

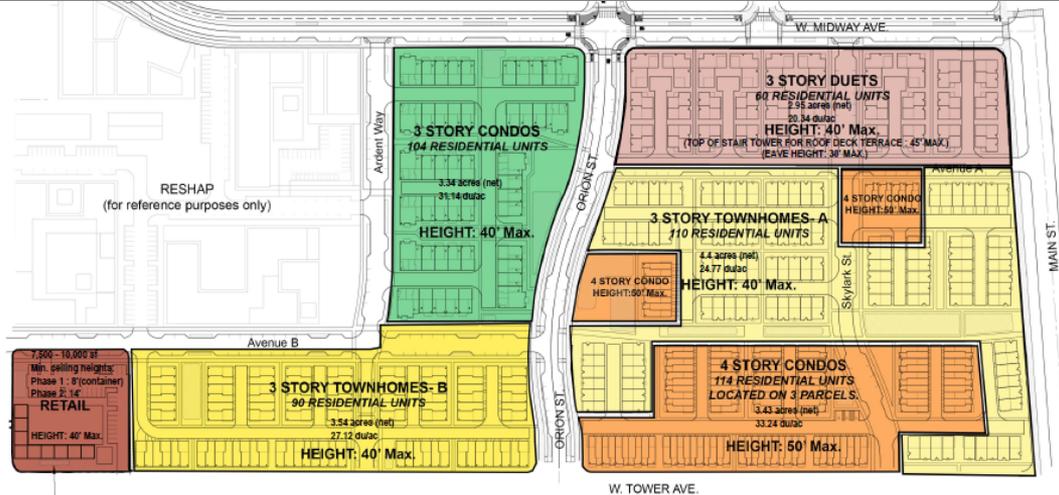
Community Facilities District No. 25-1 & Community Facilities District No. 17-1

City Council – Item 7-C

October 7, 2025



West Midway Project



Note: Developer shall be permitted to incorporate up to 5 additional residential units within the commercial parcel. The exact size and configuration shall be determined at a later date.

- RETAIL:**
Please see Sheet 16 for Architectural Character
- 3 STORY DUETS:**
Please see Sheet 17a for Architectural Character
- 3 STORY TOWNHOMES -A:** Please see Sheet 17b for Architectural Character
- 3 STORY CONDOS:** Please see Sheet 17b for Architectural Character
- 3 STORY TOWNHOMES -B**
Please see Sheet 17c for Architectural Character
- 4 STORY CONDOS:**
Please see Sheet 17d for Architectural Character



Community Facilities District

- Community Facilities District No. 25-1 (West Midway Facilities) Formation
 - Fund public infrastructure through issuance of bonds and repaid over time by property owners within the district
- Community Facilities District No. 17-1 (Alameda Point Public Services District) Annexation
 - Fund public services and programs through assessments levied on properties within the district
 - CFD 17-1 formed in March 2017, project within boundary map



City Council Action

- Actions to Form CFD 25-1 (West Midway Facilities) and Levy Special Taxes
 1. Public hearing to consider formation
 2. Form the district
 3. Determine necessity to incur bonded indebtedness
 4. Call for special election
 5. Declare the results of the special election
 6. Introduce ordinance levying special taxes



City Council Action

- Actions to Annex CFD 17-1 (Alameda Point Public Services District) and Levy Special Taxes
 1. Public hearing to consider annexation
 2. Annex to the district
 3. Declare the results of the special election



Staff Recommendation

- Adopt various resolutions to facilitate the formation of CFD 25-1 and introduce ordinance levying special taxes within CFD 25-1.
- Adopt various resolutions to facilitate the annexation into CFD 17-1.

