head and requisite paperwork for the Alameda County Health Department to pick up.

5. East Bay SPCA will not provide quarantine facilities for a dog involved in an altercation with an animal where one or both of the animals were bitten. However, East Bay SPCA will provide shelter service to dog involved in an altercation with an animal where one or both of the animals were bitten and the dog is impounded by Livermore as a result of Livermore classifying the dog as potentially dangerous, dangerous, vicious, or requiring rabies quarantine.

6. East Bay SPCA shall maintain appropriate staffing levels to provide the services set forth in this Agreement.

7. The East Bay SPCA Shelter shall have public access hours on a schedule designed to benefit the public and facilitate the services established in this Agreement, provided that public access be a minimum of twenty-five (25) hours per week. East Bay SPCA shall notify the public any changes of hours of operation or closures such as recognized holidays, on the East Bay SPCA's website and at the East Bay SPCA Shelter.

8. East Bay SPCA shall accept animals from Livermore at the East Bay SPCA Animal Shelter during operational hours only, (8:30am – 5pm), seven (7) days a week. During the 10 observed holidays per year, operational hours will be 9am – 1pm.Any changes to operational hours will be communicated to Livermore in advance.

9. East Bay SPCA shall provide monthly sheltering statistics to Livermore, including the number of impounded strays that have been redeemed by Livermore citizens. Information contained on the reports shall be agreed upon by all parties. East Bay SPCA shall provide login access to their ShelterBuddy shelter system for Livermore staff to run their own reports and view information as necessary.

10. East Bay SPCA will provide training for Livermore animal control officers regarding the policies and procedures of the East Bay SPCA Shelter.

11. East Bay SPCA shall maintain records as required by State regulations and East Bay SPCA records retention schedule.

12. East Bay SPCA will hold animals and redeem animals to their owners pursuant to the Livermore Municipal Code and State law.

13. East Bay SPCA will collect payment for Livermore licenses for dogs redeemed or adopted to a Livermore resident. On a monthly basis, East Bay SPCA will be responsible for providing owner information and a sending check with the collected payments, minus a 5% administrative fee.

14. East Bay SPCA will receive deceased animals that are no larger than a dog for Koefran pickup.

II. During the term of this Agreement, Livermore should provide to East Bay SPCA and be responsible for the following services described in this Exhibit "A".

1. Livermore shall provide all field services to residents including services related to animals encountered by residents within the City of Livermore and complaints regarding problem domestic animals. Field services shall include but not be limited to picking up domestic animals running at large, conducting investigations of potentially dangerous, dangerous and vicious dogs, conducting bite investigations responding to nuisance complaints and checking on possible instances of neglect or abuse. The City of Livermore will not assist residents in the trapping and relocation of wild animals.

2. Livermore shall be responsible for licensing all animals residing in Livermore pursuant to the Livermore Municipal Code.

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3. Livermore shall provide East Bay SPCA with all information pertaining to the impoundment of an animal. This includes but is not limited to; reporting party's name and phone number, location where the animal was picked up, circumstances of the impoundment (e.g., arrest, hospitalized, stray) attempts to contact owner, and owner's name, address and phone number if known. Livermore shall attempt to reunite the animal with its owner prior to impoundment, when possible. When not possible, Livermore shall be responsible for bringing the animal to the East Bay SPCA within 12-24 hours, at most, after seizure so that reunification process can promptly begin.

4. Livermore staff shall confer with East Bay SPCA Shelter's staff as to kenneling the animal. Livermore staff shall assist the Shelter's staff to complete the intake process.

5. Livermore staff trained in animal services will log all animals into ShelterBuddy, including those animals that were brought in deceased.

6. Livermore will provide rabies certificate information from Livermore veterinarians as the information is made available to the City from the veterinarians. Livermore will provide animal license information on a _____ basis to the East Bay SPCA Shelter.

7. Livermore will scan every domestic animal, live or deceased, for a microchip or identification tag and input this information into the computer database. If possible, Livermore will return the animal to the owner before impoundment at the East Bay SPCA Shelter.

8. Livermore will transport any impounded domestic animal that is sick or injured to a veterinarian for medical treatment before bringing the animal to the East Bay SPCA Shelter for boarding. If upon delivery to the East Bay SPCA Shelter, East Bay SPCA staff determines the animal is not stable, Livermore will transport the animal back to the veterinarian.

9. Livermore will provide written weekly updates to East Bay SPCA for animals being held at the East Bay SPCA Shelter for protective custody or an administrative hearing.

10. Livermore shall inform East Bay SPCA regarding potential issues with residents known to Livermore as requiring caution and cases that could impact the services provided by East Bay SPCA pursuant to this Agreement. Livermore will attempt to make available an ASO to assist dangerous or difficult clients needing to do business with East Bay SPCA related to an animal being sheltered under this contract.

11. If a cat brought to East Bay SPCA by Livermore Animal Control or as a stray from the member of the public is deemed feral by East Bay SPCA staff after being accepted for intake, Livermore Animal Control will be responsible for returning to field within 48 hours after the cat has been altered and ear tipped.

EXHIBIT B

COMPENSATION SCHEDULE & REIMBURSABLE EXPENSES

1. **ANIMAL SHELTER SERVICES COSTS**. In consideration of East Bay SPCA's performance of the services described, Livermore shall pay the amounts specified for the services rendered under this Agreement. The amount Livermore shall pay for Animal Shelter Services is broken down into two (2) fees (Maintenance and Animal Care Services). The compensation payable to East Bay SPCA for the services will be dependent on the number of animals sheltered, as outlined in the below table.

2. **PAYMENT**. East Bay SPCA shall send monthly invoices to Livermore which shall be calculated as one-twelfth (1/12) of the annual amount for all fees. Livermore shall pay the invoices within thirty (30) days of the date of the invoice. After thirty (30) days, payment shall be considered late and a default.

Total Costs

Description	Annual Costs	Monthly Cost
Maintenance Fee	17,040	1,420
Animal Services Costs	337,500	28,125
TOTAL COSTS	354,540	29,545

Additional Animals

Additional fees for animals over the contract base of 500 per year will be charged in steps as described below:

Total number of animals	Additional Charges	Total Contract Cost
501 - 575	39,750	394,290
576 - 650	35,000	429,290
651 - 750	79,000*	508,290

*At over 650 animals boarded for the City of Livermore, there will be an additional $50,000 Staffing Fee included in the additional charges for the animal care costs.

C. Other Reimbursables

The City will reimburse the Consultant monthly for

(i) The costs incurred by Consultant for third party emergency veterinary services to animals that were found in Livermore. East Bay SPCA will prioritize seeking care at a Livermore partner emergency veterinary clinic.

(ii) Medical services over a retail cost of $500 provided in-house, reimbursable at 80% of the retail charge for such services.

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(iii) The East Bay SPCA will provide euthanasia services for small wildlife and cats brought in by Livermore Animal Control Officers through the East Bay SPCA Full Service Veterinary clinic in Oakland. This service may be provided only during working hours (M-F 9:00 a.m. – 4 p.m.) and only for animals that are terminally injured and clearly in need of immediate euthanasia. Any animal determined to need emergency veterinary care instead of euthanasia would need to be transferred to an emergency veterinary clinic by, and at cost to, Livermore Animal Control. Livermore is responsible for taking the body for disposal services. Animals euthanized through this provision would not count against the contracted number of sheltered animals and would be charged at a rate of $125 per animal in addition to the other contract fees.

Docusign Envelope ID: F75D50AC-CB3C-46E4-92DF-6C90134BBAC6

EXHIBIT C

INDEMNIFICATION

Consultant shall indemnify, defend with counsel acceptable to City, and hold harmless City and its officers, elected and appointed officials, employees, agents and volunteers 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 called for or its failure to comply with any of its obligations contained in this Agreement, except such Liability caused by the sole negligence or willful misconduct of City.

Notwithstanding the foregoing, to the extent this Agreement is a "construction contract" as defined by California Civil Code Section 2782, as may be amended from time to time, such duties of Consultant to indemnify shall not apply when to do so would be prohibited by California Civil Code Section 2782.

The Consultant's obligation to defend, hold harmless, and indemnify shall not be excused because of the Consultant's inability to evaluate Liability or because the Consultant evaluates Liability and determines that the Consultant is not liable to the claimant. The Consultant must respond within 30 days to the tender of any claim for defense, hold harmless, and indemnity by the City. If the Consultant fails to accept or reject a tender of defense, hold harmless, and indemnity within 30 days, in addition to any other remedy authorized by law, so much of the money due the Consultant under and by virtue of this Agreement as shall reasonably be considered necessary by the City, may be retained by the City until disposition has been made of the claim or suit for damages, or until the Consultant accepts or rejects the tender of defense, whichever occurs first.

Consultant shall also indemnify, defend and hold harmless the City from all suits or claims for infringement of any patent rights, copyrights, trade secrets, trade names, trademarks, service marks, or any other proprietary rights of any person or persons because of the City or any of its officers, officials, employees, volunteers, or agents use of articles, products things, or services supplied in the performance of Consultant's services under this Agreement, however, the cost to defend charged to Consultant shall not exceed Consultant's proportionate percentage fault.

LIVERMORE
CALIFORNIA

CITY COUNCIL STAFF REPORT **ITEM NO. 5.7**

DATE: May 12, 2025

TO: Honorable Mayor and City Council

FROM: Joe Testa, Fire Chief

SUBJECT: Resolution authorizing the Livermore-Pleasanton Fire Department Joint Powers Authority to join Bay Cities Joint Powers Insurance Authority.

RECOMMENDED ACTION

Resolution authorizing the Livermore-Pleasanton Fire Department Joint Powers Authority to join Bay Cities Joint Powers Insurance Authority and authorizing the City Manager in her capacity as a Joint Executive Director for the Livermore-Pleasanton Fire Department Joint Powers Authority, to execute any and all documents necessary to effectuate joining the Bay Cities Joint Powers Insurance Authority, provided that any contracts involving Livermore-Pleasanton Fire Department Joint Powers Authority are first approved as to form by the General Counsel.

SUMMARY

City staff, and the Board of Directors for the Livermore Pleasanton Fire Department's Joint Powers Authority, recommend that Livermore-Pleasanton Fire Department (LPFD) join the Bay Cities Joint Powers Insurance Authority (BCJPIA).

DISCUSSION

On July 1, 2018, LPFD joined the California Joint Powers Risk Management Authority (CJPRMA) to obtain liability coverage for general, auto, and employment practices. Staff has determined that there are more desirable options for LPFD to obtain this coverage and recommended that LPFD provide a Notice of Withdrawal to CJPRMA on or before December 31, 2024.

On November 13, 2024, the Board of Directors for LPFD met and recommended that the LPFD issue a notice of withdrawal from the California Joint Powers Risk Management Authority excess liability pool and to explore alternate coverage. The City Councils for Livermore and Pleasanton authorized issuing that notice.

Subsequently, staff hired a consultant to research replacement coverage options for LPFD, including other public-agency risk pools, excess insurance in the private market, and self-insurance. On April 21,

2025, staff presented those options to the Board of Directors, and the Board voted to recommend that LPFD secure replacement coverage by joining BCJPIA. The City Councils for Pleasanton and Livermore must approve the Board's recommendation.

BOARD ACTION

On April 21, 2025, the LPFD Board of Directors met and voted to recommend the action requested in this staff report.

Once both Councils have provided authorization, staff will complete the application process to secure coverage effective July 1, 2025.

FISCAL AND ADMINISTRATIVE IMPACTS

Coverage for the FY 2025-26 program year is included in the LPFD operating budget.

COMMUNITY PILLARS

1: A Safe Community That Thrives
5: A City That Works

GOALS

5: Ensure effective fire suppression, prevention, emergency medical, and disaster services to meet the evolving needs of our communities and other changing conditions

ATTACHMENTS

1. Resolution

Prepared by: Gina Eleccion
Business Manager

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 AUTHORIZING THE LIVERMORE-PLEASANTON FIRE DEPARTMENT JOINT POWERS AUTHORITY TO JOIN THE BAY CITIES JOINT POWERS INSURANCE AUTHORITY

In 1996, the Cities of Livermore and Pleasanton entered into a joint exercise of powers agreement to form the Livermore-Pleasanton Fire Department Joint Powers Authority ("Fire Authority") as a separate entity to provide fire protection services for Livermore and Pleasanton.

In 2018, the Cities of Livermore and Pleasanton approved an *Amended and Restated Agreement Between the City of Livermore and the City of Pleasanton* ("LPFD JPA Agreement").

The LPFD JPA Agreement authorizes the Fire Authority to acquire and maintain insurance of all types and establishes the insurance requirements for the Fire Authority. That agreement also specifies that the premiums for insurance acquired by the Fire Authority, as well as any anticipated funds necessary to pay self-insured retentions and deductibles for insurance, shall be based upon actuarial studies and included in the budget.

The Fire Authority's insurance requirements provide that participation in a California joint powers insurance program must be approved by the City Councils for both the City of Livermore and the City of Pleasanton.

On November 13, 2024, the Board of Directors for the Fire Authority met and recommended that the Fire Authority issue a notice of withdrawal from the California Joint Powers Risk Management Authority excess liability pool and to explore alternate coverage. The City Councils for Livermore and Pleasanton authorized issuing that notice.

On April 21, 2025, the Board of Directors for the Fire Authority met, considered the various options for replacement coverage for the Fire Authority (including nine risk pools, commercial insurance, and self-insurance), and recommended that the Fire Authority join the Bay Cities Joint Powers Insurance Authority.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Livermore that it hereby authorizes Livermore-Pleasanton Fire Department Joint Powers Authority to join the Bay Cities Joint Powers Insurance Authority.

BE IT FURTHER RESOLVED by the City Council for the City of Livermore that the City Manager, in her capacity as the City Manager for the City of Livermore and in her capacity as a Joint Executive Director for the Livermore-Pleasanton Fire Department Joint Powers Authority, is hereby authorized to execute any and all documents necessary to effectuate the Fire Authority's joining the Bay Cities Joint Powers Insurance Authority,

provided that any contracts involving the Fire Authority are first approved as to form by the General Counsel for the Fire Authority.

On motion of Council Member _____, seconded by Council Member _____, the foregoing resolution was passed and adopted on May 12, 2025, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

_____
Deborah L. Elam
City Clerk

APPROVED AS TO FORM:

*/s/ Jason R. Alcala*_____
Jason R. Alcala
City Attorney

LIVERMORE
CALIFORNIA

CITY COUNCIL STAFF REPORT **ITEM NO. 5.8**

DATE: May 12, 2025

TO: Honorable Mayor and City Council

FROM: Joe Testa, Fire Chief

SUBJECT: Resolution authorizing the execution of a blanket purchase order for the Livermore-Pleasanton Fire Department Joint Powers Authority with L.N. Curtis & Sons for the purchase of materials and supplies in support of daily operations and fire academy operations in an amount not-to-exceed $400,000.

RECOMMENDED ACTION

Staff recommends the City Council adopt a resolution authorizing the City Manager, on behalf of Livermore-Pleasanton Fire Department JPA (LPFD) in her capacity as a Joint Executive Director for LPFD to execute a blanket purchase order with L.N. Curtis & Sons for the purchase of materials and supplies in support of daily operations and fire academy operations in an amount not-to-exceed $400,000.

SUMMARY

Purchasing various tools, equipment, and personal protective equipment (PPE) is necessary for firefighters to serve the community safely and effectively. Firefighters require specialized equipment and PPE to perform daily response functions. The same equipment and PPE are required for fire academy participants. L.N. Curtis is a vendor that provides tools, equipment, and PPE. PPE is tested for safety and integrity of materials and must be replaced when found to be unsafe.

DISCUSSION

The Livermore Pleasanton Fire Department (LPFD) purchases various goods and materials to support its daily operations, such as personal protective equipment, fire hose, gas monitors, thermal imaging cameras, fire ground equipment, and hand tools.

L.N. Curtis & Sons, headquartered in Dublin, CA, is one of the vendors LPFD routinely places orders with. L.N. Curtis & Sons is the exclusive West Coast distributor for many fire industry manufacturers; therefore, some purchases must be made solely through them. Other factors are pricing, cost savings, and timeliness of delivery.

Municipal Emergency Services Inc. (MES), headquartered in Sandy Hook, CT, is a nationwide supplier of fire service personal protective gear and other equipment, similar to L.N. Curtis. However, MES has exclusive distribution rights for different fire industry manufacturers that are not offered at L.N. Curtis.

LPFD purchases from both L.N. Curtis & Sons and MES. For Fiscal Year 2024-25, Purchase Orders issued were in an amount not to exceed $200,000 each for L.N. Curtis and MES. As most purchases this year have been through L.N. Curtis, an increase to this Purchase Order is necessary. This will not result in an increase to the budget, as there have been minimal purchases through MES.

FISCAL AND ADMINISTRATIVE IMPACTS

Purchases made under this blanket purchase order are based on cooperative purchasing agreements negotiated by Alameda County and National Purchasing Partners. Livermore Municipal Code sections 2.68.370(B)(2) permit use of cooperative purchase agreements as an exception to the City's bidding requirements.

Funds for the purchase of goods and materials are included in the LPFD Adopted Operating Budget for the Fiscal Year 2024-25 therefore no additional appropriation is necessary.

COMMUNITY PILLAR

1: A Safe Community that Thrives
5: A City that Works

GOAL

5: Ensure effective fire suppression, prevention, emergency medical and disaster services to meet the evolving needs of our communities and other changing conditions

ATTACHMENTS

1. Resolution

Prepared by: Gina Eleccion
Business Manager

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 AUTHORIZING THE CITY MANAGER TO EXECUTE A BLANKET PURCHASE ORDER FOR FY 2024-25 WITH L.N. CURTIS & SONS FOR THE LIVERMORE-PLEASANTON FIRE DEPARTMENT JOINT POWERS AUTHORITY IN AN AMOUNT NOT TO EXCEED $400,000

Each year, the Livermore-Pleasanton Fire Department Joint Powers Authority ("LPFD"), in support of delivering life and fire protection services to the community, purchases various materials and supplies, such as, personal protective equipment, fire hose, gas monitors, thermal imaging cameras, fireground equipment and hand tools. L.N. Curtis & Sons, is one of the vendors from which LPFD routinely places the orders. They are the exclusive West Coast distributor for many fire industry manufacturers; therefore, some purchases must be made solely through them. Other factors are pricing, cost savings and timeliness of delivery.

Purchases made under this blanket purchase order are based on cooperative purchasing agreements negotiated by Alameda County and National Purchasing Partners. Livermore Municipal Code section 2.68.370(B)(2) permits use of cooperative purchase agreements as an exception to the City's bidding requirements.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Livermore that the City Manager, in her capacity as a Joint Executive Director for the Livermore-Pleasanton Fire Department Joint Powers Authority, is authorized to execute a blanket purchase order with L.N. Curtis & Sons for the purchase of materials and supplies in an amount not to exceed $400,000 for the Fiscal Year 2024-25.

On motion of Council Member _____, seconded by Council Member _____, the foregoing resolution was passed and adopted on May 12, 2025, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

_____
Deborah L. Elam
City Clerk

APPROVED AS TO FORM:

/s/ Daniel R. Gonzales
Daniel R. Gonzales
Deputy City Attorney

RESOLUTION NO: _____

LIVERMORE
CALIFORNIA

CITY COUNCIL STAFF REPORT **ITEM NO. 5.9**

DATE: May 12, 2025

TO: Honorable Mayor and City Council

FROM: Marianna A. Burch, City Manager

SUBJECT: Resolution authorizing the display of the Philadelphia rainbow pride flag for the month of June 2025.

RECOMMENDED ACTION

Staff recommends the City Council adopt a resolution authorizing the display of the Philadelphia rainbow pride flag on the flagpole at the Civic Center Campus for the month of June 2025.

SUMMARY

On April 28, 2025, consistent with the Commemorative Flag Display policy and at the request of Vice Mayor Branning, the City Council directed staff to return with a resolution for City Council consideration to authorize the display of the Philadelphia rainbow pride flag at the Civic Center Campus for the month of June 2025.

DISCUSSION

At the September 23, 2019 Council meeting, Council adopted a Commemorative Flag Display policy. The policy allows a Council Member to request display of a commemorative flag at the Civic Center Campus, on the City of Livermore flagpole, beneath the City of Livermore flag. Once a request has been made by a Council Member, the Council will consider the request at a duly noticed public meeting.

The City's policy is constructed to allow the display of commemorative flags as a form of government expression. Such flags may be displayed for a period of time that is reasonable or customary for the subject that is to be commemorated, but no more than thirty-one consecutive days.

At the April 28, 2025 Council meeting, Vice Mayor Branning requested to display the Philadelphia rainbow pride flag for the month of June 2025, in order to commemorate Pride Month.

FISCAL AND ADMINSTRATIVE IMPACTS

There are no fiscal or administrative impacts associated with flying the Philadelphia rainbow pride flag for

the month of June 2024.

COMMUNITY PILAR

1: A City That Works

GOAL

1: Engage effectively with the Mayor and City Council

ATTACHMENTS

1. Resolution

Prepared by: Debbie Elam
City Clerk

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 AUTHORIZING THE DISPLAY OF THE PHILADELPHIA RAINBOW PRIDE FLAG FOR THE MONTH OF JUNE 2025

On September 23, 2019, the City Council adopted a commemorative flag display policy.

On April 28, 2025, consistent with the commemorative flag display policy, Vice Mayor Branning requested display of the Philadelphia rainbow pride flag for the month of June 2025.

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

1. Authorizes and directs staff to display the Philadelphia rainbow pride flag for the month of June 2025.

2. Authorizes the City Manager 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 May 12, 2025, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

_____
Deborah L. Elam
City Clerk

APPROVED AS TO FORM:

/s/ Jason R. Alcala
Jason R. Alcala
City Attorney

LIVERMORE
CALIFORNIA

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

DATE: May 12, 2025

TO: Honorable Mayor and City Council

FROM: Judy Erlandson, Acting Public Works Director

SUBJECT: Hearing to consider a resolution authorizing Livermore Sanitation, Inc.'s rates for solid waste, recyclable materials, and compostable materials services, pursuant to the Third Amended and Restated Agreement between the City of Livermore and Livermore Sanitation, Inc., for Solid Waste, Recyclable Materials, and Compostable Materials Services and to amend Exhibit H to the Franchise Agreement to reflect the authorized decrease of 8.67% to rates.

RECOMMENDED ACTION

Staff recommends the City Council hold a public hearing and adopt a resolution authorizing Livermore Sanitation, Inc.'s rates for solid waste, recyclable materials, and compostable materials services, pursuant to the Third Amended and Restated Agreement between the City of Livermore and Livermore Sanitation, Inc. for Solid Waste, Recyclable Materials, and Compostable Materials Services, and to amend Exhibit H to the agreement to reflect the authorized decrease of 8.67% to rates.

SUMMARY

As required by Third Amended and Restated Agreement between the City of Livermore and Livermore Sanitation, Inc. For Solid Waste, Recyclable Materials, and Compostable Materials Services. (Franchise Agreement), on December 2, 2024, Livermore Sanitation, Inc. (LSI) submitted the required rate adjustment application requesting a 3.58% rate increase. The City retained an unbiased third-party, HF&H Consultants, to apply the methodology in the Franchise Agreement and determine whether LSI's requested increase was in line with that methodology.

Based on recommendations provided by HF&H Consultants, staff is recommending that rates be decreased by 8.67% and that the City Council authorize the requested rates as described in Exhibit H to be effective July 1, 2025.

DISCUSSION

As required by the Third Amended and Restated Agreement between the City of Livermore and Livermore Sanitation, Inc. For Solid Waste, Recyclable Materials, and Compostable Materials Services.

(Franchise Agreement), on December 2, 2024, LSI submitted a rate adjustment application for Rate Year 16 (Fiscal Year 25/26) requesting a 3.58% rate increase. The City retained an unbiased third-party, HF&H Consultants, to apply the methodology in the Franchise Agreement and determine whether Livermore Sanitation's requested increase was in line with that methodology. After evaluation using the methodology in the Franchise Agreement, and after reviewing the recommendations provided by HF&H Consultants, staff is recommending that rates be decreased by 8.67%.

According to Article 8 of the Franchise Agreement, LSI is responsible for proposing rates; the City Council is responsible for authorizing rates consistent with the methodology in the Franchise Agreement. Currently, 20- and 32-gallon subscriptions make up more than 80% of the approximately 26,500 residential accounts in Livermore. Proposed rates for residential customers and commercial customers that subscribe to cart service, are noted in Table 1; all customer rates are available in Exhibit H of the Franchise Agreement.

Commercial, Single-family and Multi-family Accounts	Current Monthly Rates	Proposed Rates	Rate Decrease $
20-gallon container	$33.97	$31.02	-$2.95
32-gallon container	$44.60	$40.73	-$3.87
64-gallon container	$66.26	$60.52	-$5.74
96-gallon container	$103.47	$94.50	-$8.97

Table 1 – Current and Proposed Rates

FISCAL AND ADMINISTRATIVE IMPACTS

The City's General Fund currently receives approximately $4 million in franchise fees annually from LSI. The proposed rate changes would result in a decrease in the amount of franchise fee received by approximately $400,000.

COMMUNITY PILLAR

3: Environmental Stewardship

GOAL

2: Manage the City's solid waste contract and develop and implement the City's recycling program ensuring compliance with state and local regulations.

ATTACHMENTS

1. Resolution
2. Exhibit A - Customer Rates for Rate Period Sixteen

Prepared by: Judy Erlandson
Acting Public Works Director

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 AUTHORIZING LIVERMORE SANITATION, INC.'S ANNUAL RATE ADJUSTMENT PURSUANT TO THE THIRD AMENDED AND RESTATED AGREEMENT FOR SOLID WASTE, RECYCLABLE MATERIALS, AND COMPOSTABLE MATERIALS SERVICES, AND AUTHORIZING AN AMENDMENT TO EXHIBIT H OF THE AGREEMENT TO REFLECT THE RATE ADJUSTMENT

On September 28, 2009, the Livermore City Council adopted Resolution No. 2009-189 authorizing the execution of a franchise agreement for solid waste collection services: *Agreement between the City of Livermore and Livermore Sanitation, Inc. for Solid Waste, Recyclable Materials and Compostable Materials Services*.

On May 9, 2011, the City Council adopted Resolution No. 2011-069 authorizing the execution of the *Amended and Restated Agreement between the City of Livermore and Livermore Sanitation, Inc. for Solid Waste, Recyclable Materials and Compostable Materials Services.*

On September 8, 2014, the City Council adopted Resolution No. 2014-141 authorizing the execution of the *Second Amended and Restated Agreement between the City of Livermore and Livermore Sanitation, Inc. for Solid Waste, Recyclable Materials and Compostable Materials Services.*

On June 8, 2015, the City Council adopted Resolution No. 2015-075 approving the Special Rate Review Amendment to the Franchise Agreement.

On November 9, 2015, the City Council adopted Resolution No. 2015-157 authorizing the execution of the Second Amendment to the *Second Amended and Restated Agreement between the City of Livermore and Livermore Sanitation, Inc. for Solid Waste, Recyclable Materials and Compostable Materials Services*.

On April 27, 2020, the City Council adopted Resolution No. 2020-051 authorizing the execution of the *Third Amended and Restated Agreement between the City of Livermore and Livermore Sanitation, Inc. for Solid Waste, Recyclable Materials and Compostable Materials Services.*

On May 9, 2022, the City Council adopted Resolution No. 2022-076 authorizing the execution of the *First Amendment to the Third Amended and Restated Agreement between the City of Livermore and Livermore Sanitation, Inc. for Solid Waste, Recyclable Materials and Compostable Materials Services*.

On November 28, 2022, the City Council adopted Resolution No. 2022-192 authorizing the execution of the *Second Amendment to the Third Amended and Restated*

Agreement between the City of Livermore and Livermore Sanitation, Inc. for Solid Waste, Recyclable Materials and Compostable Materials Services.

The *Third Amended and Restated Agreement between the City of Livermore and Livermore Sanitation, Inc. for Solid Waste, Recyclable Materials, and Compostable Materials Services*, as amended ("Franchise Agreement") provides that rates shall be adjusted annually by Livermore Sanitation, Inc. ("LSI") through either an index-based or cost-based adjustment. For the rate period commencing July 1, 2025, the Franchise Agreement requires LSI to adjust its rates using a cost-based methodology, as detailed in Section 8.3 and Exhibit J of the Franchise Agreement. The cost-based methodology involves review of LSI's actual costs and gross revenue to derive a rate adjustment factor for the upcoming rate period, in compliance with the Franchise Agreement.

On December 2, 2024, LSI submitted a rate adjustment application requesting a 3.58% rate increase. The City retained an unbiased third-party, HF&H Consultants, LLC ("HF&H"), to apply the methodology in the Franchise Agreement to determine if LSI's requested increase was aligned with that methodology. After evaluation using the methodology in the Franchise Agreement, and after reviewing the recommendations provided by HF&H, staff recommends that rates be decreased by 8.67% consistent with the methodology in the Franchise Agreement.

On May 12, 2025, the City Council held a hearing to (1) authorize LSI's rates for solid waste, recyclable materials, and compostable materials services pursuant to the Franchise Agreement and (2) amend Exhibit H to the Franchise Agreement to reflect the authorized rates. The public had notice and an opportunity to be heard at the hearing.

The rates for solid waste, recyclable materials, and compostable materials services are set and imposed by LSI. By adopting this resolution, the City does not intend to impose any rates, fees, or charges on LSI's customers. However, to the extent that the adoption of this resolution results in the City's imposition of any fees, rates, or charges, on LSI's customers, for services or facilities in connection with a solid waste system, those charges are adopted pursuant to California Health and Safety Code section 5471.

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

1. Finds, based upon staff's recommendation, that the cost-based rate adjustment is consistent with the methodology in the Franchise Agreement and therefore authorizes, effective July 1, 2025, the Solid Waste, Recyclable Materials, and Compostable Materials Service rates as set forth in the revised Exhibit H, attached hereto as Exhibit A, which is incorporated for all purposes into the Franchise Agreement.

2. Authorizes the City Manager 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 May 12, 2025 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

_____
Deborah L. Elam
City Clerk

APPROVED AS TO FORM:

/s/ Jason R. Alcala
Jason R. Alcala
City Attorney

Exhibit A – Exhibit H, Customer Rates for Rate Period Sixteen (effective July 1, 2025 – June 30, 2026)

EXHIBIT H
CUSTOMER RATES FOR RATE PERIOD SIXTEEN
(Effective July 1, 2025 - June 30, 2026)

RATES FOR SINGLE FAMILY CART SERVICE CUSTOMERS

Basic Monthly Collection Service (including Recyclables and Compostables)

Container Size	Curbside Monthly Rate	Backyard or Sideyard Monthly Rate
20-gallon Solid Waste Cart*	$31.02	$38.19
32-gallon Solid Waste Cart*	$40.73	$57.54
64-gallon Solid Waste Cart*	$60.52	$94.74
96-gallon Solid Waste Cart*	$94.50	$148.42
Additional Carts (Rate per Additional Cart per Month)		
Extra 32-gallon Solid Waste Cart	$36.26	$53.63
Extra 64-gallon Solid Waste Cart	$66.51	$100.16
Extra 96-gallon Solid Waste Cart	$97.49	$147.75
Extra Compostable Materials Cart*	$10.27	$10.27
Extra Recyclable Materials Cart*	$10.27	$10.27

* Monthly rate also includes one 96-gallon Cart for Compostables and one 96-gallon Cart for Recyclables. Customers can request smaller cart sizes for Recyclables or Compostables; however, the monthly rate shall be the same as listed above.

Income-Based Program Monthly Collection Service (including Recyclables and Compostables)

Container Size	Curbside Monthly Rate
20-gallon Solid Waste Cart**	$31.02
32-gallon Solid Waste Cart**	$31.02
64-gallon Solid Waste Cart**	$31.02

** Must qualify and Participate in the Pacific Gas and Electric Company's California Alternate Rates for Energy (CARE) Program

** If CARE Program discontinued Income-Based Program may be discontinued

** Only customers with individual Single Family accounts are eligible

**Verification required every year to participate

Rates for Bulky Items and E-Waste On-Call Pick-Up Service
(Applicable for Single Family, Multi-Family, Commercial, and Government Customers)

Material Type	Examples	Rate Per Pickup
E-Waste	Cell Phones, CPUs, Monitors, Copiers, Fax Machines, Laptops, Mouse, Keyboards, Printers, Televisions, Radios, Stereos, Speakers, Telephones, VCRs, DVDs, and Camcorders	$26.64
Major Appliances	Air Conditioners, Refrigerators, Freezers any items containing oil, fuel or Freon	$133.22
Bulky Items	All other large items Bathtubs, furniture, bicycles used exercise equipment beds, box springs, tires etc.	$66.62

EXHIBIT H
CUSTOMER RATES FOR RATE PERIOD SIXTEEN
(Effective July 1, 2025 - June 30, 2026)

Rates for Miscellaneous Service for Single Family Cart and Multi Family Cart Customers

Service	Description of Service	Rate per Occurrence
Handy Hauler Service (4 Cubic Yard Bin; Temporary Use)	Per placement and removal of 4 cubic yard bin provided for occasional use	$171.14
	Rate for rental of 4 cubic yard bin in excess of 7 days	$33.56
	Per pull and return of 4 cubic yard bin (pull and return involves the collection of solid waste at the premises and leaving the empty handy hauler on the premises)	$123.20
Cart Replacement	Charge if customer requires cart replacement in excess of one replacement per year at no cost for each instance of container replacement related to service level changes due to delinquent payment, damage or theft.	$89.46
Trip Charge	If driver must return due to Resident error, such as failure to place Cart Curbside before Collection time, overfilled Cart, incorrect Cart placement, contaminated materials	$15.50
Cart Delivery / Pick-Up	Cart delivery/pick-up (charge if Customer requests a change in Cart size more than once per year)	$15.50
Organic Overage	Company supplied Kraft bag paid for in advance	$10.67
Organic Overage	Customer supplied Kraft Bag	$6.66

EXHIBIT A

EXHIBIT H
CUSTOMER RATES FOR RATE PERIOD SIXTEEN
(Effective July 1, 2025 - June 30, 2026)

RATES FOR MULTI FAMILY CART SERVICE CUSTOMERS

Solid Waste Collection Rates (Cost per month)*

Container Size	Pick-Ups per Week 1	2	3	4	5	6
32-gallon Cart	$40.73	$83.66	$127.37	$172.66	$219.56	$268.04
64-gallon Cart	$60.52	$124.78	$190.24	$258.06	$328.29	$400.89
96-gallon Cart	$94.51	$195.49	$298.33	$404.93	$515.27	$629.34

* Multi-Family Solid Waste collection rates include weekly service of 96-gallons of Organics and 96-gallons of Recyclables. Additional Organics and Recyclables carts, larger bins, and up to six days of collection are available at the established rates. A subscription to an adequate level of Solid Waste service is required. Customers may request less than 96-gallons of Organics or Recyclables collection but the monthly Solid Waste rate will not be discounted.

Recyclables Collection Rates for More Frequent Service (Cost per Month)**

Container Size	Pick-Ups per Week 1	2	3	4	5	6
32-gallon Cart	$0.00	$66.93	$101.90	$138.13	$175.65	$214.42
64-gallon Cart	$0.00	$99.82	$152.19	$206.45	$262.64	$320.71
96-gallon Cart	$0.00	$156.39	$238.66	$323.94	$412.22	$503.47

** Multi-Family Solid Waste collection rates include weekly service of 96-gallons of Organics and 96-gallons of Recyclables. Additional Organics and Recyclables carts, larger bins, and up to six days of collection are available at the established rates. A subscription to an adequate level of Solid Waste service is required. Customers may request less than 96-gallons of Organics or Recyclables collection but the monthly Solid Waste rate will not be discounted.

Compostables Collection Rates for More Frequent Service (Cost per Month)***

Container Size	Pick-Ups per Week 1	2	3	4	5	6
32-gallon Cart	$0.00	$66.93	$101.90	$138.13	$175.65	$214.42
64-gallon Cart	$0.00	$99.82	$152.19	$206.45	$262.64	$320.71
96-gallon Cart	$0.00	$156.39	$238.66	$323.94	$412.22	$503.47

*** Multi-Family Solid Waste collection rates include weekly service of 96-gallons of Organics and 96-gallons of Recyclables. Additional Organics and Recyclables carts, larger bins, and up to six days of collection are available at the established rates. A subscription to an adequate level of Solid Waste service is required. Customers may request less than 96-gallons of Organics or Recyclables collection but the monthly Solid Waste rate will not be discounted.

Recyclables Collection Rates for Additional Carts (Cost per Month)**

Container Size	Pick-Ups per Week 1	2	3	4	50.37	6
32-gallon Cart	$10.27	$66.93	$101.90	$138.13	$175.65	$214.42
64-gallon Cart	$10.27	$99.82	$152.19	$206.45	$50.37	$320.71
96-gallon Cart	$10.27	$156.39	$238.66	$323.94	$37.50	$503.47

** Multi-Family Solid Waste collection rates include weekly service of 96-gallons of Organics and 96-gallons of Recyclables. Additional Organics and Recyclables carts, larger bins, and up to six days of collection are available at the established rates. A subscription to an adequate level of Solid Waste service is required. Customers may request less than 96-gallons of Organics or Recyclables collection but the monthly Solid Waste rate will not be discounted.

EXHIBIT H
CUSTOMER RATES FOR RATE PERIOD SIXTEEN
(Effective July 1, 2025 - June 30, 2026)

Compostables Collection Rates for Additional Carts (Cost per Month)***

Container Size	Pick-Ups per Week 1	2	3	4	5	6
32-gallon Cart	$10.27	$66.93	$101.90	$138.13	$175.65	$214.42
64-gallon Cart	$10.27	$99.82	$152.19	$206.45	$262.64	$320.71
96-gallon Cart	$10.27	$156.39	$238.66	$323.94	$412.22	$503.47

*** Multi-Family Solid Waste collection rates include weekly service of 96-gallons of Organics and 96-gallons of Recyclables. Additional Organics and Recyclables carts, larger bins, and up to six days of collection are available at the established rates. A subscription to an adequate level of Solid Waste service is required. Customers may request less than 96-gallons of Organics or Recyclables collection but the monthly Solid Waste rate will not be discounted.

Additional On-Call Pick-Up Service for Solid Waste, Recyclables or Compostables Cart (Cost per Pick-Up)

	Container Size 32 to 35-gal	64-gal	96-gal
Pick-Up On Regularly Scheduled Day	$11.86	$25.03	$40.61
Pick-Up Other than Regularly Scheduled Day	$11.86	$25.03	$40.61

Rates for Bulky Items and E-Waste On-Call Pick-Up Service

Rates for bulky items and e-waste on-call pick-up service for Multi Family customers are provided on Page H-1 of this Exhibit.

Rates for Miscellaneous Service

Additional rates for miscellaneous service for Multi Family cart customers are provided on Page H-1 of this Exhibit.

EXHIBIT H
CUSTOMER RATES FOR RATE PERIOD SIXTEEN
(Effective July 1, 2025 - June 30, 2026)

RATES FOR COMMERCIAL CART CUSTOMERS

Solid Waste Collection Rates (Cost per month)*

Container Size	Pick-Ups per Week 1	2	3	4	5	6
32-gallon Cart	$40.73	$83.66	$127.37	$172.66	$219.56	$268.04
64-gallon Cart	$60.52	$124.78	$190.24	$258.06	$328.29	$400.89
96-gallon Cart	$94.50	$195.49	$298.33	$404.93	$515.27	$629.34

* Commercial Solid Waste collection rates include weekly service of 96-gallons of Organics and 96-gallons of Recyclables. Additional Organics and Recyclables carts, larger bins, and up to six days of collection are available at the established rates. A subscription to an adequate level of Solid Waste service is required. Customers may request less than 96-gallons of Organics or Recyclables collection but the monthly Solid Waste rate will not be discounted.

Recyclables Collection Rates for More Frequent Service (Cost per Month)**

Container Size	Pick-Ups per Week 1	2	3	4	5	6
32-gallon Cart	$0.00	$66.93	$101.90	$138.13	$175.65	$214.42
64-gallon Cart	$0.00	$99.82	$152.19	$206.45	$262.64	$320.71
96-gallon Cart	$0.00	$156.39	$238.66	$323.94	$412.22	$503.47

** Commercial Solid Waste collection rates include weekly service of 96-gallons of Organics and 96-gallons of Recyclables. Additional Organics and Recyclables carts, larger bins, and up to six days of collection are available at the established rates. A subscription to an adequate level of Solid Waste service is required. Customers may request less than 96-gallons of Organics or Recyclables collection but the monthly Solid Waste rate will not be discounted.

Compostables Collection Rates for More Frequent Service (Cost per Month)***

Container Size	Pick-Ups per Week 1	2	3	4	5	6
32-gallon Cart	$0.00	$66.93	$101.90	$138.13	$175.65	$214.42
64-gallon Cart	$0.00	$99.82	$152.19	$206.45	$262.64	$320.71
96-gallon Cart	$0.00	$156.39	$238.66	$323.94	$412.22	$503.47

*** Commercial Solid Waste collection rates include weekly service of 96-gallons of Organics and 96-gallons of Recyclables. Additional Organics and Recyclables carts, larger bins, and up to six days of collection are available at the established rates. A subscription to an adequate level of Solid Waste service is required. Customers may request less than 96-gallons of Organics or Recyclables collection but the monthly Solid Waste rate will not be discounted.

Recyclables Collection Rates for Additional Carts (Cost per Month)**

Container Size	Pick-Ups per Week 1	2	3	4	5	6
32-gallon Cart	$32.60	$66.93	$101.90	$138.13	$175.65	$214.42
64-gallon Cart	$48.41	$99.82	$152.19	$206.45	$262.64	$320.71
96-gallon Cart	$75.60	$156.39	$238.66	$323.94	$412.22	$503.47

** Commercial Solid Waste collection rates include weekly service of 96-gallons of Organics and 96-gallons of Recyclables. Additional Organics and Recyclables carts, larger bins, and up to six days of collection are available at the established rates. A subscription to an adequate level of Solid Waste service is required. Customers may request less than 96-gallons of Organics or Recyclables collection but the monthly Solid Waste rate will not be discounted.

EXHIBIT H
CUSTOMER RATES FOR RATE PERIOD SIXTEEN
(Effective July 1, 2025 - June 30, 2026)

Compostables Collection Rates for Additional Carts (Cost per Month)***

Container Size	Pick-Ups per Week 1	2	3	4	5	6
32-gallon Cart	$32.60	$66.93	$101.90	$138.13	$175.65	$214.42
64-gallon Cart	$48.41	$99.82	$152.19	$206.45	$262.64	$320.71
96-gallon Cart	$75.60	$156.39	$238.66	$323.94	$412.22	$503.47

*** Commercial Solid Waste collection rates include weekly service of 96-gallons of Organics and 96-gallons of Recyclables. Additional Organics and Recyclables carts, larger bins, and up to six days of collection are available at the established rates. A subscription to an adequate level of Solid Waste service is required. Customers may request less than 96-gallons of Organics or Recyclables collection but the monthly Solid Waste rate will not be discounted.

Additional On-Call Pick-Up Service for Solid Waste, Recyclables or Compostables Cart (Cost per Pick-Up)

	Container Size 32 to 35-gal	64-gal	96-gal
Pick-Up On Regularly Scheduled Day	$11.86	$25.03	$40.61
Pick-Up Other than Regularly Scheduled Day	$11.86	$25.03	$40.61

Rates for Bulky Items and E-Waste On-Call Pick-Up Service

Rates for bulky items and e-waste on-call pick-up service for commercial customers are provided on Page H-1 of this Exhibit.

RATES FOR COMMERCIAL AND RESIDENTIAL BIN CUSTOMERS

Solid Waste Rates (Cost per Month per Bin)****

	Loose Materials						Compacted Materials					
	Pick-Ups per Week						Pick-Ups per Week					
Bin Size	1	2	3	4	5	6	1	2	3	4	5	6
1 cubic yard	$119.38	$243.52	$372.43	$506.14	$644.62	$804.54	$238.76	$487.05	$744.89	$1,012.28	$1,289.24	$1,609.07
2 cubic yard	$238.74	$487.04	$760.65	$1,033.71	$1,316.52	$1,642.65	$477.49	$974.08	$1,521.30	$2,067.44	$2,633.03	$3,285.30
3 cubic yard	$358.12	$746.02	$1,140.99	$1,582.91	$2,015.97	$2,463.96	$716.25	$1,492.07	$2,281.98	$3,165.83	$4,031.95	$4,927.93
4 cubic yard	$477.50	$994.71	$1,553.06	$2,110.54	$2,687.96	$3,352.42	$954.99	$1,989.40	$3,106.09	$4,221.10	$5,375.93	$6,704.83
5 cubic yard	$609.50	$1,269.31	$1,941.32	$2,692.08	$3,428.60	$4,274.42	$1,218.99	$2,538.63	$3,882.62	$5,384.18	$6,857.21	$8,548.85
6 cubic yard	$731.40	$1,523.18	$2,329.56	$3,230.51	$4,114.33	$5,129.30	$1,462.81	$3,046.36	$4,659.14	$6,461.02	$8,228.63	$10,258.61
7 cubic yard	$853.30	$1,777.05	$2,773.36	$3,768.92	$4,896.16	$6,100.92	$1,706.60	$3,554.09	$5,546.73	$7,537.86	$9,792.32	$12,201.83

**** Commercial Solid Waste collection rates include weekly service of 96-gallons of Organics and 96-gallons of Recyclables. Additional Organics and Recyclables carts, larger bins, and up to six days of collection are available at the established rates. A subscription to an adequate level of Solid Waste service is required. Customers may request less than 96-gallons of Organics or Recyclables collection but the monthly Solid Waste rate will not be discounted.

Recyclables Rates (Cost per Month per Bin)

	Loose Materials						Compacted Materials					
	Pick-Ups per Week						Pick-Ups per Week					
Bin Size	1	2	3	4	5	6	1	2	3	4	5	6
1 cubic yard	$95.49	$194.82	$297.95	$404.92	$515.69	$643.63	$191.01	$389.64	$595.91	$809.82	$1,031.39	$1,287.26
2 cubic yard	$190.99	$389.63	$608.52	$826.97	$1,053.22	$1,314.12	$382.00	$779.25	$1,217.05	$1,653.95	$2,106.43	$2,628.24
3 cubic yard	$286.49	$596.81	$912.79	$1,266.33	$1,612.78	$1,971.18	$573.00	$1,193.66	$1,825.59	$2,532.66	$3,225.57	$3,942.34
4 cubic yard	$382.00	$795.77	$1,242.44	$1,688.44	$2,150.37	$2,681.93	$763.99	$1,591.53	$2,484.87	$3,376.88	$4,300.74	$5,363.87
5 cubic yard	$487.60	$1,015.44	$1,553.06	$2,153.67	$2,742.89	$3,419.53	$975.19	$2,030.91	$3,106.10	$4,307.34	$5,485.76	$6,839.07
6 cubic yard	$585.12	$1,218.54	$1,863.65	$2,584.41	$3,291.46	$4,103.44	$1,170.25	$2,437.09	$3,727.31	$5,168.81	$6,582.90	$8,206.90
7 cubic yard	$682.65	$1,421.64	$2,218.70	$3,015.14	$3,916.92	$4,880.73	$1,365.28	$2,843.28	$4,437.38	$6,030.29	$7,833.86	$9,761.47

EXHIBIT H
CUSTOMER RATES FOR RATE PERIOD SIXTEEN
(Effective July 1, 2025 - June 30, 2026)

Compostables (Cost per Month per Bin)

	Loose Materials						Compacted Materials					
	Pick-Ups per Week						Pick-Ups per Week					
Bin Size	1	2	3	4	5	6	1	2	3	4	5	6
1 cubic yard	$95.49	$194.82	$297.95	$404.92	$515.69	$643.63	$191.01	$389.64	$595.91	$809.82	$1,031.39	$1,287.26
2 cubic yard	$190.99	$389.63	$608.52	$826.97	$1,053.22	$1,314.12	$382.00	$779.25	$1,217.05	$1,653.95	$2,106.43	$2,628.24
3 cubic yard	$286.49	$596.81	$912.79	$1,266.33	$1,612.78	$1,971.18	$573.00	$1,193.66	$1,825.59	$2,532.66	$3,225.57	$3,942.34
4 cubic yard	$382.00	$795.77	$1,242.44	$1,688.44	$2,150.37	$2,681.93	$763.99	$1,591.53	$2,484.87	$3,376.88	$4,300.74	$5,363.87
5 cubic yard	$487.60	$1,015.44	$1,553.06	$2,153.67	$2,742.89	$3,419.53	$975.19	$2,030.91	$3,106.10	$4,307.34	$5,485.76	$6,839.07
6 cubic yard	$585.12	$1,218.54	$1,863.65	$2,584.41	$3,291.46	$4,103.44	$1,170.25	$2,437.09	$3,727.31	$5,168.81	$6,582.90	$8,206.90

Additional On-Call Pick-Up for Solid Waste, Recyclables or Compostables Bin (Cost per Pick-Up)

	Loose Materials						Compacted Materials					
	Container Size						Container Size					
	1 cu yd	2 cu yd	3 cu yd	4 cu yd	5 cu yd	6 cu yd	1 cu yd	2 cu yd	3 cu yd	4 cu yd	5 cu yd	6 cu yd
Pick-Up On Regularly Scheduled Day	$30.51	$61.00	$91.53	$121.99	$183.00	$213.49	$61.02	$122.01	$183.05	$243.98	$365.99	$426.98
Pick-Up Other than Regularly Scheduled Day	$54.20	$83.30	$112.66	$141.72	$194.83	$229.25	$108.40	$166.60	$225.33	$283.42	$389.66	$458.49

Rates for Bulky Items and E-Waste On-Call Pick-Up Service

Rates for bulky items and e-waste on-call pick-up service for Commercial bin customers are provided on Page H-1of this Exhibit.

Contaminated Recyclables or Compostables Cart (Cost per Pick-Up)

	Container Size		
	32 to 35-gal	64-gal	96-gal
Pick-Up On Regularly Scheduled Day	$23.73	$50.08	$81.21
Pick-Up Other than Regularly Scheduled Day	$23.73	$50.08	$81.21

Contaminated Recyclables or Compostables Bin (Cost per Pick-Up)

	Loose Materials						Compacted Materials					
	Container Size						Container Size					
	1 cu yd	2 cu yd	3 cu yd	4 cu yd	5 cu yd	6 cu yd	1 cu yd	2 cu yd	3 cu yd	4 cu yd	5 cu yd	6 cu yd
Pick-Up On Regularly Scheduled Day	$61.02	$122.01	$183.05	$243.98	$365.99	$426.98	$122.04	$244.02	$366.11	$487.97	$731.97	$853.97
Pick-Up Other than Regularly Scheduled Day	$108.40	$166.60	$225.33	$283.42	$389.66	$458.49	$216.80	$333.19	$450.65	$566.86	$779.33	$916.99

EXHIBIT H
CUSTOMER RATES FOR RATE PERIOD SIXTEEN
(Effective July 1, 2025 - June 30, 2026)

Rates for Miscellaneous Services for Commercial and Residential Bin and Commercial Cart Customers

Service	Description of Service	Rate per Occurrence
Handy Hauler Service (4 Cubic Yard Bin; Temporary Use)	Per placement and removal of 4 cubic yard bin provided for occasional use	$171.14
	Rate for rental of 4 cubic yard bin in excess of 7 days	$33.56
	Per pull and return of 4 cubic yard bin (pull and return involves the collection of solid waste at the premises and leaving the empty handy hauler on the premises)	$123.20
Cart Replacement	Charge if customer requires cart replacement in excess of one replacement per year at no cost for each instance of container replacement related to service level changes due to delinquent payment, damage or theft.	$89.46
Trip Charge (for Bin)	If driver must return due to Customer error, such as failure to make Bin accessible before Collection time, overfilled Bin, incorrect Bin placement, contaminated materials)	$15.50
Trip Charge (for Carts)	If driver must return due to customer error, such as failure to make Cart accessible before collection time, overfilled Cart, incorrect Cart placement, contaminated materials)	$15.50
Overage Charge	Per cubic yard rate	$23.26
Standby Charge	Charge for waiting for access to Cart/Bin or for Cart/Bin to be loaded	$88.28
Lost Lock	Fee for replacing lost lock	$30.93
Steam Cleaning Bin	Charge per visit	$156.98
Steam Cleaning Cart	Charge per visit	$89.46

EXHIBIT H
CUSTOMER RATES FOR RATE PERIOD SIXTEEN
(Effective July 1, 2025 - June 30, 2026)

RATES FOR GOVERNMENT CART CUSTOMERS

(Qualifying Government Customers include Federal and State facilities located with in the City of Livermore)

Solid Waste Collection Rates (Cost per month)*

	Pick-Ups per Week					
Container Size	1	2	3	4	5	6
32-gallon Cart	$20.37	$41.83	$63.68	$86.33	$109.78	$134.02
64-gallon Cart	$30.26	$62.40	$95.12	$129.03	$164.15	$200.45
96-gallon Cart	$47.25	$97.75	$149.17	$202.47	$257.64	$314.67

* Government Solid Waste collection rates include weekly service of 96-gallons of Organics and 96-gallons of Recyclables. Additional Organics and Recyclables carts, larger bins, and up to six days of collection are available at the established rates. A subscription to an adequate level of Solid Waste service is required. Customers may request less than 96-gallons of Organics or Recyclables collection but the monthly Solid Waste rate will not be discounted.

Recyclables Collection Rates for More Frequent Service (Cost per Month)**

	Pick-Ups per Week					
Container Size	1	2	3	4	5	6
32-gallon Cart	$0.00	$33.46	$50.95	$69.06	$87.83	$107.21
64-gallon Cart	$0.00	$49.91	$76.10	$103.23	$131.32	$160.36
96-gallon Cart	$0.00	$78.20	$119.33	$161.97	$206.11	$251.74

** Government Solid Waste collection rates include weekly service of 96-gallons of Organics and 96-gallons of Recyclables. Additional Organics and Recyclables carts, larger bins, and up to six days of collection are available at the established rates. A subscription to an adequate level of Solid Waste service is required. Customers may request less than 96-gallons of Organics or Recyclables collection but the monthly Solid Waste rate will not be discounted.

Compostables Collection Rates for More Frequent Service (Cost per Month)***

	Pick-Ups per Week					
Container Size	1	2	3	4	5	6
32-gallon Cart	$0.00	$33.46	$50.95	$69.06	$87.83	$107.21
64-gallon Cart	$0.00	$49.91	$76.10	$103.23	$131.32	$160.36
96-gallon Cart	$0.00	$78.20	$119.33	$161.97	$206.11	$251.74

*** Government Solid Waste collection rates include weekly service of 96-gallons of Organics and 96-gallons of Recyclables. Additional Organics and Recyclables carts, larger bins, and up to six days of collection are available at the established rates. A subscription to an adequate level of Solid Waste service is required. Customers may request less than 96-gallons of Organics or Recyclables collection but the monthly Solid Waste rate will not be discounted.

Recyclables Collection Rates for Additional Carts (Cost per Month)**

	Pick-Ups per Week					
Container Size	1	2	3	4	5	6
32-gallon Cart	$16.30	$33.46	$50.95	$69.06	$87.83	$107.21
64-gallon Cart	$24.21	$49.91	$76.10	$103.23	$131.32	$160.36
96-gallon Cart	$37.80	$78.20	$119.33	$161.97	$206.11	$251.74

** Government Solid Waste collection rates include weekly service of 96-gallons of Organics and 96-gallons of Recyclables. Additional Organics and Recyclables carts, larger bins, and up to six days of collection are available at the established rates. A subscription to an adequate level of Solid Waste service is required. Customers may request less than 96-gallons of Organics or Recyclables collection but the monthly Solid Waste rate will not be discounted.

EXHIBIT H
CUSTOMER RATES FOR RATE PERIOD SIXTEEN
(Effective July 1, 2025 - June 30, 2026)

Compostables Collection Rates for Additional Carts (Cost per Month)***

	Pick-Ups per Week					
Container Size	1	2	3	4	5	6
32-gallon Cart	$16.30	$33.46	$50.95	$69.06	$87.83	$107.21
64-gallon Cart	$24.21	$49.91	$76.10	$103.23	$131.32	$160.36
96-gallon Cart	$37.80	$78.20	$119.33	$161.97	$206.11	$251.74

*** Government Solid Waste collection rates include weekly service of 96-gallons of Organics and 96-gallons of Recyclables. Additional Organics and Recyclables carts, larger bins, and up to six days of collection are available at the established rates. A subscription to an adequate level of Solid Waste service is required. Customers may request less than 96-gallons of Organics or Recyclables collection but the monthly Solid Waste rate will not be discounted.

RATES GOVERNMENT BIN SERVICE CUSTOMERS (cont.)

Additional On-Call Pick-Up Service for Solid Waste, Recyclables or Compostables Cart (Cost per Pick-Up)

	Container Size		
	32 to 35-gal	64-gal	96-gal
Pick-Up On Regularly Scheduled Day	$5.94	$12.52	$20.30
Pick-Up Other than Regularly Scheduled Day	$5.94	$12.52	$20.30

Solid Waste Rates (Cost per Month per Bin)****

	Loose Materials						Compacted Materials					
	Pick-Ups per Week						Pick-Ups per Week					
Bin Size	1	2	3	4	5	6	1	2	3	4	5	6
1 cubic yard	$59.69	$121.76	$186.22	$253.08	$322.31	$402.27	$119.39	$243.53	$372.44	$506.14	$644.63	$804.54
2 cubic yard	$119.37	$243.52	$380.33	$516.85	$658.26	$821.33	$238.75	$487.04	$760.65	$1,033.72	$1,316.52	$1,642.65
3 cubic yard	$179.06	$373.01	$570.49	$791.46	$1,007.99	$1,231.99	$358.12	$746.04	$1,140.99	$1,582.91	$2,015.97	$2,463.96
4 cubic yard	$238.75	$497.36	$776.53	$1,055.27	$1,343.98	$1,676.22	$477.50	$994.70	$1,553.05	$2,110.55	$2,687.97	$3,352.41
5 cubic yard	$304.75	$634.66	$970.66	$1,346.04	$1,714.30	$2,137.21	$609.50	$1,269.31	$1,941.31	$2,692.09	$3,428.61	$4,274.43
6 cubic yard	$365.70	$761.59	$1,164.79	$1,615.25	$2,057.16	$2,564.66	$731.41	$1,523.18	$2,329.57	$3,230.52	$4,114.32	$5,129.30
7 cubic yard	$426.65	$888.53	$1,386.68	$1,884.47	$2,448.08	$3,050.46	$853.31	$1,777.04	$2,773.36	$3,768.93	$4,896.16	$6,100.92

**** Government Solid Waste collection rates include weekly service of 96-gallons of Organics and 96-gallons of Recyclables. Additional Organics and Recyclables carts, larger bins, and up to six days of collection are available at the established rates. A subscription to an adequate level of Solid Waste service is required. Customers may request less than 96-gallons of Organics or Recyclables collection but the monthly Solid Waste rate will not be discounted.

EXHIBIT H
CUSTOMER RATES FOR RATE PERIOD SIXTEEN
(Effective July 1, 2025 - June 30, 2026)

Recyclables Rates (Cost per Month per Bin)

	Loose Materials						Compacted Materials					
	Pick-Ups per Week						Pick-Ups per Week					
Bin Size	1	2	3	4	5	6	1	2	3	4	5	6
1 cubic yard	$47.75	$97.41	$148.98	$202.46	$257.85	$321.82	$95.50	$194.83	$297.95	$404.91	$515.69	$643.63
2 cubic yard	$95.49	$194.82	$304.27	$413.49	$526.61	$657.06	$191.00	$389.63	$608.52	$826.97	$1,053.22	$1,314.12
3 cubic yard	$143.25	$298.41	$456.39	$633.16	$806.39	$985.59	$286.50	$596.83	$912.80	$1,266.34	$1,612.79	$1,971.18
4 cubic yard	$191.00	$397.89	$621.23	$844.22	$1,075.19	$1,340.97	$382.00	$795.77	$1,242.44	$1,688.45	$2,150.37	$2,681.93
5 cubic yard	$243.81	$507.72	$776.53	$1,076.84	$1,371.45	$1,709.77	$487.60	$1,015.45	$1,553.05	$2,153.67	$2,742.89	$3,419.54
6 cubic yard	$292.57	$609.27	$931.83	$1,292.21	$1,645.73	$2,051.72	$585.12	$1,218.54	$1,863.65	$2,584.41	$3,291.45	$4,103.45
7 cubic yard	$341.33	$710.82	$1,109.35	$1,507.58	$1,958.46	$2,440.36	$682.65	$1,421.64	$2,218.69	$3,015.15	$3,916.93	$4,880.74

Compostables (Cost per Month per Bin)

	Loose Materials						Compacted Materials					
	Pick-Ups per Week						Pick-Ups per Week					
Bin Size	1	2	3	4	5	6	1	2	3	4	5	6
1 cubic yard	$47.75	$97.41	$148.98	$202.46	$257.85	$321.82	$95.50	$194.83	$297.95	$404.91	$515.69	$643.63
2 cubic yard	$95.49	$194.82	$304.27	$413.49	$526.61	$657.06	$191.00	$389.63	$608.52	$826.97	$1,053.22	$1,314.12
3 cubic yard	$143.25	$298.41	$456.39	$633.16	$806.39	$985.59	$286.50	$596.83	$912.80	$1,266.34	$1,612.79	$1,971.18
4 cubic yard	$191.00	$397.89	$621.23	$844.22	$1,075.19	$1,340.97	$382.00	$795.77	$1,242.44	$1,688.45	$2,150.37	$2,681.93
5 cubic yard	$243.81	$507.72	$776.53	$1,076.84	$1,371.45	$1,709.77	$487.60	$1,015.45	$1,553.05	$2,153.67	$2,742.89	$3,419.54
6 cubic yard	$292.57	$609.27	$931.83	$1,292.21	$1,645.73	$2,051.72	$585.12	$1,218.54	$1,863.65	$2,584.41	$3,291.45	$4,103.45

RATES GOVERNMENT BIN SERVICE CUSTOMERS (cont.)

Additional On-Call Pick-Up for Solid Waste, Recyclables or Compostables Bin (Cost per Pick-Up)

	Loose Materials						Compacted Materials					
	Container Size						Container Size					
	1 cu yd	2 cu yd	3 cu yd	4 cu yd	5 cu yd	6 cu yd	1 cu yd	2 cu yd	3 cu yd	4 cu yd	5 cu yd	6 cu yd
Pick-Up On Regularly Scheduled Day	$15.26	$30.50	$45.77	$61.00	$91.50	$106.75	$30.51	$61.01	$91.53	$121.99	$183.00	$213.49
Pick-Up Other than Regularly Scheduled Day	$27.11	$41.66	$56.33	$70.86	$97.42	$114.63	$54.20	$83.30	$112.66	$141.72	$194.83	$229.25

Rates for Bulky Items and E-Waste On-Call Pick-Up Service

Rates for bulky items and e-waste on-call pick-up service for Government customers are provided on Page H-1 of this Exhibit.

EXHIBIT H
CUSTOMER RATES FOR RATE PERIOD SIXTEEN
(Effective July 1, 2025 - June 30, 2026)

Rates for Miscellaneous Services for Government Bin and Cart Customers

Service	Description of Service	Occurrence
Handy Hauler Service (4 Cubic Yard Bin; Temporary Use)	Per placement and removal of 4 cubic yard bin provided for occasional use	$85.58
	Rate for rental of 4 cubic yard bin in excess of 7 days	$16.79
	Per pull and return of 4 cubic yard bin (pull and return involves the collection of solid waste at the premises and leaving the empty handy hauler on the premises)	$61.60
Cart Replacement	Charge if customer requires cart replacement in excess of one replacement per year at no cost for each instance of container replacement related to service level changes due to delinquent payment, damage or theft.	$44.73
Trip Charge (for Bin)	If driver must return due to Customer error, such as failure to make Bin accessible before Collection time, overfilled Bin, incorrect Bin placement, contaminated materials)	$7.75
Trip Charge (for Carts)	If driver must return due to customer error, such as failure to make Cart accessible before collection time, overfilled Cart, incorrect Cart placement, contaminated materials)	$7.75
Overage Charge	Per cubic yard rate	$11.64
Standby Charge	Charge for waiting for access to Cart/Bin or for Cart/Bin to be loaded	$44.14
Lost Lock	Fee for replacing lost lock	$15.47
Steam Cleaning Bin	Charge per visit	$78.49
Steam Cleaning Cart	Charge per visit	$44.73

EXHIBIT A

EXHIBIT H
CUSTOMER RATES FOR RATE PERIOD SIXTEEN
(Effective July 1, 2025 - June 30, 2026)
RATES FOR DROP BOX AND COMPACTOR CUSTOMERS

Per-Pull Rates*

Customer shall be charged a per-pull rate each time its drop box or compactor box is serviced. In addition, customer will be charged for each ton of material collected at rates listed below.

*Customers will be charged full Per-Pull Rate if the truck is unable to access container.

	Loose Solid Waste Materials	Compacted Solid Waste Materials	Loose Recycling, Organics and C&D Materials	Compacted Recycling and Organics Materials	
Container Size	Per-Pull Rate	Per-Pull Rate	Per-Pull Rate	Per-Pull Rate	Other Charges (See list below)
6 cubic yards	$223.55	Not Available	$223.55	Not Available	Disposal or processing costs for actual tonnage collected
12 cubic yards	Not Available	$894.19	Not Available	$536.52	Disposal or processing costs for actual tonnage collected
15 cubic yards	$372.53	$1,117.74	$223.55	$670.65	Disposal or processing costs for actual tonnage collected
16 cubic yards	Not Available	$1,192.27	Not Available	$715.35	Disposal or processing costs for actual tonnage collected
20 cubic yards	$496.78	$1,490.32	$298.06	$894.19	Disposal or processing costs for actual tonnage collected
24 cubic yards	Not Available	$1,788.38	Not Available	$1,073.03	Disposal or processing costs for actual tonnage collected
25 cubic yards	Not Available	$1,862.90	Not Available	$1,117.74	Disposal or processing costs for actual tonnage collected
30 cubic yards	$745.16	$2,235.48	$447.10	$1,341.29	Disposal or processing costs for actual tonnage collected
40 cubic yards	$993.55	$2,980.65	$596.13	$1,788.38	Disposal or processing costs for actual tonnage collected

Disposal and Processing Rates

In addition to the per-pull rate (listed above) charged each time the drop box or compactor box is serviced, the customer will be charged for each ton of material in the drop box or compactor box based on actual weight of materials. Per-ton rates are listed below. Per-ton charges will be made after materials are collected.

Material Type	Cost per Ton
Solid Waste	$50.37
Recyclables	$0.00
Compostables	$50.37
Brick	$37.50
Dirt*	$48.00
Wood*	$106.00
Treated Wood Waste (minimum charge of $400.00)*	Variable
Metal	$124.00
Christmas Trees	$38.20
Concrete*	$37.50
Construction and demolition debris (mixed)	$124.00

* Per-ton rates for dirt, wood, concrete, and mixed construction and demolition debris are subject to change. Per-ton rates for these materials shall be equal to the gate rate posted at Vasco Road landfill for each material type. Loads characterized as contaminated (garbage in organics, or garbage in recyclables for example) by the processing facility shall be charged at loose garbage rates.

EXHIBIT H
CUSTOMER RATES FOR RATE PERIOD SIXTEEN
(Effective July 1, 2025 - June 30, 2026)

Rates for Miscellaneous Service for Drop Boxes and Compactor Boxes

Service	Description of Service	Rate per Occurrence
Cancellation Service	All box sizes	$122.23
Certificate of Destruction	All box sizes	$512.50
Demurrage Charge	Rate for rental of Drop Box or Compactor in excess of 7 days - per day	$4.88
Environmental Fee	Rate charged at landfill - per load for Dirt Boxes.	$19.71
Fuel Fee	Rate charged at landfill for Dirt Boxes.	Variable
Hard to Handle Loads	Per charges from landfill on weight ticket.	$512.50
Impound Fee	Per item	$169.24
Mattresses	Per item	$104.00
Placement Charge	All box sizes	$65.97
Relocation Fee	All box sizes	$98.47
Special Handling Fee	Per charges from landfill on weight ticket.	$512.50
Standby Fee (Driver Time)	Charge for waiting for access to Box or for Box to be loaded.	$88.28
Steam Cleaning - Compactor	All box sizes	$163.11
Tires	On the rim - rates are double. Charge is dependent on tire size.	Variable
Television - Small	Charged per item when found in Drop Box or Compactor loads at the landfill.	$55.50
Television - Large	Charged per item when found in Drop Box or Compactor loads at the landfill.	$73.50
White Goods (Appliances)	Charged per item when found in Drop Box or Compactor loads at the landfill.	$124.00

EXHIBIT H
CUSTOMER RATES FOR RATE PERIOD SIXTEEN
(Effective July 1, 2025 - June 30, 2026)

RATES FOR GOVERNMENT DROP BOX AND COMPACTOR CUSTOMERS

(Qualifying Government Customers include Federal and State facilities located with in the City of Livermore)

Per-Pull Rates*

Customer shall be charged a per-pull rate each time its drop box or compactor box is serviced. In addition, customer will be charged for each ton of material collected at rates listed below.

*Customers will be charged full Per-Pull Rate if the truck is unable to access container.

	Loose Solid Waste Materials	Compacted Solid Waste Materials	Loose Recycling, Organics and C&D Materials	Compacted Recycling and Organics Materials	
Container Size	Per-Pull Rate	Per-Pull Rate	Per-Pull Rate	Per-Pull Rate	Other Charges (See list below)
6 cubic yards	$111.78	Not Available	$111.78	Not Available	Disposal or processing costs for actual tonnage collected
12 cubic yards	Not Available	$447.10	Not Available	$268.26	Disposal or processing costs for actual tonnage collected
15 cubic yards	$186.27	$558.88	$111.78	$335.33	Disposal or processing costs for actual tonnage collected
16 cubic yards	Not Available	$596.14	Not Available	$357.68	Disposal or processing costs for actual tonnage collected
20 cubic yards	$248.39	$745.16	$149.03	$447.10	Disposal or processing costs for actual tonnage collected
24 cubic yards	Not Available	$894.19	Not Available	$536.52	Disposal or processing costs for actual tonnage collected
25 cubic yards	Not Available	$931.46	Not Available	$558.88	Disposal or processing costs for actual tonnage collected
30 cubic yards	$372.58	$1,117.74	$223.55	$670.65	Disposal or processing costs for actual tonnage collected
40 cubic yards	$496.78	$1,490.32	$298.06	$894.19	Disposal or processing costs for actual tonnage collected

Disposal and Processing Rates

In addition to the per-pull rate (listed above) charged each time the drop box or compactor box is serviced, the customer will be charged for each ton of material in the drop box or compactor box based on actual weight of materials. Per-ton rates are listed below. Per-ton charges will be made after materials are collected.

Material Type	Cost per Ton
Solid Waste	$50.37
Recyclables	$0.00
Compostables	$50.37
Brick	$37.50
Dirt*	$48.00
Wood*	$106.00
Treated Wood Waste (minimum charge of $400.00)*	Variable
Metal	$124.00
Christmas Trees	$38.20
Concrete*	$37.50
Construction and demolition debris (mixed)	$124.00

* Per-ton rates for dirt, wood, concrete, and mixed construction and demolition debris are subject to change. Per-ton rates for these materials shall be equal to the gate rate posted at Vasco Road landfill for each material type. Loads characterized as contaminated (garbage in organics, or garbage in recyclables for example) by the processing facility shall be charged at loose garbage rates.

EXHIBIT H
CUSTOMER RATES FOR RATE PERIOD SIXTEEN
(Effective July 1, 2025 - June 30, 2026)

Rates for Miscellaneous Service for Government Drop Boxes and Compactor Boxes

Service	Description of Service	Rate per Occurrence
Cancellation Service	All box sizes	$122.23
Certificate of Destruction	All box sizes	$512.50
Demurrage Charge	Rate for rental of Drop Box or Compactor in excess of 7 days - per day	$4.88
Environmental Fee	Rate charged at landfill - per load for Dirt Boxes.	$19.71
Fuel Fee	Rate charged at landfill for Dirt Boxes.	Variable
Hard to Handle Loads	Per charges from landfill on weight ticket.	$512.50
Impound Fee	Per item	$169.24
Mattresses	Per item	$104.00
Placement Charge	All box sizes	$65.97
Relocation Fee	All box sizes	$98.47
Special Handling Fee	Per charges from landfill on weight ticket.	$512.50
Standby Fee (Driver Time)	Charge for waiting for access to Box or for Box to be loaded.	$88.28
Steam Cleaning - Compactor	All box sizes	$163.11
Tires	On the rim - rates are double. Charge is dependent on tire size.	Variable
Television - Small	Charged per item when found in Drop Box or Compactor loads at the landfill.	$55.50
Television - Large	Charged per item when found in Drop Box or Compactor loads at the landfill.	$73.50
White Goods (Appliances)	Charged per item when found in Drop Box or Compactor loads at the landfill.	$124.00

EXHIBIT H
CUSTOMER RATES FOR RATE PERIOD SIXTEEN
(Effective July 1, 2025 - June 30, 2026)
RATES FOR RCI CERTIFICATION/LEED PROJECTS

Per-Pull Rates*

Customer shall be charged a per-pull rate each time its drop box or compactor box is serviced. In addition, customer will be charged for each ton of material collected at rates listed below.
*Customers will be charged full Per-Pull Rate if the truck is unable to access container.

	Loose Solid Waste Materials	
Container Size	Per-Pull Rate	Other Charges (See list below)
6 cubic yards	$223.55	Disposal or processing costs for actual tonnage collected
15 cubic yards	$372.53	Disposal or processing costs for actual tonnage collected
20 cubic yards	$496.78	Disposal or processing costs for actual tonnage collected
30 cubic yards	$745.16	Disposal or processing costs for actual tonnage collected
40 cubic yards	$993.55	Disposal or processing costs for actual tonnage collected

Disposal and Processing Rates

In addition to the per-pull rate (listed above) charged each time the drop box or compactor box is serviced, the customer will be charged for each ton of material in the drop box or compactor box based on actual weight of materials. Per-ton rates are listed below. Per-ton charges will be made after materials are collected.

Material Type	Cost per Ton	Min
Wood Debris	$50.00	$110.00
Wood Debris Mixed	$88.00	$110.00
Demolition Debris	$88.00	$110.00
Demolition Debris Mixed	$88.00	$110.00
Construction Debris	$50.37	$110.00
Construction Debris Mixed	$88.00	$110.00
Concrete Mixed	$50.37	$110.00
Concrete Oversized	$37.50	$136.00
Cardboard Office Paper	$48.00	$18.00

* Per-ton rates for dirt, wood, concrete, and mixed construction and demolition debris are subject to change.
Per-ton rates for these materials shall be equal to the gate rate posted at GreenWaste Zanker Resource Recovery Facility for each material type.
Loads characterized as contaminated (garbage in organics, or garbage in recyclables for example) by the processing facility shall be charged at loose garbage rates.

EXHIBIT H
CUSTOMER RATES FOR RATE PERIOD SIXTEEN
(Effective July 1, 2025 - June 30, 2026)

Rates for Miscellaneous Service for Government Drop Boxes and Compactor Boxes

Service	Description of Service	Rate per Occurrence
Cancellation Service	All box sizes	$122.23
Demurrage Charge	Rate for rental of Drop Box or Compactor in excess of 7 days - per day	$4.88
Placement Charge	All box sizes	$65.97
Relocation Fee	All box sizes	$98.47
Special Handling Fee	Per charges from landfill on weight ticket.	$462.09
Standby Fee (Driver Time)	Charge for waiting for access to Box or for Box to be loaded.	$88.28

EXHIBIT H
CUSTOMER RATES FOR RATE PERIOD SIXTEEN
(Effective July 1, 2025 - June 30, 2026)
RATES FOR GOVERNMENT RCI CERTIFICATION/LEED PROJECTS

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	Loose Solid Waste Materials	
Container Size	Per-Pull Rate	Other Charges (See list below)
6 cubic yards	$111.78	Disposal or processing costs for actual tonnage collected
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20 cubic yards	$248.39	Disposal or processing costs for actual tonnage collected
30 cubic yards	$372.58	Disposal or processing costs for actual tonnage collected
40 cubic yards	$496.78	Disposal or processing costs for actual tonnage collected

Disposal and Processing Rates

In addition to the per-pull rate (listed above) charged each time the drop box or compactor box is serviced, the customer will be charged for each ton of material in the drop box or compactor box based on actual weight of materials. Per-ton rates are listed below. Per-ton charges will be made after materials are collected.

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Wood Debris Mixed	$88.00	$110.00
Demolition Debris	$88.00	$110.00
Demolition Debris Mixed	$88.00	$110.00
Construction Debris	$50.37	$110.00
Construction Debris Mixed	$88.00	$110.00
Concrete Mixed	$50.37	$110.00
Concrete Oversized	$37.50	$136.00
Cardboard Office Paper	$48.00	$18.00

* Per-ton rates for dirt, wood, concrete, and mixed construction and demolition debris are subject to change.
Per-ton rates for these materials shall be equal to the gate rate posted at GreenWaste Zanker Resource Recovery Facility for each material type. Loads characterized as contaminated (garbage in organics, or garbage in recyclables for example) by the processing facility shall be charged at loose garbage rates.

EXHIBIT H
CUSTOMER RATES FOR RATE PERIOD SIXTEEN
(Effective July 1, 2025 - June 30, 2026)

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Demurrage Charge	Rate for rental of Drop Box or Compactor in excess of 7 days - per day	$4.88
Placement Charge	All box sizes	$65.97
Relocation Fee	All box sizes	$98.47
Standby Fee (Driver Time)	Charge for waiting for access to Box or for Box to be loaded.	$88.28

LIVERMORE
CALIFORNIA

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

DATE: May 12, 2025

TO: Honorable Mayor and City Council

FROM: Brent Smith, Community Development Director

SUBJECT: Hearing to consider a resolution requesting an Isabel Neighborhood Specific Plan Amendment 24-003 changing the land use at 3011, 3055, and 3077 Triad Place from Business Park to Residential Transition (15-25 dwelling units per acre) and introduce an ordinance authorizing Development Agreement 24-002 to vest approximately 450± multifamily units in a variety of building types, establish terms and timing of Social Opportunity Endowment and Community Benefit Fund contributions, alternatives to inclusionary affordable housing requirements, and the construction of off-site Class IV bike lane improvements along North Canyons Parkway.

RECOMMENDED ACTION

Planning Commission and staff recommend the City Council:

1. Adopt a resolution finding the project is covered by the previously approved 2024 Isabel Crossings Addendum and that none of the events under the California Environmental Quality Act (CEQA) Guidelines section 15162 have occurred and no subsequent Environmental Impact Report (EIR) is required; finding that none of the requirements under CEQA Guidelines section 15164 have occurred and no addendum to the Isabel Neighborhood Specific Plan (INSP) EIR is required; and directing the Planning Manager to file a Notice of Determination, in accordance with the provisions of the California Environmental Quality Act (CEQA), subject to project approval;
2. Adopt a resolution approving Specific Plan Amendment (SPPA) 24-003; and
3. **Introduce an ordinance**, and waive the first reading, approving Development Agreement (DA) 24-002.

SUMMARY

The project applicant, 3055 Livermore Owner LLC, is requesting to amend the Isabel Neighborhood Specific Plan to change the land use designation at 3011, 3055, and 3077 Triad Place from Business Park to Residential Transition (15-25 dwelling units per acre). See Location Map in Attachment 1. The project also includes approval of a Development Agreement to vest and allow approximately 450± multifamily units in a variety of building types and establish terms and timing of Social Opportunity Endowment and Community Benefit Fund contributions, alternatives to inclusionary affordable housing

requirements, and the construction of off-site Class IV bike lane improvements along North Canyons Parkway.

The project would require the demolition of three exiting business park buildings. Development Agreement Exhibit B (Attachment 10) shows the residential concept site plan and building elevations.

DISCUSSION

BACKGROUND

In October 2020, the City adopted the Isabel Neighborhood Specific Plan ("Specific Plan") to create a complete, walkable, amenity-rich neighborhood in proximity to regional transit (future Valley Link). The project site is located within the Specific Plan which guides development in the northwestern part of Livermore and seeks to create a complete neighborhood with a mix of uses. The Specific Plan designates the project site as Business Park consistent with the existing site layout and building types.

On June 10, 2024, the City Council adopted a resolution authorizing staff to proceed with negotiating terms for a Development Agreement covering the project site (Agreement) concurrently with review of a Specific Plan Amendment (Amendment) for a zoning change in the Isabel Neighborhood. As part of the authorization, staff was directed to secure funding contributions to the Community Benefit and Social Opportunity Endowment Funds. Over the past year, staff has finalized terms with the applicant for the Agreement and the Amendment.

PROJECT DESCRIPTION

The project includes the following entitlements:

- *Specific Plan Amendment.* The Amendment would change the land use designation from Business Park to Residential Transition Zone, which allows 15-25 dwelling units per acre for the purpose of developing 450± residential units in a variety of building types. The existing buildings are mostly vacant. There is currently little to no demand for the space.

- *Development Agreement.* The Development Agreement would vest the land use change and concept plan for development of approximately 450± multifamily units (with some flexibility depending on subsequent approvals), memorialize the performance schedule for future subsequent approvals (Subdivision and Site Plan Design Review), and establish terms and timing for funding contributions and off-site improvements.

The Agreement includes a concept plan, which demonstrates consistency with applicable standards and provides a menu of building types and design styles consistent with Specific Plan requirements. The concept plan will be the basis for the future land use entitlement application, which will require more detailed plans upon submission. The Agreement allows flexibility in the total unit count within the allowed density range (minimum 405 units up to a maximum of 518 units). All subsequent entitlements will be subject to the provisions of the General Plan, Specific Plan, Livermore Development Code, and development fees. Further, future land use entitlements to develop the site would be subject to review and approval by the Planning Commission and City Council.

PROJECT SITE CONTEXT

The Specific Plan regulates development in an approximately 1,140-acre area in the northwest part of the City. The project site is adjacent to existing and planned residential uses to the east and south and existing offices to the west. The project site is accessed from Triad Place via North Canyons Parkway. The approximately 27-acre project site is currently developed with three existing office buildings and parking lot improvements (Attachment 1). The existing buildings are mostly vacant and there is currently little to no demand for the space. The age of the buildings and their location are not likely to attract new companies that seek contemporary office spaces with modern amenities and functionalities.

STAFF ANALYSIS

General Plan

Land Use. The project site has a General Plan land use designation of Isabel Neighborhood. The Isabel Neighborhood seeks to create a safe, vibrant, complete neighborhood that includes amenities; ensure new development is compatible with existing development and community character; and support transit ridership and citywide goals for increased transportation options, housing choices, and economic vitality [Livermore General Plan Land Use Element, p. 3-23]. The proposal to develop the project site with a multifamily residential development is consistent with the land use designation and implements the General Plan goals for the Isabel Neighborhood. Although the Specific Plan Amendment would designate the project site residential, the General Plan land use designation would remain the same.

Airport Influence Area (Livermore Airport Land Use Compatibility Plan). The Livermore Municipal Airport is located approximately one mile south of the project site. In order to protect the airport's operations and to ensure safety and compatibility of surrounding uses, the County established the Livermore Airport Land Use Compatibility Plan (Compatibility Plan), which is also incorporated into the City's General Plan. The Compatibility Plan applies to all properties within the Airport Influence Area. A majority of the Isabel Neighborhood is located within the Influence Area, including the Project site. During its adoption, the Specific Plan was found to be consistent with the Compatibility Plan with respect to building heights, uses, and noise levels.

Staff referred the current Amendment proposal to the Alameda County Airport Land Use Commission staff liaison and the Livermore Airport Manager, both of whom concluded that the proposed Specific Plan amendment is compliant with the Livermore Airport Land Use Compatibility Plan and not subject to Airport Land Use Commission or City Airport Commission review. Future entitlements to redevelop the site will be referred back to the Alameda County Airport Land Use Commission staff liaison and the Livermore Airport Manager for review. A portion of the project site is located in the adopted INSP Airport Protection Area (APA) exemption zone that allows residential uses and the remainder of the site is located in Airport Safety Zone 6 that also allows residential uses.

Housing Element. The 2023-2031 Livermore Housing Element is part of the Livermore General Plan, which is a comprehensive policy framework guiding the physical, economic, and social development of the City. The Housing Element identifies appropriate sites and land use designations for the development of housing and establishes goals and policies to further the production of housing in compliance with the state requirements. Although the project site is not on the Housing Element site's inventory, the project would allow the City to add new market-rate and affordable units to help meet current and future RHNA requirements. Further, the Development Agreement would require financial contribution to the Social Opportunity Endowment Fund, a long-term, stable funding source for delivery

of quality human services to low income Livermore residents.

Isabel Neighborhood Specific Plan - Amendment

The Specific Plan contains a range of land use strategies to advance the plan's vision and objectives, including the following:

- Allowing for a range of housing types
- Encouraging a livable and accessible neighborhood with an active street life
- Promoting compatibility with existing residential uses
- Advancing housing and economic development goals
- Establishing a more cohesive identity for the Isabel Neighborhood as the area sees redevelopment and new development

The Amendment would implement the Specific Plan's goal of providing a mix of housing types including duplex, condominium, and townhomes (see Attachment 10 - Development Agreement for information about the range of housing types and a concept site plan). The use and density are compatible with surrounding residential properties to the east and south. Finally, the 27-acre project site is of a size and shape that can accommodate residential uses and is adequately served by all necessary utilities and services.

Development Agreement

Government Code Section 65864 (implemented by Livermore Development Code Chapter 9.04) allows local jurisdictions and private parties to enter into Development Agreements in order to vest certain development rights and to meet local public purposes. Generally, nexus is not required for such public purposes, in that, if agreed to by both parties, cities and counties can negotiate for infrastructure, financial contributions, or other community benefits above and beyond those required in local development ordinances. Further, developers can negotiate for certain vested rights, financing tools, and other surety, as long as the Project is consistent with local development ordinances. Development Agreements are commonly used across the state to improve development certainty, encourage local investment, strengthen the public planning process, and provide for more local public facilities.

On June 10, 2024, the City Council authorized staff to negotiate terms with the property owner. The negotiations consisted of a range of mutual concessions and compromises, incorporating City Council priorities, General Plan goals and policies, Strategic Plan pillars, and Developer financial and timing considerations. The details of the Agreement are described in Attachment 10 and summarized below.

Duration/Term	The duration of the Agreement is fifteen years. Both parties have the option to extend the Agreement consistent with the Livermore Development Code and City Council approval.

Land Use and Concept Plan	The Agreement would vest the change in land use and the project concept plan. The concept plan demonstrates a development of approximately 450± multifamily units with a variety of building types, park, interior streets, utilities, driveways, paseos, landscaping, and common park space. The Development Agreement allows for some flexibility in the total unit count. The Developer would be required to submit for Planning Entitlements (Subsequent Approvals) within two years of execution of the Agreement. Once Planning Entitlements are approved, the project will be fully vested for the duration of the Agreement. The Agreement also requires future entitlements to comply with the Specific Plan Mitigation Monitoring and Reporting Program and Land Use Goals and Policies.
Affordable Housing	Via the Development Agreement, the City Council would authorize possible alternative methods to comply with the City's inclusionary affordable housing requirements, consistent with Livermore's Affordable Housing Ordinance (Development Code Section 10.06.050). The Development Agreement requires an Affordable Housing Agreement and allows for the possible combination of inclusionary units and payment of in-lieu fees.
Off-Site Class IV Bike Lane Improvements	The Agreement establishes a performance schedule and requires construction of off-site Class IV bike lane improvements on North Canyons Parkway. The applicant will construct Class IV bike lanes on the south side of North Canyons Parkway (eastbound) between Independence Drive on the west and Collier Canyon Road on the east. They will also construct lanes on the north side of North Canyons Parkway (westbound) between Independence Drive on the west and the current Class IV bike lane terminus in front of the Triad West Cava project that is under construction.
Social Opportunity Endowment and Community Benefit Funding Contributions	The Agreement establishes the terms and timing for a minimum of $4,202,000 of total funding contributions to be split between the Social Opportunity Endowment and Community Benefit Funds. The Social Opportunity Endowment Fund provides a long-term, stable funding source for the delivery of quality human services to low income Livermore residents. In January 2024, the Council adopted the Community Benefit Policy and established the Community Benefit Fund to secure community benefits through negotiations with private development that could not otherwise be obtained. The policy authorizes expenditures for parks, trails, affordable housing programs, public facilities, and economic incentives. Of the total amount above, an initial $202,000 payment will be made within 180 days of execution of the Agreement to the Social Opportunity Endowment Fund. Additional payments will be made as each building permit is issued.

The Developer has agreed and signed the Development Agreement (see attachment 10). The Agreement is consistent with the General Plan, secures a range of community benefits, and ensures the Project will be constructed as proposed within a reasonable period of time.

ENVIRONMENTAL DETERMINATION

The Environmental Impact Report for the Isabel Neighborhood Specific Plan (adopted in 2018), the Supplemental Environmental Impact Report (adopted in 2020), and the Isabel Crossing Addendum (adopted June of 2024), analyzed future impacts of development in the Specific Plan. The 2024 Addendum for the Isabel Crossings project includes an analysis of residential land use changes for the project site because the existing and proposed development in the INSP, including the Isabel Crossing Project, would not meet the anticipated quantity of residential units identified in the INSP and/or Housing

Element. Therefore, the 2024 Addendum analyzed a land use designation change of the project site and the proposed land use designation change is consistent with, and covered by, the previous analysis in the 2024 Addendum for the Isabel Crossing project.

The proposed Specific Plan Amendment and Development Agreement are not required to undergo a subsequent EIR because none of the requirements under CEQA Guidelines Section 15162 and 15164 have occurred (substantial changes, major revisions of the previous EIR, new information). As described in the Environmental Resolution, a Notice of Determination will be required to be filed with the Alameda County Clerk in accordance with the provisions of the California Environmental Quality Act (CEQA) if the project is approved.

PLANNING COMMISSION

On April 1, 2025, the Planning Commission reviewed the project, recommended formatting changes to an exhibit in the Development Agreement (which staff and the applicant have made), and voted unanimously to recommend project approval by the City Council. There were no public comments for the project.

FISCAL IMPACTS AND ADMINISTRATIVE IMPACTS

The project would provide a funding contribution of $4,202,000 to be split between the Social Opportunity Endowment and Community Benefit Funds for the delivery of quality human services to low income Livermore residents. Of the total amount above, an initial $202,000 payment will be made within 180 days of execution of the Agreement to the Social Opportunity Endowment Fund. Following subsequent approvals, additional payments will be made as each building permit is issued in addition to any required impact fees.

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. CEQA Documents
3. Resolution - CEQA
4. Exhibit A - PC Resolution - CEQA

5. Resolution - Specific Plan Amendment
6. Exhibit A - PC Resolution - Specific Plan Amendment
7. Exhibit B - Specific Plan Map Amendment
8. Ordinance - Development Agreement
9. Exhibit A - PC Resolution - Development Agreement
10. Exhibit B - Development Agreement

Prepared by: Kam Purewal
Associate Planner

Approved by:

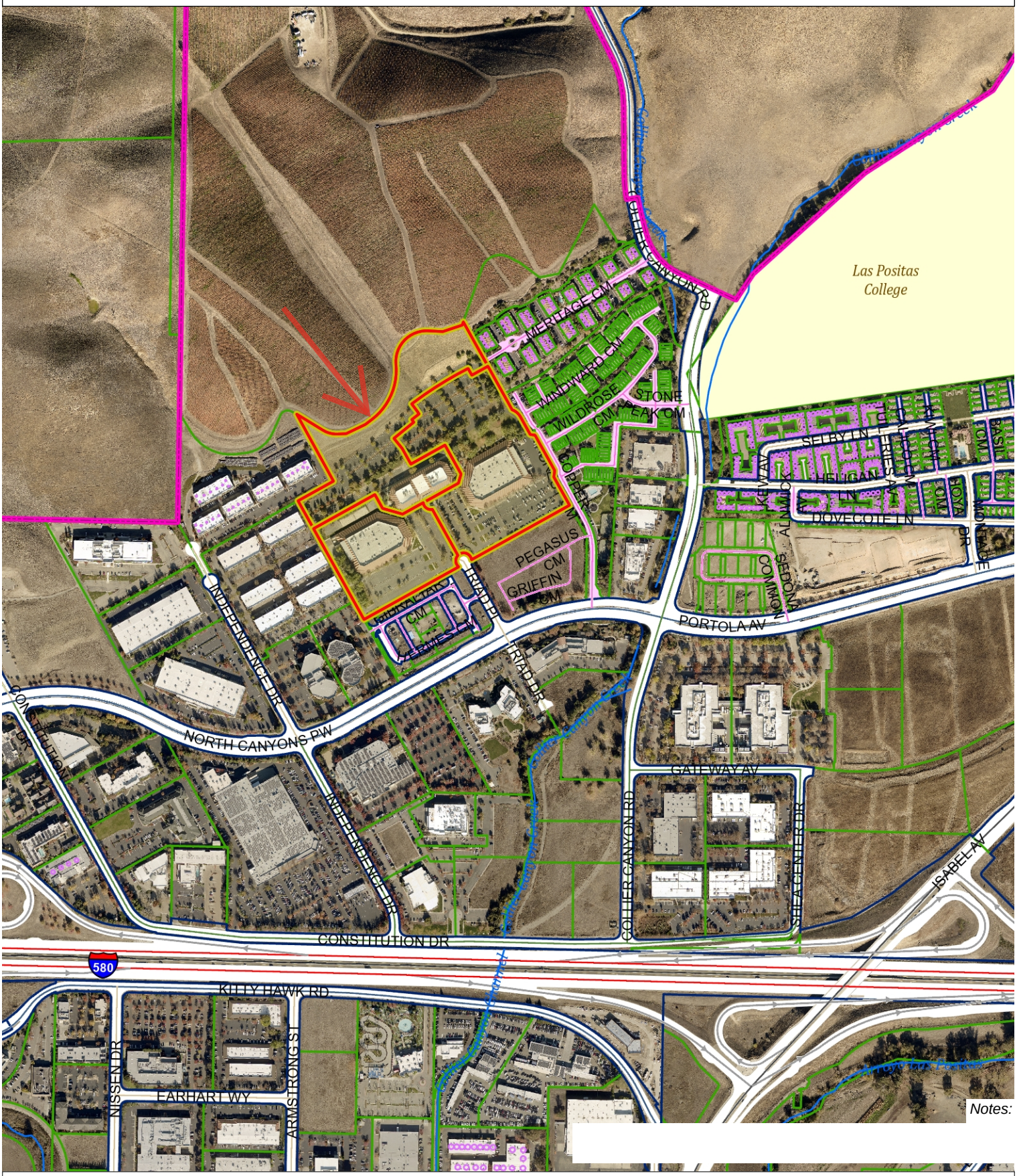
Marianna A. Burch
City Manager

Fiscal Review by:

Tina Olson
Administrative Services Director

LIVERMORE CALIFORNIA

City of Livermore



Notes:

1,333.3 0 666.67 1,333.3 Feet

NAD_1983_2011_StatePlane_California_III_FIPS_0403_
Livermore IT, GIS Services

Scale: 1: 8,000

This map is based on City of Livermore GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.

Prepared:

3/19/2025 9:08:25 PM

Links to Environmental Document

2024 Addendum to The Isabel Neighborhood Specific Plan Supplemental Environmental Impact Report

Addendum - https://www.livermoreca.gov/home/showpublisheddocument/12476

Appendix A - https://www.livermoreca.gov/home/showpublisheddocument/12480

Appendix B - https://www.livermoreca.gov/home/showpublisheddocument/12478

IN THE CITY COUNCIL OF THE CITY OF LIVERMORE, CALIFORNIA

A RESOLUTION FINDING THE ENVIRONMENTAL IMPACTS OF THE TRIAD PLACE REDEVELOPMENT PROJECT ARE WITHIN THE SCOPE OF THE 2024 ADDENDUM FOR THE ISABEL CROSSINGS PROJECT

Specific Plan Amendment (SPPA) 24-003
Development Agreement (DA) 24-002

On May 14, 2018, the Livermore City Council adopted Resolution No. 2018-063, adopting California Environmental Quality Act ("CEQA") Findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program, and certifying the Final Environmental Impact Report for the Isabel Neighborhood Specific Plan ("2018 EIR") (State Clearinghouse No. 2016042039).

On November 9, 2020, the Livermore City Council adopted Resolution No. 2020-201 adopting California Environmental Quality Act Findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program, and certifying the Final Supplemental Environmental Impact Report ("2020 SEIR") for the Isabel Neighborhood Specific Plan (State Clearinghouse No. 2016042039). The 2018 EIR and 2020 SEIR are referred to collectively herein as the Previous EIR.

On July 22, 2024, the Livermore City Council adopted Resolution 2024-147 adopting an Addendum to the Previous EIR. The Addendum indicates that no subsequent or supplemental Environmental Impact Report is required given that none of the conditions exist under the provisions of the California Environmental Quality Act per CEQA Guidelines section 15162 and 15164.

On July 23, 2024, the City received an application from 3055 Livermore Owner, LLC, ("Applicant") to redevelop the approximately 27-acre existing office complex located at 3011, 3055 and 3077 Triad Place ("Project site") with a multifamily residential development project. The Applicant proposes to amend the Isabel Neighborhood Specific Plan to rezone the Project site to Residential Transition (SPPA 24-003), which allows 15-25 dwelling units per acre ("Amendment"), and to enter into a Development Agreement (24-002), for the purpose of developing 450± residential units in a variety of building types ("Triad Place Redevelopment Project" or "Project").

On April 1, 2025, the Planning Commission held a duly noticed public hearing to consider the Project and staff recommendation, heard public testimony, made the necessary findings, and adopted Planning Commission Resolution No. 13-25, attached hereto as Exhibit A, recommending the City Council find the environmental impacts of the Project are within the scope of the 2024 Addendum to the Previous EIR and introduce an ordinance approving Development Agreement 24-002 with 3055 Livermore Owner, LLC.

On May 12, 2025, the City Council held a duly noticed public hearing to consider the Project, Planning Commission and staff recommendations, and 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.

BE IT FURTHER RESOLVED that the City Council of the City of Livermore, has considered the findings made in Planning Commission Resolution No. 13-25, attached hereto as Exhibit A, and 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 the City Council finds the environmental impacts of the "Triad Place Redevelopment Project" are within the scope of the 2024 Addendum to the Previous EIR in accordance with CEQA. None of the requirements under the provisions of CEQA Guidelines Section 15162 and 15164 have occurred (substantial changes, major revisions of the previous EIR, or new information). The land use change was anticipated in the previously approved 2024 Addendum to the Previous EIR (State Clearinghouse #2016042039), which evaluated the land use changes for the project site finding that no significant impacts beyond those previously identified in the EIR would occur, consistent with CEQA.

BE IT FURTHER RESOLVED that the City Council of the City of Livermore directs the Planning Manager to file a Notice of Determination 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 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 _____, seconded by Council Member _____, the foregoing resolution was passed and adopted on May 12, 2025, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

_____
Deborah L. Elam
Acting City Clerk

APPROVED AS TO FORM:

/s/ Katherine Mirassou
Katherine Mirassou
Assistant City Attorney

Exhibit A – Planning Commission Resolution No. 13-25

EXHIBIT A

IN THE PLANNING COMMISSION OF THE CITY OF LIVERMORE, CALIFORNIA

A RESOLUTION RECOMMENDING THE CITY COUNCIL FIND THAT THE PROJECT IS COVERED BY PREVIOUSLY APPROVED CEQA DOCUMENTS AND DIRECT THE PLANNING MANAGER TO FILE A NOTICE OF DETERMINATION FOR THE TRIAD PLACE REDEVELOPMENT PROJECT

On May 14, 2018, the Livermore City Council adopted Resolution No. 2018-063, adopting California Environmental Quality Act ("CEQA") Findings, a Statement of Overriding Considerations, a Mitigation Monitoring and Reporting Program, and certifying the Final Environmental Impact Report for the Isabel Neighborhood Specific Plan Final Environmental Impact Report ("2018 EIR") (State Clearinghouse No. 2016042039).

On November 9, 2020, the Livermore City Council adopted Resolution No. 2020-201 adopting California Environmental Quality Act Findings, a Statement of Overriding Considerations, a Mitigation Monitoring and Reporting Program, and certifying the Final Supplemental Environmental Impact Report ("2020 SEIR") for the Isabel Neighborhood Specific Plan (State Clearinghouse No. 2016042039). The 2018 EIR and 2020 SEIR are referred to collectively herein as the Previous EIR.

On July 22, 2024, the Livermore City Council adopted Resolution 2024-147 adopting an Addendum to the 2020 Isabel Neighborhood Specific Plan Supplemental Environmental Impact Report for the Isabel Crossing Project. The Addendum indicates that no subsequent or supplemental Environmental Impact Report is required given that none of the conditions exist under the provisions of the California Environmental Quality Act per CEQA Guidelines section 15162 and 15164.

On July 23, 2024, the City received an application from 3055 Livermore Owner, LLC, ("Applicant") to redevelop the approximately 27-acre existing office complex located at 3011, 3055 and 3077 Triad Drive with a multifamily residential development project. The Applicant proposes to amend the Isabel Neighborhood Specific Plan to rezone the site to Residential Transition (SPPA 24-003), which allows 15-25 dwelling units per acre ("Amendment"), and to enter into a Development Agreement (24-002), for the purpose of developing 450± residential units in a variety of building types ("Triad Redevelopment Project" or "Project").

The Triad Redevelopment Project was anticipated in the previously approved Isabel Crossing Project Addendum to the Isabel Neighborhood Specific Plan Environmental Impact Report (State Clearinghouse #2016042039), which evaluated the land use changes for the Project site ("Comcast Parcels") finding that no significant impacts beyond those previously identified in the EIR would occur, consistent with the California Environmental Quality Act.

On April 1, 2025, the Planning Commission held a duly noticed public hearing to consider the Amendment, together with 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 meeting,

the Planning Commission reviewed written and oral staff reports, conducted a public hearing on the Project, 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, by the Planning Commission that the Addendum indicates that no subsequent or supplemental Environmental Impact Report is required, under the provisions of the California Environmental Quality Act per CEQA Guidelines section 15162 and 15164, given that none of the following conditions exist:

1. Subsequent EIRs and Negative Declarations – CEQA Guidelines Section 15162

(a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one

or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise, the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.

(c) Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in subdivision (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation no other responsible agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.

(d) A subsequent EIR or subsequent negative declaration shall be given the same notice and public review as required under Section 15087 or Section 15072. A subsequent EIR or negative declaration shall state where the previous document is available and can be reviewed.

2. Addendum to an EIR or Negative Declaration – CEQA Guidelines Section 15164

(a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

(b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

(c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.

(d) The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.

(e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

Response to CEQA Guidelines Sections 15162 and 15164: The Addendum to the 2020 Isabel Neighborhood Specific Plan Supplemental Environmental Impact Report

for the Isabel Crossing Project analyzed potential project impacts on each of the environmental factors evaluated in the Previous EIR. As discussed in the staff analysis under the subheading "Environmental Determination". The Addendum analyzed potential Project impacts, including impacts from amending the land use designation from office to residential in the Specific Plan.

Substantial changes are not proposed to the Specific Plan nor have substantial changes occurred that would require major revisions to the Previous EIR prepared for the Specific Plan. Substantially more severe impacts beyond those identified and analyzed in the Previous EIR would not occur as a result of the proposed Project. For example, the Project will still provide residential development on an approximately 27-acre site. All contemplated land uses in the Specific Plan are still provided, like residential, commercial, office, business park and open space. The site is adjacent to existing and planned residential uses and existing office uses. The site is accessed from Triad Drive via North Canyons Parkway.

The 2024 Addendum for the Isabel Crossings No Net Loss Project included an analysis for a land use change for the project site to be developed with residential uses because the existing and proposed development in the INSP, including the Isabel Crossing Project, would not meet the anticipated quantity of residential units identified in the INSP and/or Housing Element. Therefore, the 2024 Addendum analyzed a land use designation change of the project site so that there is no net loss of residential unit capacity in the INSP. The proposed land use designation change is consistent with the previous analysis.

Cal Fire recently updated their Fire Hazard Severity Zones Map which previously identified the site in the High Fire Hazard Zone, similar to how the site was originally identified in the 2018 EIR. The EIR concludes that the project is not in a high-risk wildfire area (what would be called a Very High Fire Hazard Safety Zone or VHFHSZ by the California Department of Forestry and Fire Protection or "Cal Fire"). All new developments or significant redevelopments in the Moderate and High zones must comply with the "Materials and Construction Methods for Exterior Wildfire Exposure" standards, or Chapter 7A of the Building Code. The future redevelopment of the site will be required to comply with the Building Code. Therefore, the impact related to wildfire would be less than significant.

Overall, the proposed Project would result in no new impact or mitigation information of substantial importance that would generate new, more severe impacts or require new mitigation measures compared to those identified for the original project in the Previous EIR. As such, the proposed project would not result in conditions identified in CEQA Guidelines Section 15162 requiring supplemental environmental review or a Subsequent EIR, and these are therefore not required for the proposed Project.

For these reasons, the City concludes that the analyses conducted, the conclusions reached, and the mitigation measures adopted in the Previous EIR would not be substantially changed for the proposed Project. The proposed Project would remain subject to all previously adopted mitigation measures and uniformly applicable

development policies included in the Previous EIR for the Specific Plan. Based on the above analysis, no subsequent action under CEQA Guidelines Sections 15162 or 15164 is required.

BE IT FURTHER RESOLVED, that the Planning Commission of the City of Livermore, based upon its own independent review of the Record Evidence and considerations, recommends the City Council determine that no subsequent or supplemental Environmental Impact Report is required given that substantial project and circumstantial changes have not occurred and no new information of substantial importance as set forth in CEQA Guidelines 15162 and 15164 exists.

BE IT FURTHER RESOLVED that the Livermore Planning Commission recommends that the City Council direct the Planning Manager to file a Notice of Determination 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 Anderson, seconded by Vice Chair Kronzak, the foregoing Resolution was passed and adopted at the Planning Commission meeting of April 1, 2025, by the following vote:

AYES: ANDERSON, FINTSCHENKO, HORNER, KRONZAK, STEELE.
NOES: NONE.
ABSENT: NONE.

Yolanda Fintschenko, Chairperson

Stephen Riley

By Stephen Riley, Planning Manager
Secretary to the Planning Commission

IN THE CITY COUNCIL OF THE CITY OF LIVERMORE, CALIFORNIA

A RESOLUTION APPROVING SPECIFIC PLAN AMENDMENT (SPPA) 24-003, AMENDING THE ISABEL NEIGHBORHOOD SPECIFIC PLAN'S LAND USE MAP FROM BUSINESS PARK TO RESIDENTIAL TRANSITION

On June 10, 2024, the City Council adopted a resolution authorizing staff to proceed with negotiating terms for a Development Agreement (Agreement) concurrently with review of a Specific Plan Amendment (Amendment) for the Isabel Neighborhood Specific Plan ("Specific Plan").

On July 23, 2024, the City received an application from 3055 Livermore Owner, LLC, ("Applicant") to redevelop the approximately 27-acre existing office complex located at 3011, 3055 and 3077 Triad Place ("Project site") with a multifamily residential development project. The applicant proposes to amend the Specific Plan to rezone the site to Residential Transition (SPPA 24-003), which allows 15-25 dwelling units per acre, and enter into a Development Agreement (24-002), for the purpose of developing 450± residential units in a variety of building types ("Project").

On April 1, 2025, at a duly noticed public hearing, the Planning Commission considered the Project, heard public testimony, made the necessary findings, and adopted Planning Commission resolution No. 15-25, attached hereto as Exhibit A, recommending the City Council approve the Project.

On May 12, 2025, 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.

BE IT FURTHER RESOLVED that the City Council of the City of Livermore has considered the Record Evidence and adopted a resolution determining the proposed Specific Plan Amendment and Development Agreement are not required to undergo an additional environmental review since none of the requirements under the provisions of the California Environmental Quality Act (CEQA) Guidelines Section 15162 and 15164 have occurred (substantial changes, major revisions of the previous EIR, or new information). The land use change was anticipated in a previously approved Isabel Crossing Project Addendum to the Isabel Neighborhood Specific Plan Environmental Impact Report (State Clearinghouse #2016042039), which evaluated the land use changes for the project site finding that no significant impacts beyond those previously

identified in the EIR would occur, consistent with the California Environmental Quality Act. A Notice of Determination will be filed with the Alameda County Clerk in accordance with the provisions of CEQA.

BE IT FURTHER RESOLVED that the City Council of the City of Livermore has considered the findings made in Planning Commission Resolution No. 15-25, 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.

BE IT FURTHER RESOLVED that, based upon the City Council's own independent review of the Record Evidence and considerations, the City Council hereby approves Specific Plan Amendment (SPPA) 24-003. The Specific Plan Map Amendment is attached hereto as Exhibit B.

BE IT FURTHER RESOLVED that the City Council of the City of Livermore directs the Planning Manager to file a Notice of Determination 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 _____, seconded by Council Member _____, the foregoing resolution was passed and adopted on May 12, 2025, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

_____
Deborah L. Elam
City Clerk

APPROVED AS TO FORM:

/s/ Katherine Mirassou
Katherine Mirassou
Assistant City Attorney

Exhibit A – Planning Commission Resolution No. 15-25
Exhibit B – Specific Plan Map Amendment

IN THE PLANNING COMMISSION OF THE CITY OF LIVERMORE, CALIFORNIA

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE ISABEL NEIGHBORHOOD SPECIFIC PLAN AMENDMENT 24-003 AMENDING THE LAND USE FROM BUSINESS PARK TO RESIDENTIAL TRANSITION AND CHANGING THE ISABEL NEIGHBORHOOD SPECIFIC PLAN'S LAND USE MAP

On June 10, 2024, the City Council adopted a resolution authorizing staff to proceed with negotiating terms for a Development Agreement (Agreement) concurrently with review of a Specific Plan Amendment (Amendment) for the Isabel Neighborhood.

On July 23, 2024, the City received an application from 3055 Livermore Owner, LLC, ("Applicant") to redevelop the approximately 27-acre existing office complex located at 3011, 3055 and 3077 Triad Drive with a multifamily residential development project ("Project"). The applicant proposes to amend the Specific Plan to rezone the site to Residential Transition (SPPA 24-003), which allows 15-25 dwelling units per acre, and enter into a Development Agreement (24-002), for the purpose of developing 450± residential units in a variety of building types.

On April 1, 2025, the Planning Commission held a duly noticed public hearing to consider the Amendment, together with 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 determining the proposed Specific Plan Amendment and Development Agreement are not required to undergo an additional environmental review since none of the requirements under the provisions of the California Environmental Quality Act (CEQA) Guidelines Section 15162 and 15164 have occurred (substantial changes, major revisions of the previous EIR, or new information). The land use change was anticipated in a previously approved Isabel Crossing Project Addendum to the Isabel Neighborhood Specific Plan Environmental Impact Report (State Clearinghouse #2016042039), which evaluated the land use changes for the project site finding that no significant impacts beyond those previously identified in the EIR would occur, consistent with the California Environmental Quality Act. A Notice of Determination will be required to be filed with the Alameda County Clerk in accordance with the provisions of CEQA.

BE IT FURTHER RESOLVED, with respect to Specific Plan Amendment (SPPA) 24-003, the Planning Commission finds based upon the information presented that:

1. A Specific Plan may only be amended if first found consistent with the General Plan in compliance with Government Code Section 65454.

   Findings: The Project proposes a Specific Plan Amendment to amend the land use map in the Isabel Neighborhood Specific Plan to change the allowed Business Park Office uses to Residential Transitional uses. The Amendment is consistent with the General Plan, as follows:

   The project site has a General Plan land use designation of Isabel Neighborhood. The Isabel Neighborhood designation seeks to create a safe, vibrant, complete neighborhood that includes amenities for residents, workers, and students; ensure new development is compatible with existing development and community character; and support transit ridership and citywide goals for increased transportation options, housing choices, and economic vitality [Livermore General Plan Land Use Element, p. 3-23].

   The project site is comprised of existing office buildings, which are mostly vacant and lack contemporary office spaces with modern amenities and functionalities to attract new companies. In its current state the project site does not help to achieve the concept of a complete neighborhood as intended under the land use designation.

   The Specific Plan Amendment would designate the project site as residential. The Residential Transition land use designation would accommodate approximately 450 dwelling units in a variety of housing types, which would contribute to the Isabel Neighborhood's vibrancy, include a range of amenities, and support citywide goals for increased housing choices. Further, residential uses exist to the south and east of the site, and therefore the Specific Plan Amendment would be compatible with the surrounding uses.

   The Specific Plan Amendment would be consistent with the General Plan and would help implement the Specific Plan. The new land use designation would enable the project site to redevelop multifamily residential development and implements the General Plan goals for the Isabel Neighborhood.

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 Specific Plan Amendment (SPPA) 24-003.

BE IT FURTHER RESOLVED that the Livermore Planning Commission recommends the City Council direct the Planning Manager to file a Notice of Determination for the Project with the Alameda County Clerk.

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 Vice Chair Kronzak, the foregoing Resolution was adopted at the Planning Commission meeting of April 1, 2025, by the following vote:

AYES: ANDERSON, FINTSCHENKO, HORNER, KRONZAK, STEELE.
NOES: NONE.
ABSENT: NONE.

Yolanda Fintschenko, Chairperson

Stephen Riley

by Stephen Riley, Planning Manager
Secretary to the Planning Commission

Exhibit A – Isabel Neighborhood Specific Plan Land Use Map Amendment

City of Livermore General Plan Map

EXHIBIT B

LIVERMORE
CALIFORNIA

N

0 0.25 0.5 0.75 1 Miles

Legend

Residential

Rural Residential (RR)	1-5 Acre Site
Urban Low Residential (UL)	#1 = 1.0-1.5 du/acre #2 = 1.5-2.0 du/acre
Urban Low Medium Residential (ULM)	2.0-3.0 du/acre
Urban Medium Residential (UM)	3.0-4.5 du/acre
Urban Medium High Residential (UMH)	4.5-6.0 du/acre
Urban High Residential (UH) UH-6	#1 = 6-8 du/acre #2 = 8-14 du/acre #3 = 14-18 du/acre #4 = 18-22 du/acre #5 = 22-38 du/acre #5a = 22-30 du/acre #5b = 30-38 du/acre #6 = 38-55 du/acre

Commercial

Neighborhood Commercial (NC)	.30 FAR max
Service Commercial (SC)	.30 FAR max
Highway Commercial (HC)	.30 FAR max
Office Commercial (OC)	.30 FAR max
Large Office Commercial (LOC)	.60 FAR max
Community Serving General Commercial (CSGC)	.60 FAR max

Mixed Use

- Isabel Neighborhood Specific Plan (INSP)
- Neighborhood Mixed Low Density (NML)
- Neighborhood Mixed Medium Density (NMM)
- Neighborhood Mixed High Density (NMH)

Industrial

BCP	Site coverage varies
LII	.45 Max site coverage
High Intensity Industrial (HII)	.60 Max site coverage

Community Facility

- CF-E Elementary School (CF-E)
- CF-I Fire Station (CF-FS)
- CF-H Intermediate School (CF-I)
- CF-JC High School (CF-H)
- CF-S Community College (CF-JC)
- CF-HOSP School General (CF-S)
- CF-R&D Research and Development (CF-R&D)
- CF-FS Hospital (CF-HOSP)
- CF-CC Civic Center (CF-CC)
- CF-CE Cemetery (CF-CE)
- CF Government Services (CF)
- CF-AIR Airport (CF-AIR)
- BART Bart Station Parking (BART)

Other

- Downtown Area Specific Plan
- CF-S Floating Potential Future Park Site
- OSP Floating Potential Future School Site

Open Space

- Parks, Trailways, Recreation Areas (OSP)
- Limited Agriculture
- Agriculture/Viticulture (AGVT)
- Hillside Conservation (HLCN)
- Large Parcel Agriculture
- Resource Management (RMG)
- Sand and Gravel (S&G)
- Water Management Lands (WML)

South Livermore Valley Specific Plan

- Residential Development Area (SV-OSP)
- Agricultural Preserve (SV-AP)
- Regional Open Space (SV-ROS)
- Vineyard Commercial (SV-VC)

- Transfer Development Credits Receiver Site
- I-580 Adopted Plan
- Urban Growth Boundary
- City Limits

Updated: February 28, 2022

City of Livermore Zoning Map

EXHIBIT B

LIVERMORE CALIFORNIA

N

0 0.25 0.5 0.75 Miles

Residential

- Rural Residential (RR)
  - RR-1 40,0000 sq. ft. minimum lot size
  - RR-3 125,000 sq. ft. minimum lot size
  - RR-5 210,000 sq. ft. minimum lot size
- Low Density Residential (RL)
- Suburban Residential (RS)
- Suburban Multiple Family Residential (RG)
  - RG-10
  - RG-12
  - RG-14
  - RG-16
- Multiple Family Residential (MFR)

Commercial

- Downtown Specific Plan (DSP)
- Commercial Service (CS)
- Professional Office (CP)
- Commercial Office (CO)
- Highway Commercial Service (CHS)
- Neighborhood Business Commercial (CNB)

Mixed Use

- Neighborhood Mixed Use (NMU)
- Isabel Neighborhood Specific Plan (INSP)
- Transect Zone - T3 Neighborhood (T3N)
- Transect Zone - T4 Neighborhood (T4N)
- Transect Zone - T4 Neighborhood Open (T4N-O)

Industrial

- Research and Development (I-1)
- Light Industrial (I-2)
- Heavy Industrial (I-3)

Airport

- Airport Service (AIR-SE)
- Airport Operations (AIR-OP)

Other

- Education and Institutions (E)
- Open Space (OS)
  - Open Space Agricultural (OS-A)
  - Open Space Flood Plain (OS-F)
  - Open Space Rural Residential (OS-R)
- South Livermore Valley Agricultural (SLV-AG)

Planned Development

PD	Planned Development
PUD/PUDA	Planned Unit Development/Amendment Permit
PD/AG	Planned Development Agricultural
PDC	Planned Development Commercial
PDI	Planned Development Industrial
PDOS	Planned Development Open Space
PDR	Planned Development Residential
PD-ECSP-RC	Planned Development El Charro Specific Plan Regional Commercial
PD-ECSP-HRC	Planned Development El Charro Specific Plan Highway Regional Commercial
PD-ECSP-OS	Planned Development El Charro Specific Plan Open Space
PD-SLVSP	Planned Development South Livermore Valley Specific Plan

Miscellaneous / Other

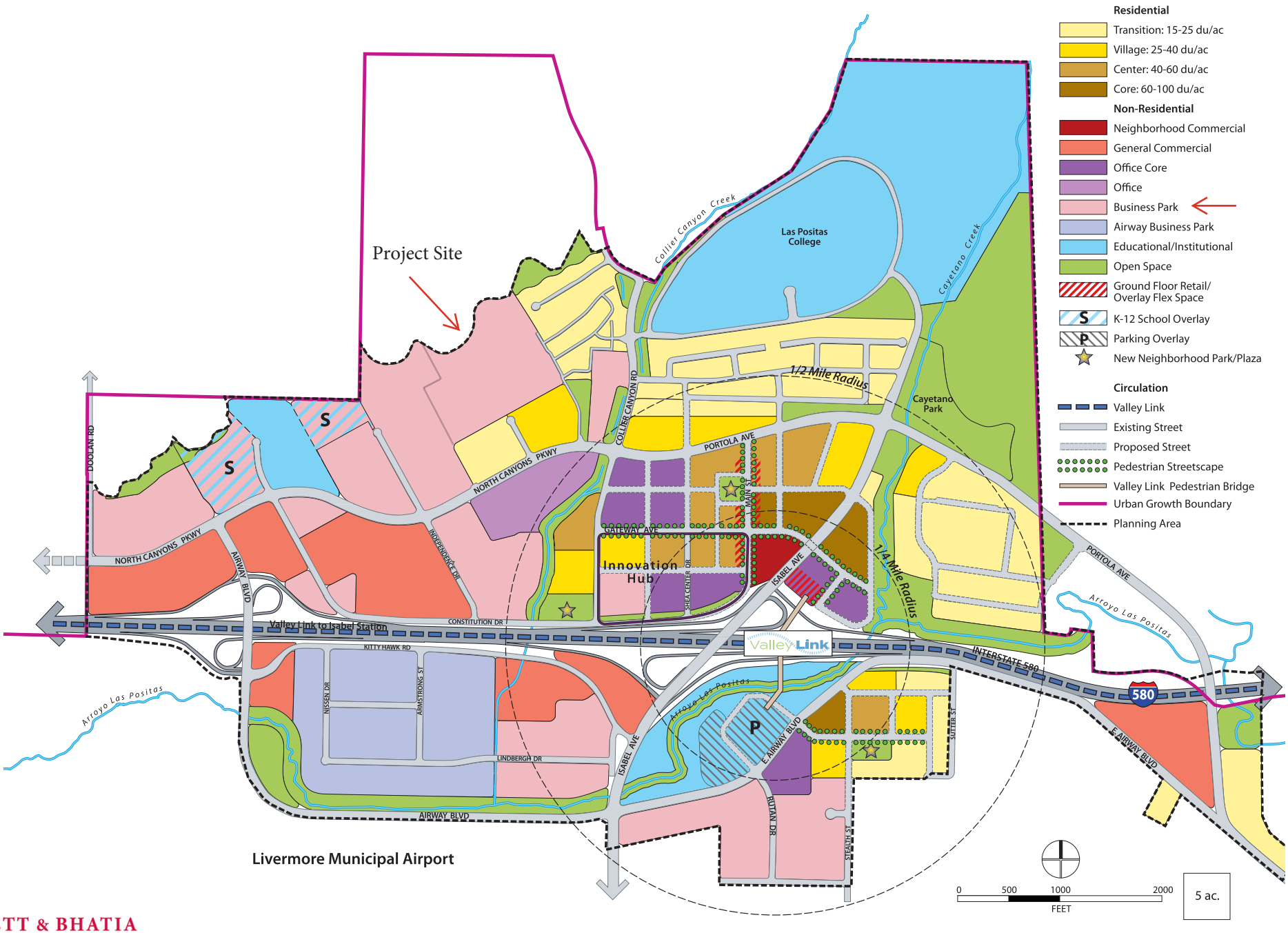
- Transferable Development Credits (TDC) Receiver Site
- Urban Growth Boundary
- City Limits
- I-580 Plan Lines that Reserves Right-of-Way for Future I-580 Expansion

Updated on February 28, 2022

EXISTING INSP LAND USE MAP

EXHIBIT B

FIGURE 2-1: LAND USE DIAGRAM

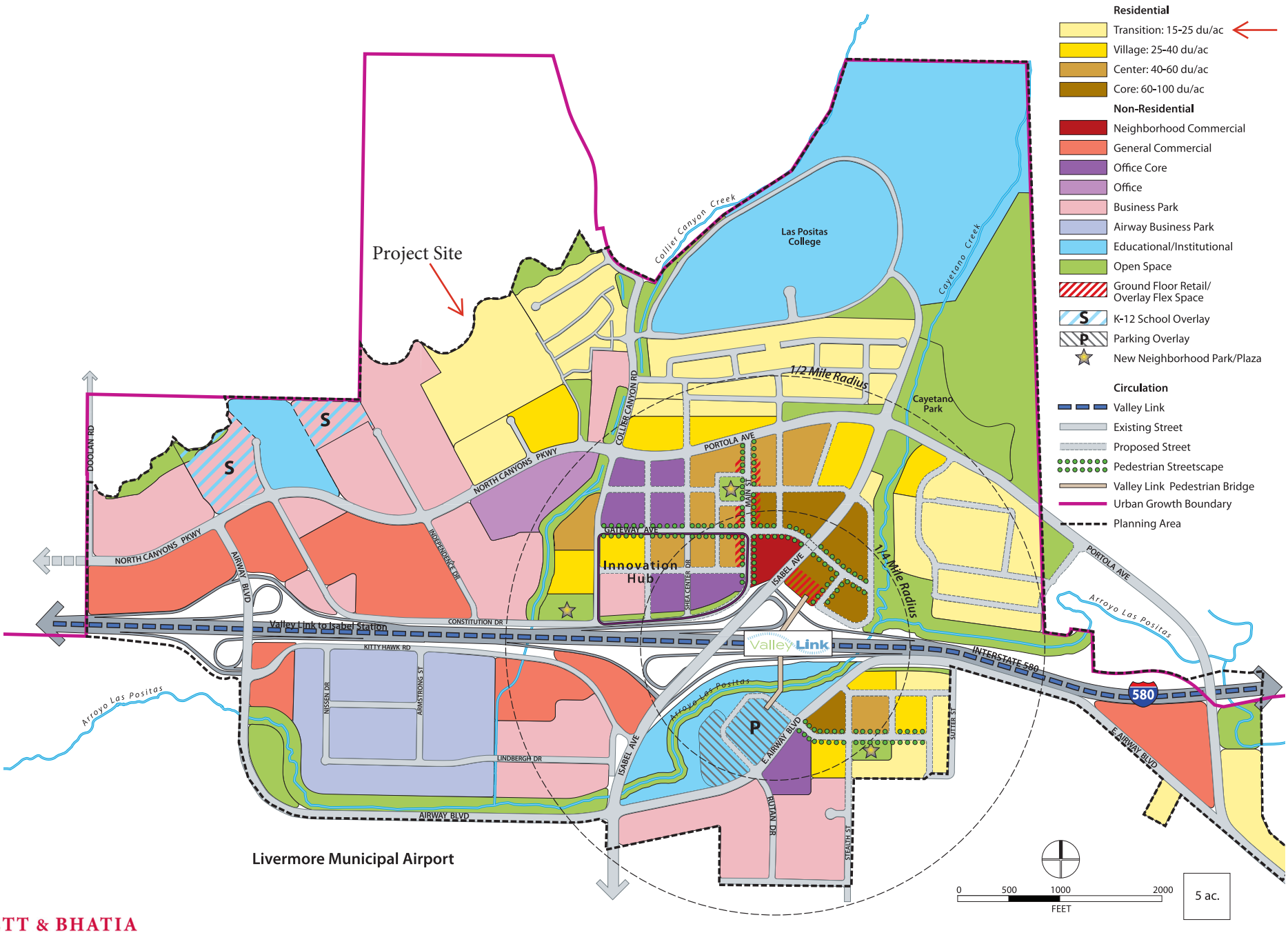


DYETT & BHATIA
Urban and Regional Planners

PROPOSED INSP LAND USE MAP

EXHIBIT B

FIGURE 2-1: LAND USE DIAGRAM



DYETT & BHATIA
Urban and Regional Planners

IN THE CITY COUNCIL OF THE CITY OF LIVERMORE, CALIFORNIA

AN ORDINANCE APPROVING DEVELOPMENT AGREEMENT (DA) 24-002 WITH 3055 LIVERMORE OWNER, LLC, FOR THE TRIAD PLACE REDEVELOPMENT PROJECT, THAT WOULD VEST DEVELOPMENT RIGHTS FOR 15 YEARS AND SECURE A RANGE OF COMMUNITY BENEFITS FOR THE CITY OF LIVERMORE

CA Government Code Section 65864 (implemented by Livermore Development Code Chapter 9.04) allows local jurisdictions and private parties to enter into Development Agreements in order to vest certain development rights and to meet local public purpose.

On June 10, 2024, the City Council authorized staff to begin Development Agreement ("Agreement") negotiations with 3055 Livermore Owner, LLC, ("Applicant").

On July 23, 2024, the City received an application from the Applicant to redevelop the approximately 27-acre existing office complex located in the Isabel Neighborhood at 3011, 3055 and 3077 Triad Place ("Project site") with a multifamily residential development project. The applicant proposes to amend the Isabel Neighborhood Specific Plan to rezone the site to Residential Transition (SPPA 24-003), which allows 15-25 dwelling units per acre, and enter into a Development Agreement (24-002), for the purpose of developing 450± residential units in a variety of building types ("Project").

On April 1, 2025, at a duly noticed public hearing, the Planning Commission considered the Project, heard public testimony, made the necessary findings, and adopted Planning Commission resolution No. 14-25, attached hereto as Exhibit A, recommending the City Council approve the Project.

On May 12, 2025, 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, THE CITY COUNCIL OF THE CITY OF LIVERMORE DOES ORDAIN AS FOLLOWS:

Section 1. *Authority*. Pursuant to Government Code Section 65864 et seq., the City Council considers that certain document under City Application No. Development Agreement 24-002 and entitled "Development Agreement (DA) 24-002 for the "Triad Place Redevelopment Project" ("Development Agreement"). The Development Agreement is attached hereto as Exhibit B.

Section 2. *Recommendation*. The Planning Commission held a duly noticed public hearing on April 1, 2025, to consider adoption of an ordinance approving the Development Agreement and by its Resolution No. 14-25, attached hereto as Exhibit A, recommended that the City Council adopt the ordinance and approve the Development Agreement.

Section 3. *Public Hearing*. Prior to taking action on the Project, and at a properly noticed public hearing, the City Council of the City of Livermore 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 Ordinance by reference.

Section 4. *Environmental Review*. The City Council has adopted Resolution No. [_____] determining the proposed Specific Plan Amendment and Development Agreement are not required to undergo an additional environmental review since none of the requirements under the provisions of the California Environmental Quality Act (CEQA) Guidelines Section 15162 and 15164 have occurred (substantial changes, major revisions of the previous EIR, or new information). The land use change was anticipated in a previously approved Isabel Crossing Project Addendum to the Isabel Neighborhood Specific Plan Environmental Impact Report (State Clearinghouse #2016042039), which evaluated the land use changes for the project site finding that no significant impacts beyond those previously identified in the EIR would occur, consistent with the California Environmental Quality Act.

Section 5. *Consistency*. Development Agreement 24-002 is consistent with the General Plan and the Livermore Development Code Chapter 9.04.

Section 6. *Findings and Approval*. The City Council has considered the findings made in Planning Commission Resolution No. 14-25, attached hereto as Exhibit A, and hereby adopts the same findings by this reference and incorporates them herein, and based upon the City Council's own independent review of the Record Evidence and considerations, it adopts this Ordinance approving the Development Agreement.

Section 7. *Signing Authority*. The City Manager is hereby authorized to sign the Development Agreement, attached hereto as Exhibit B, on behalf of the City of Livermore.

Section 8. *Publication and Effective Date.* This ordinance or a comprehensive summary thereof shall be published once in a newspaper of general circulation of the City of Livermore within 15 days after its adoption and shall take effect and be in force 30 days from and after its adoption.

Section 9. *Filing.* The Planning Manager is directed to file a Notice of Determination with the Alameda County Clerk.

Section 10. *Recording.* The City Clerk is directed to record the Development Agreement within 10 days after the effective date of the Development Agreement.

Section 11. *Documents.* The documents that constitute the record of proceedings upon which this decision is based on can be found in the City Clerk's Office, 1052 S. Livermore Avenue, Livermore, California.

Section 12. *Severability.* If any part of this ordinance is declared unconstitutional or invalid by a court, such unconstitutionality or invalidity shall not affect any remaining parts.

The foregoing ordinance was introduced at the meeting of the City Council of the City of Livermore held on May 12, 2025, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

The ordinance was adopted at the regular meeting of the City Council held on _____, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

_____
Mayor, City of Livermore

ATTEST:

_____
Deborah L. Elam
City Clerk

APPROVED AS TO FORM:

/s/ Katherine Mirassou
Katherine Mirassou
Assistant City Attorney

Exhibit A – Planning Commission Resolution 14-25
Exhibit B – Development Agreement

EXHIBIT A

IN THE PLANNING COMMISSION OF THE CITY OF LIVERMORE, CALIFORNIA

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING DEVELOPMENT AGREEMENT (DA) 24-002, FOR THE TRIAD PLACE REDEVELOPMENT PROJECT

CA Government Code Section 65864 (implemented by Livermore Development Code Chapter 9.04) allows local jurisdictions and private parties to enter into Development Agreements in order to vest certain development rights and to meet local public purpose.

On June 10, 2024, the City Council adopted a resolution authorizing staff to proceed with negotiating terms for a Development Agreement ("Agreement") concurrently with review of a Specific Plan Amendment ("Amendment") for the Isabel Neighborhood.

On July 23, 2024, the City received an application from 3055 Livermore Owner, LLC, ("Applicant") to designate the approximately 27-acre existing office complex located at 3011, 3055 and 3077 Triad Drive for multifamily residential uses ("Project"). The applicant proposes to amend the Specific Plan to rezone the site to Residential Transition (SPPA 24-003), which allows 15-25 dwelling units per acre, and enter into a Development Agreement (24-002), for the purpose of developing 450± residential units in a variety of building types.

On April 1, 2025, the Planning Commission held a duly noticed public hearing to consider the Amendment, together with 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 determining the proposed Specific Plan Amendment and Development Agreement are not required to undergo an additional environmental review since none of the requirements under the provisions of the California Environmental Quality Act (CEQA) Guidelines Section 15162 and 15164 have occurred (substantial changes, major revisions of the previous EIR, or new information). The land use change was anticipated in a previously approved Isabel Crossing Project Addendum to the Isabel Neighborhood Specific Plan Environmental Impact Report (State Clearinghouse #2016042039), which evaluated the land use changes for the project site finding that no significant impacts beyond those previously identified in the EIR would occur, consistent with the California Environmental Quality Act. A Notice of Determination will be required to be filed with the Alameda County Clerk in accordance with the provisions of CEQA.

BE IT FURTHER RESOLVED, with respect to Development Agreement 24-002, the Planning Commission finds based upon the information presented that:

1. The Development Agreement provides benefit to the City.

   Findings: The Development Agreement will facilitate the development of the Project site and provide the following benefits to the City.

   The Development Agreement would vest the change in land use and project concept plans of approximately 450± multifamily units with a variety of building types, interior streets, utilities, driveways, paseos, landscaping, and common park space. The Agreement would require future land use entitlements (Subsequent Approvals) to redevelop the site with residential uses in conformance with the project concept plan. Further, the Agreement would establish development terms and timing for community benefits including financial contributions to the Community Benefit Fund and Social Opportunity Endowment Funds and off-site active transportation improvements.

   In January 2024, the Council adopted the Community Benefit Policy and established the Community Benefit Fund, to secure community benefits through negotiation with private development that contribute to quality of life and are not otherwise required through legal nexus. Funds collected could be used for a variety of programs and amenities including parks, trails, public facilities, affordable housing, and economic incentive programs. Funding contributions to the Social Opportunity Endowment Fund would be used to provide a long-term, stable funding source for the delivery of quality human services to low-income Livermore residents.

   The Agreement would also create a performance schedule for the design and construction of off-site Class IV bike lane improvements along North Canyons Parkway, in both the east and west bound directions. Bike lanes would be constructed on the south side of North Canyons Parkway (eastbound) between Independence Drive on the west and Collier Canyon Road on the east and along the north side of North Canyons Parkway (westbound) between Independence Drive on the west and the current Class IV bike lane terminus near the Triad West Cava project. These improvements would expand the citywide and Isabel Neighborhood active transportation network and provide additional mobility and transportation choices consistent with the City policy.

   The Development Agreement would serve the best interests, and the public health, safety, and welfare of the residents of the city through the provision of revenue to the Community Benefit and Social Opportunity Funds and expanded active transportation improvements.

2. The Development Agreement is consistent with the purpose, intent, goals, policies, programs, and land use designations of the General Plan, any applicable Specific Plan, and the Development Code.

   Findings: The Development Agreement is consistent with the purpose, intent, goals,

policies and programs and land use designations of the General Plan and Isabel Neighborhood Specific Plan as follows:

Land Use. The Project site has a General Plan land use designation of Isabel Neighborhood. The Isabel Neighborhood seeks to create a safe, vibrant, complete neighborhood that includes amenities; ensure new development is compatible with existing development and community character; and support transit ridership and citywide goals for increased transportation options, housing choices, and economic vitality. The Development Agreement would vest the ability to develop the project site with approximately 450± multifamily dwelling units in a variety of housing types, which would contribute to the Isabel Neighborhood's vibrancy, include a range of amenities, and support citywide goals for increased housing choices.

Airport Influence Area. The General Plan establishes an Airport Influence Area (AIA) to ensure compatibility of land uses surrounding the airport. A majority of the Isabel Neighborhood is located within the Influence Area, including the project site. During its adoption, the Specific Plan was found to be consistent with the AIA with respect to building heights, uses, and noise levels. Alameda County Airport Land Use Commission staff and the Livermore Airport Manager concluded that the proposed Specific Plan amendment is compliant with the Livermore Airport Land Use Compatibility Plan. The project site is located in the adopted INSP Airport Protection Area (APA) exemption zone that allows residential uses, and the remainder of the site is located in Airport Safety Zone 6 that also allows residential uses. Therefore, the Development Agreement and the included concept plan would comply with General Plan AIA policy requirements.

Housing Element. The 2022-2031 Livermore Housing Element establishes goals and policies to further housing production and provide services in compliance with the state requirements. This site is not on Housing Element Sites Inventory and will therefore provide unanticipated additional housing and affordable units that will help the City meet its current or future RHNA allocations. The Development Agreement would require financial contribution to the Social Opportunity Endowment Fund a long-term, stable funding source for the delivery of quality human services to low-income residents, consistent with the Housing Element goals and policies. The Agreement would authorize possible alternative methods to meet the City's inclusionary affordable housing requirements, consistent with Livermore's Affordable Housing Ordinance (L.D.C. 10.06.050).

The Specific Plan contains a range of land use strategies to advance the plan's vision and objectives, including: a range of housing types, compatibility with existing residential uses and advancing housing development goals. The Development Agreement would vest a project concept plan of approximately 450± multifamily units with a variety of building types. Therefore, the Development Agreement would comply with the Specific Plan land use and density range (as amended) and would be consistent with the Specific Plan's goal of providing a mix of housing types and ensuring compatibility with surrounding residential uses.

The Development Agreement is consistent with the General Plan land use designation, Airport compatibility policies, and Housing element. Further, the Development Agreement, and the proposed uses and densities it vests, are consistent with the Isabel Neighborhood Specific Plan, as amended.

3. The Development Agreement complies with the requirements of Government Code Sections 65864 through 65869.5.

   Findings: Pursuant to the applicable requirements of the California Government Code governing development agreements, the Development Agreement specifies the duration of the agreement, the permitted uses of the property, the development density, terms and timing of funding contributions to the Social Opportunity Endowment (SOE) and Community Benefit Funds, a plan to meet the City's inclusionary affordable housing requirements, the construction of off-site Class IV bike lane improvements along North Canyons Parkway, and the timing and sequencing of proposed construction, among other terms and applicable requirements for California development agreements. Review, approval, and recordation of the Development Agreement will furthermore be conducted in accordance with the provisions of Government Code sections 65864 through 65869.5.

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 Development Agreement 24-002.

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, via Development Agreement 24-002, authorize an alternative means of providing affordable housing in compliance with the Affordable Housing Ordinance (Development Code Section 10.06.050).

BE IT FURTHER RESOLVED that the Livermore Planning Commission recommends the City Council direct the Planning Manager to file a Notice of Determination for the Project with the Alameda County Clerk if the Project is approved.

BE IT FURTHER RESOLVED that the Livermore Planning Commission recommends the City Council direct the City Clerk to record with the Alameda County Recorder a copy of the Agreement within 10 days of the City entering into the Agreement.

BE IT FURTHER RESOLVED that the Livermore Planning Commission recommends the City Council direct the Planning Manager to periodically review the terms of the Agreement at least every 12 months per Development Code section 9.04.070, and ensure the Applicant or Successor is demonstrating good faith compliance with the terms of the Agreement.

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 Vice Chair Kronzak, the foregoing Resolution was adopted at the Planning Commission meeting of April 1, 2025 by the following vote:

AYES: ANDERSON, FINTSCHENKO, HORNER, KRONZAK, STEELE.
NOES: NONE.
ABSENT: NONE.

Yolanda Fintschenko, Chairperson

Stephen Riley

by Stephen Riley, Planning Manager
Secretary to the Planning Commission

Exhibit A – Development Agreement

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

City Clerk
City of Livermore
1052 S. Livermore Avenue
Livermore, CA 94550

DEVELOPMENT AGREEMENT (DA24-002) TRIAD PLACE DEVELOPMENT PROJECT IN THE ISABEL NEIGBORHOOD SPECIFIC PLAN AREA (ENTITLEMENTS)

This Development Agreement is entered into on _____, 2025, between the City of Livermore, a municipal corporation (City) and 3055 Livermore Owner, LLC, (Developer) regarding the Triad Place Development Project (Project).

RECITALS

This Development Agreement is based on the following facts:

A. The City is authorized by California Government Code section 65864 et seq. ("Development Agreement Statutes") and Livermore Development Code Chapter 9.04 to execute development agreements in order to vest certain rights for the Developer, and to meet certain public purposes of the local government, as set forth in those laws.

B. At the time of the execution of this Development Agreement (Agreement), Developer is the owner of approximately 26.8 acres of real property located at 3011, 3055, and 3077 Triad Place, currently comprised of office buildings, parking areas, and related ancillary facilities, north of North Canyons Parkway, described more specifically in Exhibit A, attached hereto, and Recital D of this Agreement ("Property").

C. The Developer represents and warrants the following to the City, and City has relied upon such representations for this Agreement, as of the Effective Date as defined in section 3 of this Agreement:

(1) Organization. The Developer is a Limited Liability Company duly organized, validly existing and in good standing under the laws of the State of Delaware, and qualified to do business in California, with full power and authority to conduct its business as presently conducted and to execute, deliver, and perform its obligations under this Agreement.

(2) Authorization. The Developer has taken all necessary action to authorize its execution, delivery and, subject to any conditions set forth in this Agreement, performance of the Agreement. Upon the Effective Date of this Agreement, this Agreement shall constitute a legal, valid, and binding obligation of the Developer, enforceable against the Developer in accordance with its terms.

(3) No Conflict. The execution, delivery and performance of this Agreement by the Developer does not and will not conflict with, or constitute a violation or breach of, or constitute a default under (i) the charter or incorporation documents of Developer, (ii) any applicable law, rule or regulation binding upon or applicable to the Developer, or (iii) any material agreements to which the Developer is a party.

D. The Property is comprised of three parcels of land identified as:

1. Assessor's Parcel Number 905-10-25, owned by 3055 Livermore Owner LLC
2. Assessor's Parcel Number 905-10-26, owned by 3055 Livermore Owner LLC
3. Assessor's Parcel Number 905-10-27, owned by 3055 Livermore Owner LLC

The Property is located within the Isabel Neighborhood Specific Plan ("INSP"). The INSP establishes the regulatory framework guiding private and public development and redevelopment within the Isabel Neighborhood planning area until 2040. The INSP planning area covers 1,138 acres that are located in the northwest part of the City. The objectives of the INSP include: create a safe, vibrant, complete neighborhood that includes amenities for residents, workers, and students; ensure new development that is compatible with existing development and community character; and support transit ridership and citywide goals for increased transportation options, housing choices, and economic vitality.

The Property is identified as subarea 1d within the INSP. Subarea 1d is planned by the INSP for Business Park designation. As part of the Project the Developer proposes to amend the Isabel Neighborhood Specific Plan to establish a Transition Land Use Designation for the purpose of redeveloping the Property with approximately 450 residential units in a variety of building types (as further described in Exhibit B: Project Description and Concept Plan, attached hereto).

E. The Developer has submitted an application to the City of Livermore for a Development Agreement (DA24-002) and Specific Plan Amendment (SPPA24-003), as required under the Livermore Development Code to be vested in accordance with the Agreement subject to their conditions of approval.

F. The Developer acknowledges that development of the site subject to the terms of this Agreement will require Subsequent Approvals by the City of Livermore ("Subsequent Approvals"), which shall include:

1. Subdivision of land through a Tentative Tract Map; and
2. Site Plan Design Review to demonstrate compliance with applicable development and design standards

The Parties recognize the difficulty of predicting the precise timing and sequencing of all Project development but also recognize the importance of ensuring that key Project elements are delivered in a sequence that meets the needs of the City and the public. The intent of the Parties is to ensure the Project proceeds with reasonable diligence while providing the necessary flexibility for the Developer to respond to economic conditions and development opportunities, engage with future partners, lenders and builders, and go through the permitting process for the full buildout in

a feasible, commercially reasonable manner. To achieve these purposes, this Agreement establishes certain parameters that ensure that key Project elements including infrastructure, commercial uses, parks, and affordable housing units are delivered in an orderly and logical manner, while also providing the Developer sufficient flexibility to respond to market conditions and development opportunities to ensure the successful buildout of the Project as a whole.

NOW, THEREFORE, the City and Developer hereby agree that the aforementioned recitals are true and correct and are incorporated by reference as fully set forth below, and further agree as follows:

1. The Property. The Property, which is the subject of this Agreement, is described in Recitals B and D above and Exhibit A, attached hereto.

2. The Project. (a) The Developer is authorized to develop and use the Property for 450 attached multi-family homes (with flexibility of adding up to 15% of the total to 518 dwelling units or subtracting up to 10% of the total to a minimum of 405 dwelling units), common open space, stormwater treatment areas, private roads, and related improvements, in conformance with the terms and conditions of Specific Plan Amendment (SPPA) 24-003, Subsequent Approvals, and this Development Agreement (DA) 24-002, approved by the City Council on _____, 2025. The Specific Plan Amendment and Development Agreement contain the required terms regarding the permitted uses of the property, the intensity of use, and provisions for funding contributions for public purposes. (Government Code section 65865.2.)

3. Effective Date; Term. The effective date of this Agreement is the later of (a) thirty (30) days after the date the Ordinance approving this Agreement is adopted by the City Council, or (b) if a referendum petition is timely and duly circulated and filed, the date the election results on the ballot measure by City voters approving this Agreement are certified by the City Council in the manner provided by the Elections Code. This Agreement shall be executed by the City within ten (10) days after the effective date and recorded as provided in Government Code Section 65868.5

4. Term. The duration of this Agreement is fifteen (15) years, commencing on the Effective Date, and terminating on its anniversary date fifteen (15) years later ("Term"). The term may be amended or extended consistent with the Development Agreement Statutes and the Livermore Development Code by the written consent of the Parties.

5. Developer Obligations. The Project is phased development of 450 residential units: (total unit count subject to change based on Subsequent Approvals with flexibility of adding up to 15% of the total to 518 dwelling units or subtracting up to 10% of the total to a minimum of 405 dwelling units). The Developer shall:

a) Comply with Livermore's affordable housing ordinance, through a separate Affordable Housing Agreement that may include a combination of approaches as described below subject of approval by both parties:
(1) **On-site**. 15% of the Project's for-sale units will be affordable to AMI levels as per Livermore Development Code Affordable Housing Ordinance (Section 10.06.050).
(2) **Affordable Housing Fee**. Payment of the affordable housing fee for residential development as currently established in Municipal Code (Section 3.26.050).

b) Limit the project design to the design menu of product types as further described in Exhibit B, attached hereto, consistent with the ISNP and subject to Subsequent Approvals and conditions of approvals.

c) Submit for Subsequent Approvals, subject to the following Performance Schedule:
   i. Developer shall submit for Subsequent Approvals within two (2) years of execution of this agreement. If Developer fails to submit in the required timeframe, the City has the authority to amend the Specific Plan from the Transition Residential land use designation to the land use designation identified in the Specific Plan as of 2020, unless otherwise agreed to in writing by the parties. If unforeseen circumstances arise, the City Manager is authorized to extend the performance schedule for up to 12 additional months, for the submittal of the Subsequent Approvals.
   ii. Once Development Project is fully entitled, consistent with the terms of this Agreement, the project shall be vested for the remaining duration of this Agreement.

d) Construct off-site Active Transportation and Street Improvements as follows:
   i. Developer shall be responsible for off-site improvements deemed necessary to accommodate/facilitate the change of use as identified in the conditions of approval for Subsequent Approvals, including but not limited to traffic signal modifications and roadway improvements.
   ii. Class IV bike lanes: Developer shall construct Class 4 bike lane facilities as defined below (and further illustrated in Exhibit C):
      a) Southside of North Canyons Parkway (eastbound) between Independence Drive on the west and Collier Canyon Road on the east
      b) Northside of North Canyons Parkway (westbound) between Independence Drive on the west and the current class 4 bike lane terminus.
      c) Schedule:
         1. At time of entitlement, developer shall include preliminary drawings of off-site improvements
         2. At time of final map submittal, developer shall include off-site improvement plans
         3. Prior to construction and at issuance of the building permit, developer shall have completed construction of off-site improvements

e) Make a minimum Funding Contribution (Funding Contribution) of $4,202,000 to the City of Livermore, which the City shall commit to the Social Opportunity Endowment (SOE) and Community Benefit Funds, as follows:
      a) Within 180 days of Execution of this Agreement, Developer shall pay $202,000 to City of Livermore to be committed to the Social Opportunity Endowment Fund (via wire transfer or check).
      b) Prior to issuance of each residential building permit, the Developer shall pay a minimum of $11,000 per unit (excluding housing units dedicated to on-site affordable housing or units on which affordable housing in-lieu fee is paid). The total number of units will be determined at the time of

Subsequent Approvals. The unit fee will be adjusted in the event the total project results in less than 450 residential units. In no case will the total Funding Contribution be less than $4,202,000.

f) Vested Development Rights. Subject to this Agreement and during the life of this Agreement, the Property Owner has the right to develop and use the Property in accordance with:

i. The Livermore General Plan, the Livermore Development Code, and the Isabel Neighborhood Specific Plan in effect on the Effective Date.

ii. All other City policies, ordinances, resolutions, rules, regulations and standards applicable to development or use of the Property on the Effective Date, except that Developer shall:

(1) Pay the processing and development impact fees in effect at the time those fees are paid.

(2) Comply with Building Code requirements in effect on a city-wide basis at the time each respective building permit is pulled.

(3) Comply with City construction and technical design standards, details, and specifications for public improvements which are applicable at the time of Final Map approval.

(4) Comply with changes in City laws, regulations, plans or policies applicable city-wide, the terms of which are found by the City Council, based on substantial evidence, to be necessary to protect members of the public from a condition dangerous to their health or safety.

(5) Comply with a change in City law, regulations, plans or policies which is:

(a) Specifically mandated by state or federal law, or by any regional governmental agency that has legal authority over the City under state law or a joint powers agreement; or

(b) A result of or in response to state or federal law, or regional agency action, made necessary in order for the City to avoid losing or not receiving substantial funding or other substantial public benefits or facilities that would be available to the City only if it makes such a change; or

(c) Specifically mandated by, or necessary for compliance with or implementation of, the terms of any permit, entitlement or other authorization necessary for the development of the Property issued or granted to the City, County and/or Property Owner by any federal, state or regional agency.

6) Following any subsequent environmental review, comply with required mitigation measures.

iii. All subsequent Project approvals which are consistent with this Agreement.

6. <u>City Obligations.</u>

a. The City agrees to all the terms, conditions, and covenants in connection with the Project that are set forth in the conditions of approval for the Entitlements as well as the Subsequent Project Approvals.

b. The City has conducted environmental review of the Project and has certified an Environmental Impact Report ("EIR") for the Isabel Neighborhood Specific Plan, a Supplemental Environmental Impact Report for the Isabel Neighborhood Specific Plan, and an Addendum that fully analyze the potential environmental impacts of the Triad Place Development Project consistent with the requirements of CEQA. The City intends that future discretionary approvals for the Project, to the fullest extent permitted by law, shall be subject to CEQA's subsequent review provisions under Public Resources Code, Section 21166 and CEQA Guidelines, Sections 15162 and 15164, whereby any additional environmental review for such future discretionary approvals shall only be required where "major revisions" to the prior EIRs for the Project are required, as defined by CEQA.

7. Annual Review. Review of the Agreement shall be made annually, consistent with Government Code section 65865.1 and Livermore Development Code Chapter 9.04. If, as a result of an annual review, the City finds and determines, on the basis of substantial evidence, that the Developer or successor in interest thereto has not complied in good faith with the terms or conditions of this Agreement, then the City may amend or terminate this Agreement.

a. No later than sixty (60) days before the yearly anniversary of the Effective Date, Developer shall submit to the City's Community Development Director ("Director"), in a form which the Director may reasonably establish, information demonstrating Developer's compliance with this Agreement. The failure of the Developer to timely submit this document shall be a curable breach.

b. In the event the Director makes a finding and determination of non-compliance, Developer shall be entitled to appeal that determination to the Planning Commission in the manner prescribed by Livermore Development Code Section 9.15.

8. Amendments. This Agreement may be amended by the parties consistent with the procedures set forth in Chapter 9.04 of the Livermore Development Code, including any amendments to it.

9. Remedies for Default. If a party is in default under this Agreement, it may pursue one or more of the following courses of action, after 30 days' written notice to the other party: (a) waive the default; (b) in the City's case, pursue administrative remedies including denial or otherwise withholding issuance of building permits, certificates of occupancy or other approvals; (c) pursue judicial remedies; or (d) terminate this Agreement.

10. No Damages Relief Against City. The parties acknowledge that the City would not have entered into this Agreement had it been exposed to damage claims from Developer for any breach thereof. As such, the parties agree that in no event shall Developer be entitled to recover damages against City for breach of this Agreement.

11. Recordation; Binding Effect. This Agreement shall be recorded in the office of the County Recorder and shall be binding upon and inure to the benefit of successors in interest to the parties. Where there is more than one Property Owner, the obligations are joint and several.

12. Legal Action; Attorney's Fees. If the City chooses to defend any third party claim or suit challenging any action taken by the City with regard to any procedure or aspect of the City's approval of the development of the Project, including the environmental review process, the Property Owner agrees to reimburse the City for attorney's fees, expert witness fees, and related costs as the City may incur in connection with its retention of outside counsel, and for any award of court costs or fees against the City. City has the right to choose and retain such legal counsel as the City deems appropriate. After expenses reach $100,000, and each $100,000 thereafter, the parties will confer to review the status of the litigation and their options for proceeding or settling, and they will negotiate in good faith about how the expenses will be allocated. The Property Owner shall have no obligation to reimburse City for costs incurred after the date on which they give City written notice of their decision to settle a case, even if City does not agree to the settlement.

If legal action is brought by one of the parties to enforce a provision of this Agreement, the prevailing party is entitled to reasonable attorney's fees, expert witness fees, and court costs.

13. Notices. The address of each party for the purpose of all notices permitted or required by this Agreement follows:

To City:	City of Livermore 1052 South Livermore Avenue Livermore, CA 94550 Attention: Community Development Director
With a copy to:	City Attorney City of Livermore 1052 South Livermore Avenue Livermore, CA 94550
To Developer:	3055 Livermore Owner, LLC 123 Mission St, Floor 7 San Francisco, CA 94105

The written address of either party set forth above may be changed by written notice given not less than five (5) days prior to the date such change is to be in effect. All notices under this Agreement shall be in writing, shall be properly addressed and shall be sent by personal delivery, United States mail (registered, certified, or Express Mail, return receipt requested and postage prepaid), or by overnight courier delivery service. All such notices shall be considered delivered: (i) if personally delivered, on the date of delivery; (ii) if sent by United States mail in the manner prescribed above, on the date shown on the return receipt for acceptance or rejection; or (iii) if sent by overnight courier delivery service, on the date of delivery or attempted delivery as shown by the written delivery record of such service.

IN WITNESS WHEREOF, the parties have signed this Development Agreement on the dates indicated below.

DEVELOPER

3055 Livermore Owner, LLC
a Delaware Limited Liability Company

By: _____
(Notary Acknowledgment Required)

Date: March 28, 2025 By: _____
David Balducci, Managing Partner

CITY OF LIVERMORE

Date: _____ By: _____
Marianna A. Burch, City Manager

Authorized by City Council Ordinance No. _____

Attest:

_____
City Clerk

APPROVED AS TO FORM:

_____
Deputy/Assistant/Senior Assistant/City Attorney

Exhibits:

A. Property Description
B. Project Description and Concept Plan
C. Off-site Improvements Concept Plan

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Francisco)

On March 28, 2025 before me, Europa Banis Baldevia, Notary Public
(insert name and title of the officer)

personally appeared David Balducci,
who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Europa Banis Baldevia (Seal)

EUROPA BANIS BALDEVIA
Notary Public - California
San Francisco County
Commission # 2370232
My Comm. Expires Aug 9, 2025

LEGAL DESCRIPTION

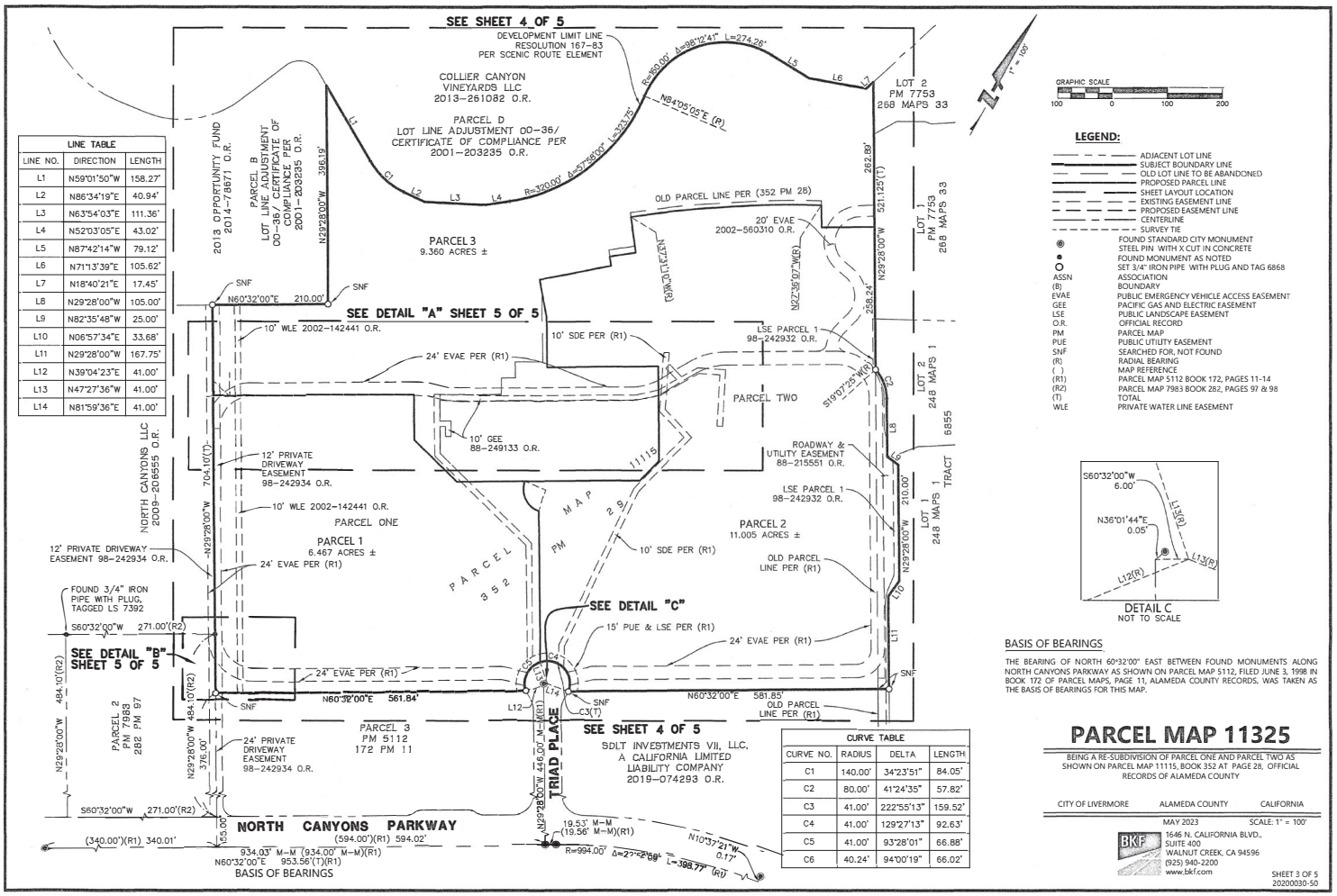
Real property in the City of Livermore, County of Alameda, State of California, described as follows:

PARCELS 1, 2 AND 3, INCLUSIVE OF THAT CERTAIN PARCEL MAP 11325, FILED ON SEPTEMBER 8, 2023 IN BOOK 358, AT PAGES 74 THROUGH 78, INCLUSIVE, OF PARCEL MAPS.

APN: 905-0010-025; 905-0010-026; 905-0010-027 (referenced for informational purposes only)

EXHIBIT B

Exhibit A



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N59°01'50"W	158.27'
L2	N86°34'19"E	40.94'
L3	N63°54'03"E	111.36'
L4	N52°03'05"E	43.02'
L5	N87°42'14"W	79.12'
L6	N71°13'39"E	105.62'
L7	N18°40'21"E	17.45'
L8	N29°28'00"W	105.00'
L9	N82°35'48"W	25.00'
L10	N06°57'34"E	33.68'
L11	N29°28'00"W	167.75'
L12	N39°04'23"E	41.00'
L13	N47°27'36"W	41.00'
L14	N81°59'36"E	41.00'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	140.00'	34°23'51"	84.05'
C2	80.00'	41°24'35"	57.82'
C3	41.00'	222°55'13"	159.52'
C4	41.00'	129°27'13"	92.63'
C5	41.00'	93°28'01"	66.88'
C6	40.24'	94°00'19"	66.02'

Project Description

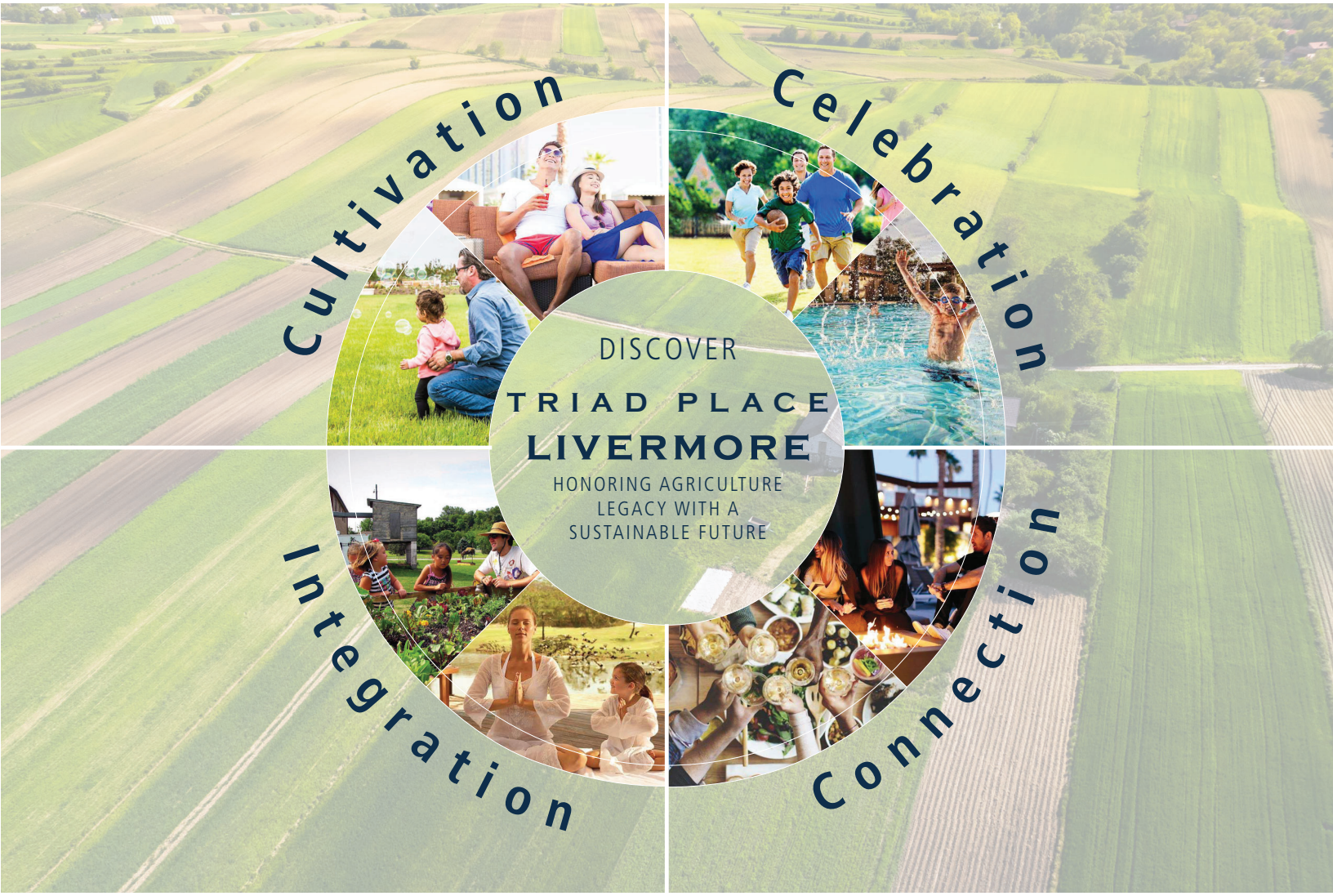
The proposed housing development at Triad Place at Livermore is a 27-acre development that has ±450 dwelling units. The project has five preliminary building types, primarily:

- two-story duet
- two-story triplexes
- two different types of three-story townhouses
- three-story stack/ flats
- three-story back-to-back condos.

The architecture of the development is primarily based on INSP design standards and guidelines listed under the specific plan. The proposed townhouse and condo designs are articulated such that units are differentiated from each other by employing various design strategies. The design for the buildings to the southeast of the site is more contemporary in style. Buildings facing the streets are designed to incorporate elements like decks and porches and have the unit entries directly facing the street. A varied material palette is utilized throughout the design to avoid visual monotony and to stimulate a personalized identity to each neighborhood.

The preliminary circulation plan has three different street layouts – 56' neighborhood street with on-street parking and pedestrian walkways, residential street with on-street parking, and shared residential drive/ alley. The preliminary design for the neighborhood street is based on INSP's neighborhood street requirements.

The proposed landscape, pedestrian routes, and connections for the project aim to integrate a sustainable site design approach that blends with the surrounding community network. Site appropriate trees, plantings and irrigation will provide both landscape buffers and shade throughout the proposed site. A centralized community park with proposed plaza, stage, amphitheater seating, central pavilion, multi-purpose lawns, tot-lot and community garden will serve as a destination node that interlocks itself into the greater physical and social fabric of Livermore.


Cultivation
Celebration
DISCOVER
TRIAD PLACE
LIVERMORE
HONORING AGRICULTURE
LEGACY WITH A
SUSTAINABLE FUTURE
Integration
Connection

SHEET INDEX

L-1	COVER SHEET
A0.00	SHEET INDEX

CIVIL

C.1	EXISTING CONDITIONS
C.2	SITE PLAN
C.3	CIRCULATION PLAN
C.4	FIRE ACCESS PLAN

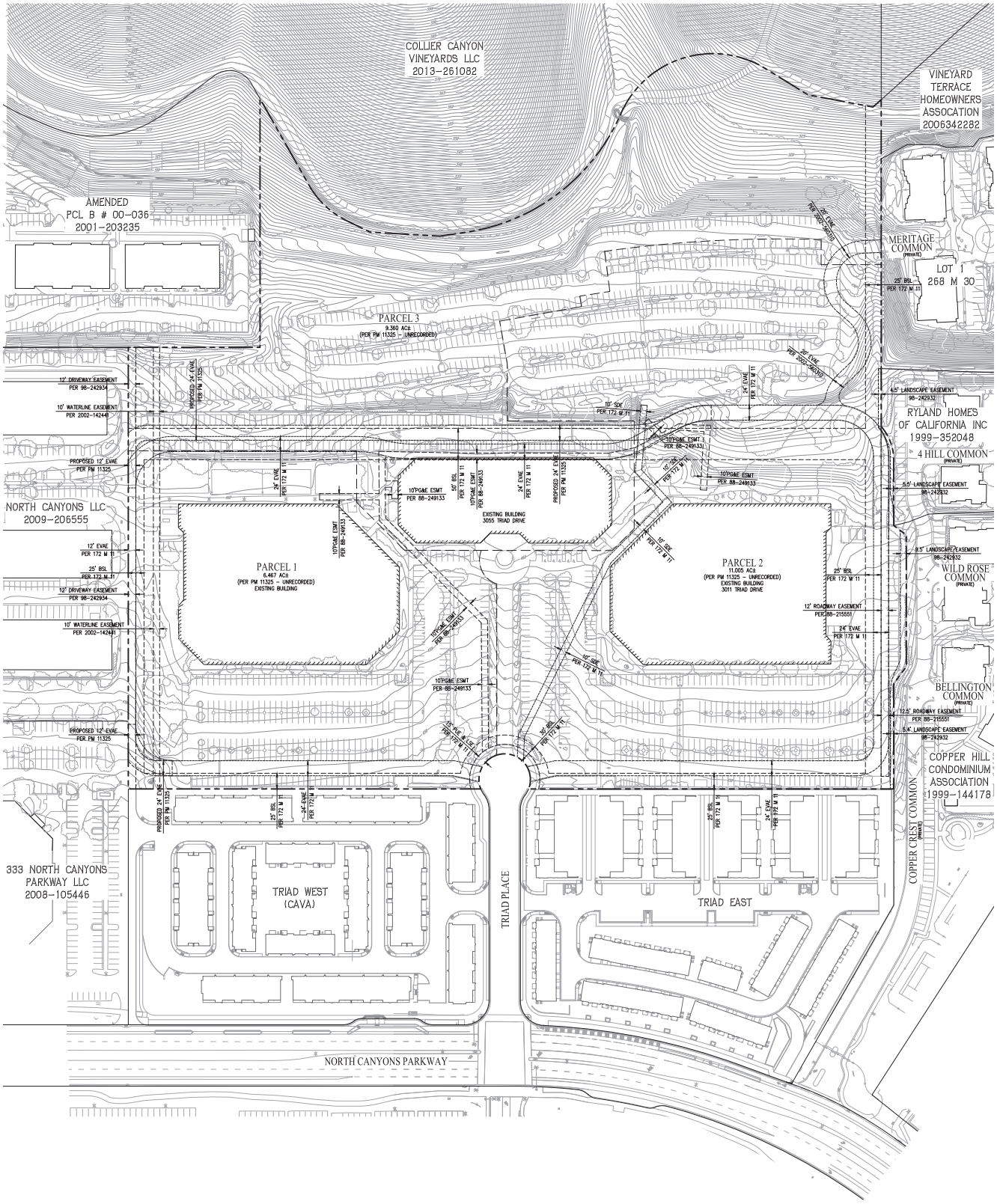
ARCHITECTURE

A0.01	IMAGERY BOARD & TYPICAL FLOOR LAYOUT - DUET/TRIPLEX
A0.02	IMAGERY BOARD & TYPICAL FLOOR LAYOUT - DUET/TRIPLEX
A0.03	IMAGERY BOARD & TYPICAL FLOOR LAYOUT - TOWNHOUSE 1
A0.04	IMAGERY BOARD & TYPICAL FLOOR LAYOUT - TOWNHOUSE 1
A0.05	IMAGERY BOARD & TYPICAL FLOOR LAYOUT - TOWNHOUSE 2
A0.06	IMAGERY BOARD & TYPICAL FLOOR LAYOUT - TOWNHOUSE 2
A0.07	IMAGERY BOARD & TYPICAL FLOOR LAYOUT - STACK FLATS
A0.08	IMAGERY BOARD & TYPICAL FLOOR LAYOUT - STACK FLATS
A0.09	IMAGERY BOARD & TYPICAL FLOOR LAYOUT - CONDOS
A0.10	IMAGERY BOARD & TYPICAL FLOOR LAYOUT - CONDOS

LANDSCAPE

L-2	DESIGN IMAGERY
L-3	CONCEPTUAL LANDSCAPE PLAN
L-4	PARK ENLARGEMENT PLAN
L-5	TREE PALETTE

EXHIBIT B



EXISTING CONDITIONS

TRIAD PLACE

CITY OF LIVERMORE ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 60' DATE: SEPTEMBER 2024

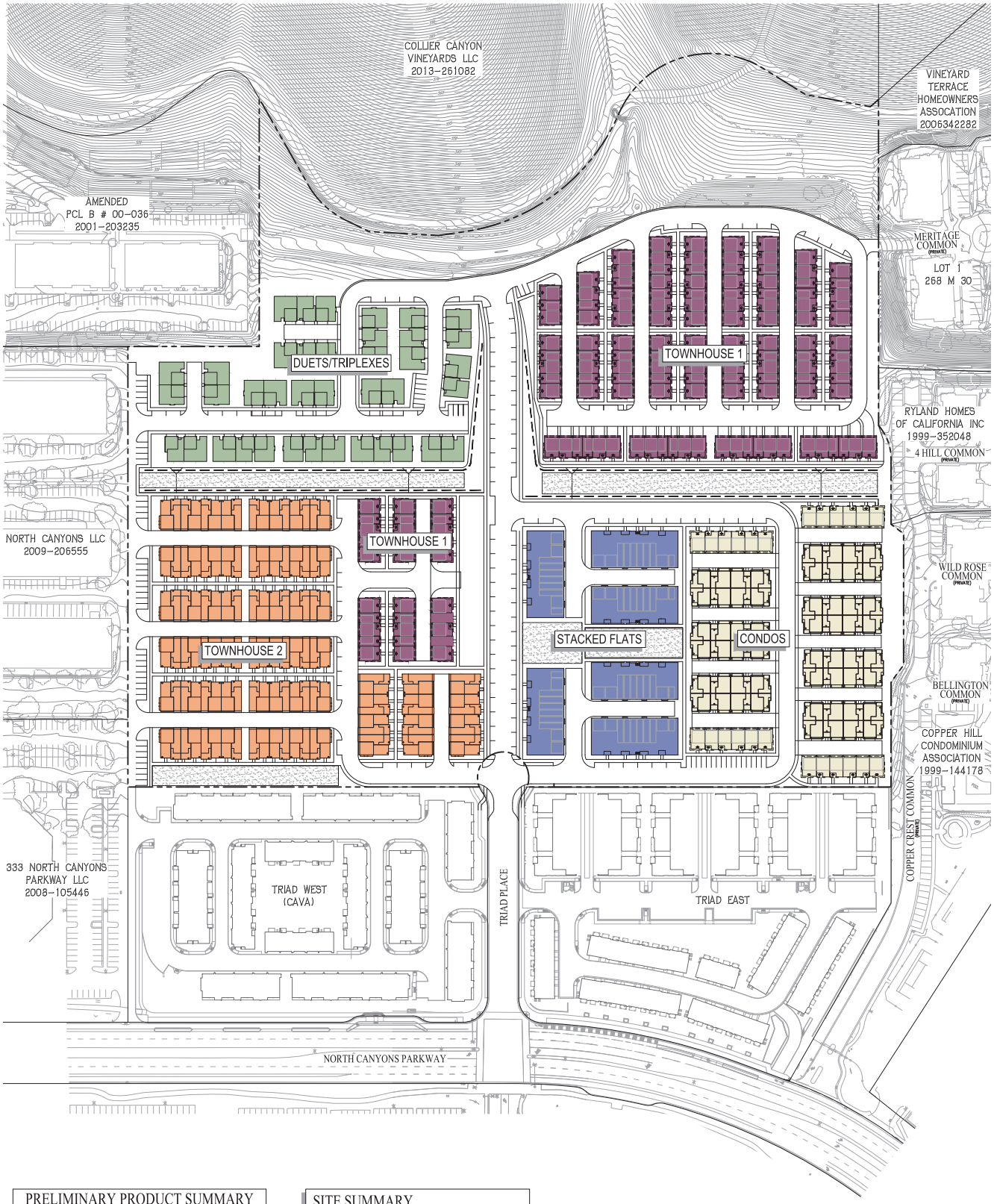
0 60 120 180

cbg CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS

SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

SHEET NO. C.1 OF 4 SHEETS

EXHIBIT B



PRELIMINARY PRODUCT SUMMARY		
PLAN COLOR	TYPE DESCRIPTION	# UNITS
	DUETS/TRIPLEXES	39
	TOWNHOUSE 1	151
	TOWNHOUSE 2	120
	CONDOS	80
	STACKED FLATS	60
	TOTAL	450±

SITE SUMMARY

1. SITE AREA: 26.84 AC± (GROSS)
   23.33 AC± (NET-HILLSIDE)
2. DWELLING UNITS: 450± CONDOMINIUM UNITS
3. DENSITY: 16.8± DU/AC (GROSS)
   19.3± DU/AC (NET)

SITE PLAN

TRIAD PLACE

CITY OF LIVERMORE ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 60' DATE: SEPTEMBER 2024

0 60 120 180

cbg CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS

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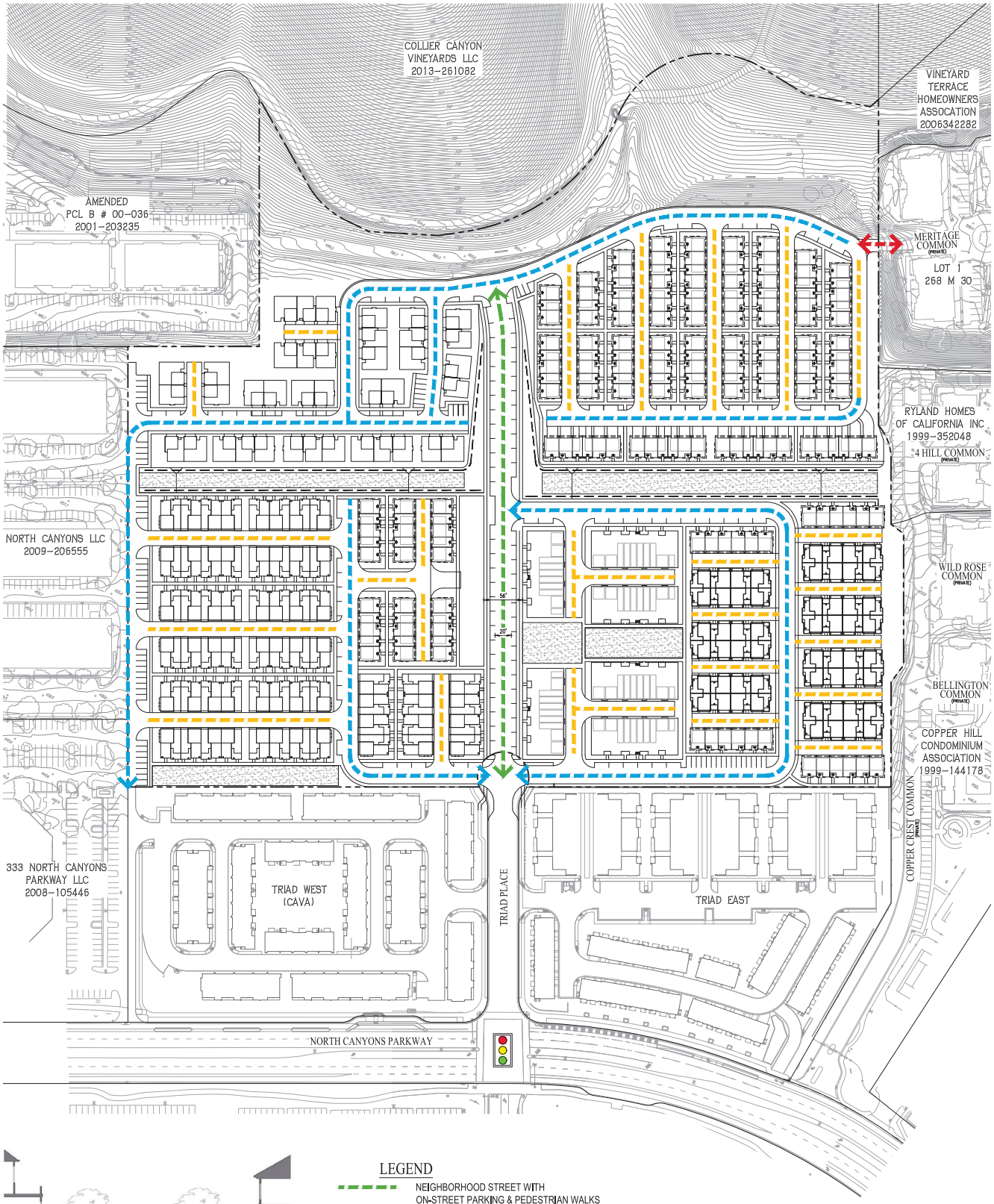
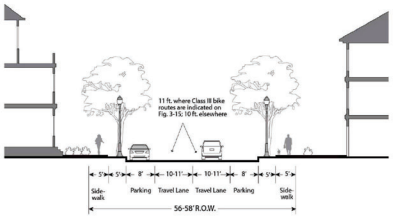
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

SHEET NO. C.2 OF 4 SHEETS

EXHIBIT B





NEIGHBORHOOD STREET
PER ISABEL NEIGHBORHOOD SPECIFIC PLAN
(NOT TO SCALE)

LEGEND

- NEIGHBORHOOD STREET WITH ON-STREET PARKING & PEDESTRIAN WALKS (PER ISABEL NEIGHBORHOOD SPECIFIC PLAN)
- RESIDENTIAL STREET WITH ON-STREET PARKING AND/OR PEDESTRIAN WALKS
- SHARED RESIDENTIAL DRIVE/ALLEY
- EMERGENCY VEHICLE ACCESS (EVA)
- SIGNALIZED INTERSECTION

CIRCULATION PLAN

TRIAD PLACE

CITY OF LIVERMORE ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 60' DATE: SEPTEMBER 2024

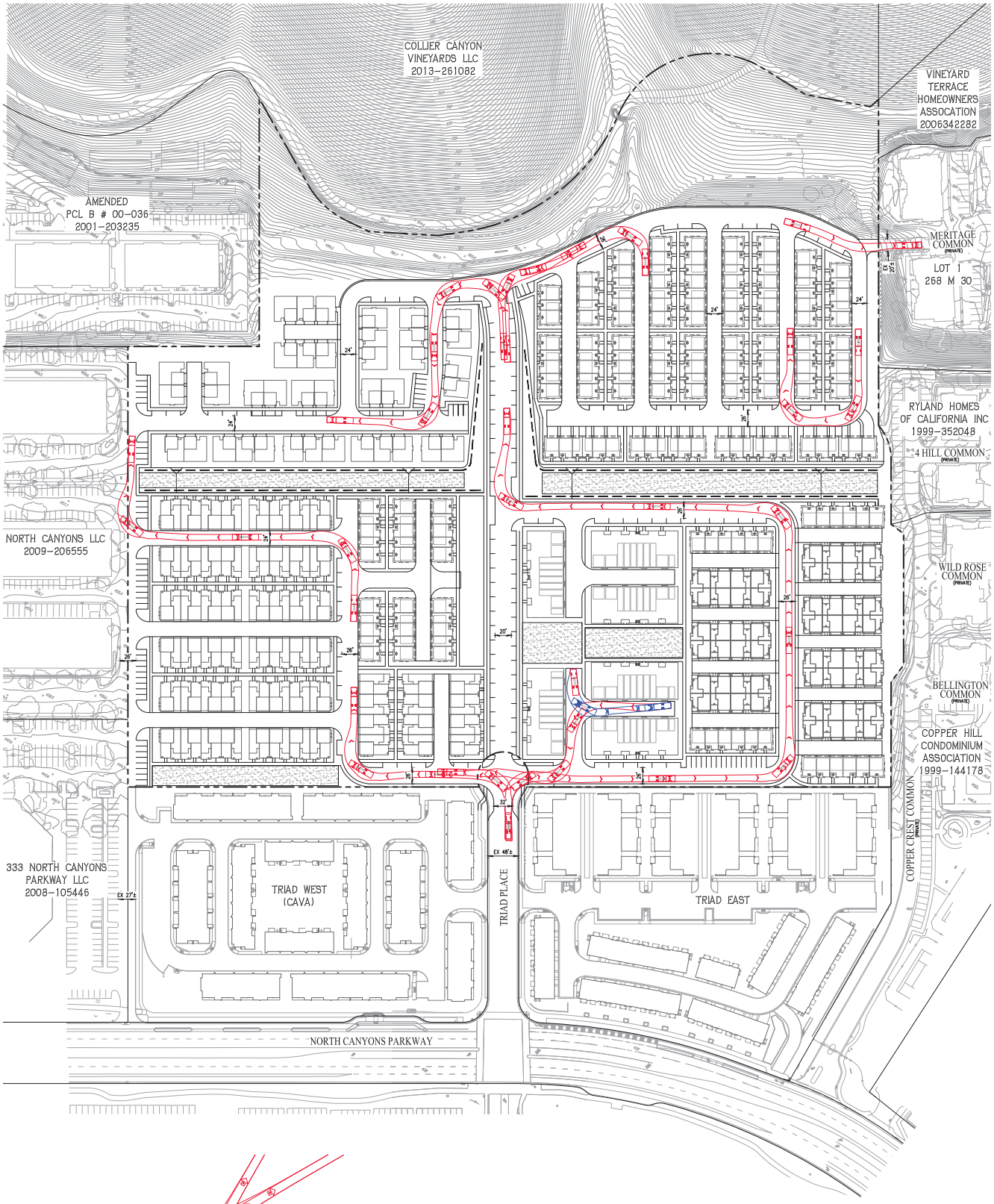
0 60 120 180

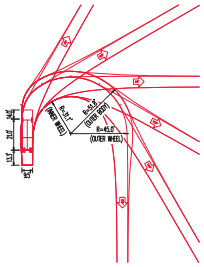
cbg CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS

SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

SHEET NO. C.3 OF 4 SHEETS

EXHIBIT B





LIVERMORE - PLESANTON FIRE TRUCK
NOT TO SCALE

FIRE ACCESS PLAN

TRIAD PLACE

CITY OF LIVERMORE ALAMEDA COUNTY CALIFORNIA

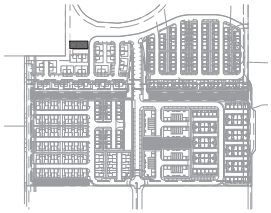
SCALE: 1" = 60' DATE: SEPTEMBER 2024

0 60 120 180

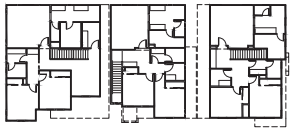
cbg CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS

SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

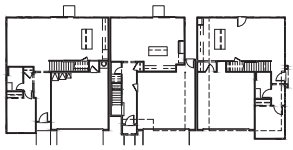
SHEET NO. C.4 OF 4 SHEETS



INSP: DG-44 Ground floor residential units facing a street should have an entry that faces the street. Ground floor residential units should be designed such that no more than two units share an entry.



SECOND FLOOR



FIRST FLOOR

INSP: DG-25 Design rooflines with variation in height, massing, shape, and color to intentionally create visual interest and support the overall architectural intent.

0 8 16 32 Scale 1" = 16'

INSP: DG-49 Articulate building volumes and surfaces with three-dimensional elements that create a visual play of light and shadow and reduce the apparent bulk of buildings.

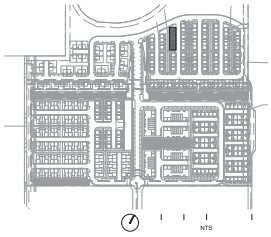
INSP: DS-43 Street-facing façades shall include horizontal projections or recesses at least four feet in depth, or two projections or recesses at least 2.5 feet in depth for every 25 horizontal feet of wall.

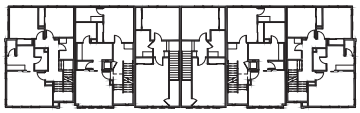
INSP: DS-26 Buildings shall be built to and oriented such that frontages and entrances are visible and accessible from the public right-of-way, on-site common areas, pedestrian pathways, parks, and/or plazas.

INSP: DS-45 Lower and upper stories shall be separated by horizontal detailing such as an awning, overhang, cornice line, or belt course. Separation shall occur either above the ground floor or second floor.

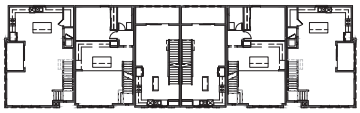
INSP: DS-43 On buildings with two or more stories, the articulated elements should be greater than one story in height and may be grouped rather than evenly spaced. This requirement can be met by building plane changes or projections/recesses.

INSP: DS-30 Buildings longer than 100' shall appear visually as separate buildings through massing strategies, materiality and/or variation in colors.

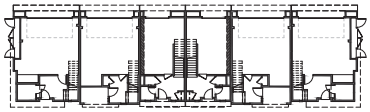




THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

0 8 16 32 Scale 1" = 16'

INSP: DS-94 The design of townhomes shall be articulated such that individual units are differentiated from each other. Individualization could be achieved through varying setbacks, separate, identifiable roof forms, color/material changes, porch/balcony elements, entry treatments, wall projections, or other techniques.

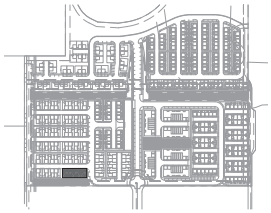
INSP: DS-45 Lower and upper stories shall be separated by horizontal detailing such as an awning, overhang, cornice line, or belt course. Separation shall occur either above the ground floor or second floor.

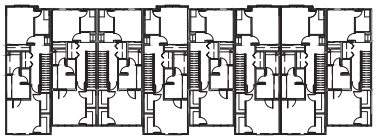
INSP: DS-48 All street-facing façades shall include a combination of vertical projections or recesses such as pilasters, porches, decks, bay windows, and entry recesses.

INSP: DG-25 Design rooflines with variation in height, massing, shape, and color to intentionally create visual interest and support the overall architectural intent.

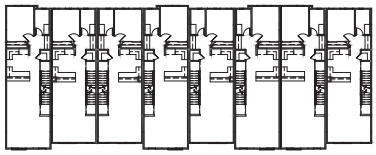
INSP: DS-26 Buildings shall be built to and oriented such that frontages and entrances are visible and accessible from the public right-of-way, on-site common areas, pedestrian pathways, parks, and/or plazas.

INSP: DS-43 Street-facing façades shall include horizontal projections or recesses at least four feet in depth, or two projections or recesses at least 2.5 feet in depth for every 25 horizontal feet of wall.





THIRD FLOOR



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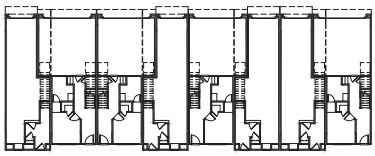

FIRST FLOOR

0 8 16 32 Scale 1" = 16'

INSP: DG-10 Promote activity and visual interest at the ground level by incorporating pedestrian-scale amenities, landscaping, and public open space into the site plan and building design.

INSP: DS-48 All street-facing façades shall include a combination of vertical projections or recesses such as pilasters, porches, decks, bay windows, and entry recesses.

INSP: DS-31 Development shall include a variety of architectural styles, emphasizing contemporary designs and building materials. Materials shall generally include: stone, stucco, brick, tile, wood, glass, metal, and other durable quality materials.

INSP: DG-25 Design rooflines with variation in height, massing, shape, and color to intentionally create visual interest and support the overall architectural intent.

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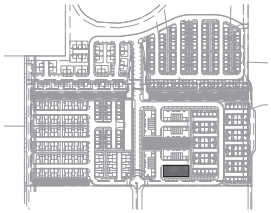
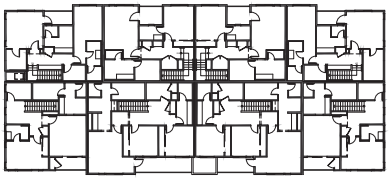
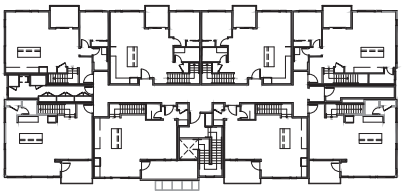
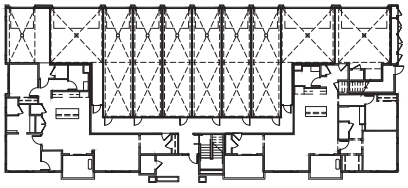
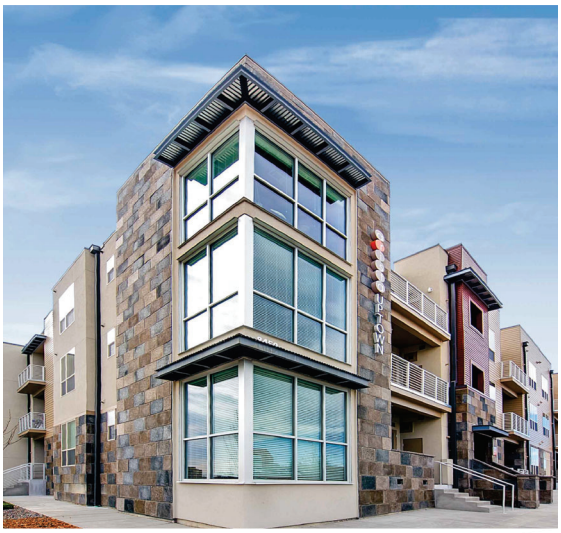








INSP: DS-49 Articulate building volumes and surfaces with three-dimensional elements that create a visual play of light and shadow and reduce the apparent bulk of buildings.



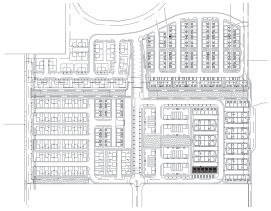
INSP: DS-31 Development shall include a variety of architectural styles, emphasizing contemporary designs and building materials. Materials shall generally include: stone, stucco, brick, tile, wood, glass, metal, and other durable quality materials.

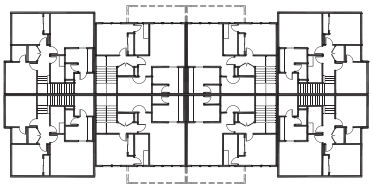
INSP: DS-30 Buildings longer than 100' shall appear visually as separate buildings through massing strategies, materiality and/or variation in colors.(All stack flat buildings shall be 3 story high)

INSP: DS-50 Employ variations in building and roof heights, façade plane changes, roof styles, architectural details, colors, and materials. Use these elements in a mutually reinforcing manner to break up the appearance of large buildings as viewed from nearby

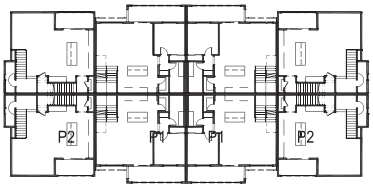
INSP: DS-49 Articulate building volumes and surfaces with three-dimensional elements that create a visual play of light and shadow and reduce the apparent bulk of buildings.

INSP: DS-45 Lower and upper stories shall be separated by horizontal detailing such as an awning, overhang, cornice line, or belt course. Separation shall occur either above the ground floor or second floor.

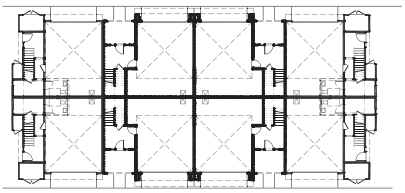




THIRD FLOOR



SECOND FLOOR



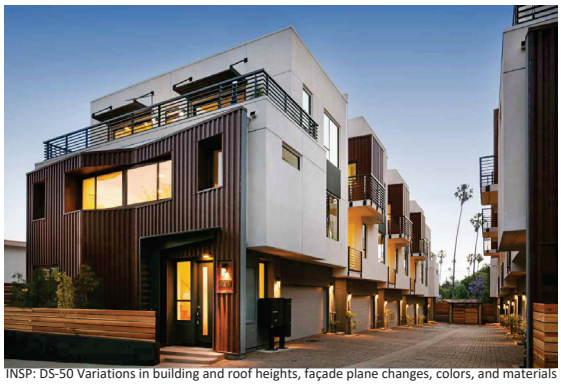
FIRST FLOOR

0 8 16 32 Scale 1" = 16'

INSP: DS-44 Building volumes on the same block shall exhibit variation in height and massing, particularly between adjacent buildings, such that there is a difference of at least one story between the tallest and the shortest building volume.

INSP: DS-50 Employ variations in building and roof heights, façade plane changes, roof styles, architectural details, colors, and materials.

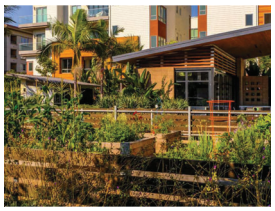
INSP: DG-43 Articulate residential ground floor façades and roof forms such that individual residential units are differentiated from each other and from the overall massing of the building with stoops, porches, recessed windows, and/or bay windows.



INSP: DS-50 Variations in building and roof heights, façade plane changes, colors, and materials shall be incorporated into buildings.

LEGEND

1. Project Entry
2. Neighborhood Park
3. Water Quality Basins
4. Central Parkway
5. Perimeter Buffer
6. Natural Open Sapce
7. Neighboring Vineyard



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No. ARE100

Triad Place
Livermore, CA

CONCEPTUAL LANDSCAPE PLAN

Visioning Concept
September 20, 2024

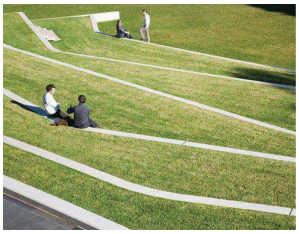
0 30' 60' 120'
Scale: 1" = 60'-0"

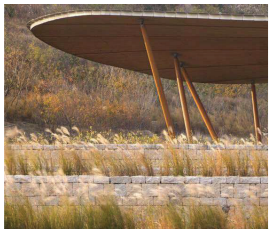
L-3

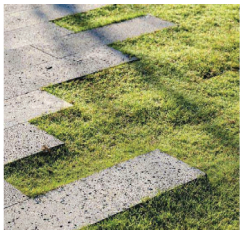
LEGEND

1. Community Garden
2. Pedestrian Crossing
3. Play Area
4. Open Lawn
5. Pavilion Amenity
6. Amphitheater Seating
7. Landscape Buffer
8. Stage w/Shell
9. Plaza
10. Fire Lane

KEYMAP



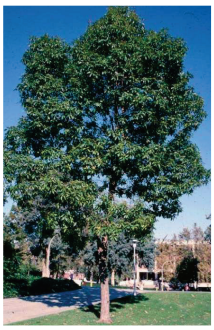


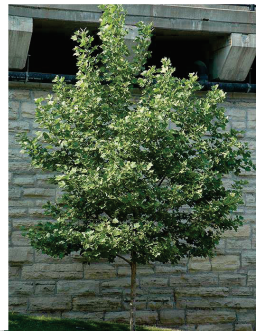


TREE SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE	MATURE HT x SPREAD
Arbutus 'Marina'	Marina Strawberry Tree	15 gal min	25' x 30'
Acer platanoides 'Crimson King'	Crimson Maple	15 gal min	30' x 20'
Cercis canadensis	Eastern Redbud	15 gal min	20' x 25'
Geijera parviflora	Australian Willow	15 gal min	30' x 20'
Lagerstroemia indica	Crape Myrtle	15 gal min	25' x 25'
Laurus nobilis	Bay Laurel	15 gal min	20' x 15'
Lophostemon confertus	Brisbane Box	15 gal min	30' x 20'
Magnolia spp.	Magnolia	15 gal min	30' x 25'
Olea spp.	Olive	15 gal min	40' x 40'
Pistacia chinensis	Chinese Pistache	15 gal min	25' x 25'
Platanus acerifolia 'Yarwood'	Sycamore	15 gal min	35' x 35'
Quercus spp.	Oak	15 gal min	40' x 40'
Ulmus parvifolia "Drake"	Drake Chinese Elm	15 gal min	40' x 40'
Zelkova serrata	Japanese Zelkova	15 gal min	30' x 30'

Notes:
1. Plant selection and landscape/irrigation design should comply with the Water Efficient Landscape requirements and ordinances.
2. All irrigation systems shall consist of smart weather-based automatic controllers, flow sensor valves, master control valves and quick coupler valves. All trees shall be irrigated with water-efficient bubblers and zoned separately from shrub/groundcover irrigation. Overhead spray shall be limited, primary used for turf areas, and use water-efficient stream rotating pop-up sprays. Planter areas shall be irrigated with below-grade inline drip irrigation zoned appropriately for shrub/groundcover water-use.
3. California native/drought-tolerant plants shall be used to the maximum extent feasible to minimize the need for irrigation. Where irrigation is necessary, then the system shall be designed and installed to prevent overspray or irrigation runoff during normal operations and during a break in the line.





Off site Improvements (Illustrative)

Class 4 Bike Lane