October 13, 2025 – City Council Regular Meeting – 7:00 p.m.

City Council Chamber
390 Towne Centre Drive
Lathrop, California
(209) 941-7200
www.ci.lathrop.ca.us

City Council

Paul Akinjo, Mayor

Jennifer Torres-O'Callaghan, Vice Mayor

Minnie Diallo, Councilmember

Stephen Dresser, Councilmember

Diane Lazard, Councilmember

City Staff

Stephen Salvatore, City Manager

Salvador Navarrete, City Attorney

Michael King, Assistant City Manager

Thomas Hedegard, Deputy City Manager

Stephen Sealy, Chief of Police

Teresa Vargas, Government Services Director / City Clerk

Brad Taylor, City Engineer

Tony Fernandes, Information Systems Director

Cari James, Finance Director

Juliana Burns, Human Resources Director

Rick Caguiat, Community Development Director

Todd Sebastian, Parks and Recreation Director

General Order of Business

1. Preliminary
   - Call to Order
   - Closed Session
   - Roll Call
   - Invocation
   - Pledge of Allegiance
   - Announcements by Mayor/City Mgr.
   - Informational Items
   - Declaration of Conflict of Interest
2. Presentations
3. Citizen's Forum
4. Consent Calendar
5. Scheduled Items
   - Public Hearings
   - Appeals
   - Referrals and Reports from Commissions and Committees
   - All Other Staff Reports and/or Action Items
   - Study Sessions
6. Council Communications
7. Adjournment

Order of Discussion

Generally, the order of discussion after introduction of an item by the Mayor will include comments and information by staff followed by City Council questions and inquiries. The applicant, or their authorized representative, or interested residents, may then speak on the item; each speaker may only speak once to each item. At the close of public discussion, the item will be considered by the City Council and action taken.

Consent Calendar

Items on the Consent Calendar are considered routine by the City Council and will be enacted by one motion and one vote. There will be no separate discussion of these items unless a Councilmember or interested resident so requests, in which case the item will be removed from the Consent Calendar and considered separately.

IMPORTANT NOTICE REGARDING THIS MEETING

This public meeting will be conducted in person; all members of the City Council will attend in person. Members of the public are welcome in person. This meeting will also be available for public participation by teleconference via ZoomGov at the following link:

https://www.zoomgov.com/j/1614132882?pwd=ehE4ZuF8RbWzQS4GDNFoqyRJvO2yj6.1

- During the meeting, those joining ZoomGov, will be allowed to speak prior to the close of public comment on an item. If you are using this method, please "raise the hand" feature to inform the City Clerk (meeting host) you wish to speak on the matter. Please ensure your computer speaker and microphone are fully functional.

- For audio / calling in only, dial: +1 (669) 254-5252 or +1 (669) 216-1590
  - To request to speak (same as the "raise hand" feature) press *9 / When the City Clerk calls your name, press *6 to unmute.

- Meeting Webinar ID: 161 413 2882 / Passcode: 157339

- If you are not able to attend the meeting in person or virtually - Public comment / questions will be accepted by email to City Clerk Teresa Vargas at website_cco@ci.lathrop.ca.us. Please refer to the Agenda Item or Public Comment Matter, and the date of the City Council Meeting, in your written communication.

- Questions or comments submitted by email must be submitted by 4:00 p.m., on the day of the meeting.

- To address the City Council in person, please submit a purple card to the City Clerk indicating name and number of the item upon which a person wishes to speak.

Council Meetings are live-streamed (with Closed Captioning) on Comcast Cable Channel 97, and on the City Council Webpage: https://www.ci.lathrop.ca.us/citycouncil/page/live-stream

Addressing the Council

Any person may speak once on any item under discussion by the City Council after receiving recognition by the Mayor. Purple speaker cards will be available prior to and during the meeting. To address the City Council, a card must be submitted to the City Clerk indicating the name, address and number of the item upon which a person wishes to speak. When addressing the City Council, please walk to the lectern located in front of the City Council. State your name and address. To ensure all persons, have the opportunity to speak, a time limit will be set by the Mayor for each speaker (see instructions on speaker form). In the interest of time, each speaker may only speak once on each individual agenda item; please limit your comments to new material; do not repeat what a prior speaker has said. If you challenge the nature of a proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

Citizen's Forum

Any person desiring to speak on a matter, which is not scheduled on this agenda, may do so under the Citizen's Forum section. Please submit your purple speaker card to the City Clerk prior to the commencement of Citizen's Forum or submit your request to speak via the "raise hand" feature in ZoomGov. Only those who have submitted speaker cards, or have expressed an interest in speaking, prior to the conclusion of Citizen's Forum will be called upon to speak. Please be aware the California Government Code prohibits the City Council from taking any immediate action on an item, which does not appear on the agenda, unless the item meets stringent statutory requirements. The Mayor will limit the length of your presentation (see instructions on speaker form) and each speaker may only speak once on this agenda item. Please note, the Council Chamber has limited occupancy due to social distancing.

To leave a voice message for all Councilmembers simultaneously, dial (209) 941-7230. To send an e-mail for Councilmembers simultaneously email: citycouncil@ci.lathrop.ca.us. This City Council Agenda and meeting materials can be accessed by computer or any smart device at: https://www.ci.lathrop.ca.us/meetings

General Information

For reports citing supplemental documents relating to specific agenda items, these are available for review in the City Clerk's Office. This agenda was posted at the following locations: City Hall, Community Center, Generations Center, Senior Center, and the Lathrop-Manteca Fire District "J" Street and Somerston Parkway Offices. The meetings of the Lathrop City Council are broadcast on Lathrop Comcast Cable Television Channel 97 and live streamed on the City's website.

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility and/or accommodations to this meeting. [28 CFR 35.102-35.104 ADA Title II] Interested persons must request the accommodation at least 2 working days in advance of the meeting by contacting the City Clerk at (209) 941-7230. Information about the City or items scheduled on the agenda may be referred to:

Teresa Vargas, MMC
Government Services Director / City Clerk
390 Towne Centre Drive
Lathrop, CA 95330
Telephone: (209) 941-7230



CITY OF LATHROP
CITY COUNCIL REGULAR MEETING
MONDAY, OCTOBER 13, 2025, 7:00 P.M.
CLOSED SESSION, 6:15 P.M.
COUNCIL CHAMBER, CITY HALL
390 Towne Centre Drive
Lathrop, CA 95330

AGENDA

PLEASE NOTE: There will be a Closed Session commencing at 6:15 p.m. The Regular Meeting will reconvene at 7:00 p.m., or immediately following the Closed Session, whichever is later.

1. PRELIMINARY

1.1 CALL TO ORDER

1.2 CLOSED SESSION

1.2.1 CONFERENCE WITH LEGAL COUNSEL: Anticipated Litigation - Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(a)

- 1 Potential Case

1.2.2 LIABILITY CLAIM: Pursuant to CA Government Code Section 54956.95:

- Claimant: Ayden Horn
  Agency Claimed Against: City of Lathrop

RECONVENE

1.2.3 REPORT FROM CLOSED SESSION

1.3 ROLL CALL

1.4 INVOCATION

1.5 PLEDGE OF ALLEGIANCE

1.6 ANNOUNCEMENT(S) BY MAYOR / CITY MANAGER

1.7 INFORMATIONAL ITEM(S) - None

1.8 DECLARATION OF CONFLICT(S) OF INTEREST

2. PRESENTATIONS

2.1 PROCLAMATION DECLARING OCTOBER 2025 AS HINDU HERITAGE MONTH

2.2 RECOGNITION OF UTILITY PLANT SUPERVISOR CHRIS HART FOR 26 YEARS OF SERVICE WITH THE CITY OF LATHROP

2.3 INTRODUCTION OF NEW EMPLOYEE(S)

Information Services Department

- Jose Abundis, Information Systems Engineer
- Melissa Manske, Information Systems Engineer

3. CITIZEN'S FORUM

Any person desiring to speak on a matter which is not scheduled on this agenda may do so under Citizen's Forum. Please submit a purple speaker card to the City Clerk prior to the commencement of Citizen's Forum. Only those who have submitted speaker cards, or have expressed an interest in speaking, prior to the conclusion of Citizen's Forum will be called upon to speak. Please be aware the California Government Code prohibits the City Council from taking any immediate action on an item, which does not appear on the agenda, unless the item meets stringent statutory requirements. The City Council can, however, allow its members or staff to briefly (no more than five (5) minutes) respond to statements made, to ask questions for clarification, make a brief announcement or report on his or her own activities. (See California Government Code Section 54954.2(a)). Unless directed otherwise by City Council majority, all questions asked and not answered at the meeting will be responded to in writing within 10 business days. ALL PUBLIC COMMENTS MUST BE MADE IN COMPLIANCE WITH THE LATHROP CITY COUNCIL HANDBOOK OF RULES AND PROCEDURES!

4. CONSENT CALENDAR

Items on the Consent Calendar are considered routine by the City Council and will be enacted by one motion and one vote. There will be no separate discussion of these items unless the Mayor, Councilmember, or citizen so requests, in which event the item will be removed from the Consent Calendar and considered separately.

4.1 WAIVING OF READING OF ORDINANCES AND RESOLUTIONS
Waive the Reading in Full of Ordinances and Resolutions on Agenda and Adopt by Reading of Title Only, Unless Otherwise Requested by the Mayor or a Councilmember

4.2 APPROVAL OF MINUTES
Approve Minutes for the Regular City Council Meeting of August 11, 2025

4.3 SECOND READING AND ADOPTION OF ORDINANCE 25-472 OF THE CITY COUNCIL OF THE CITY OF LATHROP TO AMEND TITLE 15 "BUILDINGS AND CONSTRUCTION" TO INCORPORATE THE 2025 CALIFORNIA BUILDING STANDARDS INTO THE LATHROP MUNICIPAL CODE

Waive Full Reading and Adopt Ordinance 25-472 to Amend Title 15 “Buildings and Construction” to Incorporate the 2025 California Building Standards into the Lathrop Municipal Code

4.4 SECOND READING AND ADOPTION OF ORDINANCE 25-473 OF THE CITY COUNCIL OF THE CITY OF LATHROP TO ADD CHAPTER 15.32 TO TITLE 15 “BUILDINGS AND CONSTRUCTION” TO THE LATHROP MUNICIPAL CODE TO ESTABLISH AN EXPEDITED, STREAMLINE PERMITTING PROCESS FOR ELECTRIC VEHICLE CHARGING STATIONS
Waive Full Reading and Adopt Ordinance 25-473 to Add Chapter 15.32 to Title 15 “Buildings and Construction” to the Lathrop Municipal Code to Establish an Expedited, Streamline Permitting Process for Electric Vehicle Charging Stations

4.5 ANNUAL REVIEW AND ADOPTION OF THE CITY’S INVESTMENT POLICY
Adopt Resolution Approving the Annual Investment Policy for Fiscal Year 2025-26

4.6 APPROVE TABLE SPONSORSHIP AT THE MANTECA POLICE CHIEF'S BLACK-TIE BALL, A NIGHT AMONG HEROES
Adopt Resolution Approving City Participation and Table Sponsorship at the Police Chief's Black-Tie Ball, A Night Among Heroes, by Manteca Police Chief's Foundation on November 1, 2025, in Manteca, California

4.7 RATIFY EMERGENCY SERVICE CONTRACTS WITH CLEAN HARBORS ENVIRONMENTAL SERVICES, INC., MP ENVIRONMENTAL SERVICES, INC., AND UTILITY SERVICE COMPANY, INC., FOR THE BACKWASH TANK AT THE LOUISE AVENUE WATER TREATMENT FACILITY
Adopt Resolution to Ratify Emergency Service Contracts with Clean Harbors Environmental Services, Inc., MP Environmental Services, Inc., and Utility Service Company, Inc., for the Backwash Tank at the Louise Avenue Water Treatment Facility

4.8 ADOPT IWRMP AMENDMENTS TO THE WATER, WASTEWATER, AND RECYCLED WATER MASTER PLANS (PW 22-19 AND WW 22-24) AND CEQA DETERMINATION
Adopt Resolution to Approve the Integrated Water Resources Master Plan Amendments to the Water, Wastewater, and Recycled Water Master Plans (PW 22-19 and WW 22-24), and to Approve an Addendum to the City of Lathrop Integrated Water Resources Master Plan Environmental Impact Report in Accordance with CEQA Guidelines Sections 15162 and 15164

4.9 APPROVE PURCHASE OF NINE (9) FLEET VEHICLES FROM MANTECA FORD-MERCURY, INC.
Adopt Resolution to Approve the Purchase of Nine (9) Fleet Vehicles from Manteca Ford-Mercury, Inc.

4.10 APPROVE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 IMPLEMENTATION PLAN FOR THE CITY OF LATHROP

Adopt Resolution to Approve a Title VI Non-Discrimination Policy Implementation Plan in Compliance with the Civil Rights Act of 1964 for the City of Lathrop

4.11 APPROVE CONTRACT CHANGE ORDER NO. 1 WITH GSE CONSTRUCTION COMPANY, INC., FOR CTF PHASE 4 EXPANSION, CIP WW 25-26 AND APPROVE INTERFUND LOAN AGREEMENT AND CORRESPONDING BUDGET AMENDMENT

1. Adopt Resolution to Find that an Emergency Exists, Approve CCO No. 1 with GSE Construction Company, Inc. for CTF Phase 4 Expansion, CIP WW 25-26 and Approve Budget Amendment
2. Adopt Resolution to Approve an Interfund Loan from the Water Fund (5620) to the Wastewater (Funds 6010, 6080, and 6030) to Fund Capital Improvement Projects (6090), and Authorize Immediate Funding for the Procurement and Installation of the Phase 4 Headworks Assembly

4.12 APPROVE AGREEMENT WITH ALISTO ENGINEERING GROUP, INC., TO PROVIDE PROFESSIONAL ENGINEERING CONSULTING SERVICES FOR THE MOSSDALE WASTEWATER PUMP STATION ACCESS MODIFICATIONS AND UPGRADES PROJECT, CIP WW 26-09

Adopt Resolution to Approve an Agreement with Alisto Engineering Group, Inc., to Provide Professional Engineering Consulting Services for the Mossdale Wastewater Pump Station Access Modifications and Upgrades Project, CIP WW 26-09

4.13 ACCEPT PUBLIC IMPROVEMENTS CONSTRUCTED BY ARROW DRILLERS INC., FOR CONSTRUCTION OF GOLDEN VALLEY PARKWAY AND SADLER OAK DRIVE FIBER OPTIC EXTENSION, CIP GG 22-03

Adopt Resolution to Accept Public Improvements Constructed by Arrow Drillers, Inc., for Golden Valley Parkway and Sadler Oak Drive Fiber Optic Extension, CIP GG 22-03 and Authorize the Filing of a Notice of Completion, Release of Contract Retention, and Release of Performance and Payment Bonds

4.14 ACCEPT PUBLIC IMPROVEMENTS CONSTRUCTED BY DSS COMPANY DBA KNIFE RIVER CONSTRUCTION FOR LOUISE AVENUE AND MCKINLEY AVENUE INTERSECTION IMPROVEMENTS, CIP PS 15-02 AND APPROVE PROJECT BUDGET AMENDMENT

Adopt Resolution to Accept Public Improvements Constructed by DSS Company dba Knife River Construction for Louise Avenue and McKinley Avenue, CIP PS 15-02, Authorize the Filing of a Notice of Completion, Release of Contract Retention Release of Performance and Payment Bonds, and Approve Project Budget Amendment

4.15 ACCEPT PUBLIC IMPROVEMENTS CONSTRUCTED BY DSS COMPANY DBA KNIFE RIVER CONSTRUCTION FOR CONSTRUCTION OF BULBOUTS ON 5TH STREET, CIP PS 25-16
Adopt Resolution to Accept Public Improvements Constructed by DSS Company dba Knife River Construction for Bulbouts on 5th Street, CIP PS 25-16, and Authorize the Filing of a Notice of Completion, Release of Contract Retention, and Release of Performance and Payment Bonds

4.16 CREATE MISSIONARY MINNIE LEE COTTON PARK RESTROOM PROJECT, CIP PK 26-21 AND APPROVE BUDGET AMENDMENT
Adopt Resolution Creating Missionary Minnie Lee Cotton Park Restroom Project, CIP PK 26-21 and Approve Budget Amendment

RIVER ISLANDS DEVELOPMENT CONSENT ITEMS

4.17 APPROVE A PUBLIC INFRASTRUCTURE CREDIT AND REIMBURSEMENT AGREEMENT WITH RIVER ISLANDS DEVELOPMENT, LLC., AND CALIFIA, LLC., RELATING TO THE RIVER ISLANDS PROJECT
Adopt Resolution to Approve a Public Infrastructure Credit and Reimbursement Agreement with River Islands Development, LLC., and Califia, LLC., relating to the River Islands Project

4.18 APPROVE FINDING FOR 200-YEAR URBAN LEVEL OF FLOOD PROTECTION FOR THE RIVER ISLANDS PROJECT
Adopt Resolution to Approve Finding for 200-Year Urban Level of Flood Protection for the River Islands Project within Island Reclamation District No. 2062

4.19 APPROVE FINAL MAP, CFD ANNEXATION, IRREVOCABLE OFFER OF DEDICATION, AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 38 LOTS IN TRACT 4207 VILLAGE 44 UNIT 1 WITHIN LAKE HARBOR WEST DISTRICT OF RIVER ISLANDS
Adopt Resolution to Approve Final Map for Tract 4207 Village 44 Unit 1 within the Lake Harbor West District, Totaling 38 Lots, Annexation into CFD 2023-1, an Irrevocable Offer of Dedication, and a Subdivision Improvement Agreement with River Islands Development Area 1, LLC

4.20 APPROVE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 73 LOTS IN TRACT 4224 VILLAGE 6 UNIT 2 WITHIN WOODLANDS EAST DISTRICT OF RIVER ISLANDS
Adopt Resolution to Approve Final Map for Tract 4224 Village 6 Unit 2 within the Woodlands East District, Totaling 73 Lots and a Subdivision Improvement Agreement with River Islands Development Area 3, LLC

4.21 APPROVE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 32 LOTS IN TRACT 4232 VILLAGE 26 UNIT 2 WITHIN WEST VILLAGE DISTRICT OF RIVER ISLANDS

Adopt Resolution to Approve Final Map for Tract 4232 Village 26 Unit 2 within the West Village District, Totaling 32 Lots and a Subdivision Improvement Agreement with River Islands Development Area 1, LLC

4.22 APPROVE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 60 LOTS IN TRACT 4245 VILLAGE 28 UNIT 2 WITHIN WEST VILLAGE DISTRICT OF RIVER ISLANDS
Adopt Resolution to Approve Final Map for Tract 4245 Village 28 Unit 2 within the West Village District, Totaling 60 Lots and a Subdivision Improvement Agreement with River Islands Development Area 1, LLC

5. SCHEDULED ITEMS

5.1 PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER AMENDMENTS TO SECTION 12.04.010 AND SECTION 12.20.010 OF THE LATHROP MUNICIPAL CODE (LMC)
City Council to Consider the Following:
1. Hold a Public Hearing; and
2. First Reading and Introduction of an Ordinance to Amend the Lathrop Municipal Code (LMC) Section 12.04.010 “Definitions” to Add Special Use Permit Definition and Section 12.20.010 “Conduct in City Parks - Prohibited Actions” to Clarify When a Special Use Permit is Required

5.2 REVIEW AND CONSIDER TRAFFIC CONTROL OPTIONS FOR RIVER ISLANDS PARKWAY AT THE INTERSECTIONS OF BOSCH AVENUE AND IMPERIAL DRIVE
Council to Consider Traffic Control Options for River Islands Parkway at the Intersections of Bosch Avenue and Imperial Drive

5.3 REVIEW AND CONSIDER OPTIONS FOR TRAFFIC SAFETY ON SPARTAN WAY, CREATE SPARTAN WAY TRAFFIC SAFETY ENHANCEMENTS, CIP PS 26-20, AND APPROVE BUDGET AMENDMENT
Adopt Resolution to Create Spartan Way Traffic Safety Enhancements, CIP PS 26-20, and Approve Budget Amendment

6. COUNCIL COMMUNICATIONS

6.1 COUNCILMEMBER DIALLO REFERRAL - Discuss and Request Creating a 2x2 Committee between the City of Lathrop and San Joaquin County Sheriff’s Office for Matters Related to a Proposed Memorandum of Understanding Regarding Jurisdictional Waterways in Lathrop

6.2 COUNCILMEMBER DRESSER REFERRAL – Discuss and Request Project for Street Pavement Repairs on 7th Street in Front of the Post Office

6.3 COUNCILMEMBER DRESSER REFERRAL – Discuss and Request Red Light Violation Cameras at Multiple Intersections

6.4 MAYOR & COUNCILMEMBER COMMITTEE REPORT(S)

- *Central Valley Executive Committee/LOCC (Akinjo/Diallo)*
- *SJ Co. Council of Governments (Akinjo/Diallo)*
- *SJ Co. Council of Governments Executive Committee (Akinjo)*
- *Integrated Waste Management Task Force (Dresser/Torres-O'Callaghan)*
- *Reclamation District 17 Joint Powers Authority (Salvatore)*
- *San Joaquin Partnership Board of Directors (Salvatore)*
- *San Joaquin County Commission on Aging (Vacancy)*
- *San Joaquin Valley Air Pollution Control District (Dresser/Akinjo)*
- *SJ Co. Water Advisory Board (Torres-O'Callaghan/Lazard)*
- *Tri Valley-San Joaquin Valley Regional Rail Authority (Akinjo)*
- *San Joaquin Area Flood Control Agency (Dresser/Lazard/Torres-O'Callaghan)*
- *Ava Community Energy (Diallo/Dresser)*
- *Local Agency Formation Commission (LAFCo) (Diallo)*

6.5 MAYOR & COUNCILMEMBER COMMENT(S)

7. ADJOURNMENT

/Teresa Vargas/
Teresa Vargas, MMC
Government Services Director
City Clerk

CITY OF LATHROP
CITY COUNCIL REGULAR MEETING
MONDAY, AUGUST 11, 2025, 7:00 P.M.
CLOSED SESSION, 6:15 P.M.
COUNCIL CHAMBER, CITY HALL
390 Towne Centre Drive
Lathrop, CA 95330

MINUTES

PLEASE NOTE: There was a Closed Session, which commenced at 6:15 p.m. The Regular Meeting was reconvened at 7:05 p.m.

1. PRELIMINARY

1.1 CALL TO ORDER – Mayor Akinjo called the meeting to order at 6:15 p.m. and adjourned to closed session.

1.2 CLOSED SESSION

1.2.1 LIABILITY CLAIM: Pursuant to CA Government Code Section 54956.95:

- Claimant: Ayden Horn
  Agency Claimed Against: City of Lathrop

1.2.2 PUBLIC EMPLOYEE PERFORMANCE EVALUATION: Pursuant to Government Code Section 54957

- City Attorney
- City Manager

RECONVENE – Mayor Akinjo reconvened the meeting at 7:05 p.m.

1.2.3 REPORT FROM CLOSED SESSION

City Attorney Salvador Navarrete reported that there was no action taken on Item 1.2.1. Mayor Akinjo reported that there was no action taken on Item 1.2.2.

1.3 ROLL CALL

Present: Mayor Akinjo; Vice Mayor Torres-O'Callaghan; and Councilmembers: Dresser and Lazard.

Absent: Councilmember Diallo.

1.4 INVOCATION – Pastor Luis Jara, Home Church, provided the invocation.

1.5 PLEDGE OF ALLEGIANCE – Pastor Jara led the pledge of allegiance.

1.6 ANNOUNCEMENT(S) BY MAYOR / CITY MANAGER

City Engineer Brad Taylor provided information regarding the upcoming Roth Road closure at Union Pacific Railroad crossing west of Airport Road, scheduled for Friday, August 22, 2025, at 7 a.m. through Monday, August 25, 2025, at 5 p.m.

1.7 INFORMATIONAL ITEM(S) - None

1.8 DECLARATION OF CONFLICT(S) OF INTEREST

Councilmember Lazard declared a conflict of interest with Item 4.21, due to her employment with Dell'Osso Farms.

2. PRESENTATIONS - None

3. CITIZEN'S FORUM

There were no speakers for Citizens Forum.

4. CONSENT CALENDAR

On a motion by Vice Mayor Torres-O'Callaghan, seconded by Councilmember Dresser, the City Council approved the Consent Calendar, Items 4.1 through 4.20, by the following roll call vote, unless otherwise indicated:

Ayes:	Dresser, Lazard, Torres-O'Callaghan and Akinjo
Noes:	None
Absent:	Diallo
Abstain:	None

4.1 WAIVING OF READING OF ORDINANCES AND RESOLUTIONS

Waived the reading in full of ordinances and resolutions on agenda and adopted by reading of title only, unless otherwise requested by the Mayor or a Councilmember.

4.2 APPROVAL OF MINUTES

Approved Minutes for the Regular City Council Meeting of June 9, 2025, and the Special City Council Meeting of June 23, 2025 (at 1:30 p.m.).

4.3 FIXED ROUTE FARE FREE PILOT PROGRAM FOR LATHROP TRANSIT

Pulled by Councilmember Dresser. A question and answer period ensued. Deputy City Manager Thomas Hedegard and City Manager Stephen Salvatore provided additional information.

Adopted **Resolution 25-5850** approving Fixed Route Fare Free Pilot Program for Lathrop Transit through December 31, 2025.

4.4 APPLY FOR DIRECT RECIPIENT STATUS WITH THE FEDERAL TRANSIT ADMINISTRATION (FTA) FOR FTA FUNDING

Adopted **Resolution 25-5851** authorizing the City Manager, or his designee, to apply for direct recipient status with the Federal Transit Administration (FTA) and to execute any necessary grant applications, agreements and certifications and assurances necessary to obtain direct recipient status, subject to legal review and approval.

4.5 APPROVE WRITE-OFF OF UNCOLLECTIBLE UTILITY AND MISCELLANEOUS CUSTOMER ACCOUNTS FOR FISCAL YEAR 2024-25

Adopted **Resolution 25-5852** approving write-off of uncollectible utility and miscellaneous accounts for Fiscal Year (FY) 2024-25.

4.6 APPROVE AN UPDATE TO CENTRAL SAN JOAQUIN VALLEY RISK MANAGEMENT AUTHORITY JOINT POWERS AGREEMENT, AS AMENDED JULY 1, 2025

Adopted **Resolution 25-5853** approving Amendment to the Joint Power Agreement of the Central San Joaquin Valley Risk Management Authority as Amended July 1, 2025.

4.7 APPROVE PURCHASE OF TWO (2) POOL VEHICLES FROM ELK GROVE TOYOTA FOR THE CITY MANAGER AND CITY ATTORNEY DEPARTMENTS

Adopted **Resolution 25-5854** approving the purchase of two (2) pool vehicles from Elk Grove Toyota for the City Manager and City Attorney Departments.

4.8 APPROVE AGREEMENT TO PROVIDE LAW ENFORCEMENT SERVICES FOR THE AMERICAN HEART ASSOCIATION'S 209 HEART & STROKE WALK EVENT

Adopted **Resolution 25-5855** approving Agreement to provide law enforcement services to the American Heart Association for the 209 Heart & Stroke Walk Event on September 13, 2025.

4.9 APPROVE JUDITH BLUMHORST AS A PUBLIC MEMBER TO THE MOSSDALE TRACT ENHANCED INFRASTRUCTURE FINANCING DISTRICT'S PUBLIC FINANCING AUTHORITY

Adopted **Resolution 25-5856** approving Judith Blumhorst as a Public Member to the Mossdale Tract Enhanced Infrastructure Financing District's Public Financing Authority.

4.10 RATIFY CITY MANAGER'S APPROVAL OF OUT OF STATE TRAVEL TO GOODYEAR, ARIZONA ON JULY 30, 2025, FOR THE SENIOR CONSTRUCTION MANAGER TO EVALUATE WASTEWATER TREATMENT FACILITY

Adopted **Resolution 25-5857** ratifying City Manager's approval of out of state travel to Goodyear, Arizona on July 30, 2025, for the Senior Construction Manager to evaluate their Wastewater Treatment Facility.

4.11 APPROVE OUT OF STATE TRAVEL TO ATTEND THE 2025 SAN JOAQUIN AREA FLOOD CONTROL AGENCY (SJAFCA) ADVOCACY TRIP IN WASHINGTON, D.C.

Adopted **Resolution 25-5858** authorizing out of state travel for the City Manager to represent the City of Lathrop on the SJAFCA Board of Directors at the 2025 Advocacy Trip to Washington, D.C., September 15-17, 2025.

4.12 APPROVE AMENDMENTS TO THREE (3) MASTER PROFESSIONAL CONSULTING SERVICE AGREEMENTS TO 4LEAF, INC., BPR CONSULTING GROUP LLC., AND TRB AND ASSOCIATES, INC., AND APPROVE THREE (3) TASK ORDERS FOR EACH, TO PROVIDE PLAN REVIEW SERVICES, BUILDING INSPECTION SERVICES, AND PERMITTING SERVICES TO THE BUILDING DEPARTMENT

Adopted **Resolution 25-5859** approving Amendments to three (3) Master Professional Consulting Service Agreements to 4LEAF, Inc., BPR Consulting Group LLC., and TRB and Associates, Inc., and approving three (3) Task Orders for each, to provide plan review services, building inspection services, and permitting services to the Building Department.

4.13 APPROVE CONSTRUCTION CONTRACT WITH NORGO ENGINEERING, INC., FOR THE CONSTRUCTION OF CHRISTOPHER WAY PIPELINE MAINTENANCE AND APPROVE BUDGET AMENDMENT

Adopted **Resolution 25-5860** approving Construction Contract with Norgo Engineering, Inc., for Christopher Way Pipeline Maintenance, and approving related budget amendment.

4.14 APPROVE CONSTRUCTION CONTRACT WITH CONSOLIDATED ENGINEERING, INC., FOR THE CONSTRUCTION OF TESLA DRIVE AND CHRISTOPHER WAY PAVEMENT REHABILITATION, CIP PS 24-05

Adopted **Resolution 25-5861** approving Construction Contract with Consolidated Engineering, Inc., for the construction of Tesla Drive and Christopher Way pavement rehabilitation, CIP PS 24-05.

4.15 APPROVE TASK ORDER NO. 1 WITH ENGEO, INC. FOR CONSTRUCTION ENGINEERING SERVICES FOR CTF PHASE 4 EXPANSION, CIP WW25-26

Adopted **Resolution 25-5862** approving Task Order No. 1 with ENGEO Inc. for construction engineering services for CTF Phase 4 Expansion Project, CIP WW 25-26.

4.16 AUTHORIZE THE CITY MANAGER TO EXECUTE MASTER AGREEMENTS AND PROGRAM SUPPLEMENT AGREEMENTS WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) FOR REIMBURSEMENT OF STATE AND FEDERAL FUNDING PROJECTS AND AUTHORIZE THE CITY ENGINEER TO EXECUTE RIGHT-OF-WAY CERTIFICATIONS

Adopted **Resolution 25-5863** authorizing the City Manager to execute Master Agreements and Program Supplement Agreements with the California Department of Transportation (Caltrans) for State and Federal funding projects and authorizing the City Engineer to execute Right-of-Way Certifications.

4.17 RATIFY THE PURCHASE OF CORE TECHNOLOGY LICENSING WITH INSIGHT PUBLIC SECTOR INC.

Adopted **Resolution 25-5864** ratifying the purchase of Core Technology Licensing with Insight Public Sector Inc.

4.18 ACCEPT PUBLIC IMPROVEMENTS CONSTRUCTED BY MG & JC CONCRETE, INC., FOR TOWNE CENTRE DRIVE RAISED CROSSWALK, CIP PS 24-07

Adopted **Resolution 25-5865** accepting public improvements constructed by MG & JC Concrete, Inc., for the Towne Centre Drive Raised Crosswalk Project, CIP PS 24-07, authorizing the filing of a Notice of Completion, approving releasing of contract retention, and releasing of Performance and Payment Bonds.

4.19 ACCEPT PUBLIC IMPROVEMENTS CONSTRUCTED BY SIERRA TRAFFIC MARKINGS, INC., FOR STRIPING IMPROVEMENTS, CIP PS 25-18

Adopted **Resolution 25-5866** accepting public improvements constructed by Sierra Traffic Markings, Inc., for the Striping Improvements Project, CIP PS 25-18, authorizing the filing of a Notice of Completion, approving releasing of contract retention, and releasing of Performance and Payment Bonds.

4.20 RATIFY CITY MANAGER'S EXECUTION OF AMENDMENT NO. 1 TO THE AGREEMENT BETWEEN THE CITY OF LATHROP AND BLACK WATER CONSULTING ENGINEERS TO PROVIDE ENGINEERING DESIGN SERVICES FOR MCKINLEY AVE FORCE MAIN INTERTIE, CIP WW 25-23

Adopted **Resolution 25-5867** ratifying City Manager's execution of Amendment No. 1 to the Agreement between the City of Lathrop and Black Water Consulting Engineers to provide engineering design services for the Mckinley Avenue Force Main Intertie, CIP WW 25-23.

RIVER ISLANDS DEVELOPMENT CONSENT ITEMS

Councilmember Lazard recused herself at 7:24 p.m., following the vote of the consent calendar, prior to the vote of Item 4.21, due to declared conflict of interest as noted on Item 1. 8.

On a motion by Vice Mayor Torres-O'Callaghan, seconded by Councilmember Dresser, the City Council approved the River Islands Consent Item 4.21, by the following roll call vote, unless otherwise indicated:

Ayes:	Dresser, Torres-O'Callaghan and Akinjo
Noes:	None
Absent:	Diallo
Abstain:	Lazard

4.21 ACCEPTANCE OF ROLL TIDE WAY AND WINTON AVENUE IN TRACT 4149 FROM RIVER ISLANDS

Adopted **Resolution 25-5868** accepting Roll Tide Way and Winton Avenue in Tract 4149 from the River Islands Development and approving the release of Performance and Labor & Materials Bonds.

5. SCHEDULED ITEMS

Councilmember Lazard returned to the dais at 7:26 p.m.

5.1 PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER GENERAL PLAN AMENDMENT NO. GPA-22-23, REZONE NO. 22-24, SPECIFIC PLAN NO. SPA-22-25, VESTING TENTATIVE SUBDIVISION MAP NO. VTM-22-27, AND WILLIAMSON ACT CANCELLATION NO. AGC-22-28 FOR THE MOSSDALE LANDING WEST PROJECT

Community Development Director Rick Caguiat and Planning Consultant David Niskanen with JB Anderson Planning provided the presentation. A question and answer period ensued throughout the presentation. City Engineer Brad Taylor provided additional project information.

Mayor Akinjo opened the public hearing. Trevor Smith (in-person speaker), spoke on behalf of the applicant, and provided additional project details. John Harris (in-person speaker) expressed concerns with the project. Armando Valerio (in-person speaker) expressed concerns with the project. Ya Yang (in-person speaker) expressed the need of additional schools to support the development area. There were no other speakers. Mayor Akinjo closed the public hearing.

On a motion by Vice Mayor Torres-O'Callaghan, seconded by Councilmember Lazard, the City Council considered the following:

1. Held a Public Hearing;
2. Adopted **Resolution 25-5869** certifying the Final Environmental Impact Report (FEIR) (SCH #2024030835), CEQA Findings of Fact, Statement of Overriding Considerations, and Mitigation Measures/Monitoring Plan for the Mossdale Landing West Project;
3. Adopted **Resolution 25-5870** approving a General Plan Amendment of the subject properties to LD, Low Density Residential, P, Park, and OS, Open Space;
4. Introduced and conducted first reading of an ordinance for the Mossdale Landing West Specific Plan;
5. Introduced and conducted first reading of an ordinance for Zoning Map Amendment to RL-MV, Low Density Residential, P-MV, Park, and OS-MV, Open Space and Zoning Text Amendments related to the Mossdale Landing West Project;
6. Adopted **Resolution 25-5871** approving a Vesting Tentative Subdivision Map No. 4146 to subdivide the subject properties into 829 single-family residential lots, a Neighborhood Park, Linear Park, open space areas, and major roadway improvements for the Mossdale Landing West Project; and
7. Adopted **Resolution 25-5872** approving findings related to tentative approval of cancellation of California Land Conservation Contract Number 73-C1-73 on specified property, by the following roll call vote, unless otherwise indicated:

Ayes:	Dresser, Lazard, Torres-O'Callaghan and Akinjo
Noes:	None
Absent:	Diallo
Abstain:	None

5.2 PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER ADOPTION OF A RESOLUTION OF NECESSITY TO ACQUIRE REAL PROPERTY LOCATED AT 134 ROTH ROAD OWNED BY INDERPAL SINGH (APN 196-020-04) BY EMINENT DOMAIN

City Engineer Brad Taylor provided the presentation. A question and answer period followed the presentation. City Attorney Salvador Navarrete provided additional project information.

Mayor Akinjo opened the public hearing. Unidentified speaker (named as "iphone user") via zoom was not able to connect; several attempts were made to allow them to connect; there was no sound/voice.

Armando Valerio (in-person speaker) expressed concern with potential traffic congestion within the area. There were no other speakers. Mayor Akinjo closed the public hearing.

On a motion by Mayor Akinjo, seconded by Councilmember Dresser, the City Council considered the following:

1. Held a Public Hearing; and
2. Adopted **Resolution 25-5873** approving a Resolution of Necessity of the City of Lathrop to Acquire Real Property in Connection with the Harlan Road Realignment, CIP PS 14-04; Make Findings and Determinations; and Authorize Eminent Proceedings (134 Roth Road owned by Inderpal Singh, APN 196-020-04) by the following roll call vote, unless otherwise indicated:

Ayes:	Dresser, Lazard and Akinjo
Noes:	Torres-O'Callaghan
Absent:	Diallo
Abstain:	None

5.3 PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER AN ORDINANCE TO AMEND THE SPEED LIMITS IN THE CITY OF LATHROP, TITLE 10 VEHICLES AND TRAFFIC, CHAPTER 10.08 SPEED LIMITS, SECTION 10.08.030 SPEED LIMITS OF THE LATHROP MUNICIPAL CODE

City Engineer Brad Taylor provided the presentation. A question and answer period ensued throughout the presentation. Mayor Akinjo opened the public hearing. Armando Valerio (in-person speaker) commented on electric bikes. Troy Mouton expressed concerns with speeding within his residential community on Oberlin Avenue. There were no other speakers. Mayor Akinjo closed the public hearing.

On a motion by Vice Mayor Torres-O'Callaghan, seconded by Councilmember Lazard, the City Council consider the following:

1. Held a Public Hearing; and
2. Introduced and held first reading of an ordinance of the City Council of the City of Lathrop amending Section 10.08.030 "Speed Limits" of the Lathrop Municipal Code.

Ayes:	Dresser, Lazard, Torres-O'Callaghan and Akinjo
Noes:	None
Absent:	Diallo
Abstain:	None

5.4 APPOINTMENT OF VOTING DELEGATE/ALTERNATE FOR THE 2025 LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE

Government Services Director / City Clerk Teresa Vargas provided the presentation. A question and answer period followed.

Council consensus directed the City Clerk to register Mayor Akinjo as the appointed Voting Delegate, and Vice Mayor Torres-O'Callaghan and Councilmember Diallo as Voting Alternates, during the 2025 League of California Cities Annual Conference, October 8-10, 2025, at the Long Beach Convention Center.

6. COUNCIL COMMUNICATIONS

6.1 MAYOR & COUNCILMEMBER COMMITTEE REPORT(S) – None.

Mayor Akinjo reported his attendance at the National Black Caucus of Local Elected Officials (NBC-LEO) 2025 Summer Conference.

6.2 MAYOR & COUNCILMEMBER COMMENT(S)

Councilmember Dresser made several comments related to the decorative arches on 5th Street; traffic calming on new and old Harlan Road intersections; and encouraging attendance at National Night Out events. Councilmember Lazard expressed appreciation to staff for recent city events. Vice Mayor Torres-O'Callaghan requested information regarding the Louise and I-5 diverging diamond; expressed concern with increase of mosquitoes in public park areas. Mayor Akinjo commented on public safety and expressed appreciation to staff. City Manager Stephen Salvatore reminded the public to attend the 2025 Animal Center Olympics Event, scheduled for August 16, 2025, at 9 a.m. at Dog Park located on Inland Passage.

7. ADJOURNMENT – There being no further business, Mayor Akinjo adjourned the meeting at 8:41 p.m.

Teresa Vargas, MMC
Government Services Director
City Clerk

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CITY MANAGER'S REPORT
OCTOBER 13, 2025 CITY COUNCIL REGULAR MEETING

ITEM: **SECOND READING AND ADOPTION OF ORDINANCE 25-472 OF THE CITY COUNCIL OF THE CITY OF LATHROP TO AMEND TITLE 15 "BUILDINGS AND CONSTRUCTION" TO INCORPORATE THE 2025 CALIFORNIA BUILDING STANDARDS INTO THE LATHROP MUNICIPAL CODE**

RECOMMENDATION: **Waive Full Reading and Adopt Ordinance 25-472 to Amend Title 15 "Buildings and Construction" to Incorporate the 2025 California Building Standards into the Lathrop Municipal Code**

RECOMMENDED ACTION:

The City Council to conduct a second reading and adopt Ordinance 25-472 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LATHROP TO AMEND TITLE 15 "BUILDINGS AND CONSTRUCTION" TO INCORPORATE THE 2025 CALIFORNIA BUILDING STANDARDS INTO THE LATHROP MUNICIPAL CODE

SUMMARY:

On September 8, 2025, the City Council approved the introduction and first reading of the subject Ordinance by the following vote:

AYES:	Diallo, Dresser, Lazard, Torres-O'Callaghan, and Akinjo
NOES:	None
ABSTAIN:	None
ABSENT:	None

The Ordinance will take effect 30 days after adoption.

SUBMITTED BY:

Teresa Vargas, City Clerk — Date 9/14/25

ORDINANCE NO. 25-472

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LATHROP TO AMEND TITLE 15 "BUILDINGS AND CONSTRUCTION" TO INCORPORATE THE 2025 CALIFORNIA BUILDING STANDARDS INTO THE LATHROP MUNICIPAL CODE

EFFECTIVE JANUARY 1, 2026

WHEREAS, Chapter 4 of Part 2.5 of Division 13 of the California Health and Safety Code, commencing with Section 18935, establishes a process for the California Building Standards Commission to develop, adopt and implement a statewide California Building Standards Code; and

WHEREAS, Section 17922 of the California Health and Safety Code provides that such standards shall be adopted by reference except for any additions made by the State Department of Housing and Community Development and shall impose substantially the same requirements as uniform codes identified in subdivision (a) of Section 17922; and

WHEREAS, subdivision (c) of Section 17922 of the California Health and Safety Code provides that local use zone requirements, local fire zones, building setback, side and rear yard setback requirements and property line requirements are left entirely to local jurisdictions; and

WHEREAS, Section 17958.5 of the California Health and Safety Code provides that except for certain noise standards set forth in Section 17922.6, a city may change the requirements of the California Building Standards Code including, but not limited to, green building standards as it determines are reasonably necessary based on local climatic, geological or topological conditions but only pursuant to Section 17958.7; and

WHEREAS, pursuant to Section 17958.7 of the California Health and Safety Code, a city may make such local changes but only if it makes the express findings regarding local climatic, geological or topographical conditions and files same with the California Building Standards Commission; and

WHEREAS, administrative amendments and amendments to provisions not regulating buildings used for human habitation do not require findings; and

WHEREAS, this Ordinance contains no such findings regarding climatic, geological and/or topographical conditions; and

WHEREAS, the City Clerk will file this Ordinance and findings with the California Building Standard Commission after adoption; and

WHEREAS, this Ordinance is exempt to CEQA review because pursuant to subdivision (b) (3) of Section 15061 of the CEQA Guidelines (14 CCR 15061), CEQA applies only to projects which have the potential for causing a significant effect on the environment; and

WHEREAS, because the adoption of this Ordinance does not have a significant effect on the environment, this Ordinance is within exemption of CEQA.

NOW, THEREFORE, BE IT ORDAINED that the City Council of the City of Lathrop does hereby approve amendments to Title 15 ("Building and Construction") of the Lathrop Municipal Code, as follows:

Section 1. On January 1, 2026, Chapters 15.00, 15.02, 15.04, 15.06, 15.08, 15.10, 15.12, 15.14, 15.18, 15.20, 15.22, 15.24, of the City of Lathrop Municipal Code are hereby amended as shown in Exhibits A-L.

Section 2. Duty of Care. This Ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care toward persons and property within or without the City so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 3. Severability. If any section, subsection, phrase, or clause of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, phrase or clauses thereof irrespective of the fact that any one or more sections, subsections, phrases, or clauses be declared unconstitutional or invalidity of any sections, subsection, subdivision, paragraph, sentence, clause or phrase.

Section 4. Effective Date. This Ordinance shall take effect on the 1st day of January 2026 after passage thereof.

Section 5. Publication. This Ordinance shall be published in accordance with the provisions of Government Code Section 36933 of the Government Code.

THIS ORDINANCE was introduced at a regular meeting of the City Council of the City of Lathrop on the 8th day of September 2025, and was **PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Lathrop on the _____ day of _____, 2025 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Paul Akinjo, Mayor

ATTEST:

_____
Teresa Vargas, City Clerk

APPROVED AS TO FORM:

_____
Salvador Navarrete, City Attorney

Language Removed will be shown in RED STRIKETHROUGH
Revised Language will be shown in BLUE UNDERLINE
Added Language will be shown in GREEN UNDERLINE

EXHIBIT A

Title 15. Buildings and Construction

Chapter 15.00. SCOPE AND ADMINISTRATION ADOPTED

§ 15.00.010. Adoption by ~~r~~Reference.

In the "~~2022~~ 2025 **California Building Code** (CBC)" (Part 2 of the Title 24 of the **California Code of Regulations**), Chapter 1, Division II–Scope and Administration is adopted by reference and shall apply to all the ~~2022~~ 2025 **California Building Standards Code** and made part of the municipal code of the ~~c~~City of Lathrop as if fully set forth herein.
(Ord. 25-___ § _)

§ 15.00.020. Application to ~~c~~City.

The name "~~c~~City of Lathrop" is inserted in any and all blank spaces provided in the **California Building Code** and appendices for the name of the city adopting such code, and wherever the word "city" as "~~j~~jurisdiction" appears in the ~~c~~Code or is otherwise used, it shall mean and refer to the ~~c~~City of Lathrop.
(Ord. 25-___ § _)

§ 15.00.030. Omissions, ~~a~~Amendments, and ~~a~~Additions to the ~~2022~~ 2025 CBC.

Section 113 of the ~~2022~~ 2025 **California Building Standards Code** (Means of Appeals) as is adopted by the ~~c~~City of Lathrop be amended to read as follows:

Section 113 BOARD OF APPEALS

113.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application or interpretations of city of Lathrop Municipal Code, Title 15, there shall be and is hereby created a Building Life Safety Appeals Board, hereafter known also as the Local Appeals Board, consisting of members qualified by experience and/or training as set forth in ~~15.00.130(C)~~ 15.00.030 to pass upon matters pertaining to building construction, building service equipment, property maintenance, housing standards and fire regulations and who are not employees of the City. The Building Official shall be an ex officio member and shall act as secretary to the Local Appeals Board relative to appeals for the City of Lathrop Municipal Code, Title 15, except as to the Fire Code and the Fire Chief shall be an ex officio member and shall act as secretary to the ~~b~~Board relative to appeals for the Fire Code. The Local Appeals Board shall be appointed by the City Manager. The Board may adopt rules of procedure for conducting its business and shall render all decisions in writing to the appellant with a duplicate copy to the Building Official or the Fire Chief as is appropriate. Appeals to the Local Appeals Board shall be processed in accordance with the provisions and procedures contained in Title 15 of this Code.

113.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly

interpreted, the provisions of this code do not fully apply or an ~~equally good~~ equivalent or better form of construction is proposed. The board shall have no authority to waive requirements of this code.

113.3 Qualifications. The Local Appeals Board shall consist of five individuals, one from each of the following:

(1) A retired or currently active registered design professional with architectural or structural engineering experience or a builder or superintendent of building construction with at least ten years' experience, five of which shall have been in responsible charge of work.

(2) A person with experience in dealing with the disabled community or who has been a community advocate for the disabled community or is a disabled person with a minimum of 5 years' experience in the area of disabled access requirements.

(3) A retired or currently active registered design professional with mechanical and plumbing engineering experience or a mechanical contractor or a plumbing contractor with at least ten years' experience, five of which shall have been in responsible charge of work.

(4) A retired or currently active registered design professional with electrical engineering experience or an electrical contractor with at least ten years' experience, five of which shall have been in responsible charge of work.

(5) A retired or currently active registered design professional with fire protection engineering experience or a fire protection contractor with at least ten years' experience, five of which shall have been in responsible charge of work.

113.4 Alternate members. The governing body shall appoint two alternate members who shall be called by the board chairperson to hear appeals during the absence or disqualification of a member. Alternate members shall possess the qualifications required for board membership.

113.5 Chairperson. The board shall annually select one of its members to serve as chairperson.

113.6 Disqualification of member. A member shall not hear an appeal in which that member has a personal, professional or financial interest.

113.7 Appeals. Any person, firm or corporation may register an appeal with the Local Appeals Board for review of any decision of the Building Official about Title 15, provided that the Appeal is made in writing within 30 days of receipt of notice and is accompanied with the administrative fee specified in the City's fee schedule for an appeal. All appeals where notices declaring structures or equipment "Dangerous" must be submitted within 10 days of receipt of notice.

113.8 Conditions. Any person shall be permitted to appeal a decision of the Building Official or Fire Chief to the Local Appeals Board when it is claimed that any one more of the following conditions exists.

(1) The true intent of Title 15, as described in those codes has been incorrectly interpreted.

(2) A provision in Title 15 does not apply.

(3) A decision is arbitrary as it applies to alternatives, new materials or interpretations of this Title 15.

(4) Request for appeals action ratification. For the purposes of this chapter, "Request for Ratification" shall mean actions required under **California Building Code** Division I Section 1.9.1.5. A written request by the Building Official that the Board approve a proposed solution based upon a finding of "unreasonable hardship" as that term is used in Title 24 of the **California Code of Regulations**.

(5) The Board must have approved a Request for Ratification, prior to the approval of plans or issuance of a permit, which requires a finding of unreasonable hardship from an appeal to the Building Official.

(6) The Building Official shall place any appeal consisting of a request for ratification to determine an unreasonable hardship on the Board's Agenda in compliance with provisions contained in ~~15.00.040~~ 15.00.030.

113.9 Decisions. The Board shall not render any decision allowing a proposed design solution unless, after the hearing, it finds on the basis of substantial evidence that:

(1) The proposed design is satisfactory and complies with the intent of this chapter; and

(2) The proposed design meets the requirements of Title 24.

(3) Board decisions overruling the Building Official's decisions shall require four votes. Board decisions ratifying the Building Official's requests for ratification shall require three votes.

(4) Should the Board render a decision contrary to that of the Building Official, then the decision of Board shall be deemed the decision of the Building Official or Fire Chief.

113.10 Decisions Findings and Order.

(1) The decision of the Board shall be final and conclusive.

(2) The findings and order of the Board shall include the following notice: Notice to Parties:

The time within which judicial review must be sought to review this decision is governed by the provisions of California Code of Civil Procedure Section 1094.6.

(Ord. 25-___ § _)

Language Removed will be shown in RED STRIKETHROUGH
Revised Language will be shown in BLUE UNDERLINE
Added Language will be shown in GREEN UNDERLINE

EXHIBIT B

Title 15. Buildings and Construction

Chapter 15.02. CALIFORNIA ADMINISTRATIVE CODE ADOPTED

§ 15.02.010. Title.

This title shall be known and may be cited as the "Lathrop Building Standards Code" or "LBSC." The Lathrop Building Standards Code consists of the **California Building Standards Code**, as codified in Title 24 of the **California Code of Regulations**.
(Ord. 25-___ § _)

§ 15.02.020. Adoption by ~~r~~Reference.

The "~~2022~~ 2025 **California Administrative Code**" (Part 1 of the Title 24 of the **California Code of Regulations**) is adopted by reference and made part of the municipal code of the ~~c~~City of Lathrop as if fully set forth herein.
(Ord. 25-___ § _)

§ 15.02.030. Application to ~~c~~City.

The name "~~c~~City of Lathrop" is inserted in any and all blank spaces provided in the **California Building Code** and appendices for the name of the city adopting such code, and wherever the word "city" as "jurisdiction" appears in the ~~c~~Code or is otherwise used, it shall mean and refer to the ~~c~~City of Lathrop.
(Ord. 25-___ § _)

Language Removed will be shown in RED STRIKETHROUGH
Revised Language will be shown in BLUE UNDERLINE
Added Language will be shown in GREEN UNDERLINE

EXHIBIT C

Title 15. Buildings and Construction

Chapter 15.04. CALIFORNIA BUILDING CODE ADOPTED

§ 15.04.010. Adoption by ~~r~~Reference.

A. The "~~2022~~ 2025 **California Building Code** (CBC)" (Part 2 of the Title 24 of the **California Code of Regulations**) is adopted by reference and made part of the municipal code of the ~~c~~City of Lathrop as if fully set forth herein.

B. Adoption of Certain ~~2022~~ 2025 CBC Appendix Chapters. The following chapters and appendices of the ~~2022~~ 2025 **California Building Code** are adopted by the city of Lathrop, as amended by Section **15.04.030** of this chapter:

1. Appendix J (Grading);
2. Appendix H (Signs).

The remaining appendices are not adopted.
(Ord. 25-___ § _)

§ 15.04.020. Application to ~~c~~City.

The name "~~c~~City of Lathrop" is inserted in any and all blank spaces provided in the **California Building Code** and appendices for the name of the city adopting such code, and wherever the word "city" as "jurisdiction" appears in the ~~c~~Code or is otherwise used, it shall mean and refer to the ~~c~~City of Lathrop.
(Ord. 25-___ § _)

§ 15.04.030. Omissions, ~~a~~Amendments, and ~~a~~Additions to the ~~2022~~ 2025 CBC Appendix J.

Section J101 (General) shall be amended as follows:

J101.1 Scope. The provisions of this chapter apply to grading, excavation and earthwork construction, including sills and embankments in the City of Lathrop except in Reclamation District 2062. Where conflicts occur between the technical requirements of this chapter and the geotechnical report the geotechnical report shall govern.
(Ord. 25-___ § _)

Language Removed will be shown in RED STRIKETHROUGH
Revised Language will be shown in BLUE UNDERLINE
Added Language will be shown in GREEN UNDERLINE

EXHIBIT D

Title 15. Buildings and Construction

Chapter 15.06. CALIFORNIA RESIDENTIAL CODE ADOPTED

§ 15.06.010. Adoption by ~~r~~Reference.

A. The "~~2022~~ 2025 California Residential Code (CRC)" (Part 2.5 of the Title 24 of the **California Code of Regulations**) is adopted by reference and made part of the municipal code of the ~~c~~City of Lathrop as if fully set forth herein.

B. Adoption of Certain ~~2022~~ 2025 CRC Appendix Chapters. The following chapters and appendices of the ~~2022~~ 2025 California Residential Code are adopted by the ~~c~~City of Lathrop, ~~as amended by Section 15.06.030 of this chapter:~~ in their entirety:

1. Appendix ~~AH~~ BF (Patio Covers);
2. Appendix ~~AJ~~ BO (Existing Buildings and Structures);
3. Appendix ~~AK~~ BG (Sound Transmission).

The remaining appendices are not adopted.
(Ord. 25-___ § _)

§ 15.06.020. Application to ~~c~~City.

The name "~~c~~City of Lathrop" is inserted in any and all blank spaces provided in the **California Building Code** and appendices for the name of the city adopting such code, and wherever the word "city" as "jurisdiction" appears in the ~~c~~Code or is otherwise used, it shall mean and refer to the ~~c~~City of Lathrop.
(Ord. 25-___ § _)

Language Removed will be shown in RED STRIKETHROUGH
Revised Language will be shown in BLUE UNDERLINE
Added Language will be shown in GREEN UNDERLINE

EXHIBIT E

Title 15. Buildings and Construction

Chapter 15.08. CALIFORNIA ELECTRICAL CODE ADOPTED

§ 15.08.010. Adoption by ~~r~~Reference.

The "~~2022~~ 2025 California Electrical Code (CEC)" (Part 3 of the Title 24 of the **California Code of Regulations**) is adopted by reference and made part of the municipal code of the ~~c~~City of Lathrop as if fully set forth herein.
(Ord. 25-___ § _)

§ 15.08.020. Application to ~~c~~City.

The name "~~c~~City of Lathrop" is inserted in any and all blank spaces provided in the California Electrical Code for the name of the city adopting such code, and wherever the word "city" as "jurisdiction" appears in the ~~c~~Code or is otherwise used, it shall mean and refer to the ~~c~~City of Lathrop.
(Ord. 25-___ § _)

Language Removed will be shown in RED STRIKETHROUGH
Revised Language will be shown in BLUE UNDERLINE
Added Language will be shown in GREEN UNDERLINE

EXHIBIT F

Title 15. Buildings and Construction

Chapter 15.10. CALIFORNIA MECHANICAL CODE ADOPTED

§ 15.10.010. Adoption by ~~r~~Reference.

The "~~2022~~ 2025 California Mechanical Code (CMC)" (Part 4 of the Title 24 of the **California Code of Regulations**) is adopted by reference and made part of the municipal code of the ~~c~~City of Lathrop as if fully set forth herein.
(Ord. 25-___ § _)

§ 15.10.020. Application to ~~c~~City.

The name "~~c~~City of Lathrop" is inserted in any and all blank spaces provided in the California Mechanical Code for the name of the city adopting such code, and wherever the word "city" as "jurisdiction" appears in the ~~c~~Code or is otherwise used, it shall mean and refer to the ~~c~~City of Lathrop.
(Ord. 25-___ § _)

Language Removed will be shown in RED STRIKETHROUGH
Revised Language will be shown in BLUE UNDERLINE
Added Language will be shown in GREEN UNDERLINE

EXHIBIT G

Title 15. Buildings and Construction

Chapter 15.12. CALIFORNIA PLUMBING CODE ADOPTED

§ 15.12.010. Adoption by ~~r~~Reference.

The "~~2022~~ 2025 California Plumbing Code (CPC)" (Part 5 of the Title 24 of the **California Code of Regulations**) is adopted by reference and made part of the municipal code of the ~~c~~City of Lathrop as if fully set forth herein.
No appendices are adopted.
(Ord. 25-___ § _)

§ 15.12.020. Application to ~~c~~City.

The name "~~c~~City of Lathrop" is inserted in any and all blank spaces provided in the California Plumbing Code and appendices for the name of the city adopting such code, and wherever the word "city" as "jurisdiction" appears in the ~~c~~Code or is otherwise used, it shall mean and refer to the ~~c~~City of Lathrop.
(Ord. 25-___ § _)

Language Removed will be shown in RED STRIKETHROUGH
Revised Language will be shown in BLUE UNDERLINE
Added Language will be shown in GREEN UNDERLINE

EXHIBIT H

Title 15. Buildings and Construction

Chapter 15.14. CALIFORNIA ENERGY CODE ADOPTED

§ 15.14.010. Adoption by ~~r~~Reference.

The "~~2022~~ 2025 **California Energy Code** (CEC)" (Part 6 of the Title 24 of the **California Code of Regulations**) is adopted by reference and made part of the municipal code of the ~~c~~City of Lathrop as if fully set forth herein.
(Ord. 25-___ § _)

§ 15.14.020. Application to ~~c~~City.

The name "~~c~~City of Lathrop" is inserted in any and all blank spaces provided in the **California Energy Code** for the name of the city adopting such code, and wherever the word "city" as "jurisdiction" appears in the ~~c~~Code or is otherwise used, it shall mean and refer to the ~~c~~City of Lathrop.
(Ord. 25-___ § _)

Language Removed will be shown in RED STRIKETHROUGH
Revised Language will be shown in BLUE UNDERLINE
Added Language will be shown in GREEN UNDERLINE

EXHIBIT I

Title 15. Buildings and Construction

Chapter 15.18. CALIFORNIA FIRE CODE ADOPTED

§ 15.18.010. Adoption by ~~r~~Reference.

A. The "~~2022~~ 2025 California Fire Code (CFC)" (Part 9 of the Title 24 of the California **Code of Regulations**) is adopted by reference and made part of the municipal code of the ~~c~~City of Lathrop as if fully set forth herein.

B. Adoption of Certain ~~2022~~ 2025 CFC Appendix Chapters. The following appendices of the ~~2022~~ 2025 California Fire Code are adopted by the city of Lathrop, ~~as amended by Section **15.12.010** of this chapter:~~ in their entirety:

1. Appendix B (Fire-Flow Requirements For Buildings);
2. Appendix C (Fire Hydrant Locations and Distribution);
3. Appendix D (Fire Apparatus Access Roads).

The remaining appendices are not adopted.
(Ord. 25-___ § _)

§ 15.18.020. Application to ~~c~~City.

The name "City of Lathrop" is inserted in any and all blank spaces provided in the California Fire Code and appendices for the name of the city adopting such code, and wherever the word "city" as "jurisdiction" appears in the ~~c~~Code or is otherwise used, it shall mean and refer to the ~~c~~City of Lathrop. (Ord. 25-___ § _)

Language Removed will be shown in RED STRIKETHROUGH
Revised Language will be shown in BLUE UNDERLINE
Added Language will be shown in GREEN UNDERLINE

EXHIBIT J

Title 15. Buildings and Construction

Chapter 15.20. CALIFORNIA EXISTING BUILDING CODE ADOPTED

§ 15.20.010. Adoption by ~~r~~Reference.

The "~~2022~~ 2025 California Existing Building Code (CEBC)" which includes "California Historical Code" and "California Reference Standards" (Part 8, 10 and 12 of the Title 24 of the **California Code of Regulations**) is adopted by reference and made part of the municipal code of the ~~c~~City of Lathrop as if fully set forth herein.
(Ord. 25-___ § _)

§ 15.20.020. Application to ~~c~~City.

The name "~~c~~City of Lathrop" is inserted in any and all blank spaces provided in the California Existing Building Code for the name of the city adopting such code, and wherever the word "city" as "jurisdiction" appears in the ~~c~~Code or is otherwise used, it shall mean and refer to the ~~c~~City of Lathrop.
(Ord. 25-___ § _)

Language Removed will be shown in RED STRIKETHROUGH
Revised Language will be shown in BLUE UNDERLINE
Added Language will be shown in GREEN UNDERLINE

EXHIBIT K

Title 15. Buildings and Construction

Chapter 15.22. CALIFORNIA GREEN BUILDING CODE ADOPTED

§ 15.22.010. Adoption by ~~r~~Reference.

The "~~2022~~ 2025 California Green Building Code (CGBC)" (Part 11 of the Title 24 of the **California Code of Regulations**) is adopted by reference and made part of the municipal code of the ~~c~~City of Lathrop as if fully set forth herein.
(Ord. 25-___ § _)

§ 15.22.020. Application to ~~c~~City.

The name "~~c~~City of Lathrop" is inserted in any and all blank spaces provided in the California Green Building Code for the name of the city adopting such code, and wherever the word "city" as "jurisdiction" appears in the ~~c~~Code or is otherwise used, it shall mean and refer to the ~~c~~City of Lathrop.
(Ord. 25-___ § _)

Language Removed will be shown in RED STRIKETHROUGH
Revised Language will be shown in BLUE UNDERLINE
Added Language will be shown in GREEN UNDERLINE

EXHIBIT L

Title 15. Buildings and Construction

Chapter 15.24. CALIFORNIA HOUSING CODE ADOPTED

§ 15.24.010. Adoption by ~~r~~Reference.

The "~~2021~~ 2024 International Property Maintenance Code (IPMC)" is adopted by reference and made part of the municipal code of the ~~c~~City of Lathrop as if fully set forth herein.
(Ord. 25-___ § _)

§ 15.24.020. Application to ~~c~~City.

The name "~~c~~City of Lathrop" is inserted in any and all blank spaces provided in the California Housing Code and appendices for the name of the city adopting such code, and wherever the word "city" as "jurisdiction" appears in the ~~c~~Code or is otherwise used, it shall mean and refer to the ~~c~~City of Lathrop. (Ord. 25-___ § _)

§ 15.24.030. Omissions, ~~a~~Amendments, and ~~a~~Additions to the ~~2021~~ 2024 IPMC.

Chapter 1 Scope and Administration.

Add: Section ~~[A] 111.10~~ 109.10 (Substandard Building). As defined in **Health and Safety Code** Section 17922.

Chapter 2 Definitions.

Add: Section 202 Substandard Building. As defined in Health and Safety Code Section 17902.3.
(Ord. 25-___ § _)

CITY MANAGER'S REPORT
OCTOBER 13, 2025 CITY COUNCIL REGULAR MEETING

ITEM:	**SECOND READING AND ADOPTION OF ORDINANCE 25-473 OF THE CITY COUNCIL OF THE CITY OF LATHROP TO ADD CHAPTER 15.32 TO TITLE 15 "BUILDINGS AND CONSTRUCTION" TO THE LATHROP MUNICIPAL CODE TO ESTABLISH AN EXPEDITED, STREAMLINE PERMITTING PROCESS FOR ELECTRIC VEHICLE CHARGING STATIONS**
RECOMMENDATION:	**Waive Full Reading and Adopt Ordinance 25-473 to Add Chapter 15.32 to Title 15 "Buildings and Construction" to the Lathrop Municipal Code to Establish an Expedited, Streamline Permitting Process for Electric Vehicle Charging Stations**

RECOMMENDED ACTION:

The City Council to conduct a second reading and adopt Ordinance 25-473 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LATHROP TO ADD CHAPTER 15.32 TO TITLE 15 "BUILDINGS AND CONSTRUCTION" TO THE LATHROP MUNICIPAL CODE TO ESTABLISH AN EXPEDITED, STREAMLINE PERMITTING PROCESS FOR ELECTRIC VEHICLE CHARGING STATIONS

SUMMARY:

On September 8, 2025, the City Council approved the introduction and first reading of the subject Ordinance by the following vote:

AYES:	Diallo, Dresser, Lazard, Torres-O'Callaghan, and Akinjo
NOES:	None
ABSTAIN:	None
ABSENT:	None

The Ordinance will take effect 30 days after adoption.

SUBMITTED BY:

Teresa Vargas, City Clerk

9/16/25
Date

ORDINANCE NO. 25-473

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LATHROP TO ADD CHAPTER 15.32 TO TITLE 15 ("BUILDINGS AND CONSTRUCTION") TO THE LATHROP MUNICIPAL CODE TO ESTABLISH AN EXPEDITED, STREAMLINE PERMITTING PROCESS FOR ELECTRIC VEHICLE CHARGING STATIONS

WHEREAS, the State of California has identified the widespread deployment of electric vehicle charging infrastructure as essential to the State's goals for reducing greenhouse gas emissions and promoting cleaner transportation alternatives; and

WHEREAS, the State of California adopted Assembly Bill 1236, which requires local agencies to adopt an ordinance that creates an expedited and streamline permitting process for electric vehicle charging stations (EVCS); and

WHEREAS, the State of California adopted Assembly Bill 970, which requires cities to review EVCS permit applications under strict time limits and to deem applications approved if action is not taken within those timelines; and

WHEREAS, the City of Lathrop desires to encourage and facilitate the development of electric vehicle charging infrastructure by reducing administrative barriers and complying with all enforced and applicable state laws; and

WHEREAS, the City acknowledges the transition to zero-emission vehicles and supporting EV adoption through responsive and efficient permitting practices; and

WHEREAS, Sections 65850.7 and 65850.71 of the Government Code mandates that jurisdictions shall administratively approve EVCS applications through a ministerial process, unless the installation would have a specific, adverse impact upon public health or safety that cannot be mitigated; and

WHEREAS, this Ordinance is intended to fully implement and comply with the requirements of Assembly Bill 1236 and Assembly Bill 970 and any guidance provided by the Governor's Office of Business and Economic Development; and

WHEREAS, this Ordinance establishes procedures for electronic submittal, a publicly available submittal checklist for expedited permitting, strict permit review timelines, limited conditions for denial, and other requirements to streamline the approval process for EVCS projects; and

WHEREAS, this Ordinance contains no such findings regarding climatic, geological and/or topographical conditions; and

WHEREAS, the City Clerk will file this Ordinance and findings with the California Building Standard Commission after adoption; and

THIS ORDINANCE was introduced at a regular meeting of the City Council of the City of Lathrop on the 8th day of September 2025, and was **PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Lathrop on the _____ day of _____, 2025 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Paul Akinjo, Mayor

ATTEST:

_____
Teresa Vargas, City Clerk

APPROVED AS TO FORM:

_____
Salvador Navarrete, City Attorney

EXHIBIT A

PROPOSED CHAPTER

Title 15. Buildings and Construction
Chapter 15.32. ELECTRIC VEHICLE CHARGING SYSTEMS (EVCS)

§ 15.32.010. Authority—Purpose—Applicability.

A. Authority. This chapter is adopted under the authority of **Government Code** Section 65850.7.

B. Purpose. The purpose of this chapter is to adopt an expedited, streamlined permitting process for electric vehicle charging stations (EVCS).

C. Applicability. This chapter applies to the permitting of electric vehicle charging stations installed in commercial and residential applications.

(Ord. 25-___ § _)

§ 15.32.020. Definitions.

The following words and phrases as used in this chapter are defined as follows:

"Electronic Submittal" means the utilization of one or more of the following:

1. The City's online portal;
2. The Internet;
3. Facsimile.

"Electric Vehicle " means the following:

1. An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current.
2. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles

For the purposes of this chapter, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.

"Electric Vehicle Charging Station (EVCS)" means the following:

1. Any level of electric vehicle supply equipment station that is designed and built in compliance with Article 625 of the California Electrical Code, as it reads on the effective date of this Chapter, and delivers electricity from a source outside an electric vehicle into a plug-in electric vehicle.

"Specific, Adverse Impact" means the following:

1. A significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(Ord. 25-___ § _)

§ 15.32.030. Expedited Permitting Process

A. Consistent with Section 65850.7 of the Government Code, the Building Official shall develop and implement an expedited, streamline permitting process for electric vehicle charging stations, and shall adopt a checklist of all requirements with which electric vehicle charging stations shall comply in order to be eligible for expedited review.

B. The expedited, streamline permitting process and checklist may refer to the recommendations contained in the current version of the "Plug-In Electric Vehicle Infrastructure Permitting Checklist" of the "Zero-Emission Vehicles in California: Community Readiness Guidebook" as published by the Governor's Office of Planning and Research.

C. The City's adopted checklist shall be published on the City's website.

(Ord. 25-___ § _)

§ 15.32.040. Requirements for Expedited Review and Inspections

A. Application. An applicant for an electric vehicle charging system shall submit an electronic submittal containing a building permit application on the form provided by the City, accompanied by plans that reflect compliance with each item of information listed in the electric vehicle charging system checklist. Both the application and checklist are available online.

A permit application that satisfies the information requirements in the City's adopted checklist, as determined by the Building Official, and shows no specific, adverse impacts upon public health or safety, shall be deemed complete and be promptly processed for approval. Permit issuance will commence once all permit processing and inspection fees are paid by the applicant.

Upon receipt of an incomplete application, the Building Official shall issue a written correction notice detailing all deficiencies in the application and any additional information required to be eligible for expedited permit issuance.

Where it is found that the installation of an electric vehicle charging station will have a specific, adverse impact on public health or safety, the Building Official may require conditions for the installation of the electric vehicle charging station to mitigate a specific, adverse impact on public health or safety, consistent with Government Code Section 65850.7.

B. Inspection. When a building permit is issued for a electric vehicle charging system, inspections will be performed in an efficient and timely manner and should include consolidated inspections where possible; inspection measures taken should be consistent with all applicable laws, codes and standards to ensure the electric vehicle charging system is properly and safely installed.

(Ord. 25-___)

PROPOSED CHAPTER

§ 15.32.050. Electric Vehicle Charging Station Installation Requirements

A. All electric vehicle charging stations shall meet all applicable health and safety standards and the requirements imposed by the State and the City, local Fire Department, and servicing electric utility companies regarding safety and reliability.

B. Electric vehicle charging stations shall meet all applicable safety and performance standards established by the California Electrical Code, the Society of Automotive Engineers, the National Electrical Manufacturers Association, and accredited testing laboratories such as Underwriters Laboratories and, where applicable, rules of the Public Utilities Commission regarding safety and reliability.

C. Installation of electric vehicle charging stations and associated wiring, bonding, disconnecting means and overcurrent protective devices shall meet the requirements of Article 625 and all applicable provisions of the California Electrical Code.

D. Installation of electric vehicle charging stations shall be incorporated into the load calculations of all new or existing electrical services and shall meet the requirements of the California Electrical Code and the California Green Building Code. Electric vehicle charging equipment shall be considered a continuous load.

E. Anchorage of either floor-mounted or wall-mounted electric vehicle charging stations shall meet the requirements of the California Building Code or California Residential Code, as applicable per occupancy, and the provisions of the manufacturer's installation instructions. Mounting of charging stations shall not adversely affect building elements.

F. An automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each EVSE space served by the ALMS in accordance with requirements of the California Green Building Code.

G. The electric vehicle charging requirements set forth herein are intended to reflect the electric vehicle charging requirements set forth in the most current California Building Standards Code, Title 23 of the California Code of Regulations. State Law shall govern in the event of any inconsistency relating to electric vehicle charging requirements between the most current California Building Standards Code and this Chapter.

(Ord. 25-___ §_)

CITY MANAGER'S REPORT
OCTOBER 13, 2025 CITY COUNCIL REGULAR MEETING

ITEM: **ANNUAL REVIEW AND ADOPTION OF THE CITY'S INVESTMENT POLICY**

RECOMMENDATION: **Adopt a Resolution to Approve the Annual Investment Policy for Fiscal Year 2025/26**

SUMMARY:

PFM Asset Management, LLC (PFM), the City's investment portfolio manager, has conducted its annual review of the City's Investment Policy to ensure compliance with investment regulatory agencies and the California Government Code. PFM has found that the City's Investment Policy for Fiscal Year 2025/26 is comprehensive and consistent with the City's objectives and risk tolerances and is in compliance with the California Government Code and has recommended several minor edits to the policy. The proposed FY 2025/26 Investment Policy is attached (Attachment B).

Staff recommends the approval of the Investment Policy as presented by PFM to be in compliance with current investment regulations adopted by the California Government Code.

BACKGROUND:

PFM manages over $118 billion for public entities nationwide and has a strong history of providing professionals dedicated to actively managing and supporting the administration of fixed-income operating funds, capital funds and reserves, and bond proceeds.

PFM has actively managed the City's investment portfolio since the initial Council approved contract in 2015. PFM is nationally recognized as one of the leading investment advisory organizations, specializing in providing services to the public sector. Some of the services PFM provides are:

- Review of the City's Investment Policy
- Cash flow analysis to determine current and future liquidity needs
- Develop and implement investment strategy

The investment policy serves as the foundation of the City's investment goals and priorities. An annual review assures that it continues to meet the City's goals and priorities for its portfolio. It contributes to the protection of the assets of the City. The approved investment policy demonstrates that the City Council is fiducially responsible, thereby; promoting trust and confidence from the public that it serves.

PFM has performed its annual review of the City's Investment Policy along with current state laws governing investment activities of local governments. PFM has found that the City's Investment Policy for Fiscal Year 2025/26 is comprehensive, is consistent with the City's objectives and risk tolerances, and is in compliance with

the California Government Code and has recommended several minor edits to the policy. The proposed FY 2025/26 Investment Policy is attached (Attachment B).

REASON FOR RECOMMENDATION:

The City's investment policy provides the Finance Department with direction as to the investment objectives of the governing body (in order of priority):

1. Safety – Preservation of the principal of invested funds
2. Liquidity – Ability to liquidate one or more of the City's investments if unexpected expenditures arise
3. Return – Attainment of a market rate of return

It also establishes standards approved by Council; concerning the prudent care of City invested funds, the ethics of the investment officer, and internal controls/ reporting procedures.

In addition, the Government Finance Officers Association's (GFOA) Committee on Cash Management advocates the adoption of a municipal resolution that consists of; a legal list of allowable securities, a prudent investor clause and the mandatory enactment of written investment policies. An adopted investment policy, prudently followed by the investment officer, is favorably viewed by municipal credit rating agencies. The submitted resolution meets GFOA standards.

FISCAL IMPACT:

Review of the City's Investment Policy is a service provided within the scope of PFM's annual contract.

ATTACHMENTS:

A. Resolution to Approve the Annual Investment Policy for Fiscal Year 2025/26

B. Investment Policy for Fiscal Year 2025/26

C. Memorandum Confirming Review of the Investment Policy from PFM Asset Management, LLC.

APPROVALS:

Cari James
Director of Finance

9/30/2025
Date

Thomas Hedegard
Deputy City Manager

9/30/2025
Date

Salvador Navarrete
City Attorney

9.30.2025
Date

Stephen J. Salvatore
City Manager

10.2.25
Date

RESOLUTION NO. 25-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO APPROVE THE ANNUAL INVESTMENT POLICY FOR FISCAL YEAR 2025/26

WHEREAS, Government Code § 53646(a) (1) of the State of California was amended to offer the suggestion, rather than the requirement, that local agencies file an annual investment policy; and

WHEREAS, the California Debt and Investment Advisory Commission highly recommends local agencies' legislative bodies adopt an annual investment policy to increase the policy's authority and legitimacy; and

WHEREAS, Staff recommends and the City Council desires to adopt the Fiscal Year 2025/26 Investment Policy; and

WHEREAS, the City's Investment Policy provides the Finance Department with direction as to the investment objectives of the governing body (in order of priority):

1. Safety – Preservation of the principal of invested funds
2. Liquidity – Ability to liquidate one or more of the City's investments if unexpected expenditures arise
3. Return – Attainment of a market rate of return; and

WHEREAS, the Investment Policy for the City of Lathrop for Fiscal Year 2025/26 is attached to the City Manager's Report as "Attachment B".

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lathrop, does hereby approve the Investment Policy for the City of Lathrop for Fiscal Year 2025/26.

The foregoing resolution was passed and adopted this 13th day of October, 2025, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

Paul Akinjo, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:

Salvador Navarrete, City Attorney

City of Lathrop

Investment Policy

Fiscal Year ~~2024-25~~2025-26

City of Lathrop

Investment Policy

Table of Contents

1.0	Policy	1
2.0	Scope	1
3.0	Prudence	1
4.0	Objectives	2
5.0	Delegation of Authority	2
6.0	Ethics and Conflict of Interest	2
7.0	Authorized Broker/Dealers	3
8.0	Authorized and Suitable Investments	3
9.0	Competitive Transactions	6
10.0	Selection of Depositories	6
11.0	Safekeeping and Custody	7
12.0	Diversification	7
13.0	Maximum Maturities	7
14.0	Performance Standards	7
15.0	Reporting	8
16.0	Investment Policy Adoption	8
	Glossaries	9

1.0 POLICY

The City Council of the City of Lathrop, California (the City) has adopted this Investment Policy in order to establish the investment scope, objectives, delegation of authority, standards of prudence, reporting requirements, internal controls, eligible investments and transactions, diversification requirements, risk tolerance, and safekeeping and custodial procedures for the investment of the funds of the City. All City funds will be invested in accordance with this Investment Policy and with applicable sections of the California Government Code.

This Investment Policy was endorsed and adopted by the City Council of the City of Lathrop on November 10, 2025~~13, 2023~~. It replaces any previous investment policy or investment procedures of the City.

2.0 SCOPE

This Investment Policy shall apply to all investment activities and financial assets of the City, as accounted for in the City's ~~Comprehensive~~ Annual Comprehensive Financial Report~~, and~~ which include the following:

- General Fund
- Special Revenue Funds
- Debt Service Funds
- Capital Project Funds
- Enterprise Funds
- Trust and Agency Funds

The provisions of this Investment Policy do not apply to those cash assets governed by bond indentures, bond resolutions, employee's retirement and deferred compensation funds, as those are administered separately.

3.0 PRUDENCE

The standard of prudence to be used for managing the City's investments shall be California Government Code Section 53600.3, the prudent investor standard, which states that "when investing, reinvesting, purchasing, acquiring, exchanging, selling, or managing public funds, a trustee shall act with care, skill, prudence, and diligence under the circumstances then prevailing, including, but not limited to, the general economic conditions and the anticipated needs of the agency, that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the agency."

The City's overall investment program shall be designed and managed with a degree of professionalism that is worthy of the public trust. The City recognizes that no investment is totally without risk and that the investment activities of the City are a matter of public record. Accordingly, the City recognizes that occasional measured losses may occur in a diversified portfolio and shall be considered within the context of the overall portfolio's return, provided that adequate diversification has been implemented and that the sale of a security is in the best long-term interest of the City.

Individuals having investment responsibilities who act in accordance with written procedures and this Investment Policy and who exercise due diligence in performing their duties shall be relieved

of personal responsibility for an individual security's credit risk or market price changes, provided that deviations from expectations are reported in a timely fashion and appropriate action is taken to control adverse developments.

4.0 OBJECTIVES

The City's funds shall be invested in accordance with all applicable City municipal codes and applicable resolutions, California statutes, and Federal regulations, and in a manner designed to accomplish the following objectives, which are listed in priority order:

1. Preservation of capital and protection of investment principal.
2. Maintenance of sufficient liquidity to meet anticipated cash flows.
3. Attainment of a market value rate of return.
4. Diversification to avoid incurring unreasonable market risks.

5.0 DELEGATION OF AUTHORITY

Authority to manage the City's investment program is derived from the City of Lathrop Municipal Code, Title 2, Chapter 2.08, Section 2.08.010.F.2. and from California Government Code Section 53607. In exercise of that authority, the City Council has delegated responsibility for the investment program to the Treasurer. The City Manager, who serves as Treasurer, shall be responsible for all transactions undertaken and shall establish a system of controls to regulate the activities of subordinate officials. The City Manager may delegate investment decision making and execution authority to the City's Director of Finance and to other specifically authorized officers and employees. The Director of Finance shall maintain a list of persons authorized to transact securities business for the City. No person may engage in an investment transaction except as expressly provided under the terms of this Investment Policy.

The Director of Finance shall develop written administrative procedures and internal controls, consistent with this Investment Policy, for the operation of the City's investment program. Such procedures shall be designed to prevent losses of public funds arising from fraud, employee error, misrepresentation by third parties, or imprudent actions by employees of the City.

The Director of Finance shall establish a process for annual independent review of the City's investment program by an external auditor. This review will provide internal control by assuring compliance with policies and procedures.

The City may engage the support services of outside investment advisors in regard to its investment program, so long as it can be clearly demonstrated that these services produce a net financial advantage or necessary financial protection of the City's financial resources.

6.0 ETHICS AND CONFLICTS OF INTEREST

Officers and employees involved in the investment process shall refrain from personal business activity that could conflict with the proper execution and management of the City's investment program, or that could impair their ability to make impartial decisions. Investment officials shall disclose any material interest in financial institutions that conduct business with the City. They shall further disclose any personal financial/investment positions that could be related to the performance of the City's investment portfolio. Employees and officers handling investment transactions shall refrain from undertaking personal investment transactions with the same individual with whom business is conducted on behalf of the City.

7.0 AUTHORIZED BROKER/DEALERS

The Director of Finance shall maintain a list of authorized broker/dealers approved for investment purposes, and it shall be the policy of the City to purchase securities only from those brokers and the firms they represent. Each approved broker/dealer must possess an authorizing certificate from the California Commissioner of Corporations as required by Section 25210 of the California Corporations Code.

The firms they represent must:

1. be recognized as a Primary Dealer by the Federal Reserve Bank of New York or have a primary dealer within their holding company structure, or
2. report voluntarily to the Federal Reserve Bank of New York, or
3. qualify under Securities and Exchange Commission (SEC) Rule 15c3-1 (Uniform Net Capital Rule).

Broker/dealers will be selected by the Director of Finance on the basis of their expertise in public cash management and their ability to provide services for the City's account.

Annually, each authorized broker/dealer shall submit a City approved Broker/Dealer Information Request form and the firm's most recent financial statements. The Director of Finance shall maintain a list of approved broker/dealers, along with each firm's most recent Broker/Dealer Information Request form.

The City may purchase commercial paper from direct issuers even though they are not on the approved broker/dealer list as long as they meet the criteria outlined in Item 8.6 of the Authorized and Suitable Investments section of this Investment Policy.

Broker/dealers or municipal securities dealers, that have made political contributions to any member of the City Council or to any candidate for that office, in amounts exceeding the limits set forth in Rule G-37 of the Municipal Securities Rulemaking Board, are prohibited from serving as a City approved broker/dealer for a period of two years following such contributions.

If the City engages the support services of an outside investment advisor, the adviser is authorized to transact with its broker/dealer relationships on behalf of the City.

8.0 AUTHORIZED AND SUITABLE INVESTMENTS

All investments and deposits of the City shall be made in accordance with California Government Code Sections 16429.1, 53600-53609 and 53630-53686, except that reserve funds from the proceeds of debt issues may be invested in permitted investments specified in the indenture of the debt issue. For purposes of compliance with this section, an investment's term or remaining maturity shall be measured from the settlement date to final maturity. A security purchased in accordance with this section shall not have a forward settlement date exceeding 45 days from the time of investment.

The City has further restricted authorized investments to the following:

8.1 Government Obligations

As authorized in Government Code Sections 53601(ab) ~~through~~ and (ef), this category includes a wide variety of government securities. There are no portfolio limitations on the amount; however, the maturity term of these investment vehicles may not exceed five years from the date of trade settlement unless approved by the City Council. These securities include the following:

8.1.a. United States Treasury bills, notes, bonds, or certificates of indebtedness, or those for which the faith and credit of the United States are pledged for the payment of principal and interest with a final maturity not exceeding five years from the date of trade settlement.

8.1.b. Federal Agency mortgage backed securities and debentures with a final maturity not exceeding five years from the date of trade settlement.

8.1.c. Federal agency or United States government-sponsored enterprise obligations, participations, or other instruments, including those issued by or fully guaranteed as to principal and interest by federal agencies or United States government-sponsored enterprises with a final maturity not exceeding five years from the date of trade settlement.

8.2 State and Local Agency Obligations

8.2.a. Obligations of the State of California and any local agency within California, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by the local agency, or by a department, board, agency, or authority of the local agency or of the state with a final maturity not exceeding five years from the date of trade settlement, and rated in a rating category of "A" or the equivalent or better by a Nationally Recognized Statistical Rating Organization (NRSRO) at the time of purchase. The aggregate investment in state and local agency obligations shall not exceed 30% of the City's total portfolio.

8.2.b. Registered treasury notes or bonds of any of the other 49 states in addition to California, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by a state or by a department, board, agency, or authority of any of the other 49 states, in addition to California with a final maturity not exceeding five years from the date of trade settlement, and rated in a rating category of "A" or the equivalent or better by a Nationally Recognized Statistical Rating Organization (NRSRO) at the time of purchase. The aggregate investment in state and local agency obligations shall not exceed 30% of the City's total portfolio.

8.3 Medium-Term Notes

Medium-Term Notes issued by corporations organized and operating within the United States or by depository institutions licensed by the United States or any state and operating within the United States, with a final maturity not exceeding five years from the date of trade settlement, and rated in a rating category of "A" or the equivalent or better by a NRSRO at the time of purchase. No more than 10% of the City's total portfolio shall be invested in medium-term notes and the commercial paper of any one issuer, and the aggregate investment in medium-term notes shall not exceed 30% of the City's total portfolio. In addition, AAA rated FDIC-guaranteed corporate bonds are herein authorized, within the aforementioned diversification and maturity requirements.

8.4 Negotiable Certificates of Deposit

Negotiable Certificates of Deposit with a maturity not exceeding five years from the date of trade settlement, issued by a nationally or state-chartered bank, a savings association or a federal association (as defined by Section 5102 of the Financial Code), a state or federal credit union, or

by a federally licensed or state-licensed branch of a foreign bank. Certificates of Deposits may be purchased only from financial institutions that meet the criteria set forth in the section of this Investment Policy, "Selection of Depositories." Investment in negotiable Certificates of Deposit shall not exceed 30% of the City's total portfolio.

8.5 Non-negotiable Certificates of Deposit

Non-negotiable Certificates of Deposit with a maturity not exceeding five years from the date of trade settlement, in FDIC insured state or nationally chartered banks or savings banks, subject to the limitations of California Government Code Section 53638. Amounts in excess of FDIC insurance coverage shall be secured in accordance with California Government Code Section 53652. Certificates of Deposits may be purchased only from financial institutions that meet the criteria set forth in the section of this Investment Policy, "Selection of Depositories." Investment in non-negotiable Certificates of Deposit shall not exceed 30% of the City's total portfolio.

8.6 Commercial Paper

Prime Commercial Paper with a maturity not exceeding 270 days from the date of trade settlement with the highest ranking or of the highest letter and number rating as provided for by a NRSRO. The entity that issues the commercial paper shall meet all of the following conditions in either sub-paragraph A. or sub-paragraph B. below:

> A. The entity shall (1) be organized and operating in the United States as a general corporation, (2) have total assets in excess of $500,000,000and (3) have debt other than commercial paper, if any, that is rated in a rating category of "A" or the equivalent or higher by a NRSRO.
>
> B. The entity shall (1) be organized within the United States as a special purpose corporation, trust, or limited liability company, (2) have program-wide credit enhancements, including, but not limited to, over collateralization, letters of credit or surety bond and (3) have commercial paper that is rated "A-1" or higher, or the equivalent, by a NRSRO.

No more than 10% of the City's total portfolio shall be invested in the commercial paper and corporate notes of any one issuer, and the aggregate investment in commercial paper shall not exceed 25% of the City's total portfolio.

8.7 Banker's Acceptances

Eligible Banker's Acceptances with a maturity not exceeding 180 days from the date of trade settlement, drawn on or accepted by a FDIC insured commercial bank with combined capital and surplus of at least $250 million, whose senior long-term debt is rated in a rating category of "A" or the equivalent or better by a NRSRO at the time of trade settlement. No more than 30% of the City's total portfolio shall be invested in banker's acceptances of any one issuer, and the aggregate investment in banker's acceptances shall not exceed 40% of the City's total portfolio.

8.8 Repurchase Agreements

Repurchase Agreements with a final termination date not exceeding 30 days collateralized by U.S. Treasury obligations, Federal Agency securities, or Federal Instrumentality securities listed in Section 8.1 above with the maturity of the collateral not exceeding five years. For the purpose of

this section, the term collateral shall mean purchased securities under the terms of the City's approved Master Repurchase Agreement. The purchased securities shall have a minimum market value including accrued interest of 102% of the dollar value of the funds borrowed. Collateral shall be held in the City's custodian bank, as safekeeping agent, and the market value of the collateral securities shall be marked-to-the-market daily.

Repurchase Agreements shall be entered into only with broker/dealers who are recognized as Primary Dealers with the Federal Reserve Bank of New York, or with firms that have a Primary Dealer within their holding company structure. Primary Dealers approved as Repurchase Agreement counterparties shall have a short-term credit rating of at least A-1 or the equivalent and a long-term credit rating in a rating category of "A" or the equivalent or better. Repurchase agreement counterparties shall execute a City approved Master Repurchase Agreement with the City. The Director of Finance shall maintain a copy of the City's approved Master Repurchase Agreement along with a list of the broker/dealers who have executed same. There are non portfolio limits for repurchase agreements.

8.9 Money Market Funds

Money Market Funds registered under the Investment Company Act of 1940 that (1) are "no-load" (meaning no commission or fee shall be charged on purchases or sales of shares); (2) have a constant net asset value per share of $1.00; (3) invest only in the securities and obligations authorized in the applicable California statutes and (4) have a rating of AAAm or the equivalent by not less than two NRSROs. The combined investment in money market funds and mutual funds shall not exceed 20% of the City's total portfolio.

8.10 Mutual Funds

Mutual Funds registered under the Investment Company Act of 1940 which (1) are "no-load" (meaning no commission or fee shall be charged on purchases or sales of shares); (2) invest in the securities and obligations authorized in the applicable California statutes and (3) have a rating of AAAm or the equivalent by not less than two NRSROs. No more than 10% of the City's total portfolio may be invested in mutual funds of any one issuer, and the combined investment in mutual funds and money market funds shall not exceed 20% of the City's total portfolio.

8.11 Local Agency Investment Fund

State of California's Local Agency Investment Fund (LAIF), pursuant to California Government Code Section 16429.1.

8.12 **Shares of beneficial interest issued by a joint powers authority**

Shares of beneficial interest issued by a joint powers authority organized pursuant to Section 6509.7 that invests in the securities and obligations authorized in California Government Code Section 53601 subdivisions (a) to (r), inclusive. Each share shall represent an equal proportional interest in the underlying pool of securities owned by the joint powers authority. To be eligible under this section, the joint powers authority issuing the shares shall have retained an investment adviser that meets all of the following criteria:

(1) The adviser is registered or exempt from registration with the Securities and Exchange Commission.

(2) The adviser has not less than five years of experience investing in the securities and obligations authorized in subdivisions (a) to (q), inclusive.

(3) The adviser has assets under management in excess of five hundred million dollars ($500,000,000).

8.13 Supranational Debt

United States dollar denominated senior unsecured unsubordinated obligations issued or unconditionally guaranteed by the International Bank for Reconstruction and Development, International Finance Corporation, or Inter-American Development Bank, with a maximum remaining maturity of five years or less, and eligible for purchase and sale within the United States. Investments under this subdivision shall be rated in a rating category of "AA" or the equivalent or better by an NRSRO and shall not exceed 30% of the City's total portfolio.

8.14 Allowable Investment Vehicles

It is the intent of the City that the foregoing list of authorized securities and transactions is strictly interpreted. Any deviation from this list must be approved in advance by the City Council.

The City may, from time to time issue bonds, the proceeds of which must be invested to meet specific cash flow requirements. In such circumstances the reinvestment of debt issuance or related reserve funds will be governed by the bond documents and may deviate from the provisions of this Investment Policy.

9.0 COMPETITIVE TRANSACTIONS

Each investment transaction shall be competitively transacted with authorized broker/dealers. At least three broker/dealers shall be contacted for each transaction and their bid and offering prices shall be recorded.

If the City is offered a security for which there is no other readily available competitive offering, then the Director of Finance will document quotations for comparable or alternative securities.

10.0 SELECTION OF DEPOSITORIES

To be eligible for designation to provide depository and other banking services or for an institution's certificates of deposit to be eligible for purchase, a bank or savings bank must be a member of the Federal Deposit Insurance Corporation and shall qualify as a depository of public funds in the State of California as defined in California Government Code Section 53630.

11.0 SAFEKEEPING AND CUSTODY

The Director of Finance shall select one or more banks to provide third party safekeeping and custodial services for the City, in accordance with the provisions of Section 53608 of the California Government Code. A Safekeeping Agreement approved by the City shall be executed with each custodian bank prior to utilizing that bank's safekeeping services. Custodian banks will be selected on the basis of their ability to provide services for the City's account and the competitive pricing of their safekeeping related services.

The purchase and sale of securities and repurchase agreement transactions shall be settled on a delivery versus payment basis. Title to all securities shall be perfected in the name of the City. Sufficient evidence to title shall be consistent with modern investment, banking and commercial practices.

All investment securities, except Non-negotiable Certificates of Deposit, Money Market Funds, Mutual Funds, shares of beneficial interest issued by a joint powers authority, and LAIF, purchased by the City will be delivered by either book entry or physical delivery and will be held in third-party safekeeping by a City approved custodian bank, its correspondent bank or its Depository Trust Company (DTC) participant account.

All Fed wireable book entry securities owned by the City shall be held in the Federal Reserve System in a customer account for the custodian bank which will name the City as "customer."

All DTC eligible securities shall be held in the custodian bank's DTC participant account and the custodian bank shall provide evidence that the securities are held for the City as "customer."

All non-book entry (physical delivery) securities shall be held by the custodian bank or its correspondent bank and the custodian bank shall provide evidence that the securities are held by the bank for the City as "customer."

12.0 DIVERSIFICATION

The City will diversify its investments by security type and institution. With the exception of Government Obligations set forth in Section 8.1, Repurchase Agreements and LAIF, and notwithstanding the individual limitations set forth herein, no more than 50% of the City's total investment portfolio will be invested in a single security type or with a single financial institution.

13.0 MAXIMUM MATURITIES

To the extent possible, investments shall be matched with anticipated cash flow requirements and known future liabilities. With the exception of reserve funds, the City will not invest in securities maturing more than five years from the date of trade settlement, unless the City Council has by resolution granted authority to make such an investment at least three months prior to the date of investment.

Reserve funds may be invested in securities exceeding five years if the maturity of such investments is made to coincide as nearly as practicable with the expected use of the funds.

14.0 PERFORMANCE STANDARDS

The investment portfolio shall be designed to attain a market rate of return throughout budgetary and economic cycles, taking into account prevailing market conditions, risk constraints for eligible securities, and cash flow requirements. An appropriate performance benchmark shall be established against which portfolio performance shall be compared on a regular basis. ~~The performance of the City's investments shall be compared to the average yield on the U.S. Treasury security that most closely corresponds to the portfolio's weighted average effective maturity~~. When comparing the performance of the City's portfolio, its rate of return will be computed net of all fees and expenses.

15.0 REPORTING

The Director of Finance shall provide the City Council quarterly Investment Reports. The reports shall include the following on all invested monies:

1. Issuer name
2. Type of investment instrument
3. Purchase date
4. Maturity date
5. Weighted average maturity
6. Ending balances
7. Yield on cost
8. Weighted average yield
9. Benchmark suitable for weighted average maturity
10. Purchase Price
11. Market value
12. Percent of portfolio of each investment
13. Investments under the management of contracted parties
14. Statement of compliance with the investment policy
15. Statement of ability to meet obligations of next six months

16.0 INVESTMENT POLICY ADOPTION

This Investment Policy shall be adopted by resolution of the City Council. The policy will be reviewed by the City Council annually, and any modifications made thereto must be approved by the City Council.

GLOSSARY OF SELECTED TERMS

Benchmark
A passive index used to compare the performance, relative to risk and return, of an investor's portfolio.

Cash Flow
A comparison of cash receipts (revenues) to required payments (debt service, operating expenses, etc.).

Credit Risk
The chance that an issuer will be unable to make scheduled payments of interest and principal on an outstanding obligation. Another concern for investors is that the market's perception of a corporation's credit will cause the market value of a security to fall, even if default is not expected.

Credit Rating
Various alphabetical and numerical designations used by institutional investors, Wall Street underwriters, and commercial rating companies to give relative indications of bond and note creditworthiness. Standard & Poor's and Fitch Ratings use the same system, starting with their highest rating, of AAA, AA, A, BBB, BB, B, CCC, CC, C, and D for default. Moody's Investors Service uses Aaa, Aa, A, Baa, Ba, B, Caa, Ca, C, and D. Each of the services use pluses (+), minuses (-), or numerical modifiers to indicate steps within each category. The top four letter categories are considered investment grade ratings.

Duration
A measure of the timing of cash flows to be received from a security that provides the foundation for a measure of the interest rate sensitivity of a bond. Duration is an elasticity measure and represents the percentage change in price divided by the percentage change in interest rates. A high duration measure indicates that for a given level of movement in interest rates, prices of securities will vary considerably.

Fiduciary
An individual who holds something in trust for another and bears liability for its safekeeping.

Investment Oversight Committee
A committee of three to eleven members formed under *Government Code Section 27131* to monitor and review a county's investment policy by causing an annual audit and discussing its finding at an open meeting. Although cities and other local agencies are not required to compose an investment oversight committee, the State Legislature has declared that all local agencies "should participate in reviewing the policies that guide the investment of those funds."

Liquidity
The ease with which an investment may be converted to cash, either by selling it in the secondary market or by demanding its repurchase pursuant to a put or other prearranged agreement with the issuer or another party.

Liquidity Risk
The chance that a security, sold prior to maturity, will be sold at a loss of value. For a local agency, the liquidity risk of an individual investment may not be as critical as how the overall liquidity of the portfolio allows the agency to meet its cash needs.

Market Risk
The chance that the value of a security will decline as interest rates rise. In general, as interest rates fall, prices of fixed income securities rise. Similarly, as interest rates rise, prices fall. Market risk also is referred to as systematic risk or risk that affects all securities within an asset class similarly.

Maturity
The stated date on which all or a stated portion of the principal amount of a security becomes due and payable.

Net Present Value
An amount that equates future cash flows with their value in present terms.

Par Amount or Par Value
The principal amount of a note or bond which must be paid at maturity. Par, also referred to as the "face amount" of a security, is the principal value stated on the face of the security. A par bond is one sold at a price of 100 percent of its principal amount.

Pooled Investment
A market institution authorized under various sections of state law that represents the combined deposits of more than one local agency and pays returns based upon each local agency's share of investment in the pool.

Portfolio
The combined holdings of all investment assets held by an investor.

Principal Amount
The face amount or par amount of a bond or issue of bonds payable on stated dates of maturity.

Put
The ability of a holder of an investment security to sell at a specified time and for a specified price the security back to the issuer or prior holder.

Return
The principal plus interest on an investment or portfolio of investments. In certain unfavorable market environments or due to risk factors, income derived from principal and interest may be less than the original amount invested.

Risk
The uncertainty of maintaining the principal or interest associated with an investment due to a variety of factors.

Yield
For the purposes of this publication, return and yield are synonymous.

GLOSSARY OF INVESTMENT INSTRUMENTS

Asset-Backed Securities
Securities that are supported by pools of assets, such as installment loans or leases, or by pools of revolving lines of credits. Asset-backed securities are structured as trusts in order to perfect a security interest in the underlying assets.

Bank Note
A senior, unsecured, direct obligation of a bank or U. S. branch of a foreign bank.

Banker's Acceptance
Normally, a short-term bill of exchange that is accepted as payment by banks engaged in financing trade of physical assets or merchandise.

Bond
A debt obligation of a firm or public entity. A bond represents the agreement to repay the debt in principal and, typically, in interest on the principal.

Callable Security
An investment security that contains an option allowing the issuer to retire the security prior to its final maturity date.

Certificate of Deposit
A short-term, secured deposit in a financial institution that usually returns principal and interest to the lender at the end of the loan period. Certificates of Deposit (CDs) differ in terms of collateralization and marketability. Those appropriate to public agency investing include:

Negotiable Certificates of Deposit – Generally, short term debt instruments that usually pay interest and are issued by a bank, savings or federal association, state or federal credit union, or state-licensed branch of a foreign bank. The majority of negotiable CDs mature within six months while the average maturity is two weeks. Negotiable CDs are traded in a secondary market and are payable upon order to the bearer or initial depositor (investor).

Non-Negotiable Certificates of Deposit – CDs that carry a penalty if redeemed prior to maturity. A secondary market does exist for these non-negotiable CDs, but include a transaction cost that reduces returns to the investor. Non-negotiable CDs issued by banks and savings and loans are insured by the Federal Deposit Insurance Corporation up to the amount of $250,000, including principal and interest. Amounts deposited above this amount may be secured with other forms of collateral through an agreement between the investor and the issuer. Collateral may include other securities including Treasuries or agency securities such as those issued by the Federal National Mortgage Association.

Commercial Paper
A short-term, unsecured promissory note issued by a large corporation.

Corporate Notes and Bonds
Debt instruments, typically unsecured, issued by corporations, with original maturities in most cases greater than one year and less than ten years.

Federal Agency and Instrumentality Obligations

Obligations issued by a government-sponsored entity or a federally regulated institution.

Mortgage Pass-Through Obligations
Securities that are created when residential mortgages (or other mortgages) are pooled together and undivided interests or participations in the stream of revenues associated with the mortgages are sold.

Municipal Notes, Bonds, and Other Obligations
Obligations issued by state and local governments to finance capital and operating expenses.

Notes
Debt obligations of a firm or public entity, usually maturing in less than ten years.

Repurchase Agreements
From the perspective of a local agency, the short term, often overnight, purchase of securities with an agreement to resell the securities at an agreed upon price.

Reverse Repurchase Agreements
Differs from a repurchase agreement in the sense that a reverse repurchase agreement is an agreement to sell securities in return for cash with an agreement to repurchase the securities at an agreed upon price.

State and Local Investment Pools
The combined deposits of state and local agencies organized and operated by a state treasurer or a local official. These pools operate much like a mutual fund, with local agencies investing money together in order to increase efficiency and reduce costs.

State Noted, Bonds, and Warrants
Obligations of the State of California or another state government with different maturity lengths.

Zero-Interest Bond
A bond on which interest is not payable until maturity (or earlier redemption), but compounds periodically to accumulate to a stated maturity amount. Zero-interest bonds are typically issued at a discount and repaid at par upon maturity.

Excerpted from Understanding Public Investment Reporting - A Handbook For Local Elected Officials, California Debt and Investment Advisory Commission, 2003.

pfm asset management

September 30, 2025

Memorandum

To: Cari James, Director of Finance
Thomas Hedegard, Deputy City Manager
City of Lathrop

From: Allison Kaune, Relationship Manager
PFM Asset Management, a division of U.S. Bancorp Asset Management, Inc

RE: 2025 Investment Policy Review

We have reviewed the City of Lathrop's Fiscal Year 2024-25 Investment Policy (the "Policy"), as part of your annual review process. The Policy is comprehensive and follows the applicable California Government Code ("Code") sections regulating the investment of public funds. Since the Policy's review last year, there have been no relevant Code changes that would prompt a Policy change. However, this year, we are recommending several minor edits for your consideration.

The edits we are suggesting, which can be seen on pages 4 and 9 of the attached redlined Policy, do not materially change the Policy, but will bring the Policy more in line with California Government Code references and the City's current practices.

Please let me know if you have any questions or if you would like to set up a time to discuss the review.

PFM Asset Management is a division of U.S. Bancorp Asset Management, Inc.

NOT FDIC INSURED : NO BANK GUARANTEE : MAY LOSE VALUE

ATTACHMENT " C "

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CITY MANAGER'S REPORT
OCTOBER 13, 2025 CITY COUNCIL REGULAR MEETING

ITEM: **TABLE SPONSORSHIP AT THE POLICE CHIEF'S BLACK-TIE BALL, A NIGHT AMONG HEROES**

RECOMMENDATION: **Adopt Resolution Approving City Participation and Table Sponsorship at the Police Chief's Black-Tie Ball, A Night Among Heroes, by Manteca Police Chief's Foundation on November 1, 2025, in Manteca, California**

BACKGROUND:

The Manteca Police Chief's Foundation (Foundation) hosts an annual black-tie ball to help raise funding for their at-risk youth programs. The Foundation is staffed by Manteca police officers, police department staff, and community members who volunteer their time so that 100 percent of all funds raised go directly to programs that benefit the at-risk youth of the community. Through mentorship, intervention, education, vocational training, artistic expression, and athletic pursuits, the Foundation's mission is to guide the youth of the community in making positive choices, setting aspirational goals, and providing support to help them achieve those goals.

The Lathrop Police Department believes in the mission of the Foundation because helping the at-risk youth in our neighboring City benefits the Lathrop community by reducing crime and gang related activities. When the youth are engaged in positive activities, the ripple effect leads to safer streets across all communities. Additionally, these types of collaborations strengthen the regional public safety networks and reinforces shared values of mutual support and cooperation among law enforcement agencies.

Staff reserved a table sponsorship that includes eight (8) dinner tickets. These tickets will first be provided to Councilmembers and Chief of Police. Any remaining tickets will be provided to Lathrop Police Department staff as chosen by the Chief of Police. The cost for a table sponsorship is $1,000. There are sufficient funds in the Lathrop Police Department's adopted FY 2025/26 budget to cover the cost of table sponsorship.

Staff requests City Council approval for a table sponsorship at the Police Chief's Black-Tie Ball, A Night Among Heroes, by Manteca Police Chief's Foundation on November 1, 2025, in Manteca, California.

REASON FOR RECOMMENDATION:

Helping the at-risk youth in our neighboring City benefits the Lathrop community by reducing crime and gang related activities, and the ripple effect leads to safer streets

across all communities. Additionally, these types of collaborations strengthen the regional public safety networks and reinforces shared values of mutual support and cooperation among law enforcement agencies.

FISCAL IMPACT:

The cost of sponsoring a table at the Police Chief's Black-Tie Ball, A Night Among Heroes event is $1,000. There are sufficient funds in the Lathrop Police Department's adopted FY 2025/26 budget to cover the cost of table sponsorship.

ATTACHMENTS:

A. Resolution Approving City Participation and Table Sponsorship at the Police Chief's Black-Tie Ball, A Night Among Heroes, by Manteca Police Chief's Foundation on November 1, 2025, in Manteca, California
B. Event Flyer – Police Chief's Black Tie Ball, A Night Among Heroes

APPROVALS:

Stephen Sealy
Chief of Police — 9/24/2025 Date

Thomas Hedegard
Deputy City Manager — 9/24/2025 Date

Cari James
Finance Director — 9/23/2025 Date

Salvador Navarrete
City Attorney — 9.23.2025 Date

Stephen J. Salvatore
City Manager — 10.2.25 Date

RESOLUTION NO. 25 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING CITY PARTICIPATION AND TABLE SPONSORSHIP AT THE POLICE CHIEF'S BLACK-TIE BALL, A NIGHT AMONG HEROES, BY MANTECA POLICE CHIEF'S FOUNDATION ON NOVEMBER 1, 2025, IN MANTECA, CALIFORNIA

WHEREAS, the Manteca Police Chief's Foundation (Foundation) hosts an annual black-tie ball to help raise funding for their at-risk youth programs; and

WHEREAS, the Foundation is staffed by Manteca police officers, police department staff, and community members who volunteer their time so that 100 percent of all funds raised go directly to programs that benefit the at-risk youth of the community; and

WHEREAS, through mentorship, intervention, education, vocational training, artistic expression, and athletic pursuits, the Foundation's mission is to guide the youth of the community in making positive choices, setting aspirational goals, and providing support to help them achieve those goals; and

WHEREAS, the Lathrop Police Department believes in the mission of the Foundation because helping the at-risk youth in our neighboring City benefits the Lathrop community by reducing crime and gang related activities; and

WHEREAS, when the youth are engaged in positive activities, the ripple effect leads to safer streets across all communities; and

WHEREAS, these types of collaborations strengthen the regional public safety networks and reinforces shared values of mutual support and cooperation among law enforcement agencies; and

WHEREAS, staff reserved a table sponsorship that includes eight (8) dinner tickets. The cost for the table sponsorship is $1,000; and

WHEREAS, there are sufficient funds in the Lathrop Police Department's adopted FY 2025/26 budget to cover the cost of the table sponsorship.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop does hereby approve the City participation and table sponsorship at the Police Chief's Black-Tie Ball, A Night Among Heroes, by Manteca Police Chief's Foundation on November 1, 2025, in Manteca, California.

The foregoing resolution was passed and adopted this 13th day of October 2025, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Paul Akinjo, Mayor

ATTEST:

_____
Teresa Vargas, City Clerk

APPROVED AS TO FORM:

_____
Salvador Navarrete, City Attorney

POLICE CHIEF'S BLACK TIE BALL

A NIGHT AMONG HEROES

MANTECA POLICE CHIEF'S FOUNDATION



SAVING OUR COMMUNITY, ONE CHILD AT A TIME

SATURDAY, NOVEMBER 1, 2025

DOORS OPEN AT 5:30

$100.00 PER TICKET

$1000.00 RESERVED TABLE & EIGHT TICKETS

$1500.00 RESERVED TABLE, EIGHT TICKETS, RECOGNITION AT EVENT AND TWO BOTTLES OF WINE

TAX #26-3693298

THE VERANDA GARDEN
2111 MOFFAT BLVD
MANTECA, CA

FOR TICKETS EMAIL SSCHLUER@MANTECA.GOV
OR CALL (209)456-8210

CITY MANAGER'S REPORT
OCTOBER 13, 2025 CITY COUNCIL REGULAR MEETING

ITEM: **RATIFY EMERGENCY SERVICE CONTRACTS WITH CLEAN HARBORS ENVIRONMENTAL SERVICES, INC., MP ENVIRONMENTAL SERVICES, INC., AND UTILITY SERVICE COMPANY, INC. FOR THE BACKWASH TANK AT THE LOUISE AVENUE WATER TREATMENT FACILITY**

RECOMMENDATION: **Adopt Resolution to Ratify Emergency Service Contracts with Clean Harbors Environmental Services, Inc., MP Environmental Services, Inc., and Utility Service Company, Inc. for the Backwash Tank at the Louise Avenue Water Treatment Facility**

SUMMARY:

The Louise Avenue Water Treatment Facility removes arsenic and treats groundwater pumped from the City's water supply wells to drinking water standards. Staff have identified a damaged decanter arm and a compromised swing joint in the backwash tank at the LAWTF, rendering the facility inoperable and creating an emergency condition. Additionally, the removal and proper disposal of hazardous waste currently present in the tank is required to complete the repair and restore the facility to full operational status.

The tank repair qualifies as an emergency under Lathrop Municipal Code (LMC) Section 2.36.080 (A)(2) (A)(3), which allows standard purchasing procedures to be bypassed in order to efficiently and promptly maintain essential public services and protect life, property, public health, safety, or welfare during unforeseen events.

Ratification of emergency service contracts with Clean Harbors Environmental Services, Inc. (Clean Harbors), MP Environmental Services, Inc. (MP Environmental) and Utility Services Company, Inc. (Utility Services) is requested for the removal and disposal of hazardous waste and emergency repairs to the backwash tank at the Louise Avenue Water Treatment Facility (LAWTF). Due to the urgent nature of the repairs and the impact on essential water treatment operations, no additional quotes were obtained.

BACKGROUND:

An emergency service contract was executed with Clean Harbors on March 13, 2025, in the amount of $224,755 for the removal and disposal of the hazardous waste from the backwash tank at the LAWTF. This work was necessary to allow Utility Services access to the tank to assess a damaged decanter arm.

Clean Harbors completed the initial portion of the hazardous waste removal but later requested an additional $583,306 to complete the work. Due to the high cost, City staff sought a second quote from MP Environmental, which came in significantly lower at $115,996.00. As a result, an emergency service contract was executed with MP Environmental on July 8, 2025, to complete the remaining hazardous waste removal and disposal.

During a site visit on July 21, 2025, ahead of mobilization, MP Environmental identified eighteen Clean Harbor bins of hazardous waste were still on-site, previously removed from the City's backwash tank by Clean Harbors. Clean Harbors refused to remove the bins unless the City agreed to their additional contract request or empty and rinse the bins prior to pick up.

To address this, MP Environmental was asked, beyond their original scope, to transfer the hazardous waste from the Clean Harbor bins into their own dewatering bins, which will remain on-site for up to 90 days to allow the waste to dry before proper disposal.

As a result, staff are requesting ratification of two emergency service contracts with MP Environmental. First, $115,996 for the removal and disposal of the hazardous waste remaining in the tank. Second, $91,283 for the additional removal and disposal of the hazardous waste left in Clean Harbors bins.

Additionally, staff request ratification of an emergency service contract with Utility Service in the amount of $85,302 for the replacement of the broken floating decanter and swing joint in the backwash tank. The decanter had split in half and the swing joint has seized, rendering the tank inoperable. The backwash tank is a critical component of the water treatment process. It pumps water backward through the filter media to remove accumulated particles and debris. The resulting dirty water is collected in the tank, which acts as a settling basin to separate clean water from hazardous sludge. The tank cannot be returned to service until these components are repaired.

Due to the urgent nature of the repairs and the impact on essential water treatment operations, no additional quotes were obtained. The work qualifies as an emergency under Lathrop Municipal Code (LMC) Section 2.36.080 (A)(2) (A)(3), which allows purchasing procedures to be bypassed when necessary to efficiently maintain essential public services or address unforeseeable events affecting life, property, public health, safety, or welfare.

RECOMMENDATION:

Staff recommend ratification of emergency service contracts with Clean Harbors, MP Environmental, and Utility Services for the removal and disposal of hazardous waste

and emergency repairs to the backwash tank at the LAWTF to restore it to operational status.

The backwash tank is essential to the operation of the water treatment plant and cannot be used until repairs are completed. Due to the urgent nature of the work, no additional quotes were obtained, as this contract qualifies as an emergency under Lathrop Municipal Code (LMC) Section 2.36.080 (A)(2) (A)(3). This section allows standard purchasing procedures to be bypassed to efficiently and promptly maintain essential public services, protect City property, and respond to unforeseen events impacting life, property, public health, safety or welfare.

FISCAL IMPACT:

The total cost of the emergency service contracts is $517,336, allocated as follows:

Company Name	Emergency Services Provided	Cost
Clean Harbors	Hazardous Waste Removal and Disposal	$224,755
MP Environmental	Hazardous Waste Removal and Disposal	$115,996
MP Environmental	Additional Hazardous Waste Removal and Disposal	$91,283
Utility Services Company	Backwash Tank Repairs	$85,302
	TOTAL COST	**$517,336**

The total cost for these emergency contracts was carried forward from Fiscal Year 2024-2025 to Fiscal Year 2025-2026.

ATTACHMENTS:

A. Resolution to Ratify Emergency Service Contracts with Clean Harbors Environmental Services, MP Environmental Services for the Removal and Disposal of Hazardous Waste to Facilitate Emergency Maintenance and Repairs by the Utility Service Company for the Backwash Tank at the Louise Avenue Water Treatment Facility

B. Emergency Service Contract with Clean Harbors Environmental Services Inc., to Provide Emergency Removal and Disposal of Hazardous Waste from the Backwash Tank at the Lathrop Water Treatment Facility

C. Emergency Service Contract with MP Environmental Services, Inc., for the Emergency Removal and Disposal of Hazardous Waste from the Backwash Tank at the Lathrop Water Treatment Facility

D. Emergency Service Contract with MP Environmental Services, Inc., to Provide Emergency Removal and Disposal of Additional Hazardous Waste from the Backwash Tank at the Lathrop Water Treatment Facility

E. Emergency Service Contract with Utility Service Company to Replace the Floating Decanter and Swing Joint inside of the Backwash Tank at the Louise Avenue Water Treatment Facility

APPROVALS:

Greg Gibson
Senior Civil Engineer — Date: 9/16/2025

Brad Taylor
City Engineer — Date: 9/15/2025

Cari James
Finance Director — Date: 9/17/2025

Michael King
Assistant City Manager — Date: 9.19.2025

Salvador Navarrete
City Attorney — Date: 9-15-2025

Stephen J. Salvatore
City Manager — Date: 10.2.25

RESOLUTION NO. 25 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO RATIFY EMERGENCY SERVICE CONTRACTS WITH CLEAN HARBORS ENVIRONMENTAL SERVICES, INC., MP ENVIRONMENTAL SERVICES, INC., AND UTILITY SERVICE COMPANY, INC. FOR THE BACKWASH TANK AT THE LOUISE AVENUE WATER TREATMENT FACILITY

WHEREAS, the Louise Avenue Water Treatment Facility removes arsenic and treats groundwater pumped from the City's water supply wells to drinking water standards. Staff have identified a damaged decanter arm and a compromised swing joint in the backwash tank at the LAWTF, rendering the facility inoperable and creating an emergency condition. Additionally, the removal and proper disposal of hazardous waste currently present in the tank is required to complete the repair and restore the facility to full operational status; and

WHEREAS, ratification of emergency service contracts with Clean Harbors Environmental Services, Inc. (Clean Harbors), MP Environmental Services, Inc. (MP Environmental) and Utility Services Company, Inc. (Utility Services) is requested for the removal and disposal of hazardous waste needed to complete emergency maintenance and repairs for the backwash tank at the Louise Avenue Water Treatment Facility (LAWTF); and

WHEREAS, the backwash tank cannot be used to support the water treatment plant until repairs are completed, therefore, no other quotes were obtained because this contract is declared an emergency pursuant to LMC 2.36.080 (A)(2) (A)(3) which states that purchasing procedures may be eliminated to efficiently and timely maintain essential public services and property and other unforeseeable events affecting the preservation of life, property, public health, safety or welfare; and

WHEREAS, the total cost of the emergency service contracts is $517,336 as follows:

Company Name	Emergency Services Provided	Cost
Clean Harbors	Hazardous Waste Removal and Disposal	$224,755
MP Environmental	Hazardous Waste Removal and Disposal	$115,996
MP Environmental	Additional Hazardous Waste Removal and Disposal	$91,283
Utility Services	Backwash Tank Repairs	$85,302
	TOTAL COST	$517,336

; and

WHEREAS, the cost of the emergency service contracts may be paid using funds budgeted for professional services under Water Fund 5620 for Fiscal Year 2025-2026 which was carried forward from Fiscal Year 2024-2025.

NOW THEREFORE, BE IT RESOLVED, the City Council of the City of Lathrop does hereby ratify four emergency service contracts as follows: with Clean Harbors Environmental Services in the amount of $244,755 and with MP Environmental Services in the amount of $115,996 for the removal and disposal of hazardous waste and $91,281 for removal and disposal of additional hazardous waste; and with Utility Services Company in the amount of $85,302 to complete emergency maintenance and repairs for the backwash tank at the Louise Avenue Water Treatment Facility (LAWTF) for a total cost of $517,336 to be paid from Water Fund 5620.

The foregoing resolution was passed and adopted this 13th day of October 2025, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Paul Akinjo, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:

Salvador Navarrete, City Attorney

ATTACHMENT B

City of Lathrop

Office of the City Manager

390 Towne Centre Drive, Lathrop, CA 95330
Phone (209) 941-7220 – Fax (209) 941-7229
www.ci.lathrop.ca.us

NOTICE TO PROCEED

March 13, 2025

Clean Harbors Environmental Services, Inc.
1010 Commercial Street
San Jose, CA 95112

Re: Emergency Service Contract for Emergency Removal and Disposal of Hazardous Waste from the Backwash Tank at the Lathrop Water Treatment Facility (LAWTF)

Dear Mr. Fay:

Enclosed please find your original executed Emergency Service Contract to perform the **Emergency Removal and Disposal of Hazardous Waste from the Backwash Tank at the Lathrop Water Treatment Facility (LAWTF)**. This is your Notice to Proceed to the attached Emergency Service Contract.

Should you have any questions regarding this project, please contact Frank Vallejo, the staff member directly involved with this project, at (209) 941-7424.

Thank you,

Stephen J. Salvatore
City Manager

Copy: Teresa Vargas, City Clerk
Project File

Docusign Envelope ID: D160F589-0125-4A29-A934-2B564CD2EAE9

EMERGENCY SERVICE CONTRACT BETWEEN THE CITY OF LATHROP AND CLEAN HARBORS ENVIRONMENTAL SERVICES, INC.

TO PROVIDE EMERGENCY REMOVAL AND DISPOSAL OF HAZARDOUS WASTE FROM THE BACKWASH TANK AT THE LATHROP WATER TREATMENT FACILITY (LAWTF)

THIS SERVICE CONTRACT (hereinafter "Contract") is made on **March 13, 2025**, by and between the **City of Lathrop,** a municipal corporation of the State of California (hereinafter "City") and **Clean Harbors Environmental Services, Inc.** (hereinafter "Contractor"), whose Taxpayer Identification Number is 04-2698999.

For and in consideration of the following covenants, terms and conditions, City and Contractor (the parties) agree:

SCOPE OF WORK

Contractor agrees to perform the Emergency Removal and Disposal of Hazardous Waste from the Backwash Tank at the LAWTF in accordance with the scope of work and fee proposal provided by the Contractor, attached hereto as Exhibit "A", and incorporated herein by reference. Contractor agrees to diligently perform these services in accordance with the upmost standards of its profession and to City's satisfaction.

It is understood by both parties that the amount of hazardous waste to be disposed of as listed in the proposal is an estimate and the actual amount to be removed is unknown until the work has begun. Any additional work required beyond the scope of work and fee proposal provided by the contractor, attached hereto as Exhibit "A", shall be considered a change order and will require a written contract amendment signed by both parties.

The work is being performed as an emergency work as defined in Lathrop Municipal Code 2.32.20. Due to eminent risk to health and safety, the City did not have adequate time to follow the public bid process. Pursuant to LMC 2.36.080, purchasing procedures may be eliminated in emergency situations to efficiently and timely maintain essential public services and to preserve property. Contractor agrees to complete the work to the satisfaction of City and subject to inspection, or its representatives.

CONTRACT PRICE

The City agrees to pay and the Contractor agrees to accept, in full payment for the work above agreed to be done based on time and materials basis not to exceed **$224,755.00** set forth in Exhibit "A", for the Emergency Removal and Disposal of Hazardous Waste from the Backwash Tank at the Lathrop Water Treatment Facility (LAWTF).

TIME FOR PERFORMANCE

The effective date of this contract is March 13, 2025, and the work shall be completed within 60 total working days of the issuance of the Notice to Proceed.

PERMITS; COMPLIANCE WITH LAW

The Contractor shall, at its expense, obtain all necessary permits, licenses, easements, etc., for the construction of the project, give necessary notices, pay all fees required by law, and comply with all laws, ordinances, rules and regulations relating to and applicable to the work and to the preservation of the public health and safety.

INSPECTION BY CITY

The Contractor shall at all times maintain proper facilities and provide reasonable and safe access for inspection by the City to all parts of the work, and to the shops wherein the work is in preparation. Where the Specifications require work to be specially tested or approved, it shall not be tested or covered up without timely, written approval by the City.

Should any such work be covered up without such notice, approval, or consent, it must, if required by City, be uncovered for examination at the Contractor's expense.

NOTICE

Any notice from one party to the other under the Contract shall be in writing and shall be dated and signed by the party giving such notice or by a duly authorized representative of such party. Any such notice shall not be effective for any purpose whatsoever unless served in the following manner.

(a) If the notice is given to the City, by personal delivery thereof to the City's Director of Public Works, or by depositing the same in the United States mail, enclosed in a sealed envelope, addressed to the City's Director of Public Works, postage prepaid and certified;

(b) If the notice is given to the Contractor, by personal delivery thereof to said Contractor or to its duly authorized representative at the site of the project, or by depositing the same in the United States mail, enclosed in a sealed envelope, addressed to the Contractor at the address set forth in the Contractor's Bid postage prepaid and certified; or

(c) If the notice is given to the surety or any other person, by personal delivery to such surety or other person, or by depositing the same in the United States mail, enclosed in a sealed envelope, addressed to such surety or other person, as the case may be, at the address of such surety or person last communicated by it to the party giving the notice, postage prepaid and certified.

ACCIDENT PREVENTION

Precaution shall be exercised at all times for the protection of persons (including employees) and property.

The safety provisions of applicable laws, building and construction codes shall be observed. Machinery, equipment, and other hazards shall be guarded or eliminated in accordance with the safety provisions of the Construction Safety Orders issued by the Occupational Safety and Health Standards Board of the State of California.

CONTRACTOR'S WARRANTY

The City shall not, in any way or manner, be answerable or suffer loss, damage, expense or liability for any loss or damage that may happen to said building, work, or equipment or any part thereof, or in, on, or about the same during its construction and before acceptance, except where such loss or damage is caused by City. Contractor warrants all work and materials to be free of defects whether performed

or installed by it or by any subcontractor or supplier in the project which is the subject of this Contract.

APPRENTICES

(d) The Contractor's attention is directed to the provisions of Sections 1777.5, 1777.6, and 1777.7 of the California Labor Code concerning employment of apprentices by the Contractor or any subcontractor under him. In addition, Contractor shall obtain a certificate of apprenticeship before employing any apprentice pursuant to Sections 1777.5, 1777.6 and 1777.7 of the California Labor Code.

(e) Information relative to apprenticeship standards, wage schedules, and other requirements may be obtained from the Director of Industrial Relations, ex officio the Administrator of Apprenticeship, San Francisco, California, or from the Division of Apprenticeship Standards and its branch offices.

(f) Knowing violations of Section 1777.5 will result in forfeiture not to exceed one hundred dollars ($100) for each calendar day of non-compliance pursuant to Section 1777.7.

HOURS OF WORK

Eight (8) hours of work in any calendar day shall constitute a legal day's work. The Contractor and each subcontractor shall forfeit, as penalty to the City, twenty-five dollars ($25) for each worker employed in the execution of work on the Project by the Contractor or any subcontractor under him for each calendar day during which such worker is required or permitted to work more than eight (8) hours in any one calendar day and forty (40) hours in any calendar week in violation of the provisions of the Labor Code, and in particular, Section 1810 to Section 1815, thereof, inclusive, except that work performed by employees of the Contractor and his subcontractors in excess of eight hours per day at not less than one and one half times the basic rate of pay, as provided in Labor Code section 1815.

PAYROLL RECORDS

Pursuant to Labor Code section 1776, as amended from time to time, the Contractor and each subcontractor shall keep records showing the name, address, social security number, work classification, straight time and overtime hours paid each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker or other employee employed by him or her in connection with the work.

The certified payroll records shall be on forms provided by the Division of Labor Standards Enforcement or shall contain the same information as the forms provided by the Division.

The payroll records shall be certified and shall be available for inspection at all reasonable hours at the principal office of the Contractor on the following basis:

(g) A certified copy of the employee's payroll records shall be made available for inspection or furnished to such employee or his or her authorized representative on request.

(h) A certified copy of all payroll records shall be made available for inspection or furnished upon request, or as required by Labor Code section 1771.7 to the City, the Division of Labor Standards Enforcement and the Division of Apprenticeship Standards of the Department of Industrial Relations.

(i) A certified copy of all payroll records shall be made available upon request to the public for inspection or copies thereof made; provided, however, that if request by the public shall be made through either the City, the Division of Apprenticeship Standards, or the Division of Labor Standards Enforcement, if as requested, payroll records have been provided pursuant to paragraph (b), the requesting party shall, prior to being provided the records, reimburse the cost of preparation by the Contractor, subcontractors and the entity through which the request was made. The public shall not be given access to such records at the principal office of the Contractor.

The Contractor shall file a certified copy of the payroll records with the entity that requested such records within ten (10) calendar days after receipt of a written request.

Any copy of records made available for inspection as copies and furnished upon request to the public or the City, the Division of Apprenticeship Standards, or the Division of Labor Standards Enforcement, shall be marked or obliterated in such a manner as to prevent disclosure of an individual's name, address, and social security number. The name and address of the Contractor or any subcontractor performing work on the Project shall not be marked or obliterated.

The Contractor shall inform the City of the location of the payroll records, including the street address, city and county, and shall, within five (5) calendar days, provide a notice of a change of location and address.

In the event of noncompliance with the requirements of this section, the Contractor shall have ten (10) calendar days in which to comply subsequent to receipt of written notice specifying in what respects the Contractor must comply with this section. Should noncompliance still be evident after such ten (10) calendar day period, the Contractor shall, as a penalty to the City, forfeit twenty-five dollars ($25) for each calendar day, or portion thereof, for each worker until strict compliance is effectuated.

Upon the request of the Division of Labor Standards Enforcement, such penalties shall be withheld from payments due Contractor.

PREVAILING WAGES

(j) The Contractor is aware of the requirements of California Labor Code Sections 1720 *et seq.* and 1770 *et seq.*, as well as California Code of Regulations, Title 8, section 16000 et seq. ("Prevailing Wage Laws") which require the payment of prevailing wage rates and the performance of other requirements on certain "public works" and "maintenance" projects. Since this Contract involves an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and since the total compensation is $1,000 or more, Contractor agrees to fully comply with such Prevailing Wage Laws. The Contractor shall obtain a copy of the prevailing rates of per diem wages applicable to the work to be performed by subcontractors from the website of the Division of Labor Statistics and Research

of the Department of Industrial Relations located at http://www.dir.ca.gov/dlsr/PWD/index.htm. In the alternative, the City shall provide Contractor with a copy of the prevailing rates of per diem wages applicable to the work to be performed by subcontractors.

Contractor shall make copies of the prevailing rates of per diem wages for each craft, classification or type of worker needed to perform work on the Project available to interested parties upon request and shall post copies at the Contractor's principal place of business and at the Project site.

Contractor shall defend, indemnify and hold the City, its elected officials, officers, employees and agents free and harmless from any claims, liabilities, costs, penalties or interest to the extent caused by Contractor's failure to comply with the Prevailing Wage Laws.

(k) The Contractor and each subcontractor shall forfeit as a penalty to the City not more than fifty dollars ($50) for each calendar day, or portion thereof, for each worker paid less than the stipulated prevailing rate for any work done by him, or by any subcontract under him, in violation of the provisions of the California Labor Code. The difference between such stipulated prevailing wage rate and the amount paid to each worker for each calendar day or portion thereof for which each worker was paid less than the stipulated prevailing wage rate shall be paid to each worker by the Contractor.

INSURANCE

On or before beginning any of the services or work called for by any term of this Agreement, CONTRACTOR, at its own cost and expense, shall carry, maintain for the duration of the Agreement, and provide proof thereof that is acceptable to the CITY the insurance specified in subsections (a) through (c) below with insurers and under forms of insurance satisfactory in all respects to the CITY. CONTRACTOR shall not allow any subcontractor to commence work on any subcontract until all insurance required of the CONTRACTOR has also been obtained for the subcontractor. Verification of this insurance shall be submitted and made part of this Agreement prior to execution.

(a) Workers' Compensation. CONTRACTOR shall, at CONTRACTOR'S sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by CONTRACTOR. Said Statutory Workers' Compensation Insurance and Employer's Liability Insurance shall be provided with limits of one million dollars ($1,000,000). In the alternative, CONTRACTOR may rely on a self-insurance program to meet these requirements provided that the program of self-insurance complies fully with the provisions of the California Labor Code. The insurer, if insurance is provided, or the CONTRACTOR, if a program of self-insurance is provided, shall waive all rights of subrogation against the CITY for loss arising from work performed under this Agreement.

(b) Commercial General and Automobile Liability Insurance. CONTRACTOR, at CONTRACTOR'S own cost and expense, shall maintain commercial

general and automobile liability insurance for the period covered by this Agreement in an amount of one million dollars per occurrence ($1,000,000), combined single limit coverage for risks associated with the work contemplated by this Agreement.
If 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 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.

Coverage shall be as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (ed. 11/88) and Insurance Services Office Automobile Liability form CA 0001 (ed. 12/90) Code 1 (any auto).

Each of the following shall be included in the insurance coverage or added as an endorsement to the policy:

(i) CITY, its officers, employees are to be covered as insured with respect to each of the following: liability arising out of activities performed by or on behalf of CONTRACTOR, products and completed operations of CONTRACTOR; premises owned, occupied or used by CONTRACTOR. The coverage shall contain no special limitations on the scope of protection afforded to CITY, its officers, employees, agents.

(ii) The insurance shall cover on an occurrence or an accident basis, and not on a claim made basis.

(iii) An endorsement must state that coverage is primary insurance and that no other insurance affected by the CITY will be called upon to contribute to a loss under the coverage.

(iv) Any failure of CONTRACTOR to comply with reporting provisions of the policy shall not affect coverage provided to CITY and its officers, employees, agents, and volunteers.

(v) Insurance is to be placed with California-admitted insurers with a Best's rating of no less than A: VII.

(vi) Notice of cancellation or non-renewal must be received by CITY at least thirty days prior to such change.

(c) Deductibles and Self-Insured Retentions. CONTRACTOR shall disclose the self-insured retentions and deductibles before beginning any of the services or work called for by any term of this Agreement.

(d) Notice of Reduction in Coverage. In the event that any coverage required under subsections (a), (b), or (c) of this section of the Agreement is reduced, limited, or materially affected in any other manner, CONTRACTOR shall provide written notice to CITY at CONTRACTOR'S earliest possible opportunity and in no case later than five days after CONTRACTOR is notified of the change in coverage.

(e) In addition to any other remedies CITY may have if CONTRACTOR 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:

(i) Order CONTRACTOR to stop work under this Agreement or withhold any payment which becomes due to CONTRACTOR hereunder, or both stop work and withhold any payment, until CONTRACTOR demonstrates compliance with the requirements hereof;

(ii) Terminate this Agreement.

Exercise of any of the above remedies, however, is an alternative to other remedies CITY may have and is not the exclusive remedy for CONTRACTOR'S breach.

INDEMNIFICATION

Contractor agrees to protect, defend, indemnify and hold City, its City Council members, officers, employees, engineer, and consultants harmless from and against any and all claims, demands, liabilities, losses, damages, costs, expenses, liens, penalties, suits, or judgments, arising in whole or in part, directly or indirectly, at any time from any injury to or death of persons or damage to property to the extent caused by the willful or negligent act or omission of Contractor, or which results from Contractor's noncompliance with any Law respecting the condition, use, occupation or safety of the Project site, or any part thereof, or which is caused by Contractor's material failure to do anything required under this Contract or for doing anything which Contractor is required not to do under this Contract, except as may arise from the willful or negligent act or omission of City or any of its City Council members, officers, employees.

This indemnification shall extend to any and all claims, demands, or liens made or filed by reason of any construction, renovation, or remodeling work performed by Contractor under this Contract at any time during the term of this Contract, or arising thereafter.

LIMITATION OF LIABILITY.

NOTWITHSTANDING ANY TERM OR CONDITION OF THIS AGREEMENT TO THE

CONTRARY AND, TO THE GREATEST EXTENT ALLOWED BY LAW, CITY AGREES THAT CONTRACTOR'S AGGREGATE LIABILITY TO CITY, TO ANYONE CLAIMING BY, THROUGH, OR UNDER CITY, AND TO ANY THIRD PARTY FOR ANY AND ALL INJURIES, CLAIMS, DEMANDS, LOSSES, EXPENSES, OR DAMAGES, OF WHATEVER KIND OR CHARACTER INCLUDING BUT NOT LIMITED TO AN ACTION OR CLAIM BASED ON CONTRACT, WARRANTY, EQUITY, TORT, STRICT LIABILITY, OR ANY OTHER THEORY OF LIABILITY WHATSOEVER, ARISING OUT OF OR IN ANY WAY RELATED TO THIS AGREEMENT, THE WORK/SERVICES, OR THE PROJECT SITE, SHALL BE LIMITED TO THE SPECIFIC INSURANCE LIMITS REQUIRED TO BE CARRIED HEREUNDER. . Notwithstanding anything to the contrary, neither party shall be liable to the other for any indirect, incidental, consequential, special, punitive, or exemplary damages, including but not limited to lost profits, lost data, lost revenues, loss of use, loss of business opportunity, or diminution in value, whether arising under contract, warranty, equity, tort, strict liability, or any other theory of liability whatsoever, and whether or not the possibility of such damages has been disclosed or could have been reasonably foreseen.

NON-CONFORMING WASTE.

If the work involves the transportation and disposal of waste, the City shall provide Contractor with a description of said waste ("Waste Profile"). Upon approval by Contractor, the Waste Profile shall be incorporated into and become a part of this Agreement. Waste materials discovered by Contractor to be non-conforming, if in Contractor's possession, shall be prepared for lawful transportation by Contractor and returned to the City within a reasonable time after rejection by Contractor, unless the parties agree to an alternative and lawful manner to dispose of the waste materials. The City shall pay Contractor at agreed rates for the handling, loading, preparing, transporting, storing and caring for and, if applicable, disposing of such non-conforming waste materials. Title, risk of loss and all other incidents of ownership to non-conforming wastes shall remain at all times with the City. Waste materials shall be considered non-conforming if the waste materials are not properly packaged or labeled; or if the waste materials contain constituents or have characteristics or properties not disclosed on the Waste Profile. Notwithstanding anything to the contrary, City shall be solely responsible for any and all losses, liabilities, claims, penalties, forfeitures, suits, and the cost and expenses incident thereto (including cost of defense, settlement and reasonable attorneys' fees) which Contractor may hereafter incur, or pay out as a result of death or bodily injuries to any person, destruction or damage to any property, contamination of or adverse effects on the environment or any violation of applicable federal, state and local laws, regulations, by-laws or ordinances arising out of or related to non-conforming waste materials.

TERMINATION.

Either party may terminate this Agreement at any time, without cause and for convenience, upon thirty (30) days written notice to the other party.

PAYMENT.

The City shall make all payments to Contractor within thirty (30) days of receipt of invoice from Contractor.

SEVERABILITY

Nothing contained in the Contract shall be construed so as to require the commission of any act contrary to law. Should a conflict arise between any provision contained herein and any present or future statute, law, ordinance or regulation contrary to which the parties have no legal right to contract or act, the latter shall prevail and the provision of this Contract which is affected shall be curtailed and limited but only to the extent necessary to bring it within the requirements of the law. If such curtailment or limitation is not possible, the affected provision shall be of no force and effect. Except as aforesaid, such illegality shall not affect the validity of this Contract.

COMPLETE AGREEMENT

This Contract supersedes any and all agreements, either oral or in writing, between the Parties with respect to the subject matter herein.

Each party to this Contract acknowledges that no representation by any party which is not embodied herein or any other agreement, statement, or promise not contained in this Contract shall be valid and binding.

INTERPRETATION

(l) The parties hereto acknowledge and agree that each has been given the opportunity to independently review this Contract with legal counsel, and/or has the requisite experience and sophistication to understand, interpret and agree to the particular language of the provisions of the Contract.

(m) In the event of a controversy or dispute between the parties concerning the provisions herein, this document shall be interpreted according to the provisions herein and no presumption shall arise concerning the draftsmanship of such provision.

APPLICABLE LAW

(n) The parties hereto understand and agree that the terms of this Contract, and its Exhibits, have been negotiated and executed within the State of California and shall be governed by and construed under the laws of the State of California.

(o) In the event of a dispute concerning the terms of this Contract, the parties hereto expressly agree that the venue for any legal action shall be with the appropriate court in the County of San Joaquin, State of California.

SIGNATURES

The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this Agreement on behalf of the respective legal entities of the CONSULTANT and the CITY. This agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

CITY OF LATHROP – CLEAN HARBORS ENVIRONMENTAL SERVICES, INC.
EMERGENCY REMOVAL AND DISPOSAL OF HAZARDOUS WASTE FROM THE BACKWASH TANK AT THE LATHROP WATER TREATMENT FACILITY (LAWTF)

Approved as to Form:

City of Lathrop
City Attorney

3.10.2025

Salvador Navarrete — Date

Recommended for Approval:

City of Lathrop
Assistant City Manager

3.10.2025

Michael King — Date

Approved by:

City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

3.13.25

Stephen J. Salvatore — Date
City Manager

Contractor:

Clean Harbors Environmental Services, Inc.
1010 Commercial Street
San Jose, CA 95112
(209) 292-3328

Fed ID # 04-2698999
Lathrop Business License # NLB-000791-2025

Signed by:
[signature]
B7A5100705374EB...
3/7/2025

Signature — Date

Marc McReynolds — Senior Vice President

Print Name and Title

DocuSigned by:
Thomas F. Fay, III, VP District Northern California
E8DE7F4AD760480...

Signature — Date

Thomas F. Fay, III, VP District Northern California
DVP

Print Name and Title

Docusign Envelope ID: D160F589-0125-4A29-A934-2B564CD2EAE9

EXHIBIT A

Clean Harbors Industrial Services, Inc.
1010 Commercial Street
San Jose, CA 95112
www.cleanharbors.com

January 9, 2025

Attn: Mr. Chris Hart
Lathrop City of
390 Town Centre Drive
Lathrop, CA 95330

Quote #4716076, Lathrop City of, Lathrop, CA

Dear Mr. Hart:

Thank you for considering Clean Harbors Industrial Services, Inc. for your industrial service needs. We provide a broad range of services including hazardous and non-hazardous waste transportation and disposal, laboratory chemical packing, emergency response, field services and industrial maintenance. We are pleased to provide this proposal based on the scope of work outlined below.

Scope:
-CHES will provide a crew to clean out tank.
-CHES will use an air mover to remove slurry from tank.
-CHES will collect waste in vacuum bins.
-CHES will use a rocket to move the bins around and hall to GM Facility.
-Upon being emptied at GM, vac bins will be rinsed and returned to customer site for final CSE cleaning of each vac bin.
-CHES will provide CSE crew to make entry and clean out tank.

We offer our clients a broad spectrum of industrial services and the ability to dispose of hazardous material at or through a Clean Harbors' owned and operated facility. In addition to managing your waste streams, a Clean Harbors' professional can assist you with:

- Waste Transportation & Disposal
- Laboratory Chemical Packing
- Field Services
- 24-Hour Environmental Emergency Response
- Industrial Services
- InSite Services

I look forward to servicing your industrial needs. If you have any questions or need further assistance, you may reach me at the number below.

Sincerely,

Dwight Welch Jr.
Field Service Account Manager
Phone: 209.292.3328
welch.dwight@cleanharbors.com

"People and Technology Creating a Safer, Cleaner Environment"

Docusign Envelope ID: D160F589-0125-4A29-A934-2B564CD2EAE9

QUOTE CONDITIONS

The proposal is based on the following assumptions and site conditions. Any work which falls outside of the assumptions will constitute work beyond the intended scope and be completed upon mutually satisfactory terms.

Assumptions:
-Prevailing wage rates are included on this estimate.
-CHES to provide shipping documents to assist with transportation.
-This proposal will remain valid for (30) days from this date.
-City of Lathrop must provide access to facility during normal business hours.
-City of Lathrop will provide water source.
-CHES & City of Lathrop agrees that the number of loads per day depends on receiving facilities capacity.
-Disposal cost will be pending profile approval
-All parties agree, once vac bins are empty, they will be returned to customer site for CSE cleaning of Vac bin before bin is completely removed from site.
-The quantity of waste material quoted is an estimate; quantity exceeding the estimated amount will be charged based on quoted rates.
-Waste materials not conforming to parameters of established waste profiles may be rejected by the designated disposal facility and applicable charges will apply.

Docusign Envelope ID: D160F589-0125-4A29-A934-2B564CD2EAE9

QUOTE SUMMARY

Description	Amount
TASK 1: TANK DECONTAMINATION & PUMP OUT COST	$80,933.00
TASK 2: VACUUM BIN CSE CLEAN OUT LABOR COST	$22,817.00
TASK 3: BULK CBPS TO GM DISPOSAL & TRANSPORTATION (EST. 7 COST)	$82,898.90
TASK 4: DRUM DISPOSAL & TRANSPORTATION COST	$3,013.05
Subtotal	**$189,661.95**
Estimated Recovery Fee	**$30,345.91**
Estimated Waste Fee	**$5.52**
Estimated CARRAA Fee	**$4,741.55**
QUOTE TOTAL	**$224,754.92**

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TASK 1: TANK DECONTAMINATION & PUMP OUT COST

Amount	Description	Qty/UOM	Days	Unit Price	Extended Total
1	Confined Space Rescue Supervisor	8 hour	5	$84.00	$3,360.00
1	Confined Space Rescue Supervisor, Overtime	2 hour	5	$128.00	$1,280.00
2	Equipment Operator	8 hour	5	$90.00	$7,200.00
2	Equipment Operator, Overtime	2 hour	5	$132.50	$2,650.00
5	Field Technician	8 hour	5	$84.00	$16,800.00
5	Field Technician Overtime	2 hour	5	$107.50	$5,375.00
2	3000psi Hot Water Pressure Washer	5 day	n/a	$300.00	$3,000.00
1	4 Gas/5 Gas Meter	5 day	n/a	$140.00	$700.00
1	Breathing Air System	5 day	n/a	$580.00	$2,900.00
1	Confined Space Entry Gear (Retrieval & Rescue Equip)	5 day	n/a	$205.00	$1,025.00
1	Electric Blower	5 day	n/a	$80.00	$400.00
1	High Powered Vacuum Truck/Cusco	10 hour	5	$198.00	$9,900.00
2	Level B w/CPF3 or Saranex Suit/Changeout	1 each	n/a	$271.00	$542.00
3	Level D Modified W/Poly-Coated Tyvek/Disp Nomex	5 day	n/a	$57.00	$855.00
1	Pickup/Van/Car/Crew Cab	5 day	n/a	$288.00	$1,440.00
1	Tractor w/Rolloff Trailer	10 hour	5	$98.00	$4,900.00
1	Vehicle Truck Gear F250 diesl	5 day	n/a	$215.00	$1,075.00
7	Containment Berm - 12' x 25'	30 day	n/a	$28.00	$5,880.00
1	Hose - Flex ADS, 6 in X 100 ft Roll	1 roll	n/a	$575.00	$575.00
1	Misc. Handtools	5 day	n/a	$150.00	$750.00
1	Tank Wash	1 each	n/a	$876.00	$876.00
7	Vacuum Box, 20 Yd	30 day	n/a	$45.00	$9,450.00
				Total	**$80,933.00**

TASK 1: TOTAL ESTIMATE	**$80,933.00**
Estimated Recovery Fee	$12,949.28
Estimated CARRAA Fee	$2,023.33
Estimated total, including Fees	**$95,905.61**

Docusign Envelope ID: D160F589-0125-4A29-A934-2B564CD2EAE9

TASK 2: VACUUM BIN CSE CLEAN OUT LABOR COST

Amount	Description	Qty/UOM	Days	Unit Price	Extended Total
1	Confined Space Rescue Supervisor	8 hour	3	$84.00	$2,016.00
1	Confined Space Rescue Supervisor, Overtime	2 hour	3	$128.00	$768.00
1	Equipment Operator	8 hour	3	$90.00	$2,160.00
1	Equipment Operator, Overtime	2 hour	3	$132.50	$795.00
3	Field Technician	8 hour	3	$84.00	$6,048.00
3	Field Technician Overtime	2 hour	3	$107.50	$1,935.00
2	3000psi Hot Water Pressure Washer	3 day	n/a	$300.00	$1,800.00
1	4 Gas/5 Gas Meter	3 day	n/a	$140.00	$420.00
1	Confined Space Entry Gear (Retrieval & Rescue Equip)	3 day	n/a	$205.00	$615.00
1	Electric Blower	3 day	n/a	$80.00	$240.00
4	Level D Modified W/Poly-Coated Tyvek/Disp Nomex	3 day	n/a	$57.00	$684.00
1	Pickup/Van/Car/Crew Cab	3 day	n/a	$288.00	$864.00
1	Pump - Electric Drum	3 day	n/a	$108.00	$324.00
1	Tractor w/Rolloff Trailer	10 hour	3	$98.00	$2,940.00
1	Vehicle Truck Gear F250 diesl	3 day	n/a	$215.00	$645.00
1	55 G / 205 L Steel Drum, Reconditioned 1A2/Y1.2/100 (17-H)	1 each	n/a	$113.00	$113.00
1	Misc. Handtools	3 day	n/a	$150.00	$450.00
				Total	**$22,817.00**

TASK 2: TOTAL ESTIMATE **$22,817.00**

Estimated Recovery Fee $3,650.72

Estimated CARRAA Fee $570.43

Estimated total, including Fees **$27,038.15**

TASK 3: BULK CBPS TO GM DISPOSAL & TRANSPORTATION (EST. 7 COST)

DISPOSAL

Docusign Envelope ID: D160F589-0125-4A29-A934-2B564CD2EAE9

Profile / Waste Code	Waste Description	Price/UOM
CBPS	SEMI-SOLIDS TO HAZARDOUS LANDFILL	$305.00 / ton*

*The following minimum price(s) will apply:

Profile/Waste Code	UOM	Minimum Price
CBPS	container	$4,575.00

TRANSPORTATION

Transportation Hub	Vehicle Type	Unit Rate	Unit of Measure
Grassy Mountain, UT Facility	Rolloff Trailer Double Container	$6,717.70	Load
CARRAA Fee (Total for this Task):		$1,175.60	

(1) A demurrage charge of $115.00 per hour will apply for each hour in excess of 1 hour(s).

ACCESSORIALS

Per Diem / Subsistence	$175.00 per Day
Washout of Rolloff, Intermodal or Dump Trailer	$375.00 Each

WASTE CLASSIFICATIONS SPECIFICATIONS

Waste Code	Description
CBPS	**Semi-Solids To Hazardous Landfill** Source of PCB < 50 ppm Must not be prohibited from landfill Must not require stabilization or encapsulation PRIMARY DISPOSAL METHOD: SOLIDIFICATION/SECURE CHEMICAL LANDFILL

TASK 4: DRUM DISPOSAL & TRANSPORTATION COST

DISPOSAL

Profile/Waste Code	Waste Description	Qty	UOM	Price	Total
CNO	NON HAZARDOUS SOLID	4	55 gallon drum	$142.00	$568.00
CNOS	NON HAZARDOUS SEMI-SOLIDS	4	55 gallon drum	$171.00	$684.00
				Total	**$1,252.00**

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Amount	Description	Qty/UOM	Days	Unit Price	Extended Total
1	Drum Head Vacuum System, Electric	1 day	n/a	$58.00	$58.00
8	55 G / 205 L Steel Drum, Reconditioned 1A2/Y1.2/100 (17-H)	1 each	n/a	$113.00	$904.00
				Total	**$962.00**

TRANSPORTATION

Dispatch Location	Qty	Price UOM	Total
West Sacramento, CA Hub	8	$79.78 container	*$799.05

*Minimum charge $799.05 per trip.

A demurrage charge of $154.573 per hour will apply as follows:

Number of Containers	Allowable Loading Time
1 to 10	0.5 hour(s)
11 to 15	0.75 hour(s)
16 to 25	1 hour(s)
26 to 35	1.25 hour(s)
36 to 40	1.5 hour(s)
41 to 45	1.5 hour(s)
46 to 50	1.75 hour(s)
51 to 80	2 hour(s)

TASK 4: TOTAL ESTIMATE — $3,013.05

Estimated Recovery Fee	$482.09
Estimated Waste Fee	$5.52
Estimated CARRAA Fee	$75.33
Estimated total, including Fees	**$3,575.97**

WASTE CLASSIFICATIONS SPECIFICATIONS

Waste Code	Description
CNO	**Non Hazardous Solid** Non-pourable at 70°F No free liquid Must be able to pass (paint filter/penetration) tests Must be able to be landfilled Biodegrade-able absorbents will be stabilized prior to land No herbicide, pesticides, or cyanides

Docusign Envelope ID: D160F589-0125-4A29-A934-2B564CD2EAE9

WASTE CLASSIFICATIONS SPECIFICATIONS

Waste Code	Description
CNO	**Non Hazardous Solid** Source of PCB < 50 ppm PRIMARY DISPOSAL METHOD: NON HAZARDOUS LANDFILL ********** No Free Liquid Non-hazardous Biodegrade-able absorbents will be stabilized prior to land No PCB pH – 2.1 to 12.4 PRIMARY DISPOSAL METHOD: NON HAZARDOUS LANDFARM
CNOS	**Non Hazardous Semi-Solids** Must be able to be landfilled No herbicides, pesticides, or cyanides Source of PCB < 50 ppm Flash point over 140°F PRIMARY DISPOSAL METHOD: NON HAZARDOUS LANDFILL ********** Non-hazardous Must be biodegradable No PCB pH – 2.1 to 12.4 PRIMARY DISPOSAL METHOD: NON HAZARDOUS LANDFARM

GENERAL CONDITIONS

- Except where superseded by an existing services agreement the following terms and conditions apply to this quoted business.
- The customer hereby acknowledges that the estimated cost is based upon a preliminary appraisal by a Clean Harbors Representative, and that the amount invoiced by Clean Harbors will be based upon labor and materials actually expended in performing the scope of work. Any changes in the scope will be billed on a time and materials basis.
- Clean Harbors guarantees to hold these prices firm for 30 days.
- Terms: Net 15 Days
- For work to begin we ask that you acknowledge the quotation with a signature and provide the appropriate purchase order number. Where modifications to the scope of services become necessary, Clean Harbors will notify the customer promptly and obtain customer authorization for such modifications and a revised contract price will be established in order to finish the project.

Docusign Envelope ID: D160F589-0125-4A29-A934-2B564CD2EAE9

GENERAL CONDITIONS

- This proposal is contingent on the customer providing full and complete access to the site. Customer represents and warrants to Clean Harbors that the customer has the legal right, title and interest necessary to provide access to the site. In addition, customer warrants that it has supplied Clean Harbors complete and accurate information regarding the site, subsurface conditions, utility locations, site ownership, hazardous materials or wastes and other substances or hazards likely to be present and any other reports, documentation or information concerning the scope of work.
- Interest will be charged at 1.5% per month or the maximum allowed by law for all past due amounts.
- Disposal will be managed within the Clean Harbors Network of Approved Facilities.
- Local, state and federal fees/taxes applying to the generating location/receiving facilities are not included in disposal pricing and will be added to each invoice as applicable.
- Materials subject to additional charges if they do not conform to the listed specifications.
- A Profile Approval Fee of $125 and Profile Recertification fee of $35 for recertification will be charged upon profile approval or recertification.
- Clean Harbors supports many invoice delivery options (E-mail, Electronic Invoicing, EDI, Etc.). Pricing is based on Clean Harbors' standard invoice delivery method of E-mail. If another delivery method is required there could be an additional service fee per invoice. Any alternate delivery methods must be reviewed and approved by Clean Harbors prior to acceptance and implementation.
- A variable Recovery Fee (that fluctuates with the DOE national average diesel price), currently at 16.0%, will be applied to the total invoice. For more information regarding our recovery fee calculation please go to: www.cleanharbors.com/contact-us/customer-resources.
- Pickups that require same day or next day service may be subject to additional charges.
- Pickups cancelled within 72 hours of scheduling will be subject to cancellation charges.
- Transportation charges to the final disposal facility will be charged in addition to local transportation to our truck to truck hub/local facility and will vary with logistics and routing.
- Time over eight (8) hours in the normal workday and all day Saturday is considered overtime and will be billed at 1.5 times the applicable straight time rate for all billable personnel unless otherwise quoted. Sunday and Holidays are considered premium time and will be billed at 2.0 times the applicable straight time rate for all billable personnel unless otherwise quoted.
- This proposal is submitted contingent upon the right to negotiate mutually acceptable contract terms and conditions, which are reflective of the work contemplated, and an equitable distribution of the risks involved therein. In the event that such agreement cannot be reached, Clean Harbors reserves the right to decline to enter into such an agreement without prejudice or penalty.
- In the event that legal or other action is required to collect unpaid invoice balances, Customer agrees to pay all costs of collection, including reasonable attorneys' fees, and agrees to the jurisdiction of the Commonwealth of Massachusetts.
- E-Manifests: EPA Requires electronic filing and reporting of manifest. To cover the cost of the E-Manifest and administrative cost of entering manifest into the system and managing the data, Clean Harbors will charge $27 per manifest on every invoice.

Docusign Envelope ID: D160F589-0125-4A29-A934-2B564CD2EAE9

GENERAL CONDITIONS

- CARRAA: The additional excise and sales tax added to the price of diesel fuel at the pump under the California Road Repair and Accountability Act (CARRAA) of 2017 has increased the cost of providing waste management services in the State of California. To off-set this extra cost, Clean Harbors is implementing a 2.50% CARRAA Fee on every invoice for a California generator.
- Unless specifically noted, these rates are not valid where Prevailing Wages and / or certified payroll apply. Any Prevailing Wage rates will be quoted on a case-by-case basis.
- Customer will be responsible for providing water on site. If not provided, additional charges will apply.

ACKNOWLEDGEMENT

Your signature below indicates your acceptance of the pricing and terms detailed in the quote above.

Thank you for the opportunity to be of service.

Signature PO# Date

Print Name

Quote # 4716076

ATTACHMENT C

City of Lathrop

Office of the City Manager

390 Towne Centre Drive, Lathrop, CA 95330
Phone (209) 941-7220 – Fax (209) 941-7229
www.ci.lathrop.ca.us

NOTICE TO PROCEED

July 8, 2025

MP Environmental Services, Inc.
Gina Blankenship, Facility Manager
3400 Manor Street
Bakersfield, CA 93308

Re: Emergency Service Contract for Emergency Removal and Disposal of Hazardous Waste from the Backwash Tank at the Lathrop Water Treatment Facility (LAWTF)

Dear Gina Blankenship:

Enclosed please find your original executed Emergency Service Contract to perform the **Emergency Removal and Disposal of Hazardous Waste from the Backwash Tank at the Lathrop Water Treatment Facility (LAWTF)**. This is your Notice to Proceed to the attached Emergency Service Contract.

Should you have any questions regarding this project, please contact Michael King, the staff member directly involved with this project, at (209) 941-7454.

Thank you,

Stephen J. Salvatore
City Manager

Copy: Teresa Vargas, City Clerk
Project File

Docusign Envelope ID: 9252741B-8E38-4B4C-BC8D-CE3B792C3148

EMERGENCY SERVICE CONTRACT BETWEEN THE CITY OF LATHROP AND MP ENVIRONMENTAL SERVICES, INC.

TO PROVIDE EMERGENCY REMOVAL OF HAZARDOUS WASTE FROM THE BACKWASH TANK AT THE LATHROP WATER TREATMENT FACILITY (LAWTF)

THIS SERVICE CONTRACT (hereinafter "Contract") is made on **July 8, 2025**, by and between the **City of Lathrop,** a municipal corporation of the State of California (hereinafter "City") and **MP Environmental Services, Inc.** (hereinafter "Contractor"), whose Taxpayer Identification Number is 77-0262888.

For and in consideration of the following covenants, terms and conditions, City and Contractor (the parties) agree:

SCOPE OF WORK

Contractor agrees to perform the Emergency Removal and Disposal of Hazardous Waste from the Backwash Tank at the LAWTF in accordance with the scope of work and fee proposal provided by the Contractor, attached hereto as Exhibits "A" and "B", and incorporated herein by reference. Contractor agrees to diligently perform these services in accordance with the upmost standards of its profession and to City's satisfaction.

The work is being performed as emergency work as defined in Lathrop Municipal Code (LMC) 2.32.020. The City did not have adequate time to follow the public bid process. Pursuant to LMC 2.36.080, purchasing procedures may be eliminated in emergency situations to efficiently and timely maintain essential public services and to preserve property. Contractor agrees to complete the work to the satisfaction of City and subject to inspection, or its representatives.

CONTRACT PRICE

The City agrees to pay and the Contractor agrees to accept, in full payment for the work above agreed to be done based on a time and materials basis not to exceed **$115,996.00** ($55,296.00 for the removal of the hazardous waste, attached hereto as Exhibit "A", and a not to exceed amount of $60,700.00, for the disposal cost of up to 20 bins per ton of hazardous waste at $3,035.00 per bin, attached hereto as Exhibit "B"). In no event shall CONTRACTOR be entitled to compensation for work not included in Exhibits "A" and "B", unless a written change order or authorization describing the extra work and payment terms has been executed by CITY's City Manager prior to the commencement of the work.

TIME FOR PERFORMANCE

The effective date of this contract is July 8, 2025, and the work shall be started within 10 working days of the issuance of the Notice to Proceed. The work shall be completed within 95 total calendar days of work commencement.

PERMITS; COMPLIANCE WITH LAW

The Contractor shall, at its expense, obtain all necessary permits, licenses, easements, etc., for the construction of the project, give necessary notices, pay all fees required by law, and comply with all laws, ordinances, rules and regulations relating to the work and to the preservation of the public health and safety.

INSPECTION BY CITY

The Contractor shall at all times maintain proper facilities and provide safe access for inspection by the City to all parts of the work, and to the shops wherein the work is in preparation. Where the Specifications require work to be specially tested or approved, it shall not be tested or covered up without timely, written approval by the City.

Should any such work be covered up without such notice, approval, or consent, it must, if required by City, be uncovered for examination at the Contractor's expense.

NOTICE

Any notice from one party to the other under the Contract shall be in writing and shall be dated and signed by the party giving such notice or by a duly authorized representative of such party. Any such notice shall not be effective for any purpose whatsoever unless served in the following manner.

(a) If the notice is given to the City, by personal delivery thereof to the City's Director of Public Works, or by depositing the same in the United States mail, enclosed in a sealed envelope, addressed to the City's Director of Public Works, postage prepaid and certified;

(b) If the notice is given to the Contractor, by personal delivery thereof to said Contractor or to its duly authorized representative at the site of the project, or by depositing the same in the United States mail, enclosed in a sealed envelope, addressed to the Contractor at the address set forth in the Contractor's Bid postage prepaid and certified; or

(c) If the notice is given to the surety or any other person, by personal delivery to such surety or other person, or by depositing the same in the United States mail, enclosed in a sealed envelope, addressed to such surety or other person, as the case may be, at the address of such surety or person last communicated by it to the party giving the notice, postage prepaid and certified.

ACCIDENT PREVENTION

Precaution shall be exercised at all times for the protection of persons (including employees) and property.

The safety provisions of applicable laws, building and construction codes shall be observed. Machinery, equipment, and other hazards shall be guarded or eliminated in accordance with the safety provisions of the Construction Safety Orders issued by the Occupational Safety and Health Standards Board of the State of California.

CONTRACTOR'S WARRANTY

The City shall not, in any way or manner, be answerable or suffer loss, damage, expense or liability for any loss or damage that may happen to said building, work, or equipment or any part thereof, or in, on, or about the same during its construction and before acceptance. Contractor unqualifiedly warrants all work and materials to be free of defects whether performed

or installed by it or by any subcontractor or supplier in the project which is the subject of this Contract.

APPRENTICES

(d) The Contractor's attention is directed to the provisions of Sections 1777.5, 1777.6, and 1777.7 of the California Labor Code concerning employment of apprentices by the Contractor or any subcontractor under him. In addition, Contractor shall obtain a certificate of apprenticeship before employing any apprentice pursuant to Sections 1777.5, 1777.6 and 1777.7 of the California Labor Code.

(e) Information relative to apprenticeship standards, wage schedules, and other requirements may be obtained from the Director of Industrial Relations, ex officio the Administrator of Apprenticeship, San Francisco, California, or from the Division of Apprenticeship Standards and its branch offices.

(f) Knowing violations of Section 1777.5 will result in forfeiture not to exceed one hundred dollars ($100) for each calendar day of non-compliance pursuant to Section 1777.7.

HOURS OF WORK

Eight (8) hours of work in any calendar day shall constitute a legal day's work. The Contractor and each subcontractor shall forfeit, as penalty to the City, twenty-five dollars ($25) for each worker employed in the execution of work on the Project by the Contractor or any subcontractor under him for each calendar day during which such worker is required or permitted to work more than eight (8) hours in any one calendar day and forty (40) hours in any calendar week in violation of the provisions of the Labor Code, and in particular, Section 1810 to Section 1815, thereof, inclusive, except that work performed by employees of the Contractor and his subcontractors in excess of eight hours per day at not less than one and one half times the basic rate of pay, as provided in Labor Code section 1815.

PAYROLL RECORDS

Pursuant to Labor Code section 1776, as amended from time to time, the Contractor and each subcontractor shall keep records showing the name, address, social security number, work classification, straight time and overtime hours paid each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker or other employee employed by him or her in connection with the work.

The certified payroll records shall be on forms provided by the Division of Labor Standards Enforcement or shall contain the same information as the forms provided by the Division.

The payroll records shall be certified and shall be available for inspection at all reasonable hours at the principal office of the Contractor on the following basis:

(g) A certified copy of the employee's payroll records shall be made available for inspection or furnished to such employee or his or her authorized representative on request.

(h) A certified copy of all payroll records shall be made available for inspection or furnished upon request, or as required by Labor Code section 1771.7 to the City, the Division of Labor Standards Enforcement and the Division of Apprenticeship Standards of the Department of Industrial Relations.

(i) A certified copy of all payroll records shall be made available upon request to the public for inspection or copies thereof made; provided, however, that if request by the public shall be made through either the City, the Division of Apprenticeship Standards, or the Division of Labor Standards Enforcement, if as requested, payroll records have been provided pursuant to paragraph (b), the requesting party shall, prior to being provided the records, reimburse the cost of preparation by the Contractor, subcontractors and the entity through which the request was made. The public shall not be given access to such records at the principal office of the Contractor.

The Contractor shall file a certified copy of the payroll records with the entity that requested such records within ten (10) calendar days after receipt of a written request.

Any copy of records made available for inspection as copies and furnished upon request to the public or the City, the Division of Apprenticeship Standards, or the Division of Labor Standards Enforcement, shall be marked or obliterated in such a manner as to prevent disclosure of an individual's name, address, and social security number. The name and address of the Contractor or any subcontractor performing work on the Project shall not be marked or obliterated.

The Contractor shall inform the City of the location of the payroll records, including the street address, city and county, and shall, within five (5) calendar days, provide a notice of a change of location and address.

In the event of noncompliance with the requirements of this section, the Contractor shall have ten (10) calendar days in which to comply subsequent to receipt of written notice specifying in what respects the Contractor must comply with this section. Should noncompliance still be evident after such ten (10) calendar day period, the Contractor shall, as a penalty to the City, forfeit twenty-five dollars ($25) for each calendar day, or portion thereof, for each worker until strict compliance is effectuated.

Upon the request of the Division of Labor Standards Enforcement, such penalties shall be withheld from payments due Contractor.

PREVAILING WAGES

(j) The Contractor is aware of the requirements of California Labor Code Sections 1720 *et seq.* and 1770 *et seq.*, as well as California Code of Regulations, Title 8, section 16000 et seq. ("Prevailing Wage Laws") which require the payment of prevailing wage rates and the performance of other requirements on certain "public works" and "maintenance" projects. Since this Contract involves an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and since the total compensation is $1,000 or more, Contractor agrees to fully comply with such Prevailing Wage Laws. The Contractor shall obtain a copy of the prevailing rates of per diem wages applicable to the work to be performed by subcontractors from the website of the Division of Labor Statistics and Research

of the Department of Industrial Relations located at http://www.dir.ca.gov/dlsr/PWD/index.htm. In the alternative, the City shall provide Contractor with a copy of the prevailing rates of per diem wages applicable to the work to be performed by subcontractors.

Contractor shall make copies of the prevailing rates of per diem wages for each craft, classification or type of worker needed to perform work on the Project available to interested parties upon request, and shall post copies at the Contractor's principal place of business and at the Project site.

Contractor shall defend, indemnify and hold the City, its elected officials, officers, employees and agents free and harmless from any claims, liabilities, costs, penalties or interest arising out of any failure or allege failure to comply with the Prevailing Wage Laws.

(k) The Contractor and each subcontractor shall forfeit as a penalty to the City not more than fifty dollars ($50) for each calendar day, or portion thereof, for each worker paid less than the stipulated prevailing rate for any work done by him, or by any subcontract under him, in violation of the provisions of the California Labor Code. The difference between such stipulated prevailing wage rate and the amount paid to each worker for each calendar day or portion thereof for which each worker was paid less than the stipulated prevailing wage rate shall be paid to each worker by the Contractor.

INSURANCE

On or before beginning any of the services or work called for by any term of this Agreement, CONTRACTOR, at its own cost and expense, shall carry, maintain for the duration of the Agreement, and provide proof thereof that is acceptable to the CITY the insurance specified in subsections (a) through (c) below with insurers and under forms of insurance satisfactory in all respects to the CITY. CONTRACTOR shall not allow any subcontractor to commence work on any subcontract until all insurance required of the CONTRACTOR has also been obtained for the subcontractor. Verification of this insurance shall be submitted and made part of this Agreement prior to execution.

(a) Workers' Compensation. CONTRACTOR shall, at CONTRACTOR'S sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by CONTRACTOR. Said Statutory Workers' Compensation Insurance and Employer's Liability Insurance shall be provided with limits of not less than one million dollars ($1,000,000). In the alternative, CONTRACTOR may rely on a self-insurance program to meet these requirements provided that the program of self-insurance complies fully with the provisions of the California Labor Code. The insurer, if insurance is provided, or the CONTRACTOR, if a program of self-insurance is provided, shall waive all rights of subrogation against the CITY for loss arising from work performed under this Agreement.

(b) Commercial General and Automobile Liability Insurance. CONTRACTOR, at CONTRACTOR'S own cost and expense, shall maintain commercial

general and automobile liability insurance for the period covered by this Agreement in an amount not less than one million dollars per occurrence ($1,000,000), combined single limit coverage for risks associated with the work contemplated by this Agreement.

If 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.

Coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (ed. 11/88) and Insurance Services Office Automobile Liability form CA 0001 (ed. 12/90) Code 1 (any auto).

Each of the following shall be included in the insurance coverage or added as an endorsement to the policy:

(i) CITY, its officers, employees, and volunteers are to be covered as insured with respect to each of the following: liability arising out of activities performed by or on behalf of CONTRACTOR, products and completed operations of CONTRACTOR; premises owned, occupied or used by CONTRACTOR. The coverage shall contain no special limitations on the scope of protection afforded to CITY, its officers, employees, agents, or volunteers.

(ii) The insurance shall cover on an occurrence or an accident basis, and not on a claim made basis.

(iii) An endorsement must state that coverage is primary insurance and that no other insurance affected by the CITY will be called upon to contribute to a loss under the coverage.

(iv) Any failure of CONTRACTOR to comply with reporting provisions of the policy shall not affect coverage provided to CITY and its officers, employees, agents, and volunteers.

(v) Insurance is to be placed with California-admitted insurers with a Best's rating of no less than A: VII.

(vi) Notice of cancellation or non-renewal must be received by CITY at least thirty days prior to such change.

(c) Deductibles and Self-Insured Retentions. CONTRACTOR shall disclose the self-insured retentions and deductibles before beginning any of the

services or work called for by any term of this Agreement. During the period covered by this Agreement, upon express written authorization of CITY Manager, CONTRACTOR may increase such deductibles or self-insured retentions with respect to CITY, its officers, employees, agents, and volunteers.

The CITY Manager may condition approval of an increase in deductible or self-insured retention levels upon a requirement that CONTRACTOR procure a bond guaranteeing payment of losses and related investigations, claim administration, and defense expenses that is satisfactory in all respects to each of them.

(d) Notice of Reduction in Coverage. In the event that any coverage required under subsections (a), (b), or (c) of this section of the Agreement is reduced, limited, or materially affected in any other manner, CONTRACTOR shall provide written notice to CITY at CONTRACTOR'S earliest possible opportunity and in no case later than five days after CONTRACTOR is notified of the change in coverage.

(e) In addition to any other remedies CITY may have if CONTRACTOR 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:

(i) Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;

(ii) Order CONTRACTOR to stop work under this Agreement or withhold any payment which becomes due to CONTRACTOR hereunder, or both stop work and withhold any payment, until CONTRACTOR demonstrates compliance with the requirements hereof;

(iii) Terminate this Agreement.

Exercise of any of the above remedies, however, is an alternative to other remedies CITY may have and is not the exclusive remedy for CONTRACTOR'S breach.

INDEMNIFICATION

Contractor agrees to protect, defend, indemnify and hold City, its City Council members, officers, employees, engineer, and consultants harmless from and against any and all claims, demands, liabilities, losses, damages, costs, expenses, liens, penalties, suits, or judgments, arising in whole or in part, directly or indirectly, at any time from any injury to or death of persons or damage to property as a result of the willful or negligent act or omission of Contractor, or which results from Contractor's noncompliance with any Law respecting the condition, use, occupation or safety of the Project site, or any part thereof, or which arises from Contractor's failure to do anything required under this Contract or for doing anything which Contractor is required not to do under this Contract, or which arises from conduct for which any Law imposes strict liability on Contractor in the performance of or failure to perform the terms and conditions of this Contract,

except as may arise from the sole willful or negligent act or omission of City or any of its City Council members, officers, employees.

This indemnification shall extend to any and all claims, demands, or liens made or filed by reason of any construction, renovation, or remodeling work performed by Contractor under this Contract at any time during the term of this Contract, or arising thereafter.

SEVERABILITY

Nothing contained in the Contract shall be construed so as to require the commission of any act contrary to law. Should a conflict arise between any provision contained herein and any present or future statute, law, ordinance or regulation contrary to which the parties have no legal right to contract or act, the latter shall prevail and the provision of this Contract which is affected shall be curtailed and limited but only to the extent necessary to bring it within the requirements of the law. If such curtailment or limitation is not possible, the affected provision shall be of no force and effect. Except as aforesaid, such illegality shall not affect the validity of this Contract.

COMPLETE AGREEMENT

This Contract supersedes any and all agreements, either oral or in writing, between the Parties with respect to the subject matter herein.

Each party to this Contract acknowledges that no representation by any party which is not embodied herein or any other agreement, statement, or promise not contained in this Contract shall be valid and binding.

INTERPRETATION

(l) The parties hereto acknowledge and agree that each has been given the opportunity to independently review this Contract with legal counsel, and/or has the requisite experience and sophistication to understand, interpret and agree to the particular language of the provisions of the Contract.

(m) In the event of a controversy or dispute between the parties concerning the provisions herein, this document shall be interpreted according to the provisions herein and no presumption shall arise concerning the draftsmanship of such provision.

APPLICABLE LAW

(n) The parties hereto understand and agree that the terms of this Contract, and its Exhibits, have been negotiated and executed within the State of California and shall be governed by and construed under the laws of the State of California.

(o) In the event of a dispute concerning the terms of this Contract, the parties hereto expressly agree that the venue for any legal action shall be with the appropriate court in the County of San Joaquin, State of California.

CITY OF LATHROP – MP ENVIRONMENTAL SERVICES, INC.
EMERGENCY REMOVAL AND DISPOSAL OF HAZARDOUS WASTE FROM THE BACKWASH TANK AT THE LATHROP WATER TREATMENT FACILITY (LAWTF)

SIGNATURES

The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this Agreement on behalf of the respective legal entities of the CONSULTANT and the CITY. This agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

CITY OF LATHROP – MP ENVIRONMENTAL SERVICES, INC.
EMERGENCY REMOVAL AND DISPOSAL OF HAZARDOUS WASTE FROM THE BACKWASH TANK AT THE LATHROP WATER TREATMENT FACILITY (LAWTF)

Approved as to Form:

City of Lathrop
City Attorney

7-2-2025

Salvador Navarrete — Date

Recommended for Approval:

City of Lathrop
Assistant City Manager

7·2·2025

Michael King — Date

Approved by:

City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

7·8·25

Stephen J. Salvatore — Date
City Manager

Contractor:

MP Environmental Services, Inc.
Gina Blankenship, Facility Manager
3400 Manor Street
Bakersfield, CA 93308
(661) 393-0205
Fed ID # **77-0262888**
Lathrop Business License # **NLB-001721-2025**

DocuSigned by:
Gina Blankenship
05AC14FD4E4F4DF...
7/1/2025

Signature — Date

Gina Blankenship — Facility Manager
Print Name and Title

DocuSigned by:
Richard Turner
C4CFA9B4D6C444F...
7/1/2025

Signature — Date

Richard Turner — Controller
Print Name and Title

EXHIBIT A

MP Environmental Services, Inc.
Since 1944

EC 250505

Cost Estimate

Customer City of Lathrop
Project Tank Cleaning
Proposal Date 06/26/2025
Prepared By Bret Bennett

PERSONNEL

Item	QTY	UOM	QTY		Rate		Total
Project Manager - ST	1	HR	8	$	90.00	$	720.00
Technician - ST	3	HR	8	$	98.00	$	2,352.00
Project Manager - OT	1	HR	2	$	120.00	$	240.00
Technician - OT	3	HR	2	$	125.50	$	753.00
Operator - ST	1	HR	8	$	129.75	$	1,038.00
Operator - OT	1	HR	2	$	170.50	$	341.00
PPE - Level C	3	EA / DAY	1	$	140.00	$	420.00
Per-Diem	5	EA / DAY	1	$	250.00	$	1,250.00

Personnel Daily Subtotal	$	7,114.00

EQUIPMENT

Item	QTY	UOM	QTY		Rate		Total
Support Pickup (Unoperated)	1	DAY	1	$	165.00	$	165.00
One Ton Truck (Unoperated)	1	DAY	1	$	225.00	$	225.00
GAP-VAX HV 44 Series or Equivalent	1	HR	10	$	205.00	$	2,050.00
Full Confined Space Safety Package	1	DAY	1	$	500.00	$	500.00
Project Trailer	1	DAY	1	$	275.00	$	275.00
Supervac Ramps	1	DAY	1	$	150.00	$	150.00

Equipment Daily Subtotal	$	3,365.00
Personnel & Equipment Daily Cost	$	10,479.00
Estimated Number of Days		4
Personnel & Equipment Total	$	41,916.00

JOB SUPPLIES / OTHER

Item	UOM	QTY		Rate		Total
6 Inch Flex Hose	FT	200	$	6.75	$	1,350.00
Bin Liner - Filter Cloth - 130 micron	EA	8	$	135.00	$	1,080.00

Job Supplies / Other Subtotal	$	2,430.00

MOBILIZATION / DEMOBILIZATION

Item	UOM	QTY		Rate		Total
Mobilization / Demobilization	DAY	2	$	5,475.00	$	10,950.00

Mob / Demob Subtotal	$	10,950.00

Docusign Envelope ID: 9252741B-8E38-4B4C-BC8D-CE3B792C3148

TOTAL ESTIMATED PROJECT COST	$	55,296.00

MP Environmental Services, Inc.
Since 1944

Proposal Assumptions & Conditions

* This is a budgetary estimate only.
* Estimate is valid for sixty (60) days from date above.
* Work performed Monday through Friday. Additional costs for weekends/holidays.
* Four hour minimum applicable to all service calls.
* All rates are portal to portal from facility which dispatches equipment unless otherwise specified.
* Any disposal and/or laboratory analysis will be billed at cost plus 20%
* All work completed out of original work scope will be billed to customer at time and material rate.
* Change order rates will be provided upon customer request.
* All Equipment must be decontaminated after project. If performed on-site, decontamination will be charged on a time and material basis. If decontamination is conducted at an off-site facility, decontamination will be billed at cost plus 15%.
* Only MP Environmental Personnel are authorized to deliver, pickup, operate, or transfer MP Equipment.
* Estimates are based on our best information and actual time may vary.

*Mobilization price includes 8 dewatering bins for 30 days, if additional days are required additional cost will be incurred. ($45.00 per bin per

*Estimate does not include transportation or disposale of waste, this will be determined upon waste profile and acceptance.

By Signing below, you are giving MP Environmental Services, Inc. authorization to proceed with the listed project.

Print _____ **Title** _____

Signature _____ **Date** _____

MP Environmental would like to thank you for the opportunity to assist your company with our services and looks forward to providing you with the highest quality of service and safety!

MP Environmental Services, Inc.

Docusign Envelope ID: 9252741B-8E38-4B4C-BC8D-CE3B792C3148

3400 Manor St. Bakersfield, CA 93308
Office (661) 393-1151

EXHIBIT B

MP Environmental Services, Inc.
Since 1944

Cost Estimate

Office (661) 393-1151
www.mpenviro.com

Customer: CITY OF LAHROP
Billing Address:

Quoted By: Bret Bennett
Direct: (661) 302.8168
Email: bbennett@mpenviro.com
Date: MONDAY 6-16-25

LABOR

QTY	DESCRIPTION	UOM	QTY	RATE	ITEM TOTAL
			LABOR SUB TOTAL	$	-

FSC EQUIPMENT

QTY	DESCRIPTION		UOM	QTY	RATE	ITEM TOTAL
1	Roll-off Truck (Operated)		HOUR	8	$ 125.00	$ 1,000.00
1	Fuel Surcharge	June - 2025	DAY	1	32%	$ 320.00
			FSC EQUIPMENT SUB TOTAL		$	1,320.00

NON FSC EQUIPMENT

QTY	DESCRIPTION	UOM	QTY	RATE	ITEM TOTAL
1	Dewatering Bin	EA / DAY	1	$ 45.00	$ 45.00
		NON FSC EQUIPMENT SUB TOTAL		$	45.00

OTHER

DESCRIPTION	UOM	QTY	RATE	ITEM TOTAL
HAZ/NON HAZ MANIFEST	EACH	1	$ 25.00	$ 25.00
Bin Liner - Filter Cloth - 130 micron	EACH	1	$ 145.00	$ 145.00
DISPOSAL	TON	10	$ 115.00	$ 1,150.00
ONE TIME PROFILING FEE	EACH	1	$ 350.00	$ 350.00
	OTHER SUB TOTAL		$	1,670.00

DESCRIPTION OF SERVICES		
DISPOSAL PRICE PER BIN PER TON TO KETTLEMAN CITY AND BACK TO CITY OF LATHROP	ESTIMATED NUMBER OF DAYS	1
	LABOR & EQUIPMENT TOTAL	$ 1,365.00
	OTHER TOTAL	$ 1,670.00
	ESTIMATED PROJECT TOTAL	**$ 3,035.00**

Docusign Envelope ID: 7A2B03A8-B466-4B3E-9135-FDFD0FCECF7D

EMERGENCY SERVICE CONTRACT BETWEEN THE CITY OF LATHROP AND MP ENVIRONMENTAL SERVICES, INC.

TO PROVIDE EMERGENCY REMOVAL AND DISPOSAL OF ADDITIONAL HAZARDOUS WASTE FROM THE BACKWASH TANK AT THE LATHROP WATER TREATMENT FACILITY (LAWTF)

THIS SERVICE CONTRACT (hereinafter "Contract") is made on **August 19, 2025**, by and between the **City of Lathrop,** a municipal corporation of the State of California (hereinafter "City") and **MP Environmental Services, Inc.** (hereinafter "Contractor"), whose Taxpayer Identification Number is 77-0262888.

For and in consideration of the following covenants, terms and conditions, City and Contractor (the parties) agree:

SCOPE OF WORK

Contractor agrees to perform the Emergency Removal and Disposal of Additional Hazardous Waste from the Backwash Tank at the LAWTF in accordance with the scope of work and fee proposal provided by the Contractor, attached hereto as Exhibit "A", and incorporated herein by reference. Contractor agrees to diligently perform these services in accordance with the upmost standards of its profession and to City's satisfaction.

The work is being performed as emergency work as defined in Lathrop Municipal Code (LMC) 2.32.020. The City did not have adequate time to follow the public bid process. Pursuant to LMC 2.36.080, purchasing procedures may be eliminated in emergency situations to efficiently and timely maintain essential public services and to preserve property. Contractor agrees to complete the work to the satisfaction of City and subject to inspection, or its representatives.

CONTRACT PRICE

The City agrees to pay and the Contractor agrees to accept, in full payment for the work above agreed to be done based on a time and materials basis not to exceed **$91,283.00** ($16,183.00 for the delivery of eighteen roll-off bins, $2,200.00 for sample collection and analysis, and a not to exceed amount of $72,900.00 for the rental of eighteen dewatering bins for up to 90 days at $45.00 per day, attached hereto as Exhibit "A"). In no event shall CONTRACTOR be entitled to compensation for work not included in Exhibit "A", unless a written change order or authorization describing the extra work and payment terms has been executed by CITY's City Manager prior to the commencement of the work.

TIME FOR PERFORMANCE

The work began on July 21, 2025. The work shall be completed within 95 total calendar days of work commencement.

PERMITS; COMPLIANCE WITH LAW

The Contractor shall, at its expense, obtain all necessary permits, licenses, easements, etc., for the construction of the project, give necessary notices, pay all fees required by law, and comply with all laws, ordinances, rules and regulations relating to the work and to the preservation of the public health and safety.

INSPECTION BY CITY

The Contractor shall at all times maintain proper facilities and provide safe access for inspection by the City to all parts of the work, and to the shops wherein the work is in preparation. Where the Specifications require work to be specially tested or approved, it shall not be tested or covered up without timely, written approval by the City.

Should any such work be covered up without such notice, approval, or consent, it must, if required by City, be uncovered for examination at the Contractor's expense.

NOTICE

Any notice from one party to the other under the Contract shall be in writing and shall be dated and signed by the party giving such notice or by a duly authorized representative of such party. Any such notice shall not be effective for any purpose whatsoever unless served in the following manner.

(a) If the notice is given to the City, by personal delivery thereof to the City's Director of Public Works, or by depositing the same in the United States mail, enclosed in a sealed envelope, addressed to the City's Director of Public Works, postage prepaid and certified;

(b) If the notice is given to the Contractor, by personal delivery thereof to said Contractor or to its duly authorized representative at the site of the project, or by depositing the same in the United States mail, enclosed in a sealed envelope, addressed to the Contractor at the address set forth in the Contractor's Bid postage prepaid and certified; or

(c) If the notice is given to the surety or any other person, by personal delivery to such surety or other person, or by depositing the same in the United States mail, enclosed in a sealed envelope, addressed to such surety or other person, as the case may be, at the address of such surety or person last communicated by it to the party giving the notice, postage prepaid and certified.

ACCIDENT PREVENTION

Precaution shall be exercised at all times for the protection of persons (including employees) and property.

The safety provisions of applicable laws, building and construction codes shall be observed. Machinery, equipment, and other hazards shall be guarded or eliminated in accordance with the safety provisions of the Construction Safety Orders issued by the Occupational Safety and Health Standards Board of the State of California.

CONTRACTOR'S WARRANTY

The City shall not, in any way or manner, be answerable or suffer loss, damage, expense or liability for any loss or damage that may happen to said building, work, or equipment or any part thereof, or in, on, or about the same during its construction and before acceptance. Contractor unqualifiedly warrants all work and materials to be free of defects whether performed

or installed by it or by any subcontractor or supplier in the project which is the subject of this Contract.

APPRENTICES

(d) The Contractor's attention is directed to the provisions of Sections 1777.5, 1777.6, and 1777.7 of the California Labor Code concerning employment of apprentices by the Contractor or any subcontractor under him. In addition, Contractor shall obtain a certificate of apprenticeship before employing any apprentice pursuant to Sections 1777.5, 1777.6 and 1777.7 of the California Labor Code.

(e) Information relative to apprenticeship standards, wage schedules, and other requirements may be obtained from the Director of Industrial Relations, ex officio the Administrator of Apprenticeship, San Francisco, California, or from the Division of Apprenticeship Standards and its branch offices.

(f) Knowing violations of Section 1777.5 will result in forfeiture not to exceed one hundred dollars ($100) for each calendar day of non-compliance pursuant to Section 1777.7.

HOURS OF WORK

Eight (8) hours of work in any calendar day shall constitute a legal day's work. The Contractor and each subcontractor shall forfeit, as penalty to the City, twenty-five dollars ($25) for each worker employed in the execution of work on the Project by the Contractor or any subcontractor under him for each calendar day during which such worker is required or permitted to work more than eight (8) hours in any one calendar day and forty (40) hours in any calendar week in violation of the provisions of the Labor Code, and in particular, Section 1810 to Section 1815, thereof, inclusive, except that work performed by employees of the Contractor and his subcontractors in excess of eight hours per day at not less than one and one half times the basic rate of pay, as provided in Labor Code section 1815.

PAYROLL RECORDS

Pursuant to Labor Code section 1776, as amended from time to time, the Contractor and each subcontractor shall keep records showing the name, address, social security number, work classification, straight time and overtime hours paid each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker or other employee employed by him or her in connection with the work.

The certified payroll records shall be on forms provided by the Division of Labor Standards Enforcement or shall contain the same information as the forms provided by the Division.

The payroll records shall be certified and shall be available for inspection at all reasonable hours at the principal office of the Contractor on the following basis:

(g) A certified copy of the employee's payroll records shall be made available for inspection or furnished to such employee or his or her authorized representative on request.

(h) A certified copy of all payroll records shall be made available for inspection or furnished upon request, or as required by Labor Code section 1771.7 to the City, the Division of Labor Standards Enforcement and the Division of Apprenticeship Standards of the Department of Industrial Relations.

(i) A certified copy of all payroll records shall be made available upon request to the public for inspection or copies thereof made; provided, however, that if request by the public shall be made through either the City, the Division of Apprenticeship Standards, or the Division of Labor Standards Enforcement, if as requested, payroll records have been provided pursuant to paragraph (b), the requesting party shall, prior to being provided the records, reimburse the cost of preparation by the Contractor, subcontractors and the entity through which the request was made. The public shall not be given access to such records at the principal office of the Contractor.

The Contractor shall file a certified copy of the payroll records with the entity that requested such records within ten (10) calendar days after receipt of a written request.

Any copy of records made available for inspection as copies and furnished upon request to the public or the City, the Division of Apprenticeship Standards, or the Division of Labor Standards Enforcement, shall be marked or obliterated in such a manner as to prevent disclosure of an individual's name, address, and social security number. The name and address of the Contractor or any subcontractor performing work on the Project shall not be marked or obliterated.

The Contractor shall inform the City of the location of the payroll records, including the street address, city and county, and shall, within five (5) calendar days, provide a notice of a change of location and address.

In the event of noncompliance with the requirements of this section, the Contractor shall have ten (10) calendar days in which to comply subsequent to receipt of written notice specifying in what respects the Contractor must comply with this section. Should noncompliance still be evident after such ten (10) calendar day period, the Contractor shall, as a penalty to the City, forfeit twenty-five dollars ($25) for each calendar day, or portion thereof, for each worker until strict compliance is effectuated.

Upon the request of the Division of Labor Standards Enforcement, such penalties shall be withheld from payments due Contractor.

PREVAILING WAGES

(j) The Contractor is aware of the requirements of California Labor Code Sections 1720 *et seq.* and 1770 *et seq.*, as well as California Code of Regulations, Title 8, section 16000 et seq. ("Prevailing Wage Laws") which require the payment of prevailing wage rates and the performance of other requirements on certain "public works" and "maintenance" projects. Since this Contract involves an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and since the total compensation is $1,000 or more, Contractor agrees to fully comply with such Prevailing Wage Laws. The Contractor shall obtain a copy of the prevailing rates of per diem wages applicable to the work to be performed by subcontractors from the website of the Division of Labor Statistics and Research

of the Department of Industrial Relations located at http://www.dir.ca.gov/dlsr/PWD/index.htm. In the alternative, the City shall provide Contractor with a copy of the prevailing rates of per diem wages applicable to the work to be performed by subcontractors.

Contractor shall make copies of the prevailing rates of per diem wages for each craft, classification or type of worker needed to perform work on the Project available to interested parties upon request, and shall post copies at the Contractor's principal place of business and at the Project site.

Contractor shall defend, indemnify and hold the City, its elected officials, officers, employees and agents free and harmless from any claims, liabilities, costs, penalties or interest arising out of any failure or allege failure to comply with the Prevailing Wage Laws.

(k) The Contractor and each subcontractor shall forfeit as a penalty to the City not more than fifty dollars ($50) for each calendar day, or portion thereof, for each worker paid less than the stipulated prevailing rate for any work done by him, or by any subcontract under him, in violation of the provisions of the California Labor Code. The difference between such stipulated prevailing wage rate and the amount paid to each worker for each calendar day or portion thereof for which each worker was paid less than the stipulated prevailing wage rate shall be paid to each worker by the Contractor.

INSURANCE

On or before beginning any of the services or work called for by any term of this Agreement, CONTRACTOR, at its own cost and expense, shall carry, maintain for the duration of the Agreement, and provide proof thereof that is acceptable to the CITY the insurance specified in subsections (a) through (c) below with insurers and under forms of insurance satisfactory in all respects to the CITY. CONTRACTOR shall not allow any subcontractor to commence work on any subcontract until all insurance required of the CONTRACTOR has also been obtained for the subcontractor. Verification of this insurance shall be submitted and made part of this Agreement prior to execution.

(a) Workers' Compensation. CONTRACTOR shall, at CONTRACTOR'S sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by CONTRACTOR. Said Statutory Workers' Compensation Insurance and Employer's Liability Insurance shall be provided with limits of not less than one million dollars ($1,000,000). In the alternative, CONTRACTOR may rely on a self-insurance program to meet these requirements provided that the program of self-insurance complies fully with the provisions of the California Labor Code. The insurer, if insurance is provided, or the CONTRACTOR, if a program of self-insurance is provided, shall waive all rights of subrogation against the CITY for loss arising from work performed under this Agreement.

(b) Commercial General and Automobile Liability Insurance. CONTRACTOR, at CONTRACTOR'S own cost and expense, shall maintain commercial

general and automobile liability insurance for the period covered by this Agreement in an amount not less than one million dollars per occurrence ($1,000,000), combined single limit coverage for risks associated with the work contemplated by this Agreement.

If 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.

Coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (ed. 11/88) and Insurance Services Office Automobile Liability form CA 0001 (ed. 12/90) Code 1 (any auto).

Each of the following shall be included in the insurance coverage or added as an endorsement to the policy:

(i) CITY, its officers, employees, and volunteers are to be covered as insured with respect to each of the following: liability arising out of activities performed by or on behalf of CONTRACTOR, products and completed operations of CONTRACTOR; premises owned, occupied or used by CONTRACTOR. The coverage shall contain no special limitations on the scope of protection afforded to CITY, its officers, employees, agents, or volunteers.

(ii) The insurance shall cover on an occurrence or an accident basis, and not on a claim made basis.

(iii) An endorsement must state that coverage is primary insurance and that no other insurance affected by the CITY will be called upon to contribute to a loss under the coverage.

(iv) Any failure of CONTRACTOR to comply with reporting provisions of the policy shall not affect coverage provided to CITY and its officers, employees, agents, and volunteers.

(v) Insurance is to be placed with California-admitted insurers with a Best's rating of no less than A: VII.

(vi) Notice of cancellation or non-renewal must be received by CITY at least thirty days prior to such change.

(c) Deductibles and Self-Insured Retentions. CONTRACTOR shall disclose the self-insured retentions and deductibles before beginning any of the

services or work called for by any term of this Agreement. During the period covered by this Agreement, upon express written authorization of CITY Manager, CONTRACTOR may increase such deductibles or self-insured retentions with respect to CITY, its officers, employees, agents, and volunteers.

The CITY Manager may condition approval of an increase in deductible or self-insured retention levels upon a requirement that CONTRACTOR procure a bond guaranteeing payment of losses and related investigations, claim administration, and defense expenses that is satisfactory in all respects to each of them.

(d) Notice of Reduction in Coverage. In the event that any coverage required under subsections (a), (b), or (c) of this section of the Agreement is reduced, limited, or materially affected in any other manner, CONTRACTOR shall provide written notice to CITY at CONTRACTOR'S earliest possible opportunity and in no case later than five days after CONTRACTOR is notified of the change in coverage.

(e) In addition to any other remedies CITY may have if CONTRACTOR 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:

(i) Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;

(ii) Order CONTRACTOR to stop work under this Agreement or withhold any payment which becomes due to CONTRACTOR hereunder, or both stop work and withhold any payment, until CONTRACTOR demonstrates compliance with the requirements hereof;

(iii) Terminate this Agreement.

Exercise of any of the above remedies, however, is an alternative to other remedies CITY may have and is not the exclusive remedy for CONTRACTOR'S breach.

INDEMNIFICATION

Contractor agrees to protect, defend, indemnify and hold City, its City Council members, officers, employees, engineer, and consultants harmless from and against any and all claims, demands, liabilities, losses, damages, costs, expenses, liens, penalties, suits, or judgments, arising in whole or in part, directly or indirectly, at any time from any injury to or death of persons or damage to property as a result of the willful or negligent act or omission of Contractor, or which results from Contractor's noncompliance with any Law respecting the condition, use, occupation or safety of the Project site, or any part thereof, or which arises from Contractor's failure to do anything required under this Contract or for doing anything which Contractor is required not to do under this Contract, or which arises from conduct for which any Law imposes strict liability on Contractor in the performance of or failure to perform the terms and conditions of this Contract,

except as may arise from the sole willful or negligent act or omission of City or any of its City Council members, officers, employees.

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(l) The parties hereto acknowledge and agree that each has been given the opportunity to independently review this Contract with legal counsel, and/or has the requisite experience and sophistication to understand, interpret and agree to the particular language of the provisions of the Contract.

(m) In the event of a controversy or dispute between the parties concerning the provisions herein, this document shall be interpreted according to the provisions herein and no presumption shall arise concerning the draftsmanship of such provision.

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(n) The parties hereto understand and agree that the terms of this Contract, and its Exhibits, have been negotiated and executed within the State of California and shall be governed by and construed under the laws of the State of California.

(o) In the event of a dispute concerning the terms of this Contract, the parties hereto expressly agree that the venue for any legal action shall be with the appropriate court in the County of San Joaquin, State of California.

CITY OF LATHROP – MP ENVIRONMENTAL SERVICES, INC.
EMERGENCY REMOVAL AND DISPOSAL OF ADDITIONAL HAZARDOUS WASTE FROM THE BACKWASH TANK AT THE LATHROP WATER TREATMENT FACILITY (LAWTF)

SIGNATURES

The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this Agreement on behalf of the respective legal entities of the CONSULTANT and the CITY. This agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

CITY OF LATHROP – MP ENVIRONMENTAL SERVICES, INC.
EMERGENCY REMOVAL AND DISPOSAL OF ADDITIONAL HAZARDOUS WASTE FROM THE BACKWASH TANK AT THE LATHROP WATER TREATMENT FACILITY (LAWTF)

Approved as to Form:

City of Lathrop
City Attorney

8-13-2025
Salvador Navarrete — Date

Recommended for Approval:

City of Lathrop
Assistant City Manager

8·14·2025
Michael King — Date

Approved by:

City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

8·19·25
Stephen J. Salvatore — Date
City Manager

Contractor:

MP Environmental Services, Inc.
Gina Blankenship, Facility Manager
3400 Manor Street
Bakersfield, CA 93308
(661) 393-0205
Fed ID # **77-0262888**
Lathrop Business License # **NLB-001721-2025**

DocuSigned by:
Gina Blankenship
65AC14FB4E4F4DF...
8/13/2025
Signature — Date

Gina Blankenship — Facility Manager
Print Name and Title

DocuSigned by:
Richard Turner
640FA9B4D8C444F...
8/13/2025
Signature — Date

Richard Turner — Controller
Print Name and Title

Docusign Envelope ID: 7A2B03A8-B466-4B3E-9135-FDFD0FCECF7D

EXHIBIT A

August 11, 2025

Bonnie Evans
City of Lathrop
Via Email – bevans@ci.lathrop.ca.us

Re: Emergency Backwash Tank Hazardous Waste Disposal
Additional Funding Request

Dear Ms. Evans,

MP would like to request additional funding for the above reference project. As you know the original contract was issued in the amount of $115,996 to cover the estimated costs associated with on-site cleaning and off-site disposal of the waste

The on-site cleaning component has been completed and came in very close to our original estimate. We also anticipate that the disposal portion should also be very close to our original estimate. The additional funds are needed to cover the following costs, which were not part of our original estimate:

Delivery of eighteen roll-off bins with liners	$16,183
Rental of 18 Dewatering Bins for 90 days @ $45/day	$72,900
Sample Collection and Analysis	$ 2,200
Additional Funds Requested	$91,283

Please note the above is an estimate and could change based on rental charges for the containers. Should the dewatering bins be able to be shipped prior to ninety days, the rental cost listed above would decrease. However, should the dewatering bins have to remain on site longer than 90 days, this cost would increase.

Please let us know if you have questions or need any additional information to process this request.

Thank you.

Sincerely,
Gina Blankenship
Facility Manager

3400 Manor Street
Bakersfield, CA 93308
(661) 393-1151 (800) 458-3036
(661) 393-3834 fax
www.mpenviro.com

ATTACHMENT E

City of Lathrop

Office of the City Manager

390 Towne Centre Drive, Lathrop, CA 95330
Phone (209) 941-7220 – Fax (209) 941-7229
www.ci.lathrop.ca.us

NOTICE TO PROCEED

September 10, 2025

Utility Service Company, Inc.
Chris Vanderstar, Director of Sales West Region
P.O. Box 1350
Perry, GA 311069

Re: Emergency Service Contract for the Replacement of the Floating Decanter and Swing Joint Inside of the Backwash Tank at the Lathrop Water Treatment Facility (LAWTF)

Dear Chris Vanderstar:

Enclosed please find your original executed Emergency Service Contract **for the Replacement of the Floating Decanter and Swing Joint Inside of the Backwash Tank at the Lathrop Water Treatment Facility (LAWTF).** This is your Notice to Proceed to the attached Emergency Service Contract.

Should you have any questions regarding this contract, please contact Frank Vallejo, the staff member directly involved with this work, at (209) 941-7424.

Thank you,

Stephen J. Salvatore
City Manager

Copy: Teresa Vargas, City Clerk
Project File

Docusign Envelope ID: 840898AF-40AA-4967-90A3-BF198B534920

EMERGENCY SERVICE CONTRACT BETWEEN THE CITY OF LATHROP AND UTILITY SERVICE CO., INC.

TO REPLACE THE FLOATING DECANTER AND SWING JOINT INSIDE OF THE BACKWASH TANK AT THE LATHROP WATER TREATMENT FACILITY (LAWTF)

THIS SERVICE CONTRACT (hereinafter "Contract") is made on **September 10, 2025**, by and between the **City of Lathrop,** a municipal corporation of the State of California (hereinafter "City") and **Utility Service Co., Inc.** (hereinafter "Contractor"), whose Taxpayer Identification Number is 58-1920989.

For and in consideration of the following covenants, terms and conditions, City and Contractor (the parties) agree:

SCOPE OF WORK

Contractor agrees to perform the Emergency Replacement of the Floating Decanter and Swing Joint inside of the Backwash Tank at the LAWTF in accordance with the scope of work and fee proposal provided by the Contractor, attached hereto as Exhibit "A" and incorporated herein by reference. Contractor agrees to diligently perform these services in accordance with the upmost standards of its profession and to City's satisfaction.

The work is being performed as emergency work as defined in Lathrop Municipal Code (LMC) 2.32.020. The City did not have adequate time to follow the public bid process. Pursuant to LMC 2.36.080, purchasing procedures may be eliminated in emergency situations to efficiently and timely maintain essential public services and to preserve property. Contractor agrees to complete the work to the satisfaction of the City and subject to inspection, or its representatives.

CONTRACT PRICE

The City agrees to pay and the Contractor agrees to accept, in full payment for the work above agreed to be done based on a time and materials basis not to exceed **$85,302.00** for the replacement of the floating decanter and swing joint, attached hereto as Exhibit "A". In no event shall CONTRACTOR be entitled to compensation for work not included in Exhibit "A" unless a written change order or authorization describing the extra work and payment terms has been executed by CITY's City Manager prior to the commencement of the work.

TIME FOR PERFORMANCE

The effective date of this contract is **September 10, 2025**, and the work shall be started within 5 working days of receipt of the equipment. The work shall be completed within 10 total working days of work commencement.

PERMITS; COMPLIANCE WITH LAW

The Contractor shall, at its expense, obtain all necessary permits, licenses, easements, etc., for the construction of the project, give necessary notices, pay all fees required by law, and comply with all laws, ordinances, rules and regulations relating to the work and to the preservation of the public health and safety.

INSPECTION BY CITY

The Contractor shall at all times maintain proper facilities and provide safe access for inspection by the City to all parts of the work, and to the shops wherein the work is in preparation. Where the Specifications require work to be specially tested or approved, it shall not be tested or covered up without timely, written approval by the City.

Should any such work be covered up without such notice, approval, or consent, it must, if required by City, be uncovered for examination at the Contractor's expense.

NOTICE

Any notice from one party to the other under the Contract shall be in writing and shall be dated and signed by the party giving such notice or by a duly authorized representative of such party. Any such notice shall not be effective for any purpose whatsoever unless served in the following manner.

(a) If the notice is given to the City, by personal delivery thereof to the City's Director of Public Works, or by depositing the same in the United States mail, enclosed in a sealed envelope, addressed to the City's Director of Public Works, postage prepaid and certified;

(b) If the notice is given to the Contractor, by personal delivery thereof to said Contractor or to its duly authorized representative at the site of the project, or by depositing the same in the United States mail, enclosed in a sealed envelope, addressed to the Contractor at the address set forth in the Contractor's Bid postage prepaid and certified; or

(c) If the notice is given to the surety or any other person, by personal delivery to such surety or other person, or by depositing the same in the United States mail, enclosed in a sealed envelope, addressed to such surety or other person, as the case may be, at the address of such surety or person last communicated by it to the party giving the notice, postage prepaid and certified.

ACCIDENT PREVENTION

Precaution shall be exercised at all times for the protection of persons (including employees) and property.

The safety provisions of applicable laws, building and construction codes shall be observed. Machinery, equipment, and other hazards shall be guarded or eliminated in accordance with the safety provisions of the Construction Safety Orders issued by the Occupational Safety and Health Standards Board of the State of California.

CONTRACTOR'S WARRANTY

The City shall not, in any way or manner, be answerable or suffer loss, damage, expense or liability for any loss or damage that may happen to said building, work, or equipment or any part thereof, or in, on, or about the same during its construction and before acceptance. Contractor unqualifiedly warrants all work and materials to be free of defects whether performed

or installed by it or by any subcontractor or supplier in the project which is the subject of this Contract.

APPRENTICES

(d) The Contractor's attention is directed to the provisions of Sections 1777.5, 1777.6, and 1777.7 of the California Labor Code concerning employment of apprentices by the Contractor or any subcontractor under him. In addition, Contractor shall obtain a certificate of apprenticeship before employing any apprentice pursuant to Sections 1777.5, 1777.6 and 1777.7 of the California Labor Code.

(e) Information relative to apprenticeship standards, wage schedules, and other requirements may be obtained from the Director of Industrial Relations, ex officio the Administrator of Apprenticeship, San Francisco, California, or from the Division of Apprenticeship Standards and its branch offices.

(f) Knowing violations of Section 1777.5 will result in forfeiture not to exceed one hundred dollars ($100) for each calendar day of non-compliance pursuant to Section 1777.7.

HOURS OF WORK

Eight (8) hours of work in any calendar day shall constitute a legal day's work. The Contractor and each subcontractor shall forfeit, as penalty to the City, twenty-five dollars ($25) for each worker employed in the execution of work on the Project by the Contractor or any subcontractor under him for each calendar day during which such worker is required or permitted to work more than eight (8) hours in any one calendar day and forty (40) hours in any calendar week in violation of the provisions of the Labor Code, and in particular, Section 1810 to Section 1815, thereof, inclusive, except that work performed by employees of the Contractor and his subcontractors in excess of eight hours per day at not less than one and one half times the basic rate of pay, as provided in Labor Code section 1815.

PAYROLL RECORDS

Pursuant to Labor Code section 1776, as amended from time to time, the Contractor and each subcontractor shall keep records showing the name, address, social security number, work classification, straight time and overtime hours paid each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker or other employee employed by him or her in connection with the work.

The certified payroll records shall be on forms provided by the Division of Labor Standards Enforcement or shall contain the same information as the forms provided by the Division.

The payroll records shall be certified and shall be available for inspection at all reasonable hours at the principal office of the Contractor on the following basis:

(g) A certified copy of the employee's payroll records shall be made available for inspection or furnished to such employee or his or her authorized representative on request.

(h) A certified copy of all payroll records shall be made available for inspection or furnished upon request, or as required by Labor Code section 1771.7 to the City, the Division of Labor Standards Enforcement and the Division of Apprenticeship Standards of the Department of Industrial Relations.

(i) A certified copy of all payroll records shall be made available upon request to the public for inspection or copies thereof made; provided, however, that if request by the public shall be made through either the City, the Division of Apprenticeship Standards, or the Division of Labor Standards Enforcement, if as requested, payroll records have been provided pursuant to paragraph (b), the requesting party shall, prior to being provided the records, reimburse the cost of preparation by the Contractor, subcontractors and the entity through which the request was made. The public shall not be given access to such records at the principal office of the Contractor.

The Contractor shall file a certified copy of the payroll records with the entity that requested such records within ten (10) calendar days after receipt of a written request.

Any copy of records made available for inspection as copies and furnished upon request to the public or the City, the Division of Apprenticeship Standards, or the Division of Labor Standards Enforcement, shall be marked or obliterated in such a manner as to prevent disclosure of an individual's name, address, and social security number. The name and address of the Contractor or any subcontractor performing work on the Project shall not be marked or obliterated.

The Contractor shall inform the City of the location of the payroll records, including the street address, city and county, and shall, within five (5) calendar days, provide a notice of a change of location and address.

In the event of noncompliance with the requirements of this section, the Contractor shall have ten (10) calendar days in which to comply subsequent to receipt of written notice specifying in what respects the Contractor must comply with this section. Should noncompliance still be evident after such ten (10) calendar day period, the Contractor shall, as a penalty to the City, forfeit twenty-five dollars ($25) for each calendar day, or portion thereof, for each worker until strict compliance is effectuated.

Upon the request of the Division of Labor Standards Enforcement, such penalties shall be withheld from payments due Contractor.

PREVAILING WAGES

(j) The Contractor is aware of the requirements of California Labor Code Sections 1720 *et seq.* and 1770 *et seq.*, as well as California Code of Regulations, Title 8, section 16000 et seq. ("Prevailing Wage Laws") which require the payment of prevailing wage rates and the performance of other requirements on certain "public works" and "maintenance" projects. Since this Contract involves an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and since the total compensation is $1,000 or more, Contractor agrees to fully comply with such Prevailing Wage Laws. The Contractor shall obtain a copy of the prevailing rates of per diem wages applicable to the work to be performed by subcontractors from the website of the Division of Labor Statistics and Research

of the Department of Industrial Relations located at http://www.dir.ca.gov/dlsr/PWD/index.htm. In the alternative, the City shall provide Contractor with a copy of the prevailing rates of per diem wages applicable to the work to be performed by subcontractors.

Contractor shall make copies of the prevailing rates of per diem wages for each craft, classification or type of worker needed to perform work on the Project available to interested parties upon request, and shall post copies at the Contractor's principal place of business and at the Project site.

Contractor shall defend, indemnify and hold the City, its elected officials, officers, employees and agents free and harmless from any claims, liabilities, costs, penalties or interest arising out of any failure or allege failure to comply with the Prevailing Wage Laws.

(k) The Contractor and each subcontractor shall forfeit as a penalty to the City not more than fifty dollars ($50) for each calendar day, or portion thereof, for each worker paid less than the stipulated prevailing rate for any work done by him, or by any subcontract under him, in violation of the provisions of the California Labor Code. The difference between such stipulated prevailing wage rate and the amount paid to each worker for each calendar day or portion thereof for which each worker was paid less than the stipulated prevailing wage rate shall be paid to each worker by the Contractor.

INSURANCE

On or before beginning any of the services or work called for by any term of this Agreement, CONTRACTOR, at its own cost and expense, shall carry, maintain for the duration of the Agreement, and provide proof thereof that is acceptable to the CITY the insurance specified in subsections (a) through (c) below with insurers and under forms of insurance satisfactory in all respects to the CITY. CONTRACTOR shall not allow any subcontractor to commence work on any subcontract until all insurance required of the CONTRACTOR has also been obtained for the subcontractor. Verification of this insurance shall be submitted and made part of this Agreement prior to execution.

(a) Workers' Compensation. CONTRACTOR shall, at CONTRACTOR'S sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by CONTRACTOR. Said Statutory Workers' Compensation Insurance and Employer's Liability Insurance shall be provided with limits of not less than one million dollars ($1,000,000). In the alternative, CONTRACTOR may rely on a self-insurance program to meet these requirements provided that the program of self-insurance complies fully with the provisions of the California Labor Code. The insurer, if insurance is provided, or the CONTRACTOR, if a program of self-insurance is provided, shall waive all rights of subrogation against the CITY for loss arising from work performed under this Agreement.

(b) Commercial General and Automobile Liability Insurance. CONTRACTOR, at CONTRACTOR'S own cost and expense, shall maintain commercial

general and automobile liability insurance for the period covered by this Agreement in an amount not less than one million dollars per occurrence ($1,000,000), combined single limit coverage for risks associated with the work contemplated by this Agreement.

If 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.

Coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (ed. 11/88) and Insurance Services Office Automobile Liability form CA 0001 (ed. 12/90) Code 1 (any auto).

Each of the following shall be included in the insurance coverage or added as an endorsement to the policy:

(i) CITY, its officers, employees, and volunteers are to be covered as insured with respect to each of the following: liability arising out of activities performed by or on behalf of CONTRACTOR, products and completed operations of CONTRACTOR; premises owned, occupied or used by CONTRACTOR. The coverage shall contain no special limitations on the scope of protection afforded to CITY, its officers, employees, agents, or volunteers.

(ii) The insurance shall cover on an occurrence or an accident basis, and not on a claim made basis.

(iii) An endorsement must state that coverage is primary insurance and that no other insurance affected by the CITY will be called upon to contribute to a loss under the coverage.

(iv) Any failure of CONTRACTOR to comply with reporting provisions of the policy shall not affect coverage provided to CITY and its officers, employees, agents, and volunteers.

(v) Insurance is to be placed with California-admitted insurers with a Best's rating of no less than A: VII.

(vi) Notice of cancellation or non-renewal must be received by CITY at least thirty days prior to such change.

(c) Deductibles and Self-Insured Retentions. CONTRACTOR shall disclose the self-insured retentions and deductibles before beginning any of the

services or work called for by any term of this Agreement. During the period covered by this Agreement, upon express written authorization of CITY Manager, CONTRACTOR may increase such deductibles or self-insured retentions with respect to CITY, its officers, employees, agents, and volunteers.

The CITY Manager may condition approval of an increase in deductible or self-insured retention levels upon a requirement that CONTRACTOR procure a bond guaranteeing payment of losses and related investigations, claim administration, and defense expenses that is satisfactory in all respects to each of them.

(d) Notice of Reduction in Coverage. In the event that any coverage required under subsections (a), (b), or (c) of this section of the Agreement is reduced, limited, or materially affected in any other manner, CONTRACTOR shall provide written notice to CITY at CONTRACTOR'S earliest possible opportunity and in no case later than five days after CONTRACTOR is notified of the change in coverage.

(e) In addition to any other remedies CITY may have if CONTRACTOR 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:

(i) Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;

(ii) Order CONTRACTOR to stop work under this Agreement or withhold any payment which becomes due to CONTRACTOR hereunder, or both stop work and withhold any payment, until CONTRACTOR demonstrates compliance with the requirements hereof;

(iii) Terminate this Agreement.

Exercise of any of the above remedies, however, is an alternative to other remedies CITY may have and is not the exclusive remedy for CONTRACTOR'S breach.

INDEMNIFICATION

Contractor agrees to protect, defend, indemnify and hold City, its City Council members, officers, employees, engineer, and consultants harmless from and against any and all claims, demands, liabilities, losses, damages, costs, expenses, liens, penalties, suits, or judgments, arising in whole or in part, directly or indirectly, at any time from any injury to or death of persons or damage to property as a result of the willful or negligent act or omission of Contractor, or which results from Contractor's noncompliance with any Law respecting the condition, use, occupation or safety of the Project site, or any part thereof, or which arises from Contractor's failure to do anything required under this Contract or for doing anything which Contractor is required not to do under this Contract, or which arises from conduct for which any Law imposes strict liability on Contractor in the performance of or failure to perform the terms and conditions of this Contract,

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except as may arise from the sole willful or negligent act or omission of City or any of its City Council members, officers, employees.

This indemnification shall extend to any and all claims, demands, or liens made or filed by reason of any construction, renovation, or remodeling work performed by Contractor under this Contract at any time during the term of this Contract, or arising thereafter.

SEVERABILITY

Nothing contained in the Contract shall be construed so as to require the commission of any act contrary to law. Should a conflict arise between any provision contained herein and any present or future statute, law, ordinance or regulation contrary to which the parties have no legal right to contract or act, the latter shall prevail and the provision of this Contract which is affected shall be curtailed and limited but only to the extent necessary to bring it within the requirements of the law. If such curtailment or limitation is not possible, the affected provision shall be of no force and effect. Except as aforesaid, such illegality shall not affect the validity of this Contract.

COMPLETE AGREEMENT

This Contract supersedes any and all agreements, either oral or in writing, between the Parties with respect to the subject matter herein.

Each party to this Contract acknowledges that no representation by any party which is not embodied herein or any other agreement, statement, or promise not contained in this Contract shall be valid and binding.

INTERPRETATION

(l) The parties hereto acknowledge and agree that each has been given the opportunity to independently review this Contract with legal counsel, and/or has the requisite experience and sophistication to understand, interpret and agree to the particular language of the provisions of the Contract.

(m) In the event of a controversy or dispute between the parties concerning the provisions herein, this document shall be interpreted according to the provisions herein and no presumption shall arise concerning the draftsmanship of such provision.

APPLICABLE LAW

(n) The parties hereto understand and agree that the terms of this Contract, and its Exhibits, have been negotiated and executed within the State of California and shall be governed by and construed under the laws of the State of California.

(o) In the event of a dispute concerning the terms of this Contract, the parties hereto expressly agree that the venue for any legal action shall be with the appropriate court in the County of San Joaquin, State of California.

CITY OF LATHROP – UTILITY SERVICE CO., INC.
EMERGENCY REPLACEMENT OF THE FLOATING DECANTER AND SWING JOINT INSIDE OF THE BACKWASH TANK AT THE LATHROP WATER TREATMENT FACILITY (LAWTF)

SIGNATURES

The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this Agreement on behalf of the respective legal entities of the CONSULTANT and the CITY. This agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

CITY OF LATHROP – UTILITY SERVICE CO., INC.
EMERGENCY REPLACEMENT OF THE FLOATING DECANTER AND SWING JOINT INSIDE OF THE BACKWASH TANK AT THE LATHROP WATER TREATMENT FACILITY (LAWTF)

Approved as to Form:

City of Lathrop
City Attorney

9.2.2025
Salvador Navarrete — Date

Recommended for Approval:

City of Lathrop
Assistant City Manager

9.3.2025
Michael King — Date

Approved by:

City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

9.10.25
Stephen J. Salvatore — Date
City Manager

Contractor:

Utility Service Company, Inc.
P.O. Box 1350
Perry, GA 31069
(855) 526-4413
Fed ID # **58-1920989**
Lathrop Business License # **LB-001013-2025**

Signed by:
Chris Vanderstar
692260A88B4640E...
9/2/2025
Signature — Date

Chris Vanderstar — Director of Sales
Print Name and Title

EXHIBIT A

USG WATER SOLUTIONS

Proposal from

UTILITY SERVICE CO., INC.

535 Gen. Courtney Hodges Blvd · P O Box 1350 · Perry, GA 31069
Toll-free: 855-526-4413 | Fax: 478-987-2991
usgwater.com

Date: **08/22/25** *Submitted by:* **AJ Vela** *Local Phone:* (720) 670-2861

SFID: **116865** *MP / CS Asset:* ☐

Entity Proposal Submitted To ("Customer"):			*Phone Number:*	*Fax Number:*
City of Lathrop			**209-992-0019**	
Street Address:			*Description of Work to be Performed:*	
2112 E. Louise Ave			**Backwash Decanter Arm Repair - Concrete Services**	
City:	*State:*	*Zip Code:*	*Asset Name:*	
Lathrop	**CA**	**95330**	**Backwash Tank**	
Accounts Payable Contact Name:	*Email:*		*Job Site Address:*	
Bonnie Evans	**bevans@ci.lathrop.ca.us**		**2112 E. Louise Ave, Lathrop CA 95330**	
Job Contact (Inspection Reports):	*Email:*		*County / Parish:*	*Asset Size:* / *Asset Style:*
Frank Vallejo	**fvallejo@ci.lathrop.ca.us**		**San Joaquin**	**48'Dx23'H** / **Backwash Tank**

Utility Service Co., Inc. agrees to provide all labor, equipment, and materials needed to complete the following:

Please see attached Exhibit(s), which are incorporated herein by reference:

1. Exhibit A – Scope of Work
2. Exhibit B – Terms and Conditions

Please sign and date this proposal and fax one copy to our office.

Eighty-five thousand three-hundred and two----------00 /100 Dollars **$ -----85,302.00**

Payment to be made as follows: **Payment Due in Full Upon Completion of Work – plus all applicable taxes**

Remittance Address: Utility Service Co., Inc., P O Box 207362, Dallas, TX 75320-7362

This Proposal, together with its Exhibit A – Scope of Work and Exhibit B - Terms and Conditions, and any additional exhibits that Utility Service Co., Inc. and the Customer agree to incorporate and attach to this Proposal (collectively, this "Proposal") constitutes the entire and exclusive agreement between Utility Service Co., Inc. (which for purposes herein shall collectively include its affiliate companies) and Customer (collectively, the "Parties"). This Proposal may be withdrawn by Utility Service Co., Inc. at any time prior to acceptance. Customer assents to the terms and conditions in Exhibit B and agrees that the terms and conditions in Exhibit B shall govern with respect to this Proposal and the services provided by Utility Service Co., Inc. No additional or conflicting terms or conditions included in any purchase order, hyperlink, acknowledgement or invoice of Customer not expressly incorporated into this Proposal shall be binding on the Parties or this Proposal.

Note: This proposal shall expire automatically **Ninety (90)** days following the date of this Proposal.

Authorized USCI Signature _____

Acceptance of Proposal The prices, scope of work, and terms and conditions of this Proposal are satisfactory and are hereby accepted. Payment will be made by Customer to Utility Service Co., Inc. as set forth herein.

Is Customer Exempt from Sales Tax? ☑ No ☐ Yes If Exempt, please provide Sales Tax Exemption Certificate.

Fiscal Year Beginning Month _____ *Customer Signature* _____

Date of Acceptance _____ *Printed Name* _____

FOR INTERNAL USE ONLY

SFID: **CN:** **SO:** **PPB: BM** **MP / CS PN:**

© 2025 Utility Service Co., Inc.

CONFIDENTIAL

USG WATER SOLUTIONS

Proposal from
UTILITY SERVICE CO., INC.
535 Gen. Courtney Hodges Blvd - P O Box 1350 - Perry, GA 31069
Toll-free: 855-526-4413 | Fax: 478-987-2991
usgwater.com

Exhibit A - Scope of Work

Asset:	- BACKWASH TANK is approximately 48 ft dia x 23 ft Height (Interior) x 23 ft Height (Average Exterior Exposed) - This proposal includes the replacement of the installed decanter. - Lead time for the decanter is expected to be 6-8 weeks and the lead time for the swing arm is expected to be 24 weeks.
Decanter Replacement	- Owner will drain, isolate, and washout tank prior to mobilization. - Removal and disposal of installed Decanter. - Install one (1) FSED-8 Floating Decanter (316 SS) including float assembly, decanter head, and 8" decant dishcarge piping with flange connection and new ductile iron flanged swing joint.
Notes/Exclusions:	- Scorecard pricing is valid until 02/14/2026. Specialized goods and services are being rendered as part of this Scope of Work. Due to subcontractor and/or supplier requirements pricing may fluctuate due to current market conditions. - USG Water Solutions reserves the right to request a change order due to unforeseen market conditions that increase the cost of the goods or services provided by suppliers or subcontractors. - Owner shall isolate, drain and remove all sediment from the Asset prior to renovation operations. - Owner shall provide that no moisture or water is entering the Asset during renovation operations. - Interior disinfection of Asset walls, floor and ceiling in accordance with AWWA C652/C653 (Contact Spray Method) is included. Owner shall perform any testing and return of Asset back to service. - The following items are not furnished or inlcuded in this pricing: - Tanks; any pipe, supports, fittings or valves except those specifically included above; out of basin or interconnecting piping, valves or supports; tank wall spools and interconnecting hardware and gaskets; - controls; start-up service; jobsite testing; jobsite storage; taxes; duties; insurance and other items not specifically mentioned in the body of this proposal. - Water and power must be available within 150' of Asset. - Bonds are not included. - Local Wage Rates are included. - Lead and / or Asbestos abatement of any kind is not included. - USCI is not responsible for differing, latent or hidden conditions, including weather.

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Proposal from
UTILITY SERVICE CO., INC.
535 Gen. Courtney Hodges Blvd - P O Box 1350 - Perry, GA 31069
Toll-free: 855-526-4413 | Fax: 478-987-2991
usgwater.com

- In the event of a different or unknown problem, USG Water Solutions will be entitled to equitable adjustment in price and time to compensate for additional costs.
- All work is expected to occur during acceptable weather and/or seasonal times. Environmental controls, including dehumidification and auxiliary heating, are not included. Any environmental controls needed will be charged at cost +15%.
- All workers to have 10-hour OSHA card; any additional safety requirements are subject to request for additional compensation.
- This proposal is based upon a visual inspection of the Asset. The Owner and the Company hereby acknowledge and agree that a visual inspection is intended to assess the condition of the Asset for all patent defects.
- If latent defects are identified once the Asset has been drained for repairs, the Owner agrees and acknowledges that the Company shall not be responsible to repair the latent defects unless the Owner and the Company renegotiate pricing.

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USG WATER SOLUTIONS

Proposal from
UTILITY SERVICE CO., INC.
535 Gen. Courtney Hodges Blvd · P O Box 1350 · Perry, GA 31069
Toll-free: 855-526-4413 | Fax: 478-987-2991
usgwater.com

Exhibit B – Terms and Conditions

A. GENERAL TERMS AND CONDITIONS

The Terms and Conditions (the "Terms") of this Proposal govern the sale of services (the "Services") by Utility Service Co., Inc. (which for purposes herein shall include its affiliates) to the Customer. All other terms, or variations to these Terms are excluded unless agreed explicitly in writing by a numbered amendment to this Proposal executed by Utility Service Co., Inc. and the Customer. Execution of the Proposal by the Customer, whether in writing, on the Internet, by electronic signature, or by e-mail transmission of a signed Proposal shall mean acceptance that these Terms are deemed incorporated into the Proposal and shall form the contract between the Customer and Utility Service Co., Inc. These Terms shall supersede all prior terms, understandings or Proposals between the Customer and Utility Service Co., Inc. If any part of the Terms should be found to be invalid or unenforceable by a court or other competent authority, then the remainder of the Terms shall not be affected. Any notice to be given with respect to these Terms by either of the Parties shall be in writing. Notices to the Customer shall be sent to the Customer's address on the Proposal, and any notices to Utility Service Co., Inc., including notice of warranty claims by the Customer, shall be sent to: Utility Service Co., Inc., ATTN: Customer Service Department, 535 General Courtney Hodges Boulevard, Post Office Box 1350, Perry, Georgia 31069.

This Proposal has been issued based on the information provided by the Customer and on information currently available to Utility Service Co., Inc. at the time of Proposal issuance. Any changes or discrepancies in site conditions, concealed conditions where the Services will be performed, changes in environmental, health, and safety regulations or conditions, changes in Customer's financial standing, Customer's requirements, or any other relevant change or discrepancy in the factual basis upon which this Proposal was created may lead to changes in the offering, including but not limited to, changes in pricing, warranties, quoted scope of work, and/or terms and conditions. Unless stated otherwise in the Proposal, performance and/or payment bonds are not included in the price. These bonds can be purchased on request but will be at an additional cost.

B. PRICES, PAYMENT TERMS, COMMITMENT OF CUSTOMER, CREDIT REPORTING AND TAXES

Prices, which are expressed in US Dollars, are only valid for the period stated in the Proposal. If not stated, the validity period is ninety (90) days. Unless otherwise stated in the Proposal, the full price shall be due and payable upon completion of the Services, which may or may not include the installation of Equipment. All of Utility Service Co., Inc.'s invoices are due and payable upon receipt. If any payment is not made by the Customer within sixty (60) calendar days following the date of the invoice, Utility Service Co., Inc. reserves the right to charge a late payment charge of one and one-half percent (1.5%) per month of the outstanding past due balance. Any failure by Customer to make timely payment of any obligation under this Proposal shall be deemed a breach. Customer agrees to reimburse Utility Service Co., Inc. for all charges, costs, expenses and attorney's fees incurred to enforce or collect the amounts due under this Proposal. In the event Customer has a valid dispute with any invoice or amount due, such dispute must be communicated in writing to Utility Service Co., Inc. within thirty (30) days of the invoice date, describing the amount, issue and the reason for any dispute. Any amounts not disputed within this time frame will be deemed to be valid. Utility Service Co., Inc. and Customer agree to work expeditiously to resolve any dispute. Customer agrees to notify Utility Service Co., Inc. within thirty (30) days of any change in Customer's name, address, or phone number. By executing this Proposal, Customer authorizes Utility Service Co., Inc. to periodically request your credit reports and bank and trade references. Upon your request, we will inform you of the name and address of the reporting agency from which we received such a report, if any. The price listed in the Proposal excludes all taxes unless specifically stated otherwise in the Proposal. The Customer is responsible for payment of all applicable taxes, however designated or incurred in connection with the transactions under this Proposal, and agrees to reimburse Utility Service Co., Inc. for any taxes paid on Customer's behalf.

C. DELIVERY OF SERVICES AND INSTALLATION OF EQUIPMENT

The provision of Services as contemplated herein might require the installation of certain equipment (the "Equipment") on the Customer's real property or on the improvements to the Customer's real property (e.g., water storage tank, etc.). All times and dates for the delivery of Services and/or installation of Equipment are approximate, but Utility Service Co., Inc. shall use its reasonable efforts to respect them. The Parties shall each make commercially reasonable efforts to schedule the Services after the date this Proposal is executed by the Customer. Utility Service Co., Inc. shall not be liable for any loss or damage resulting from late delivery of the Services or installation of Equipment.

D. ACCESS TO CUSTOMER'S FACILITY OR REAL PROPERTY

Customer hereby agrees to provide Utility Service Co., Inc. with reasonable access to its facility or real property to perform the Services. "Reasonable access" shall include passable roads for ingress and egress as well as sufficient usable ground space for Utility Service Co., Inc.'s equipment and materials needed to perform the Services. Unless otherwise provided in this Proposal, the price of this Proposal does not include the cost to lease additional real property so that Utility Service Co., Inc. will have sufficient usable ground space to stage its equipment and materials needed to perform the Services. Any such cost would be in addition to the price of the Proposal, and if needed, the Customer agrees to negotiate an amendment to this Proposal to modify the pricing in good faith.

E. RISK OF LOSS

Risk of loss or damage to the Equipment, if applicable to this Proposal, shall pass to the Customer upon delivery of the Equipment to the named place of destination.

F. TITLE TO EQUIPMENT

If the sale of Equipment is included in this Proposal, the title in the Equipment shall remain with Utility Service Co., Inc. until the price of the Proposal is paid in full. The Customer assents that Utility Service Co., Inc. may enter upon the Customer's real property and/or facility to repossess the Equipment if payment(s) are not received in full by their due date(s).

G. SCOPE OF WARRANTY

Subject to the limitations contained herein, Utility Service Co., Inc. represents that for a period of one (1) year from the earlier of: (i) the completion of the Services (to include the installation of the Equipment, if applicable to this Proposal) or (ii) the Customer's return to use of the asset that is the subject matter of this Proposal ("Warranty Period"), the Services and Equipment, if applicable, will be free from defects in materials and workmanship and will substantially conform to the specifications set forth in Exhibit A ("Warranty"). WITH THE EXCEPTION OF THE REPRESENTATION IN THE FOREGOING SENTENCE, UTILITY SERVICE CO., INC. MAKES NO OTHER EXPRESS OR IMPLIED WARRANTIES OF ANY KIND WITH RESPECT TO THE SUBJECT MATTER HEREOF AND ALL OTHER WARRANTIES ARE HEREBY DISCLAIMED, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTY OF MERCHANTABILITY, NON-INFRINGEMENT OR FITNESS FOR A PARTICULAR PURPOSE.

H. NOTIFICATION OF WARRANTY CLAIM

All claims filed under the Warranty provided in Section G shall be made in writing by the Customer within thirty (30) calendar days of identifying a defect. Customer shall provide the written notice of the claim to Utility Service Co., Inc. pursuant to Section A above, and the Customer shall provide the following information in the written notice: (i) a description of the defect giving rise to the claim; (ii) photographs showing the defect; and (iii) if the claim is related to Equipment, the serial number(s) of the Equipment which is (are) the subject of the claim.

I. EXCLUSIONS FROM WARRANTY

Occurrence of any of the following, as reasonably determined by Utility Service Co., Inc., will void the Warranty: (i) unauthorized alteration of any component(s) of the Services or the Equipment, if applicable, originally supplied by Utility Service Co., Inc., or (ii) intentional or negligent damage to Utility Service Co., Inc.'s work product or the Equipment, if applicable to this Proposal, caused by any other person or entity, including but not limited to, the Customer and its officers, employees, agents, contractors, and assigns.

J. VERIFICATION OF WARRANTY CLAIM

Utility Service Co., Inc. shall contact Customer following its receipt of notice of a claim under the Warranty. Utility Service Co., Inc. reserves the right to request additional information from the Customer or to conduct an on-site inspection of its work or the Equipment, if applicable to this Proposal, before accepting a claim. The Parties agree to cooperate and work in good faith to provide any additional information needed or to schedule an on-site visit by Utility Service Co., Inc.'s personnel to visibly inspect the work and the Equipment, if applicable. Furthermore, Utility Service Co., Inc. reserves the right to have a third party participate in the inspection of the work to verify whether the work or Equipment, if applicable, is defective under the terms of the Warranty.

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USG WATER SOLUTIONS

Proposal from
UTILITY SERVICE CO., INC.
535 Gen. Courtney Hodges Blvd · P O Box 1350 · Perry, GA 31069
Toll-free: 855-526-4413 | Fax: 478-987-2991
usgwater.com

Exhibit B – Terms and Conditions (Continued)

K. SATISFACTION OF WARRANTY CLAIM

If Utility Service Co., Inc. verifies, in good faith, that a claim under the Warranty is valid and not subject to an exclusion pursuant to Section I above, Utility Service Co., Inc. agrees to repair or replace, without expense to the Customer, any workmanship, materials, and/or Equipment, if applicable, furnished hereunder that may prove defective within the Warranty Period. The Warranty provided in this Proposal shall be the sole and exclusive remedy of the Customer.

L. INDEMNIFICATION

Utility Service Co., Inc. shall indemnify and hold harmless Customer from all claims for physical damage to third party property or injury to persons, including death, to the extent caused by the negligence of Utility Service Co., Inc. or its officers, agents, employees, and/or assigns while engaged in activities under this Proposal. Customer shall likewise indemnify and hold harmless Utility Service Co., Inc. from all claims for physical damage to third party property or injury to persons, including death, to the extent caused by negligence of the Customer or its officers, agents, employees, and/or assigns. In the event such damage or injury is caused by joint or concurrent negligence of Utility Service Co., Inc. and Customer, the loss shall be borne by each Party in proportion to its negligence. For the purpose of this Section L, (i) "Third party" shall not include Customer or any subsequent owner of the property where the Services were performed or Equipment, if applicable, their subsidiaries, parents, affiliates, agents, successors or assigns including any operation or maintenance contractor, or their insurer; and (ii) no portion of the Equipment is "third party property".

M. FORCE MAJEURE

Utility Service Co., Inc. shall not be liable to the Customer for non-performance or delay in performance of any of its obligations under this Proposal due to: (i) acts of God (which include, but are not limited to, tropical storms, hurricanes, tornadoes, and earthquakes), (ii) failure of the Internet or another network, (iii) war, (iv) riot, (v) civil commotion, (vi) embargo, (vii) labor disputes, (viii) labor strikes, (ix) fire, (x) flood, (xi) theft, (xii) epidemic, (xiii) pandemic (including COVID-19), (xiv) delay in delivery of services, materials, or equipment by subcontractors, suppliers, or manufacturers, (xv) shortage of labor or materials, or (xvi) any other unforeseen event (whether or not similar in nature to those specified) outside the reasonable control of Utility Service Co., Inc.

N. LIMITATION OF LIABILITY

Neither the Customer nor Utility Service Co., Inc. shall be liable to the other for any economic (including, without limitation, loss of revenues, profits, contracts, business or anticipated savings), special, indirect, incidental, exemplary, punitive or consequential losses or damages or loss of goodwill in any way whether such liability is based on tort, contract, negligence, strict liability, product liability or otherwise arising from or relating to this Proposal or resulting from the use or the inability to use the Services or Equipment, if applicable to this Proposal, or the performance or non-performance of the Services or Equipment, if applicable. It is the responsibility of the Customer to insure itself in this regard if it so desires. The liability limit of Utility Service Co., Inc. and its affiliate companies under this Proposal, whether based in contract, warranty, tort (including negligence), strict liability, product liability or otherwise shall not exceed the price that the Customer agrees to pay Utility Service Co., Inc. in this Proposal.

O. GOVERNING LAW AND DISPUTE RESOLUTION

This Proposal and these Terms shall be construed in accordance with the laws of the state of Georgia without regard to the conflict of law principle. In the event of a dispute concerning this Proposal, the complaining Party shall notify the other Party in writing thereof. Management level representatives of both Parties shall meet at an agreed location and attempt to resolve the dispute in good faith. Should the dispute not be resolved within sixty (60) days after such notice, the complaining Party shall seek remedies exclusively through arbitration. The seat of arbitration shall be the federal district court closest to the location where the Services were performed or are scheduled to be performed, and the rules of arbitration will be the Commercial Arbitration Rules of American Arbitration Association, which are incorporated herein by reference into this Section O.

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ITEM 4.8

CITY MANAGER'S REPORT
OCTOBER 13, 2025 CITY COUNCIL REGULAR MEETING

ITEM: **ADOPT IWRMP AMENDMENTS TO THE WATER, WASTEWATER AND RECYCLED WATER MASTER PLANS (PW 22-19 AND WW 22-24) AND CEQA DETERMINATION**

RECOMMENDATION: **Adopt Resolution to Approve the Integrated Water Resources Master Plan Amendments to the Water, Wastewater and Recycled Water Master Plans (PW 22-19 and WW 22-24), and to Approve an Addendum to the City of Lathrop Integrated Water Resources Master Plan Environmental Impact Report in Accordance with CEQA Guidelines Sections 15162 and 15164**

SUMMARY:

The Integrated Water Resources Master Plan (IWRMP) Amendments associated with CIPs PW 22-19 and WW 22-24, provide a comprehensive update to the City's water, wastewater and recycled water system master plan documents, which were originally adopted in 2019. Implementation of the IWRMP Amendments is a discretionary project for the City and is therefore subject to environmental review under the California Environmental Quality Act (CEQA).

Staff request Council adopt a resolution approving the City of Lathrop IWRMP Amendments to the water, wastewater and recycled water master plans and approve an Addendum to the City of Lathrop IWRMP Environmental Impact Report (EIR), in accordance with CEQA Guidelines Sections 15162 and 15164.

BACKGROUND:

The IWRMP Amendments update water and sewer demand projections and address changes in regulatory requirements, population and growth forecasts, land use planning, climate change, and other evolving conditions. The original IWRMP and its EIR were prepared by EKI and De Novo and approved by City Council in December 2019.

Since then, several developments have necessitated updates. These include revised water demand factors and projections, completed in July 2020 to support the River Islands Phase 2 development Water Supply Assessment; and the City obtaining a National Pollutant Discharge Elimination System (NPDES) permit, allowing surface water discharge from the City's Consolidated Treatment Facility (CTF). The updates also include the decommissioning of ponds and spray fields previously used for CTF effluent disposal.

On April 11, 2022, the City Council approved an agreement with EKI to update the IWRMP. Amendment No. 1 to this agreement was approved by staff in August 2022 to reallocate the scope of work toward evaluating wastewater strength sent to the Manteca Water Quality Control Facility (MWQCF), in lieu of flow monitoring. On February 13, 2023, Council approved Amendment No.2 to update geodatabases for the water, sewer and recycled water systems.

On August 12, 2024, the City Council approved an agreement with EKI for additional services needed to complete the IWRMP Amendments, including updates to the City's planned expansion of the recycled water system. The City Council also approved an agreement with DeNovo to perform the CEQA analysis.

CEQA REVIEW:

As a discretionary project, the IWRMP Amendments require compliance with the California Environmental Quality Act (CEQA) prior to formal adoption.

To consider an amendment to the IWRMP, the City must ensure that environmental review consistent with CEQA and the State CEQA Guidelines has been completed. Because the City previously complied with CEQA for the IWRMP, and the current discretionary action involves changes to an already-approved project, the City may rely on the certified Environmental Impact Report (EIR) previously prepared for the IWRMP, to the extent it remains adequate. Pursuant to CEQA Guidelines Section 15162, the City must, determine whether any changed circumstances or new information of substantial importance trigger the need for a subsequent EIR.

CEQA Guidelines Section 15164 provides that a lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions outlined in Section 15162 have occurred. A subsequent EIR is only required if substantial evidence in the record demonstrates that one or more of the following conditions apply:

1) Substantial changes are proposed in the project that would require major revisions to 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, requiring major revisions to 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 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 infeasible 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 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.

If any of the above conditions are met, the City must prepare a subsequent EIR, unless only minor additions or changes would be needed to make the previous EIR adequately apply to the modified project. In such cases, a supplement to an EIR would be appropriate under CEQA Guidelines, Section 15163. If none of the conditions requiring a subsequent or supplemental EIR are met, the City may prepare an addendum under Section 15164. An addendum explains why some changes or additions to the certified EIR are necessary, but none of the conditions described in Section 15162 have occurred.

As demonstrated in the environmental analysis provided in Section 4 (Environmental Analysis), the proposed changes do not meet the criteria for subsequent EIR or negative declaration. An addendum is appropriate here because, as explained in Section 4, none of the conditions requiring a subsequent EIR or negative declaration have occurred.

As detailed in the EIR Addendum, the revisions in the IWRMP Amendments do not alter the environmental conclusions presented in the EIR, which found impacts to be either less significant or less than significant with mitigation.

RECOMMENDATION:

Staff recommend that the City Council consider all submitted information and public testimony and, if deemed appropriate, adopt a Resolution approving the City of Lathrop Integrated Water Resources Master Plan (IWRMP) Amendments to the water, wastewater, and recycled water master plans, and approving an Addendum to the IWRMP Environmental Impact Report (EIR) in accordance with CEQA Guidelines Sections 15162 and 15164.

FISCAL IMPACT:

There is no direct fiscal impact associated with the recommended action. The IWRMP will support Capital Improvement Planning (CIP), budgeting, and rate studies for water, wastewater and recycled water projects.

ATTACHMENTS:

A. Resolution to Approve the Integrated Water Resources Master Plan Amendments to the Water, Sewer and Recycled Water Master Plans PW 22-19 and WW 22-24 and to Approve an Addendum to the City of Lathrop Integrated Water Resources Master Plan Environmental Impact Report in accordance with CEQA Guidelines Sections 15162 and 15164

B. Addendum to the City of Lathrop Integrated Water Resources Master Plan Amendments Environmental Impact Report (SCH # 2019029106), August 2025

C. 2024 Water Master Plan Amendment, December 2024

D. 2024 Wastewater System Master Plan Amendment, December 2024

E. 2025 Recycled Water System Master Plan Amendment, May 2025

APPROVALS:

Greg Gibson — 09/16/2025
Senior Civil Engineer — Date

Brad Taylor — 9/16/2025
City Engineer — Date

Michael King — 9.16.2025
Assistant City Manager — Date

Salvador Navarrete — 9-15-2025
City Attorney — Date

Stephen J. Salvatore — 10.2.25
City Manager — Date

RESOLUTION NO. 25 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVE THE INTEGRATED WATER RESOURCES MASTER PLAN AMENDMENTS TO THE WATER, WASTEWATER AND RECYCLED WATER MASTER PLANS (PW 22-19 AND WW 22-24), AND TO APPROVE AN ADDENDUM TO THE CITY OF LATHROP INTEGRATED WATER RESOURCES MASTER PLAN ENVIRONMENTAL IMPACT REPORT IN ACCORDANCE WITH CEQA GUIDELINES SECTIONS 15162 AND 15164

WHEREAS, the Integrated Water Resources Master Plan (IWRMP) Amendments associated with CIPs PW 22-19 and WW 22-24, provide a comprehensive update to the City's water, wastewater and recycled water system master plan documents that were originally adopted in 2019; and

WHEREAS, the IWRMP Amendments update water and sewer demand projections and address changes in regulatory requirements, population and growth forecasts, land use planning, climate change, and other evolving conditions; and

WHEREAS, previously, EKI and De Novo assisted the City with preparation of the IWRMP and associated project Environmental Impact Report which were approved by Council in December 2019; and

WHEREAS, since then, several developments have necessitated updates. These include revised water demand factors and projections, completed in July 2020 to support the River Islands Phase 2 development Water Supply Assessment; and the City obtaining a National Pollutant Discharge Elimination System (NPDES) permit, allowing surface water discharge from the City's Consolidated Treatment Facility (CTF). The updates also include the decommissioning of ponds and spray fields previously used for CTF effluent disposal; and

WHEREAS, on April 11, 2022, Council approved an agreement with EKI to update the IWRMP. Amendment No. 1 to this agreement was approved by staff in August 2022 for EKI to evaluate the strength of wastewater sent to the Manteca Water Quality Control Facility in lieu of a task for wastewater flow monitoring; and

WHEREAS, on February 13, 2023, Council approved Amendment No.2 with EKI to update the geodatabases for the water, sewer and recycled water systems. On August 12, 2024, Council approved an agreement with EKI for additional services needed to complete the IWRMP Amendments including changes in the City's planned expansion of the recycled water system and an agreement with DeNovo to perform the CEQA analysis; and

WHEREAS, On August 12, 2024 Council approved an agreement with EKI for additional services needed to complete the IWRMP Amendments including changes in the City's planned expansion of the recycled water system and an agreement with DeNovo to perform the CEQA analysis; and

WHEREAS, implementation of the IWRMP Amendments is a discretionary project for the City and are therefore subject to environmental review under CEQA; and

WHEREAS, the completion of CEQA is required prior to formal adoption of the IWRMP Amendments by the City; and

WHEREAS, De Novo has completed the CEQA analysis and an Environmental Addendum, to provide analysis of the water and sewer master plan components of the IWRMP Amendments PW 22-19 and WW 22-24; and

WHEREAS, as detailed in the EIR Addendum the revisions in the IWRMP Addendum do not change the environmental conclusions of less than significant, or less significant with mitigation that was provided in the certified EIR.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lathrop, hereby approves the proposed Integrated Water Resources Master Plan Amendments to be used to support the General Plan and as the basis for regulatory compliance documents, to support utility operations, budget, rate studies, land use planning and development fees; and

NOW THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Lathrop, hereby approves the proposed Addendum to the City of Lathrop Integrated Water Resources Master Plan Environmental Impact Report (EIR) in accordance with CEQA Guidelines Sections 15162 and 15164.

The foregoing resolution was passed and adopted this 13th day of October 2025, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSTAIN:

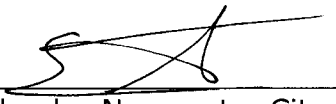
ABSENT:

Paul Akinjo, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

ATTACHMENT B

ADDENDUM

TO THE

CITY OF LATHROP INTEGRATED WATER RESOURCES MASTER PLAN ENVIRONMENTAL IMPACT REPORT (EIR)

(SCH # 2019029106)

AUGUST 2025

Prepared for:

City of Lathrop
Planning Division
390 Towne Centre Drive
Lathrop, CA 95330

Prepared by:

De Novo Planning Group
1020 Suncast Lane, Suite 106
El Dorado Hills, CA 95762
(916) 997-1865

De Novo Planning Group

A Land Use Planning, Design, and Environmental Firm

ADDENDUM

TO THE

CITY OF LATHROP INTEGRATED WATER RESOURCES MASTER PLAN ENVIRONMENTAL IMPACT REPORT (EIR)

(SCH # 2019029106)

AUGUST 2025

Prepared for:

City of Lathrop
Planning Division
390 Towne Centre Drive
Lathrop, CA 95330

Prepared by:

De Novo Planning Group
1020 Suncast Lane, Suite 106
El Dorado Hills, CA 95762
(916) 997-1865

1. INTRODUCTION

This Addendum was prepared in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. This document has been prepared to serve as an Addendum to the previously certified Environmental Impact Report (EIR) (State Clearinghouse [SCH] # 2019029106) for the Lathrop Integrated Water Resources Master Plan (Original Project). The City of Lathrop is the lead agency for the proposed amendments to the IWRMP, which consists of updates to the Water System Master Plan (WSMP), the Wastewater System Master Plan (WWSMP), and the Recycled Water System Master Plan (RWSMP) (hereafter proposed Project).

For the City to consider an amendment to the IWRMP, the City must ensure that, if needed, environmental review consistent with the requirements of the California Environmental Quality Act (CEQA) and the State CEQA Guidelines has been completed. Because the City has previously complied with CEQA for the IWRMP project and the new discretionary action before the City would be a change in an already-approved project, the City can rely on information in the certified EIR previously prepared for the IWRMP, to the extent they remain adequate. Consistent with the requirements of CEQA Guidelines Section 15162, the City must, therefore, determine whether any changed circumstances or "new information of substantial importance" will trigger the need for a subsequent EIR.

As described in CEQA Guidelines Section 15164, a lead agency shall prepare an addendum to a previously adopted EIR if some changes or additions to an EIR certified for a project are necessary, but none of the of conditions identified in CEQA Guidelines Section 15162 have occurred. No subsequent EIR shall be prepared for that project unless the lead agency determines, based on substantial evidence in the light of the whole record, one or more of the following conditions to be applicable:

> (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.

If any of the triggers set forth above occurs, the City would be required to prepare a subsequent EIR, unless "only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation," in which case a "supplement to an EIR" would suffice (see CEQA Guidelines, Section 15163). If there are no grounds for either a subsequent EIR or a supplement to an EIR, then the City must prepare an addendum pursuant to CEQA Guidelines Section 15164, explaining why "some changes or additions" to the 2019 IWRMP EIR "are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred."

As demonstrated in the environmental analysis provided in Section 4 (Environmental Analysis), the proposed changes do not meet the criteria for preparing a subsequent EIR or negative declaration. An addendum is appropriate here because, as explained in Section 4, none of the conditions calling for preparation of a subsequent EIR or negative declaration have occurred.

Information and technical analyses from the IWRMP EIR are utilized throughout this Addendum. Relevant passages from this document (consisting of the IWRMP EIR) are cited and available for review at:

City of Lathrop – City Hall
390 Towne Centre Drive
Lathrop, CA 95330
https://www.ci.lathrop.ca.us/community-development/page/community-development-documents

2. Background and Purpose of the EIR Addendum

The City's 2019 IWRMP, which includes the City's Water System Master Plan,[1] Wastewater System Master Plan,[2] and Recycled Water Master Plan,[3] was finalized and approved by the City Council in December 2019 after a California Environmental Quality Act (CEQA) process. The Lathrop Integrated Water Resources Master Plan EIR was certified by the Lathrop City Council in December 2019. The Project site is generally contiguous with the City limits, and includes the Sharpe Army Depot and the Rail Cargo Container Yard.

Original Project

The Original Project consisted of adoption and implementation of the IWRMP, which included the improvement projects summarized in the Water System Master Plan (2019), Wastewater System Master Plan (2019), and Recycled Water System Master Plan (2019).

Water System Master Plan

The Water System Master Plan focused on development of water demand unit factors and projections, hydraulic assessment of the City's existing water infrastructure and key planned improvements, and development of recommended water system capital improvement projects (CIPs). Recommended CIPs were developed to support the City's water supply strategy and address the deficiencies identified in the hydraulic assessment. A project was developed to address each identified fire flow capacity deficiency, either by replacing existing mains, installing new mains, or replacing undersized hydrants. Additional projects were developed to improve transmission of supply sources within the City's distribution system.

Wastewater System Master Plan

The Wastewater System Master Plan focused on development of wastewater flow unit factors and projections, hydraulic assessment of the City's existing infrastructure and key planned conveyances, and development of recommended wastewater CIPs.

Recommended CIPs were developed to address the potential deficiencies identified in the hydraulic assessment. For each identified gravity sewer capacity deficiency, a project was developed to remove and replace the existing pipe with a larger diameter pipe. Existing pipe slopes and depths were preserved when upsizing sewers in-place. Proposed increases in pipe diameters were optimized to meet the applicable criteria, while preventing oversizing and resulting low velocities during dry weather conditions. Improvements were also identified to address the potential deficiency at the City's pump stations, including construction of parallel force mains and/or pump

[1] EKI, 2019. Wastewater System Master Plan, City of Lathrop Integrated Water Resources Master Plan Update, final December 2019.

[2] EKI, 2019. Water System Master Plan, City of Lathrop Integrated Water Resources Master Plan Update, final December 2019.

[3] EKI, 2019. Recycled Water System Master Plan, City of Lathrop Integrated Water Resources Master Plan Update, final December 2019.

upgrades. The WWSMP also suggested installation of permanent flow meter and flow monitoring programs in the Historic Lathrop and Crossroads areas.

Recycled Water System Master Plan

The Recycled Water System Master Plan focuses on an evaluation of recycled water use and disposal alternatives, recycled water balance analyses, hydraulic assessment of the City's existing recycled infrastructure and key planned improvements, and development of recommended recycled water system improvements and operational recommendations.

The City's recycled water system supports the disposal of the effluent produced by the City-owned Lathrop Consolidated Treatment Facility (CTF). The RWSMP evaluated the expansion of its recycled water distribution system to meet disposal requirements for the Phase 2 expansion of the Lathrop CTF, and increase from 1.0 million gallons per day (MGD) to 2.5 MGD. It was assumed that the Phase 2 recycled water system expansion would be completed in two phases: Phases 2A and 2B. For expansion of permitted recycled water uses in Phase 2B, the RWSMP implemented a series for improvements including increasing capacity of PMP-1, installing two ponds, and constructing a pump station.

Approvals

As part of the Original Project, the City undertook the following actions:

- Certified the Integrated Water Resources Master Plan EIR;
- Adopted the Mitigation Monitoring and Reporting Program for the project; and
- Approved the Integrated Water Resources Master Plan.

3. Proposed Project

The City's 2019 IWRMP, which includes the City's Water System Master Plan,[4] Wastewater System Master Plan,[5] and Recycled Water Master Plan,[6] was finalized and approved by the City Council in December 2019 after a California Environmental Quality Act (CEQA) process. Since the IWRMP was completed, new information has become available and certain planning assumptions have changed that require an amendment to the IWRMP, including the following:

- **Land Use Information**: The City completed a General Plan Update in September 2022 which included updated growth projections for the City.[7] In addition, development projections

[4] EKI, 2019. Wastewater System Master Plan, City of Lathrop Integrated Water Resources Master Plan Update, final December 2019.
[5] EKI, 2019. Water System Master Plan, City of Lathrop Integrated Water Resources Master Plan Update, final December 2019.
[6] EKI, 2019. Recycled Water System Master Plan, City of Lathrop Integrated Water Resources Master Plan Update, final December 2019.
[7] City of Lathrop, 2022. City of Lathrop General Plan, August 2022. Available: https://lathrop.generalplan.org/.

have changed significantly in the River Islands planning area with approval of the modified River Islands Phase 2 project in June 2021 and in the Central Lathrop Specific Plan area.[8]

- **Water Demand Factors and Projections**: The City's unit water demand factors and water demand projections were updated in July 2020 to support the River Islands Phase 2 development Water Supply Assessment, which were later incorporated into the City's 2020 Urban Water Management Plan (UWMP).[9] The updated demand evaluation was based on the City's water use patterns observed since the 2014-2017 drought, which are significantly lower compared to those included in the 2019 IWRMP which had been based on the City's pre-drought water patterns.

- **Water Supply Information**: The City's water supply reliability and water supply infrastructure investments need to be reassessed based on the updated water supply projections presented in the 2020 UWMP and any subsequent management efforts. For example, the City's imported surface water from the South County Water Supply Project (SCWSP) could experience significant cutbacks in light of the Bay Delta Plan Amendment and the resolution of the resultant settlement negotiations. Future, the City has experience water quality issues with its groundwater supply associated with the nearby former Occidental Chemical Corporation remediation site and detections of per- and polyfluoroalkyl substances (PFAS). These issues limit the City's ability to expand groundwater production in the future. The City conducted engineering feasibility studies for adding PFAS treatment of the Louise Avenue Water Treatment Facility (LAWTF) and an aquifer storage and recovery (ASR) project to improve water supply reliability.

- **River Discharge Permit**: The City has obtained a National Pollutant Discharge Elimination System (NPDES) permit to dispose a portion of the wastewater treated at the Lathrop Consolidated Treatment Facility (CTF) in the San Joaquin River, with the remaining portioned delivered as recycled water to City owned parks and landscaping as well as retail customers. To support use of recycled water for landscape irrigation, the City obtained coverage under General Order WQ-2019-0058-DDW-R5017 and submitted a Title 22 Report Addendum in 2020. The City began delivering recycled water for urban uses in the summer of 2021. These changes reduce the City's potable water demand, and affect the operations and infrastructure needed of the City's wastewater effluent disposal and recycled water distribution systems.

WATER SYSTEM MASTER PLAN AMENDMENT

For this project, a comprehensive update of the water system hydraulic model was undertaken to reflect various system improvements and planned expansions. The model was updated to include system improvements completed since the 2019 Water System Master Plan (WSMP), as well as ongoing projects such as system expansions due to new developments and capital improvement projects by the City. Additionally, the backbone water system infrastructure was updated to account

[8] City of Lathrop, 2022. River Islands Phase 2 Project. Available: https://www.ci.lathrop.ca.us/planning/page/river-islandsphase-2-project.

[9] EKI, 2021. 2020 Urban Water Management Plan for the City of Lathrop, June 2021. Available: https://www.ci.lathrop.ca.us/publicworks/page/urban-water-management-plan.

for future development areas, incorporating recent utility plans from both the City and developers, including specific plans like the River Islands Phase 2 and Mossdale Landing West Tentative Map.

To ensure the accuracy of the model, operational settings for pumps and tanks were verified with input from City operations staff, and adjustments were made where necessary. The water demand factors were updated based on water use data from 2017 to 2021, and parcel-by-parcel average day demands were reallocated to reflect new developments added since the previous update. Projections for future water demand were developed based on the land projections from the General Plan Update (adopted in September 2022) and the River Islands Phase 2 project (approved in June 2021).

The evaluation of water supply reliability included analysis based on the 2020 Urban Water Management Plan (UWMP) and the City's PFAS treatment and Aquifer Storage and Recovery (ASR) feasibility studies. Fire flow demands were assigned to each new fire hydrant, taking into account associated land uses. The water system's performance under both existing (2022) and buildout (2045) conditions was assessed through steady-state model simulations, evaluating system pressures, velocity, head loss deficiencies, and fire flow coverage. The evaluation also extended to storage and booster pump station capacities. Furthermore, the list of capital improvement projects (CIPs) from the 2019 WSMP was verified and updated. Finally, the findings and updates were compiled into an amended WSMP document for review and future planning purposes.

System Improvements

Since 2019, several major water system improvements have been completed. These completed projects were considered for the WSMP amendment.

- BPSs 5 and 6 and Storage Tanks: BPS 5 and 6 and associated storage tanks (1.2 MG and 1.6 MG, respectively) were constructed in 2018 and 2019 to provide additional storage and flow capacity to the new development at River Islands and Central Lathrop Phase 1 (Stanford Crossing).
- BPS 5 and Tank 5 Site Expansion: The Tank 5 site expansion project, including construction of an additional fire pump of 4,000 gpm design flow and two new 1.8 MG water storage tanks (Tank 5B and Tank 5C) is near completion during the preparation of this master plan.
- SSJID Turnout 2: SSJID Turnout 2 was constructed in 2018 with three 2,000 gpm pumps and one 1.0 MG tank owned by SSJID.
- J Street Improvement Project: The previous 8" to 10" pipes on J St between approximately 140 feet west of Avon St and approximately 210 feet east of 5th St were replaced by new 12" PVC pipe. The previous 10" line on Avon St between J St and Sunflower Dr was replaced by new 12" PVC pipe. The previous 12" BPS-1 discharge line was replaced by new 16" PVC pipe.
- South Harlan Road Improvement Project: A new 8" pipe on South Harlan Road, north of Louise Avenue, was constructed to loop the existing 8-inch dead-end on South Harlan Road to the 8-inch pipe on Old Harlan Road.

- River Islands Water Infrastructure: Water system improvements for Phases 1, 2A, and parts of 2B of the River Islands Development.
- Central Lathrop Stanford Crossing Infrastructure: Water system improvements for the Central Lathrop Stanford Crossing development.
- Louise Avenue Water Transmission Main Project: A new 12-inch transmission line was installed in parallel to the existing 12-inch transmission line along Louise Avenue from I-5 to Howland Road.
- South Lathrop Offsite Backbone Infrastructure: A new 12-inch transmission line was constructed on Yosemite Avenue between Highway 120 and D'Arcy Parkway.
- Backbone Infrastructure, South Lathrop Commerce Center: A new 12-inch transmission loop was constructed around the South Lathrop Commerce Center.
- Murphy Parkway Off-Site Civil Improvement: A new 10-inch transmission line was constructed on the new development (Tesla Service Distribution Center) at 17100 Murphy Pkwy, Lathrop, CA 95330.

Population Growth

The City anticipates that population will continue to grow in the future given the existing entitlements for several large residential developments. The population projections for 2025 through 2045, summarized in **Table 1**, are estimated using the existing population and adding the amount of new housing anticipated to be permitted in each five-year increment based on anticipated growth in the service area. The anticipated population in 2045 is now less than the population anticipated in the 2019 WSMP.

Table 1. Current and Projected Service Area Population

Current and Projected Service Area Population								
Year	**2016**	**2020**	**2023**	**2025**	**2030**	**2035**	**2040**	**2045 (Buildout)**
2019 WSMP	22,174	32,395	---	46,434	58,653	67,844	74,581	93,485
2024 WSMP	---	---	35,080	40,531	55,471	72,513	84,897	86,013
Difference	---	---	---	-5,903	-3,182	+4,669	+10,316	-7,472

Sources:
EKI, 2019. Water System Master Plan, City of Lathrop Integrated Water Resources Master Plan Update, final December 2019.
EKI, 2024. 2024 Water System Master Plan Amendment, December.

Demands

The City's total potable water use was 5,277 acre-feet (AF) in 2022, with a per capita water use of 149 gallons per capita per day (GPCD). Water demand rebounded from the recent 2014-2017 as water use restrictions were lifted and new development projects were constructed. However, water use decreased again as a result of the 2021-2022 drought and remains below 2020 levels.

The City's water demand factors presented in the 2020 UWMP were verified and updated using 2017 through 2022 data. The water demand factors serve as the basis to estimate average annual water demands for future developments. The updated water demand factors in gallons per day per dwelling unit (gpd/du) or gallons per day per acre (gpd/ac) are presented in **Table 2**. In all land use categories except Commercial, the water demand is less than that anticipated in the 2019 WSMP.

Table 2. Water Demand Factors

Land Use Category	2019 WSMP Potable Water Use Factors	2024 WSMP Updated Potable Water Use Factors	
	City-wide	City-wide	River Islands
Low Density Residential	430 gpd/du	330 gpd/du	315 gpd/du
Medium Density Residential	330 gpd/du	250 gpd/du	235 gpd/du
High Density Residential	265 gpd/du	170 gpd/du	
Commercial	1,300 gpd/ac	1,550 gpd/ac	
Industrial	1,400 gpd/ac	1,200 gpd/ac	
Parks / Public Landscaping	3,500 gpd/ac	2,450 gpd/ac	
Schools / Institutional	2,100 gpd/ac	1,250 gpd/ac	

Sources:
EKI, 2019. Water System Master Plan, City of Lathrop Integrated Water Resources Master Plan Update, final December 2019.
EKI, 2024. 2024 Water System Master Plan Amendment, December.

Water demand projections were updated and calculated as the sum of (1) the City's existing potable water demand in 2022, and (2) the anticipated potable water demands associated with the future development projects and planning areas post 2022. It is anticipated that the City's total demand in 2045 will be 12,405 acre-feet per year (AFY), which is significantly lower than the demand projections included in the 2019 WSMP (18,977 AFY).

Water System Supplies

The City obtains water from both imported surface water and local groundwater sources. The City receives Stanislaus River water through SCWSP that is operated by SSJID. The City currently operates five groundwater production wells and a groundwater treatment facility – the LAWTF.

Due to the relatively high cost of SCWSP water, the City has historically relied upon its groundwater wells as the primary source of supply. The City's annual water production increased from 4,168 AF in 2017 to 5,277 AF in 2022 as a result of development growth and rebound from the 2014-2017 drought. Surface water production (i.e., SCWSP purchases) steadily increased from 921 AF in 2017 to 3,866 AF in 2022. At the same time, the City reduced its groundwater production from 3,247 AF or 78% of its total supplies in 2017 to 1,411 AF or 27% in 2022 due to groundwater quality concerns. The City is evaluating treatment options to meet upcoming regulations for per- and polyfluoroalkyl substances (PFAS) and an Aquifer Storage and Recovery (ASR) project to boost its water supply reliability. With future groundwater treatment and purchase of SCWSP Phase II, the City has adequate supplies through 2045 during normal and dry years, as shown in **Table 3**, **Table 4**, and **Table 5**.

Table 3. Projected Potable Supply vs. Demand for Normal Year Scenario

	Estimated Supply and Demand (AFY)				
	2025	**2030**	**2035**	**2040**	**2045**
Projected Potable Water Demand	6,128	8,099	9,782	11,083	12,405
Projected Supply - Current Sources	11,607	11,607	11,607	11,607	11,607
Surplus or Deficit	*5,479*	*3,508*	*1,825*	*524*	*-798*
Percent Shortfall	--	--	--	--	*6%*
Projected Supply - Current and Future	12,107	12,107	12,107	15,981	15,981
Surplus or Deficit	*5,979*	*4,008*	*2,325*	*4,898*	*3,576*
Percent Shortfall	--	--	--	--	--

Source:
EKI, 2024. 2024 Water System Master Plan Amendment, December. Table 5-10.

Table 4. Projected Potable Supply vs. Demand for Single Dry Year Scenario

	Estimated Supply and Demand (AFY)				
	2025	**2030**	**2035**	**2040**	**2045**
Projected Potable Water Demand	6,128	8,099	9,782	11,083	12,405
Projected Supply - Current Sources	10,498	11,048	11,597	10,107	10,505
Surplus or Deficit	*4,370*	*2,949*	*1,815*	*-976*	*-1,901*
Percent Shortfall	--	--	--	*9%*	*15%*
Projected Supply - Current and Future	10,998	11,548	12,097	13,637	14,259
Surplus or Deficit	*4,870*	*3,449*	*2,315*	*2,554*	*1,854*
Percent Shortfall	--	--	--	--	--

Source:
EKI, 2024. 2024 Water System Master Plan Amendment, December. Table 5-11.

Table 5. Projected Supply vs. Demand for Multiple Dry Years Scenario

	Estimated Supply and Demand (AFY)				
	2025	**2030**	**2035**	**2040**	**2045**
First Dry Year					
Projected Potable Water Demand	6,128	8,099	9,782	11,083	12,405
Projected Supply - Current Sources	11,607	11,607	11,607	11,607	11,607
Surplus or Deficit	*5,479*	*3,508*	*1,825*	*524*	*-798*
Percent Shortfall	--	--	--	--	*6%*
Projected Supply - Current and Future	12,107	12,107	12,107	15,981	15,981
Surplus or Deficit	*5,979*	*4,008*	*2,325*	*4,898*	*3,576*
Percent Shortfall	--	--	--	--	--
Second Dry Year					
Projected Potable Water Demand	6,128	8,099	9,782	11,083	12,405

	Estimated Supply and Demand (AFY)				
	2025	**2030**	**2035**	**2040**	**2045**
Projected Supply - Current Sources	11,607	11,607	11,607	11,607	11,607
Surplus or Deficit *Percent Shortfall*	*5,479* --	*3,508* --	*1,825* --	*524* --	*-798* *6%*
Projected Supply - Current and Future	12,107	12,107	12,107	15,981	15,981
Surplus or Deficit *Percent Shortfall*	*5,979* --	*4,008* --	*2,325* --	*4,898* --	*3,576* --
Third Dry Year					
Projected Potable Water Demand	6,128	8,099	9,782	11,083	12,405
Projected Supply - Current Sources	10,498	11,048	11,597	10,107	10,505
Surplus or Deficit *Percent Shortfall*	*4,370* --	*2,949* --	*1,815* --	*-976* *9%*	*-1,901* *15%*
Projected Supply - Current and Future	10,998	11,548	12,097	13,637	14,259
Surplus or Deficit *Percent Shortfall*	*4,870* --	*3,449* --	*2,315* --	*2,554* --	*1,854* --
Fourth Dry Year					
Projected Potable Water Demand	6,128	8,099	9,782	11,083	12,405
Projected Supply - Current Sources	10,498	11,048	11,597	10,107	10,505
Surplus or Deficit *Percent Shortfall*	*4,370* --	*2,949* --	*1,815* --	*-976* *9%*	*-1,901* *15%*
Projected Supply - Current and Future	10,998	11,548	12,097	13,637	14,259
Surplus or Deficit *Percent Shortfall*	*4,870* --	*3,449* --	*2,315* --	*2,554* --	*1,854* --
Fifth Dry Year					
Projected Potable Water Demand	6,128	8,099	9,782	11,083	12,405
Projected Supply - Current Sources	11,607	11,607	11,607	11,607	11,607
Surplus or Deficit *Percent Shortfall*	*5,479* --	*3,508* --	*1,825* --	*524* --	*-798* *6%*
Projected Supply - Current and Future	12,107	12,107	12,107	15,981	15,981
Surplus or Deficit *Percent Shortfall*	*5,979* --	*4,008* --	*2,325* --	*4,898* --	*3,576* --

Source:
EKI, 2024. 2024 Water System Master Plan Amendment, December. Table 5-12.

Hydraulic Assessment

The water system hydraulic model was updated to represent the City's utility infrastructure as of January 2023. The hydraulic model, along with the updated demand projections, was used to evaluate capacity needs for current and future demand conditions and to complete the hydraulic assessment portion of the WSMP. The updated model was validated by comparing the model results to system operations data.

Existing infrastructure and key planned infrastructure were assessed under an Existing (2022) scenario and a Buildout (2045) scenario.

The City's water distribution system is primarily assessed against its ability to supply required pressures under peak demand and fire flow conditions. Pipe velocity and head loss criteria are secondary criteria that indicate which pipes could be upsized to increase downstream pressures and improve water movement within the system. Due to the updated water demand projections, no new hydraulic deficiencies are identified compared to the 2019 WSMP.

Supply, Storage, and Pumping Capacity Assessment

The City currently has adequate supply, storage, and peaking pumping capacity to meet design criteria. Additional supply, storage, and peak pumping capacity will be required to support future development, as shown in **Table 6**.

Table 6. Projected Citywide Pumping Requirements

Available or Required Capacity[a]		Existing		Buildout	
		gpm	mgd	gpm	mgd
Available Pumping Capacity	SSJID Turnout 1	5,210	7.5	5,210	7.5
	LAWTF Booster Station	6,300	9.1	6,300	9.1
	BPS-1	1,050	1.5	1,050	1.5
	BPS-2	3,000	4.3	3,000	4.3
	BPS-3	4,750	6.8	4,750	6.8
	BPS-4	4,600	6.6	4,600	6.6
	BPS-5[b]	8,000	11.5	12,000	17.3
	BPS-6	5,300	7.6	5,300	7.6
	Planned BPS at the former Well 21 site	-	-	3,000	4.3
	Planned River Islands Phase II BPS	-	-	8,000	11.5
	Total Available Firm Pumping Capacity	**38,210**	**55.0**	**53,210**	**76.6**
Criteria 1: Max Day Plus Fire Flow	MDD Plus Two Concurrent Fires[c]	11,562	16.6	19,075	27.5
	Max Day Plus Two Concurrent Fires Pumping Capacity Surplus	**26,648**	**38.4**	**34,135**	**49.2**
Criteria 2: Peak Hour Demands	PHD	8,506	12.2	19,996	28.8
	Peak Hour Demand Pumping Capacity	**29,704**	**42.8**	**33,214**	**47.8**
Pumping Capacity Surplus (Deficit)[d][e]		**26,648**	**38.4**	**33,214**	**47.8**

Notes:

(a) Firm pumping capacity reflects the capacity of the pumping station with the largest domestic pump offline.

(b) Firm pumping capacity at buildout from City of Lathrop Phase I Potable Water Booster Pump station and Storage Tank Expansion Plan at River Islands 100% Plans (PACE, 2022).

(c) Value is equal to the MDD plus the fire flow criteria for one high density residential fire (2,000 gpm) and one industrial fire (4,000 gpm).

(d) Total pumping capacity surplus or deficit reflects the most stringent criteria. Deficits will be made up by future booster pump stations.

(e) SSJID Turnout 2 was designed to pump directly to Tank 5 or BPS-5 therefore it's not accounted for in the total pumping capacity.

Source: EKI, 2024. 2024 Water System Master Plan Amendment, December. Table 8-7.

Recommended Capital Improvement Program Changes

The WSMP recommends modifications to the list of Capital Improvement Projects (CIPs) included in the 2019 WSMP and the City's CIP. The following improvements were identified:

- Modifications to Water Supply CIPs
  - Groundwater Treatment Improvements
  - Aquifer Storage and Recovery
- Modification to Water Distribution System CIPs
  - Harlan Road and South Harlan Road Fire Flow Improvement Project
  - Murphy Parkway Fire Flow Loop to Harlan Road
  - East J Street Alley Residential Fire Flow Improvement Project
  - Lathrop Transmission Main Improvement Project

Wastewater System Master Plan Amendment

The WWSMP amendment includes a comprehensive update of the wastewater system hydraulic model to reflect improvements completed since the 2019 WWSMP, as well as ongoing projects currently under design or construction. The amendment includes a review of the City's basic assumptions and criteria for wastewater planning, including system design, pump station operations, and infiltration and inflow rates. Additionally, the wastewater flow unit factors would be updated based on data collected from 2017 to 2021, which reflect both wastewater flow and water usage patterns.

Wastewater generation projections have been developed using land use data consistent with the General Plan Update (adopted in September 2022) and the River Islands Phase 2 project (approved in June 2021). The peaking curve would be verified and updated to accurately evaluate peak wet-weather flows. The updated flow projections would then be assessed against the wastewater treatment capacity to ensure the system's adequacy to handle future demand. The existing collection system would also be evaluated under both current and future flow conditions through steady-state model simulations.

Further analysis focused on pump stations, force mains, and alternative conveyance methods to optimize the system's performance. The list of Capital Improvement Programs (CIPs) from the 2019 WWSMP was verified and updated, ensuring that all improvements are accounted for. Finally, the

findings and updates from these analyses were compiled into an amended WWSMP document to guide future planning and improvements.

Updated Development Projections

The City has experienced significant growth in recent years and is anticipating growth to continue, as shown in **Table 7**, particularly in several approved or pending large development projects within the City. Infrastructure needs for these projects are evaluated in the WWSMP. The development areas considered for buildout projections are:

- Central Lathrop Specific Plan
- Mossdale Landing
- Mossdale Landing East
- Mossdale Landing South
- Mossdale Landing West
- River Islands
- Lathrop Gateway Business Park Specific Plan
- South Lathrop Specific Plan
- Historic Lathrop Infill and Other Developments East of I-5
- Sharpe Army Depot

Table 7. Current and Projected City of Lathrop Population

Current and Projected Service Area Population (a)(b)						
Year	**2023**	**2025**	**2030**	**2035**	**2040**	**2045 (Buildout)**
Population Served	35,080	40,531	55,471	72,513	84,897	86,013

Notes:
(a) Current population is based on population estimates by the California DOF for the City of Lathrop included in DOF, 2023.
(b) Projected populations for 2025 through buildout (2045) are based on residential unit counts from Table 2-1 of the WWSMP, multiplied by 4.02 persons per dwelling unit for low density developments (U.S. Census, 2023) and 3.0 persons per dwelling unit for medium and high density developments.
Source: EKI, 2024. 2024 Wastewater System Master Plan Amendment, December. Table 2-3.

City's Existing Wastewater Infrastructure

Wastewater from the City is treated at two facilities: (1) the Lathrop Consolidated Treatment Facility (Lathrop CTF, or LCTF), and (2) the Manteca Wastewater Quality Control Facility (MWQCF). The City's allocated capacity at the MWQCF is 1.451 million gallons per day (MGD) of dry weather flow per the City's 2002 Agreement Amendment with Manteca. The Lathrop CTF has a treatment capacity of 2.5 MGD. The City is currently planning a Phase 3 Expansion that will expand CTF's capacity to a total of 5.0 MGD.

The City's wastewater collection system consists of approximately 102 miles of gravity mains, 23.6 miles of force mains, as well as 15 lift stations and pump stations. The City has a Supervisory Control and Data Acquisition (SCADA) system for control and monitoring of facilities.

Existing and Future Wastewater Generation

In 2022, the City generated a total average annual flow (AAF) of 2.17 MGD, including 1.11 MGD treated at the MWQCF (51%) and 1.06 MGD treated at the CTF (49%). The City's average dry weather flow (ADWF) was essentially equal to its AAF between 2017 and 2022, indicating minimal rainfall-induced infiltration and inflow (I&I). The total per capita ADWF is approximately 70 gallons of wastewater per capita per day.

Land use-specific wastewater generation factors were updated using the 2017 through 2022 historic wastewater flow and parcel-level water use data. The wastewater generation factors serve as the basis to estimate ADWF for future developments. The IWRMP updated wastewater generation factors (in units of gallons per day per dwelling unit or gallons per day per acre; gpd/du or gpd/ac) are presented in **Table 8**.

Table 8. Wastewater Flow Factors

	Wastewater Flow Factor	
	City-Wide	**River Islands**
Low Density Residential	240 gpd/du	200 gpd/du
Medium Density Residential	200 gpd/du	155 gpd/du
Medium Density Residential	110 gpd/ac	
Commercial	755 gpd/ac	
Industrial	240 gpd/ac	
Parks	55 gpd/ac	
Schools/Institutional	220 gpd/ac	
Source: EKI, 2024. 2024 Wastewater System Master Plan Amendment, December. Table ES-1.		

Wastewater ADWF projections were calculated as the sum of the two major components of future wastewater flow: (1) the volume of wastewater that best represents existing wastewater generation within the City, and (2) the anticipated wastewater generation associated with the future development projects and planning areas.

The City's projected wastewater generation by sector and by development area are estimated in five-year increments between 2025 and buildout in 2045. It is anticipated that the City's total ADWF at buildout in 2045 is estimated to be 5.67 MGD, which is 12.5% lower than the projections included in the 2019 WWSMP of 6.48 MGD. An ADWF of 1.36 MGD is anticipated to flow to MWQCF from Historic Lathrop and 4.31 MGD is projected to flow to the Lathrop CTF at buildout. The vast majority of the projected increase in wastewater generation at the CTF above current rates is associated with new development in River Islands and Central Lathrop.

WASTEWATER TREATMENT CAPACITY ASSESSMENT

The City's allocation at the MWQCF is sufficient to meet the projected wastewater flows to MWQCF at buildout (**Table 9**). Flows to the CTF is anticipated to exceed the current CTF capacity between 2030 and 2035. As shown in T**able 10**, flows to the Lathrop CTF is anticipated to exceed the current CTF capacity of 2.5 MGD between 2030 and 2035. The City anticipates completing the Lathrop CTF Phase 3 Expansion within the next three years to meet the projected wastewater flows. The Phase 3 Expansion will expand the CTF's capacity to a total of 5.0 MGD, which is sufficient to meet projected flows through buildout.

Table 9. Projected Wastewater Flow and Treatment Capacity at MWQCF

	Estimated ADWF Influent and Treatment Capacity (MGD)					
	Existing (2022)	**2025**	**2030**	**2035**	**2040**	**2045**
Projected Influent ADWF (a)						
ADWF Projection	1.11	1.22	1.28	1.30	1.30	1.31
MWQCF Capacity						
Allocated Capacity (b)	1.451	1.451	1.451	1.451	1.451	1.451
Projected Deficit	--	--	--	--	--	--

Notes:

(a) Wastewater influent to MWQCF is the wastewater flow from the Historic Lathrop area and Sharpe Army Depot.

(b) The City of Manteca indicated that increases in influent wastewater nutrient concentrations reduce MWQCF's treatment capacity and Lathrop's share of MWQCF's capacity to 0.935 MGD (see Section 5.2 of the WWSMP). The City is assessing the information provided by Manteca and whether the City will participate in improvements at the MWQCF to increase the City's share of capacity.

Source: EKI, 2024. 2024 Wastewater System Master Plan Amendment, December. Table 5-1.

Table 10. Projected Wastewater Flow and Treatment Capacity at Lathrop CTF

	Estimated ADWF Influent and Treatment Capacity (MGD)					
	Existing (2022)	**2025**	**2030**	**2035**	**2040**	**2045**
Projected Influent ADWF (a)						
ADWF Projection	1.08	1.51	2.44	3.37	4.03	4.31
Existing Capacity and Future Expansions						
Lathrop CTF Phase 0 - 2 (b)	2.50	2.50	2.50	2.50	2.50	2.50
Lathrop CTF Phase 3	0.00	0.00	2.50	2.50	2.50	2.50
Total Capacity	*2.50*	*2.50*	*5.00*	*5.00*	*5.00*	*5.00*
Projected Deficit	--	--	--	--	--	--

Notes:

(a) Wastewater influent to Lathrop CTF is the combination of wastewater flow from all city areas except for the Historic Lathrop area and Sharpe Army Depot.

(b) Higher influent wastewater nutrient concentrations recently observed at the CTF may limit its hydraulic capacity to approximately 2.0 MGD (see Section 55.2 of the WWSMP).

Source: EKI, 2024. 2024 Wastewater System Master Plan Amendment, December. Table 5-2.

Both the MWQCF and the Lathrop CTF are observing increasing wastewater strength (i.e., concentration of pollutants and nutrients in wastewater) likely due to improved water use efficiency during the recent droughts and in response to state regulations. According to capacity studies conducted by the City of Manteca, the City's share of treatment capacity at the MWQCF is reduced to 0.935 MGD because of the increased wastewater strength. The City has requested additional information from Manteca and assessing its rights to capacity at the MWQCF. An analysis performed by PACE Engineers (PACE) in 2021 suggested that higher pollutant loading in CTF influent reduces CTF's hydraulic capacity to approximately 2.0 MGD.

Hydraulic Assessment

As part of the WWSMP Amendment, the sewer system hydraulic model was updated to represent the City's utility infrastructure as of January 2023. The hydraulic model was used to assess the ability of the City's existing infrastructure to support the wastewater flow projections summarized in Section 4 of the WWSMP. Existing infrastructure was assessed under two scenarios: Existing (2022) and Buildout (2045).

The City's collection system was primarily assessed against the capacity criteria, including depth to diameter (d/D) ratio in gravity mains and maximum velocity in force mains. Model results have shown that approximately 3% of City's existing gravity mains will not meet the capacity criteria by 2045. Most capacity deficiencies identified in the Buildout scenario already exist in the existing system, although the degree of deficiency may increase with projected development (**Table 11**).

Table 11. Summary of Collection System Capacity Deficiencies

Scenario	Percent Length of Gravity Mains			
	Meeting Capacity Criteria	d/D Ratio Greater Than 0.5 (a)	d/D Ratio Greater Than 0.75	d/D Ratio Greater Than 1 (Surcharged)
Existing	98%	1.4%	0.1%	0.2%
Buildout	97%	2.0%	0.2%	0.3%

Notes:
(a) Gravity mains less than 18-inch diameter and exceeding the capacity criteria.
Source: EKI, 2024. 2024 Wastewater System Master Plan Amendment, December. Table 7-2.

Pump stations are evaluated against the ability to convey peak wet weather flow (PWWF) within a station's firm capacity. A capacity deficiency has been identified in the Stonebridge Lift Station (LS) in both the Existing and Buildout scenario (**Table 12**). All other pump stations are projected to have sufficient capacities to meet existing and future PWWFs.

Table 12. Summary of Hydraulic Capacity Analysis for Pump Stations

Pump Station	Existing Firm Capacity (gpm)	Existing Scenario		Buildout Firm Capacity (gpm) (b)	Buildout Scenario	
		PWWF (gpm)	TDH (ft)		PWWF (gpm)	TDH (ft)
MWQCF Collection System						
North Harlan PS	1,075	53	11.4	--	117	21.2
Stonebridge LS	350	**390**	**47.5**	--	**390**	**43.0**
Woodfield LS	820	744	47.5	--	752	50.2
Valley Crossing LS (c)	83	27	47.5	--	27	50.2
J Street LS	700	584	27.8	--	651	28.1
Easy Court LS	500	223	37.9	--	227	65.1
O Street PS	2,800	915	27.8	--	994	28.1
McKinley Avenue PS	1,675	971	34.1	--	984	35.5
Lathrop CTF Collection System						
Stanford Crossing PS	2,300	194	37.9	--	1,049	65.1
Mossdale PS	4,050	989	43.2	3,450	1,328	58.9
River Islands 2A PS	3,975	437	19.4	--	2,018	19.9
River Islands Main PS (e)	1,700	884	37.9	15,000	3,785	65.1
Lathrop Gateway PS	280	126	13.5	--	155	22.2
South Lathrop PS	1,850	1	27.8	--	94	28.1

Notes:

(a) **Bolded** text indicates PWWF exceeded pump station's firm capacity.

(b) If different from existing firm capacity.

(c) Capacity of the 8"outlet is listed as the lift station capacity, as it is the capacity limiting component of this pump station.

(d) Flow information is not available for the Louise Avenue PS, therefore, its capacity is not analyzed.

(e) It is anticipated that the River Islands Sewer PS will be constructed in phases to include a total of six pumps.

Source: EKI, 2024. 2024 Wastewater System Master Plan Amendment, December. Table 7-4.

The City's existing and planned force mains are able to convey projected wastewater flow through 2045.

Recommended Capital Improvement Program

The recommended collection system capital improvement projects (CIPs) from the 2019 WWMP have been reviewed and confirmed to address the potential deficiencies identified in the updated hydraulic assessment. The WWSMP Amendment recommends additional analyses be conducted to confirm the required project extents and infrastructure sizing. Modifications and additions were made to treatment projects based on findings from the wastewater treatment capacity assessment.

The WWSMP Amendment recommends modifications and additions to the list of recommended CIPs included in the 2019 WWSMP. The following modifications to the City's wastewater treatment CIPs are identified to reflect recent wastewater strength at MWQCF and the City's progression on CTF expansions.

Manteca Interim Improvements

The City of Manteca indicated that increases in influent wastewater nutrient concentrations reduce MWQCF's treatment capacity to 6.36 MGD and, therefore, Lathrop's share of MWQCF's capacity to 0.935 MGD. The City's ADWF conveyed to the MWQCF was 1.11 MGD in 2022 and was above this estimated reduced allocation. Moreover, the City anticipates a total of 1.31 MGD of wastewater will flow to MWQCF at buildout.

The City of Manteca is planning interim improvement projects which would increase the MWQCF's capacity to 8.23 MGD and Lathrop's share of capacity to 1.21 MGD. The cost estimate of interim improvement projects to MWQCF was estimated at a total 32.8 million in the August 2022 letter and updated to 79.6 million in Manteca's 2023 draft Wastewater Master Plan (Manteca, 2022; 2023).

The draft Manteca Wastewater Master Plan additionally evaluated a Phase IV Expansion Project that would further increase MWQCF's capacity from 8.23 MGD to 17.5 MGD to serve projected population growth in its service area. The recommended Phase IV Expansion Project includes two 4.65 MGD stages, with the cost of Stage 1 estimated at $146.3 million and Stage 2 at $70.6 million.

The City is currently assessing its appropriate level of contribution to improvements at the MWQCF to meet its current and buildout wastewater treatment needs. It is anticipated that the City will identify such improvements as a CIP once an agreement is established.

Lathrop CTF Phase 3 Expansion

The current Phase 2 expansion Lathrop CTF has a hydraulic capacity of 2.5 MGD at elevated wastewater strength levels. As discussed in Section 5.2, wastewater ADWF to the Lathrop CTF is projected to soon exceed this capacity before 2025. The City has initiated Phase 3 expansion of the facility to a total ADWF capacity of 5.0 MGD. The total projected OPC for the Phase 3 expansion is approximately $23.7 million based on the City's FY 2023-24 CIP plan (WW 22-38).

The Phase 3 expansion is projected to meet flows from the new development areas through 2040, until when the City may need a fourth expansion of the facility.

Modification to Collection System CIPs

The hydraulic evaluation in the WWSMP Amendment showed a reduction in hydraulic deficiency locations compared to those presented in the 2019 WWSMP as a result of CIPs completed since the 2019 WWSMP and lower wastewater flow projections. In particular, (1) the Woodfield Pump Station upgrade was completed in 2019; and (2) the Crossroads gravity main replacement project is no longer necessary. As such, these projects are removed or modified from the list of recommended CIPs.

The remaining collection system CIPs from the 2019 WWSMP have been reviewed and have been retained to address the potential deficiencies identified in the hydraulic assessment. However, the findings in the WWSMP Amendment recommend additional analysis be conducted to confirm the required project extents and sizing.

Recycled Water System Master Plan Amendment

The RWSMP amendment includes a comprehensive update to the recycled water system hydraulic model network to incorporate system improvements completed since the 2019 RWSMP. The amendment takes into consideration the backbone infrastructure in the future recycled water system hydraulic model network based on utility plans completed by City or individual land developers as development projects were approved. Existing recycled water landscape irrigation areas were identified, and the future uses of recycled water evaluated and used to create demand projections. Based on the existing usage of recycled water and the demand for recycled water in the future, the amendment reevaluated the City's conclusions regarding recycled water planning including design criteria, balance analyses, and pump station operations. Based on future demands for recycled water and steady-state model simulations, the RWSMP amendment provides an operation strategy resulting in river discharge. Specific capital improvements to the recycled water system are identified to optimize the City's distribution system at buildout with implementation of river discharge. Finally, the findings and updates were compiled into an amended RWSMP document for review and future planning purposes.

CITY'S EXISTING RECYCLED WATER INFRASTRUCTURE

The City's recycled water system was originally built to support the disposal of the effluent produced by the City-owned Lathrop Consolidated Treatment Facility (CTF) via agricultural land application areas (LAAs) and use of recycled water for urban landscape irrigation (LI). The land use required for LAAs and the necessary seasonal storage ponds limited the potential development areas within the City. Thus, the City obtained a National Pollutant Discharge Elimination System (NPDES) permit 2021 to discharge effluent to the San Joaquin River to eliminate the need for LAAs and large storage ponds. The City has been discharging CTF effluent to the San Joaquin River since February 2024 and plans to remove the land application areas, storage ponds, and selected pump stations to optimize the system for a smaller amount of recycled water demands associated with urban landscape irrigation.

The City is currently providing recycled water to 54.7 acres of landscape irrigation (LI) areas located primarily in the Central Lathrop and Mossdale development areas. Projected future uses of recycled water will continue to consist of landscape irrigation to a total of 174.9 acres by buildout (2045). River Islands is supplementing its non-potable demand with its own non-potable sources.

RECYCLED WATER SUPPLY AND DEMAND EVALUATION

The City provided a total of 194 acre-feet of recycled water to LI areas in 2022. By its buildout in 2045, the City anticipates a total annual recycled water demand of 2.4 MGD or 2,688 acre-feet per year (AFY), which is a significant reduction from demands estimated in prior planning documents due to river discharge of effluent.

The City provided a total of 194 acre-feet of recycled water to LI areas in 2022. Projected recycled water demand is estimated assuming average precipitation and evaporation. The City's projected annual and maximum month recycled water demand in 5-year increments through buildout (2045) is summarized in **Table 13**. The City anticipates a total recycled water demand of 2.38 MGD or 2,669 acre-feet per year (AFY) by 2045.

As shown in the water balance evaluations in the RWSMP Amendment, monthly landscape irrigation demands were estimated based on average annual precipitation and evaporation within the City. The resulting total annual recycled water demand per unit area is equivalent to 48.7 ac-inch/ac. Using the unit area recycled water demand factor, the City anticipates a total recycled water demand of 2.38 MGD or 2,669 acre-feet per year (AFY) by 2045 (**Table 14**). The projected demand is well below the projected recycled water supply at 4.31 by 2045.

Table 13. Projected Average Annual and Maximum Month Recycled Water Demand

	Units	2025	2030	2035	2040	2045
Total Annual Demand	ac-inch	11,592	19,227	25,323	32,032	32,032
	acre-feet	966	1,602	2,110	2,669	2,669
	MGD	0.86	1.43	1.88	2.38	2.38
Maximum Month Demand	ac-inch	1,994	3,307	4,356	5,510	5,510
	MGD	1.75	2.90	3.82	4.83	4.83
Source: EKI, 2025. 2025 Recycled Water System Master Plan Amendment, May. Table 4-3.						

Table 14. Projected Average Annual Recycled Water Demand by Development Area

Development Area	Projected Recycled Water Demand (acre-feet)				
	2025	2030	2035	2040	2045
Central Lathrop	146	305	325	445	445
Mossdale	182	217	262	262	262
River Islands	635	1,078	1,521	1,960	1,960
Lathrop Gateway	0.81	0.81	0.81	0.81	0.81
Crossroads	1.6	1.6	1.6	1.6	1.6
TOTAL	**966**	**1,602**	**2,110**	**2,669**	**2,669**
Source: EKI, 2025. 2025 Recycled Water System Master Plan Amendment, May. Table 4-4.					

Recycled Water System Operation Strategy

The City anticipates a smaller amount of recycled water demands associated with urban landscape irrigation and implementation of river discharge. Only 61.4 to 71.5 MG of seasonal storage is needed to meet the City's seasonal recycled water demands under 2030 and 2045 conditions, respectively. This can be met by retaining existing ponds S5 and S16 with a total storage capacity of 129.5 MG, as summarized in **Table 15**, and their respective booster pump stations PMP-1 and PMP-10 with upgrades.

Table 15. Existing Storage Pond Characteristics

Pond ID	Assessor's Parcel Number	Storage Capacity (million gallons)[a]	Storage Capacity (acre-inches)
S5	198-130-47 198-130-48	28	1,048
S16	213-290-02	101	3,719

Note: (a) Storage capacities are rounded to the nearest million gallons.
Source: EKI, 2025. 2025 Recycled Water System Master Plan Amendment, May. Table 5-1.

Pump stations PMP-1 and PMP-10 will need to be upgraded to expand their capacities to supply peak recycled water demands and continually pressurize the recycled water system. To optimize its recycled water system, it is recommended that the City install pressure reducing valve stations to create two pressure zones, one for River Islands and one for the rest of the City. In addition, new transmission mains are recommended to improve distribution system capacity and support new development.

Pump stations PMP-10 and PMP-1 will need to be upgraded to supply peak demands and pressurize the recycled water system at the necessary pressures. A significant portion of the City's buildout recycled water demand will be driven by the River Islands non-potable water system. The City's recycled water system is planned to connect to River Islands through the existing RI-PS and the future RI Phase 2 PS. Recycled water will be discharged to the wet wells of these pump stations, which will then pump water into River Islands' distribution system. As such, PMP-10 should be upgraded to meet peak demands at RIPS and RI Phase 2 PS and maintain positive pressures within the City's recycled water transmission system in River Islands. In addition, PMP-1 will be upgraded to meet demands and maintain required pressures in areas east of the San Joaquin River.

Due to the high cost of operating and maintaining pump stations and storage ponds, as well as the phased nature of future developments, the RWSMP recommends that the City phase the expansion of the BPSs. This should begin with upgrading and operating the existing PMP-1, followed by upgrading PMP-10 when system-wide projected peak demands approach the firm capacity of PMP-1.

The recommended buildout recycled system also includes new transmission mains to improve the system's hydraulic capacity. These new mains are facilities conceptualized previously in backbone infrastructure plans or through discussion with City staff, which are listed below:

- Mossdale Landing West development area backbone infrastructure;
- A New 16-inch transmission main along River Islands Parkway, Cambay Parkway, and Golden Valley Parkway, connecting the RI Phase 2 PS with the City's existing 16-inch main on Golden Valley Parkway near Cirrus Court; and

- A 24-inch transmission main and railroad crossing that connects PMP-10 to the new 16-inch main at the intersection of Cambay Parkway and Golden Valley Parkway.

To optimize the efficiency of PMP-1 and PMP-10 when both pump stations are in operation simultaneously, the RWSMP recommends installing pressure reducing valve (PRV) stations between portions of the River Islands system and the remaining areas of the City's recycled water system. This will create two separate pressure zones to improve system performance and reliability. The new PRV stations are intended to maintain appropriate pressure within each zone to meet the City's design criteria.

The PRVs will be set to remain closed when both PMP-1 and PMP-10 are operating concurrently, and to open when S16 is being filled or when only one pump station is in operation. Each station will be equipped with two sets of low-flow and high-flow PRVs to allow bidirectional water transfer, along with flow meters to monitor volume flowing in both directions between the City and River Islands.

The RWSMP recommends the following PRV locations and pressure settings to ensure the valves remain closed during peak demand conditions.

- PRV-1: On the existing 16-inch main along River Islands Parkway between Somerston Parkway and Cohen Road
  - From the City to River Islands: 12 psi
  - From River Islands to the City: 50 psi
- PRV-2: On the existing 16-inch main along Manthey Road near the intersection of Manthey Road and Steward Road
  - From the City to River Islands: 30 psi
  - From River Islands to the City: 45 psi

Additionally, at each connection point between the River Islands' non-potable water system and the City's recycled water system, pressure sustaining valve (PSV) stations are recommended to be installed to maintain positive pressure in the City's system during periods of low demand. A PSV station will also be required at S16's inflow pipe to sustain the pressure during pond filling periods. This configuration allows the City to manage flows during peak and non-peak seasons and keep the recycled water system pressurized.

Algae growth within the City's storage ponds has been impacting distribution and irrigation system equipment. To address this, the City is exploring options to add filtration or other treatment to the recycled water pumped from the ponds. Additionally, with the reduced recycled water demand projections, only a portion of the existing capacity of ponds S5 and S16 is required to meet peak seasonal demands. As a result, the City could consider reducing the capacity of these ponds or partitioning them into smaller cells, provided that the remaining storage is sufficient to meet the estimated required seasonal storage during average rainfall years of 61.4 MG by 2030 and 71.5 MG

by 2045. Reducing storage capacity could also help improve water quality and repurpose a portion of the parcel for other beneficial uses. Hydraulic Assessment

The RWSMP includes an updated recycled water system hydraulic model to assess the recommended optimizations in the near-term and at buildout. Modeling results verify that design criteria are met throughout the system under peak hour demand conditions with the recommended optimizations.

Recommended Capital Improvement Program

Recommended CIPs were developed to optimize the design of the City's distribution system at buildout with implementation of river discharge. Planning level opinions of probable costs (OPCs) are developed based on bid information from recent similar projects in California.

The OPC for construction is presented in December 2024 dollars based on Engineering News Record (ENR) Construction Cost Index (CCI) of 13,632.41 (20-city average). The total CIP OPC also includes allowances equal to 60% for construction contingency (30%), design (15%), construction management (5%), permitting (5%), and project implementation (5%).

Table 16 summarizes the RWSMP-recommended CIPs and the City's existing CIPs with their estimated planning level OPCs. The estimated OPC totals $17.8 million for City CIP projects.

Table 16. Summary of Recommended Recycled Water System Capital Improvement Projects

Project #	Improvement Description	OPC (a)
City Projects		
RW-1	Pump Station PMP-1 Upgrade	$6,060,000
RW-2	Pump Station PMP-10 Upgrade	$10,120,000
RW-3	Treatment at Storage Ponds S5 and S16	$1,547,000 (b)
RW-6	Conversion of Potable Irrigation Areas to Recycled Water	TBD (c)
RW-7	Recycled Water Metering and Billing Improvements	TBD (c)
RW-8	Recycled Water Operations and Permitting (City RW 23-02)	$69,915 (d)
	Total City CIP OPC	**$17,797,000**
Developer Funded Projects		
RW-4	River Islands Phase 2 Backbone Main Improvement	$17,880,000
RW-5	Pressure Reducing Valve Station Improvement	$860,000

Abbreviations:
CIP = capital improvement projects
OPC = Opinion of Probable Construction Cost
Notes:
(a) Detailed costs for RW-1, RW-2, RW-4 and RW-5 are estimated in following sections and are presented in December 2024 dollars.
(b) Costs for RW-3 are based on estimates provided by City staff on 7 February 2025.Projects RW-6 and RW-7 are recommended to be further refined in the near future.

(c) Costs for RW-8 was carried over from the City's Capital Improvement Programs Fiscal Years
(d) 2023 - 2025 (Lathrop, 2023).
(e) Total may not sum due to rounding.
Source: EKI, 2025. 2025 Recycled Water System Master Plan Amendment, May. Table 8-1

4. Environmental Analysis

Analysis of Impacts Found to be Less Than Significant

Specific impacts within the following categories of environmental effects were found to be less than significant as set forth in more detail in the certified EIR. Following each bullet is a conclusion on whether the proposed revisions change the impact conclusion found in the original EIR.

Biological Resources: The following specific impacts were found to be less than significant: 3.1-2, 3.1-3, and 3.1-4.

- The revisions do not increase the severity of any impact. However, the revisions do not change the environmental conclusion of less than significant that was provided in the certified EIR.

Geology and Soils: The following specific impact was found to be less than significant: 3.3-1

- The revisions do not increase the severity of any impact. However, the revisions do not change the environmental conclusion of less than significant that was provided in the certified EIR.

Hazards and Hazardous Materials: The following specific impacts were found to be less than significant: 3.4-2, 3.4-3, 3.4-4, 3.3-5, and 3.3-6.

- The revisions do not increase the severity of any impact. However, the revisions do not change the environmental conclusion of less than significant that was provided in the certified EIR.

Hydrology and Water Quality: The following specific impacts were found to be less than significant: 3.5-2, 3.5-3, 3.5-4, 3.5-5, and 3.5-6.

- The revisions do not increase the severity of any impact. However, the revisions do not change the environmental conclusion of less than significant that was provided in the certified EIR.

Utilities: The following specific impacts were found to be less than significant: 3.6-1, 3.6-2, 3.6-3, 3.6-4, 3.6-5, 3.6-6, 3.6-7, and 3.6-8.

- The revisions do not increase the severity of any impact. However, the revisions do not change the environmental conclusion of less than significant that was provided in the certified EIR.

Analysis of Impacts Found to be Less Than Cumulatively Considerable

Specific impacts within the following categories of environmental effects were found to be less than cumulatively considerable contribution as set forth in more detail in the certified EIR. Following each bullet is a conclusion on whether the proposed revision change the impact conclusion found in the original EIR.

Biological Resources: The following specific impact was found to be less than cumulatively considerable: 4.1.

- The revisions do not increase the severity of any impact. However, the revisions do not change the environmental conclusion of less than significant that was provided in the certified EIR.

Cultural and Tribal Resources: The following specific impact was found to be less than cumulatively considerable: 4.2.

- The revisions do not increase the severity of any impact. However, the revisions do not change the environmental conclusion of less than significant that was provided in the certified EIR.

Geology and Soils: The following specific impact was found to be less than cumulatively considerable: 4.3.

- The revisions do not increase the severity of any impact. However, the revisions do not change the environmental conclusion of less than significant that was provided in the certified EIR.

Hazards and Hazardous Materials: The following specific impact was found to be less than cumulatively considerable: 4.4.

- The revisions do not increase the severity of any impact. However, the revisions do not change the environmental conclusion of less than significant that was provided in the certified EIR.

Hydrology and Water Quality: The following specific impacts were found to be less than cumulatively considerable: 4.5, 4.6, 4.7, and 4.8.

- The revisions do not increase the severity of any impact. However, the revisions do not change the environmental conclusion of less than significant that was provided in the certified EIR.

Utilities: The following specific impacts were found to be less than cumulatively considerable: 4.9, 4.10, 4.11, 4.12, and 4.13.

- The revisions do not increase the severity of any impact. However, the revisions do not change the environmental conclusion of less than significant that was provided in the certified EIR.

Analysis of Impacts Found to be Less Than Significant with Mitigation

Specific impacts within the following categories of environmental effects were found to be less than significant with mitigation as set forth in more detail in the certified EIR. Following each bullet is a conclusion on whether the proposed revisions change the impact conclusion found in the original EIR.

Biological Resources

Impact 3.1-1: The proposed Project has the potential to have direct or indirect effects on special-status species. The potential for the Project to have direct or indirect effects on special-status species is discussed on pages 3.1-23 through 3.1-28 of the Draft EIR. The following mitigation measure was adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measure 3.1-1. The revisions do not have a net change in impact as it relates to this environmental topic. The revisions do not change the environmental conclusion of less than significant with mitigation that was provided in the certified EIR.

Impact 3.1-5: The proposed Project has the potential to conflict with an adopted Habitat Conservation Plan. The potential for the Project to conflict with an adopted Habitat Conservation Plan is discussed on pages 3.1-31 through 3.1-32 of the Draft EIR. The following mitigation measure was adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measure 3.1-1. The revisions do not have a net change in impact as it relates to this environmental topic. The revisions do not change the environmental conclusion of less than significant with mitigation that was provided in the certified EIR.

Cultural and Tribal Resources

Impact 3.2-1: The proposed Project has the potential to cause a substantial adverse change to a significant historical resource, as defined in CEQA Guidelines §15064.5, or a significant tribal cultural resource, as defined in Public Resources Code §21074. The potential for the Project to cause a substantial adverse change to a significant historical resource is discussed on pages 3.2-11 through 3.2-12 of the Draft EIR. The following mitigation measure was adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measure 3.2-1. The revisions do not have a net change in impact as it relates to this

environmental topic. The revisions do not change the environmental conclusion of less than significant with mitigation that was provided in the certified EIR.

Impact 3.2-2: The proposed Project has the potential to cause a substantial adverse change to a significant archaeological resource, as defined in CEQA Guidelines §15064.5. The potential for the Project to cause a substantial adverse change to a significant archaeological resource is discussed on page 3.2-13 of the Draft EIR. The following mitigation measure was adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measure 3.2-1. The revisions do not have a net change in impact as it relates to this environmental topic. The revisions do not change the environmental conclusion of less than significant with mitigation that was provided in the certified EIR.

Impact 3.2-3: The proposed Project has the potential to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. The potential for the Project to cause a substantial adverse change to a significant paleontological resource or site or unique geologic feature is discussed on page 3.2-13 of the Draft EIR. The following mitigation measure was adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measure 3.2-1. The revisions do not have a net change in impact as it relates to this environmental topic. The revisions do not change the environmental conclusion of less than significant with mitigation that was provided in the certified EIR.

Impact 3.2-4: The proposed Project has the potential to disturb human remains, including those interred outside of formal cemeteries. The potential for the Project to disturb human remains is discussed on page 3.2-14 of the Draft EIR. The following mitigation measure was adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measure 3.2-2. The revisions do not have a net change in impact as it relates to this environmental topic. The revisions do not change the environmental conclusion of less than significant with mitigation that was provided in the certified EIR.

Geology and Soils

Impact 3.3-2: The proposed Project may result in substantial soil erosion or the loss of topsoil. The potential for the Project to result in soil erosion is discussed on pages 3.3-14 through 3.3-17 of the Draft EIR. The following mitigation measure was adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measure 3.3-1. The revisions do not have a net change in impact as it relates to this environmental topic. The revisions do not change the environmental conclusion of less than significant with mitigation that was provided in the certified EIR.

Impact 3.3-3: The proposed Project has the potential to be located on a geologic unit or soil that is unstable, or that would become unstable as a result of project implementation, and potentially result in landslide, lateral spreading, subsidence, liquefaction or collapse. The potential for the Project to be located on an unstable geologic unit such that landslide, lateral spreading, subsidence, liquefaction, or collapse could occur is discussed on pages 3.3-

17 through 3.3-18 of the Draft EIR. The following mitigation measure was adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measure 3.3-2. The revisions do not have a net change in impact as it relates to this environmental topic. The revisions do not change the environmental conclusion of less than significant with mitigation that was provided in the certified EIR.

Impact 3.3-4: The proposed Project has the potential to be located on expansive soils which may create substantial risks to life or property. The potential for the Project to be located on expansive soils such that risks to life or property could occur is discussed on page 3.3-19 of the Draft EIR. The following mitigation measure was adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measure 3.3-2. The revisions do not have a net change in impact as it relates to this environmental topic. The revisions do not change the environmental conclusion of less than significant with mitigation that was provided in the certified EIR.

Hazards and Hazardous Materials

Impact 3.4-1: The proposed Project has the potential to create a significant hazard through the routine transport, use, or disposal of hazardous materials or through the reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The potential for the Project to create a significant hazard through the release of hazardous materials into the environment is discussed on pages 3.4-15 through 3.4-16 of the Draft EIR. The following mitigation measures were adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measures 3.4-1 and 3.4-2. The revisions do not have a net change in impact as it relates to this environmental topic. The revisions do not change the environmental conclusion of less than significant with mitigation that was provided in the certified EIR.

Hydrology and Water Quality

Impact 3.5-1: The proposed Project has the potential to violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality during construction. The potential for the Project to degrade surface or ground water quality during construction is discussed on pages 3.5-17 through 3.5-18 of the Draft EIR. The following mitigation measures were adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measures 3.3-1. The revisions do not have a net change in impact as it relates to this environmental topic. The revisions do not change the environmental conclusion of less than significant with mitigation that was provided in the certified EIR.

IMPACTS FOUND TO BE SIGNIFICANT AND UNAVOIDABLE

There were no impacts in the certified EIR that were found to be significant and unavoidable.

ATTACHMENT C

eki environment & water

2024 WATER SYSTEM MASTER PLAN AMENDMENT

City of Lathrop

December 2024
EKI C20049.01

EKI ENVIRONMENT & WATER, INC.

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2024 Water System Master Plan Amendment

City of Lathrop

December 2024

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2024 Water System Master Plan Amendment

City of Lathrop

TABLE OF CONTENTS

EXECUTIVE SUMMARY **ES-1**

1 INTRODUCTION **1-1**

1.1 Project Background **1-1**

1.2 Scope of Work **1-2**

1.3 Report Organization **1-2**

2 STUDY AND WATER SERVICE AREAS **2-1**

2.1 City Limits, Sphere of Influence, and Service Boundaries **2-1**

2.2 Specific Plans and Large Planned Unit Development **2-1**

2.3 Current and Projected Population **2-7**

3 EXISTING WATER SYSTEM **3-1**

3.1 Water Supply and Treatment Facilities **3-1**

3.1.1 Groundwater Wells, Raw Water Pipelines, and Treatment Facilities 3-1

3.1.2 Surface Water Turnouts 3-1

3.1.3 Emergency Interties 3-2

3.2 Water Distribution System Facilities **3-5**

3.2.1 Treated Water Storage Facilities and Booster Pump Stations 3-5

3.2.2 Water Distribution Pipelines 3-5

3.2.3 SCADA System 3-5

3.3 Summary of Major Water System Improvements Since 2019 ..... **3-5**

4 EXISTING AND FUTURE WATER DEMANDS **4-1**

4.1 Current and Historical Water Demand **4-1**

4.2 Water Demand Projections **4-8**

4.2.1 Baseline Potable Water Demand 4-8

4.2.2 Demand Associated with Planned Development 4-8

4.2.3 Total Projected Potable Water Demand 4-8

4.3 Peak Demands **4-12**

5 WATER SYSTEM SUPPLIES **5-1**

5.1 Imported Surface Water **5-2**

5.2 Groundwater **5-5**

5.3 Total Water Supplies **5-6**

5.4 Water Supply Reliability **5-8**

5.4.1 Projected Supply Reliability by Source 5-8

5.4.2 Projected Supply Reliability by Year Type 5-13

5.5 Supply and Demand Assessment **5-18**

5.5.1 City-Wide Supply and Demand by Year Type 5-18

5.6 Recommended Water Supply Strategy **5-23**

5.6.1 SSJID SCWSP Phase II 5-23

5.6.2 Treatment for PFAS 5-23
5.6.3 Aquifer Storage and Recovery 5-24

6 WATER SYSTEM PERFORMANCE AND OPERATIONS CRITERIA 6-1

6.1 Distribution System Performance Criteria 6-1

6.1.1 Peaking Factors 6-1
6.1.2 Fire Flows 6-1
6.1.3 Water Supply Capacity 6-1
6.1.4 Distribution System Pressures 6-2

6.2 Water Facilities Criteria 6-7

6.2.1 Water Transmission and Distribution Pipeline Sizing Criteria 6-7
6.2.2 Booster Pump Stations 6-7
6.2.3 Water Storage Capacity 6-8

7 DISTRIBUTION SYSTEM HYDRAULIC CAPACITY EVALUATION 7-1

7.1 Hydraulic Modeling Approach 7-1

7.2 Hydraulic Model Update 7-1

7.2.1 Model Platform 7-1
7.2.2 Model Update 7-1
7.2.3 Model Validation and Calibration 7-2

7.3 Modeling Scenarios 7-2

7.4 Water Distribution System Performance Evaluation 7-7

7.4.1 Existing System Evaluation 7-7
7.4.2 Future System Evaluation 7-12

8 WATER SUPPLY, STORAGE, AND PUMPING CAPACITY EVALUATION 8-1

8.1 Existing Water System Evaluation 8-1

8.1.1 Water Supply Capacity 8-1
8.1.2 Water Storage Capacity 8-1
8.1.3 Peak Pumping Capacity 8-1

8.2 Future Water System Evaluation 8-3

8.2.1 Water Supply Capacity 8-3
8.2.2 Water Storage Capacity 8-4
8.2.3 Peak Pumping Capacity 8-6

9 RECOMMENDED CAPITAL IMPROVEMENT PROGRAM CHANGES 9-1

9.1 Modifications to Water Supply CIPs 9-1

9.1.1 Groundwater Treatment Improvements 9-1
9.1.2 Aquifer Storage and Recovery 9-1

9.2 Modification to Water Distribution System CIPs 9-2

9.2.1 Harlan Road and South Harlan Road Fire Flow Improvement Project 9-2
9.2.2 Murphy Parkway Fire Flow Loop to Harlan Road 9-3
9.2.3 East J Street Alley Residential Fire Flow Improvement Project 9-3
9.2.4 Lathrop Transmission Main Improvement Project 9-3

10 REFERENCES 10-1

TABLES

Table ES-1. Water Demand Factors ES-2
Table ES-2. Summary of Recommended Water System Capital Improvement Projects ES-7
Table 2-1. City of Lathrop Development Projections by Development Area 2-5
Table 2-2. Historical Service Area Population 2-8
Table 2-3. Current and Projected Service Area Population 2-9
Table 3-1. Active Groundwater Well Information 3-4
Table 3-2. Existing Treated Water Storage Facilities 3-7
Table 3-3. Treated Water Storage Facility Booster Pump Station Characteristics 3-8
Table 3-4. Pipeline Lengths by Diameter 3-9
Table 4-1. Current and Historical Potable Water Use and Population 4-3
Table 4-2. Number of Current (2022) Potable Water Services by Sector 4-5
Table 4-3. Current and Historical Potable Water Use by Sector 4-6
Table 4-4. Updated Water Demand Factors 4-8
Table 4-5. Projected Water Demand by Development Area 4-10
Table 4-6. Historical Potable Water Peak Demands and Peaking Factors 4-14
Table 5-1. Current and Historical Potable Water Supply 5-1
Table 5-2 Lathrop SSJID Turnouts – Basis of Design 5-3
Table 5-3. Groundwater Production Well Capacities and Annual Yields 5-6
Table 5-4. Current and Projected Potable Water Supply Entitlements 5-7
Table 5-5. Projected SCWSP Supply Availability 5-9
Table 5-6. Projected SCWSP Supply Available to City of Lathrop 5-9
Table 5-7. Projected Potable Water Supply in Normal Years 5-14
Table 5-8. Projected Potable Water Supply in Single Dry Years 5-15
Table 5-9. Projected Potable Water Supply in Multiple Dry Years 5-16
Table 5-10. Projected Potable Supply vs. Demand for Normal Year Scenario 5-19
Table 5-11. Projected Potable Supply vs. Demand for Single Dry Year Scenario 5-20
Table 5-12. Projected Supply vs. Demand for Multiple Dry Years Scenario 5-21
Table 6-1. Summary of Recommended Potable Water System Performance and Operational Criteria 6-3
Table 6-2. Required Fire Flow and Storage Requirements 6-5
Table 7-1. Summary of Water Demands by Scenario 7-5
Table 8-1. Existing Water Supply Capacity 8-2
Table 8-2. Existing Water Storage Capacity and Requirements 8-2
Table 8-3. Evaluation of Existing Firm Pumping Capacity 8-3
Table 8-4. Projected Water Supply Capacity 8-4

Table 8-5. Projected Storage Requirements by Development Area 8-5
Table 8-6. Projected Citywide Storage Requirements 8-5
Table 8-7. Projected Citywide Pumping Requirements 8-6
Table 9-1. Summary of Recommended Water System Capital Improvement Projects 9-4

FIGURES

Figure ES-1. Existing Potable Water System Infrastructure ES-4
Figure ES-2. Modeled Future Water Infrastructure ES-5
Figure ES-3. Recommended Water System Capital Improvement Projects ES-6
Figure 2-1. City of Lathrop Boundaries and Development Areas 2-4
Figure 2-2. Historical and Projected Service Area Population 2-9
Figure 3-1. Existing Water System Infrastructure 3-3
Figure 4-1. Current and Historical Potable Water Use and Population 4-4
Figure 4-2. Current and Historical Per Capita Potable Water Use 4-4
Figure 4-3. Number of Current Potable Water Services by Sector 4-5
Figure 4-4. Annual Water Use by Sector: 2017-2022 4-7
Figure 4-5. Percentage of Total Water Use by Sector: 2017-2022 4-7
Figure 4-6. City of Lathrop Monthly Water Production 4-13
Figure 5-1. Current and Historical Potable Water Supply 5-2
Figure 5-2. Water Supply Infrastructure 5-4
Figure 5-3. Current and Projected Potable Water Supply Entitlements 5-7
Figure 5-4. Projected Normal Year Potable Water Supply 5-14
Figure 5-5. Projected Single Dry Year Potable Water Supply 5-15
Figure 5-6. Projected Multiple Dry Year Potable Water Supply 5-17
Figure 5-7. Normal Year Potable Supply vs. Demand 5-19
Figure 5-8. Single Dry Year Potable Supply vs. Demand 5-20
Figure 5-9. Multiple Dry Year Supply vs. Demand 5-22
Figure 6-1. Fire Flow Requirement 6-6
Figure 7-1. Modeling Scenarios 7-4
Figure 7-2. Modeled Existing and Future Infrastructure 7-6
Figure 7-3. Existing Water System Hydraulic Evaluation – Peak Hour Demand – Pressure 7-8
Figure 7-4. Existing Water System Hydraulic Evaluation – Peak Hour Demand – Pipe Velocity 7-9
Figure 7-5. Existing Water System Hydraulic Evaluation – Peak Hour Demand – Pipe Head Loss 7-10
Figure 7-6. Existing Water System Hydraulic Evaluation – Maximum Day Demand – Available Fire Flow .7-11
Figure 7-7. Buildout Water System Hydraulic Evaluation – Peak Hour Demand – Pressure 7-13
Figure 7-8. Buildout Water System Hydraulic Evaluation – Peak Hour Demand – Pipe Velocity 7-14
Figure 7-9. Buildout Water System Hydraulic Evaluation – Peak Hour Demand – Pipe Head Loss 7-15

Figure 7-10. Buildout Water System Hydraulic Evaluation – Maximum Day Demand – Available Fire Flow 7-16

APPENDICES

Appendix A Water Demand Factor Evaluations
Appendix B Recommended CIP Details

ABBREVIATIONS AND ACRONYMS

AAFES	Army & Air Force Exchange Services
ac	acres
AC	asbestos cement
ACE	Altamont Commuter Express
ADD	average day demands
AF	acre feet
AFY	acre feet per year
AOI	Area of Interest
ASR	Aquifer Storage and Recovery
BBID	Byron-Bethany Irrigation District
BCID	Banta-Carbona Irrigation District
BPS	booster pump station
CCI	Construction Cost Index
CEQA	California Environmental Quality Act
CII	commercial, industrial and institutional
CIP	Capital Improvement Program or Capital Improvement Project
City	City of Lathrop
CLSP	Central Lathrop Specific Plan
CTF	Consolidated Treatment Facility
DBCP	1,2-dibromo-3-chloropropane
Depot	Sharp Army Depot
DDW	Department of Drinking Water
DGWTP	Nick C. DeGroot Water Treatment Plant
DIP	ductile iron pipe
DOF	California Department of Finance
du	dwelling unit
DWR	Department of Water Resources
EDB	ethylene dibromide
EKI	EKI Environment & Water
ENR	Engineering News Record
EPA	Environmental Protection Agency
FF	Fire Flow
fps	feet per second
ft	feet
ft bgs	feet below ground surface
ft/k-ft	feet per thousand feet

FY	Fiscal Year
GAC	granulated activated carbon
GIS	geographic information system
GPCD	gallons per capita per day
gpd	gallons per day
gpm	gallons per minute
GSA	Groundwater Sustainability Agency
GSP	Groundwater Sustainability Plan
HFPO-DA	hexafluoropropylene oxide dimer acid
HI	Hazard Index
hp	horsepower
I-5	Interstate 5
IWRMP	Integrated Water Resources Master Plan
LAWTF	Louise Avenue Water Treatment Facility
LF	linear feet
LMFD	Lathrop Manteca Fire District
MCL	Maximum Contaminant Levels
MDD	max day demands
MFR	multi-family residential
MG	Million Gallons
mg/L	milligrams per liter
MGD	million gallons per day
MMD	maximum month demand
MOU	Memorandum of Understanding
MSL	mean sea level
NL	Notification Level
OCC	Occidental Chemical Corporation
OID	Oakdale Irrigation District
OPC	Opinion of Probable Cost
PFAS	per- and polyfluoroalkyl substances
PFBS	perfluorobutane sulfonic acid
PFHxS	perfluorohexane sulfonic acid
PFNA	perfluorononanoic acid
PFOA	perfluorooctanoic acid
PFOS	perfluorooctanesulfonic acid
PHD	peak hour demand
psi	Pounds per square inch
PVC	polyvinyl chloride
RL	Response Level
SB	Senate Bill
SCADA	Supervisory Control and Data Acquisition
SCWSP	South County Water Supply Program
SFR	single family residential
SGMA	Sustainable Groundwater Management Act
Sharpe	Sharpe Army Depot
SOI	sphere of influence
SSJID	South San Joaquin Irrigation District
SWRCB	State Water Resources Control Board

TDS	Total Dissolved Solids
Title 22	California Code of Regulations, Title 22
UCMR	Unregulated Contaminant Monitoring Rule
USBR	United States Bureau of Reclamation
UWMP	Urban Water Management Plan
VFD	Variable Frequency Drive
WSMP	Water System Master Plan
WTF	Water Treatment Facility

EXECUTIVE SUMMARY

EKI Environment & Water, Inc. (EKI) has prepared this Water System Master Plan Amendment (WSMP Amendment) for the City of Lathrop, California (City). This WSMP Amendment was developed as part of the 2024 amendment to the City's Integrated Water Resources Master Plan (IWRMP Amendment), a comprehensive planning process involving the City's Potable Water, Wastewater and Recycled Water Master Plans. This WSMP Amendment incorporates new information that has become available and changed planning assumptions since the completion of the 2019 IWRMP.

STUDY AND SERVICE AREAS

The City completed a General Plan Update in September 2022 (Lathrop, 2022a) which included updated growth projections for the City. In addition, development projections have changed significantly in the River Islands area with approval of the modified River Islands Phase 2 project in June 2021 and in the Central Lathrop area.

The current population within the City is approximately 35,080 as of January 2023 (California DOF, 2023). The City has experienced significant growth and anticipates growth to continue in the future given the existing entitlements for several large residential developments.

CITY'S EXISTING WATER INFRASTRUCTURE

As of December 2023, the City's existing water supply facilities consists of five groundwater wells (Wells 6, 7, 8, 9, 10), the Louise Avenue Water Treatment Facility (LAWTF) for treatment of groundwater from Wells 6 through 10, two surface water turnouts for delivery of South County Water Supply Program (SCWSP) from the South San Joaquin Irrigation District (SSJID), and 2.5 miles of raw water pipelines to deliver untreated well water to the LAWTF. The City's water distribution system consists of a single pressure zone with seven storage tanks and booster pump stations, and approximately 156 miles of distribution pipelines. Figure ES-1 shows the City's service area and locations of the City's major water system facilities.

EXISTING AND FUTURE WATER DEMANDS

The City's total potable water use was 5,277 acre-feet (AF) in 2022, with a per capita water use of 149 gallons per capita per day (GPCD). Water demand rebounded from the recent 2014-2017 as water use restrictions were lifted and new development projects were constructed. However, water use decreased again as a result of the 2021-2022 drought and remains below 2020 levels.

The City's water demand factors presented in the 2020 UWMP were verified and updated using 2017 through 2022 data. The water demand factors serve as the basis to estimate average annual water demands for future developments. The updated water demand factors in gallons per day per dwelling unit (gpd/du) or gallons per day per acre (gpd/ac) are presented in Table ES-1 below.

Table ES-1. Water Demand Factors

Land Use Category	Updated Potable Water Use Factors (a)	
	City-wide	River Islands
Low Density Residential	330 gpd/du	315 gpd/du
Medium Density Residential	250 gpd/du	235 gpd/du
High Density Residential	170 gpd/du	
Commercial	1,550 gpd/ac	
Industrial	1,200 gpd/ac	
Parks / Public Landscaping	2,450 gpd/ac	
Schools / Institutional	1,250 gpd/ac	

Water demand projections were updated and calculated as the sum of (1) the City's existing potable water demand in 2022, and (2) the anticipated potable water demands associated with the future development projects and planning areas post 2022. It is anticipated that the City's total demand in 2045 will be 12,405 acre-feet per year (AFY), which is significantly lower than the demand projections included in the 2019 WSMP.

WATER SYSTEM SUPPLIES

The City obtains water from both imported surface water and local groundwater sources. The City receives Stanislaus River water through SCWSP that is operated by SSJID. The City currently operates five groundwater production wells and a groundwater treatment facility – the LAWTF.

Due to the relatively high cost of SCWSP water, the City has historically relied upon its groundwater wells as the primary source of supply. However, the City reduced its groundwater production during recent years due to groundwater quality issues. The City is evaluating treatment options to meet upcoming regulations for per- and polyfluoroalkyl substances (PFAS) and an Aquifer Storage and Recovery (ASR) project to boost its water supply reliability. With future groundwater treatment and purchase of SCWSP Phase II, the City has adequate supplies through 2045 during normal and dry years.

HYDRAULIC ASSESSMENT

EKI updated the water system hydraulic model to represent the City's utility infrastructure as of January 2023. The hydraulic model, along with the updated demand projections developed in Section 4, was used to evaluate capacity needs for current and future demand conditions and to complete the hydraulic assessment portion of the WSMP. EKI validated the updated model by comparing the model results to system operations data.

Existing infrastructure and key planned infrastructure were assessed under an Existing (2022) scenario and a Buildout (2045) scenario. Planned future infrastructure to support future development is shown in Figure ES-2.

The City's water distribution system is primarily assessed against its ability to supply required pressures under peak demand and fire flow conditions. Pipe velocity and head loss criteria are secondary criteria that indicate which pipes could be upsized to increase downstream pressures and improve water movement within the system. Due to the updated water demand projections evaluated herein, no new hydraulic deficiencies are identified compared to the 2019 WSMP.

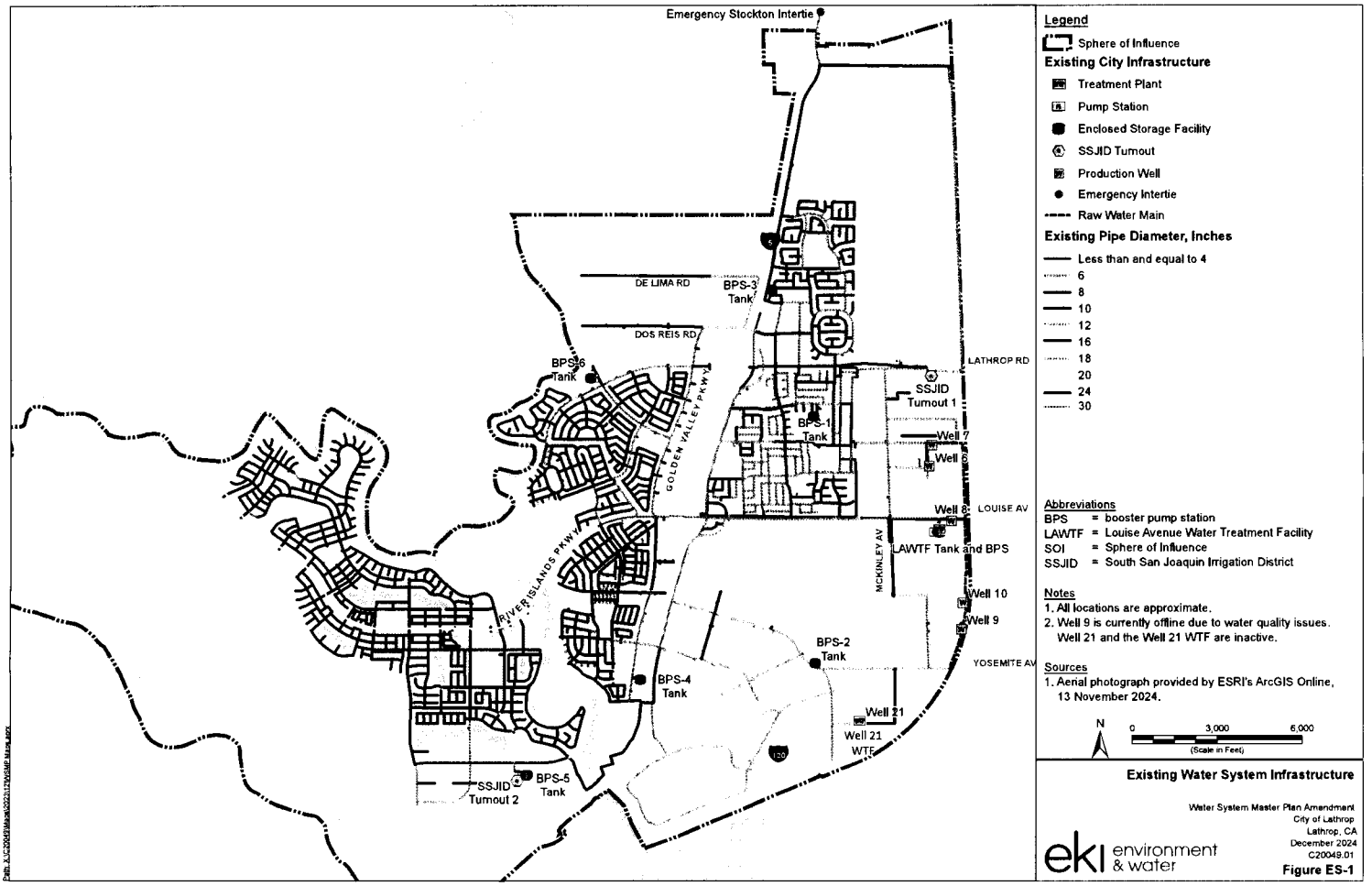
SUPPLY, STORAGE, AND PUMPING CAPACITY ASSESSMENT

The City currently has adequate supply, storage, and peaking pumping capacity to meet design criteria. Additional supply, storage, and peak pumping capacity will be required to support future development.

RECOMMENDED CAPITAL IMPROVEMENT PROGRAM

EKI recommended modifications and additions to the list of recommended capital improvement projects (CIPs) included in the 2019 WSMP. Two new water supply projects (PFAS treatment at the LAWTF and ASR) are identified in Section 5.6. No new distribution system CIPs are required; several remaining CIPs identified in the 2019 IWRMP are no longer recommended or have been modified.

Figure ES-3 shows an overview of the collection system capacity project locations, and Table ES-2 summarizes all the identified capacity improvement projects and their estimated planning level opinion of probable costs (OPCs).

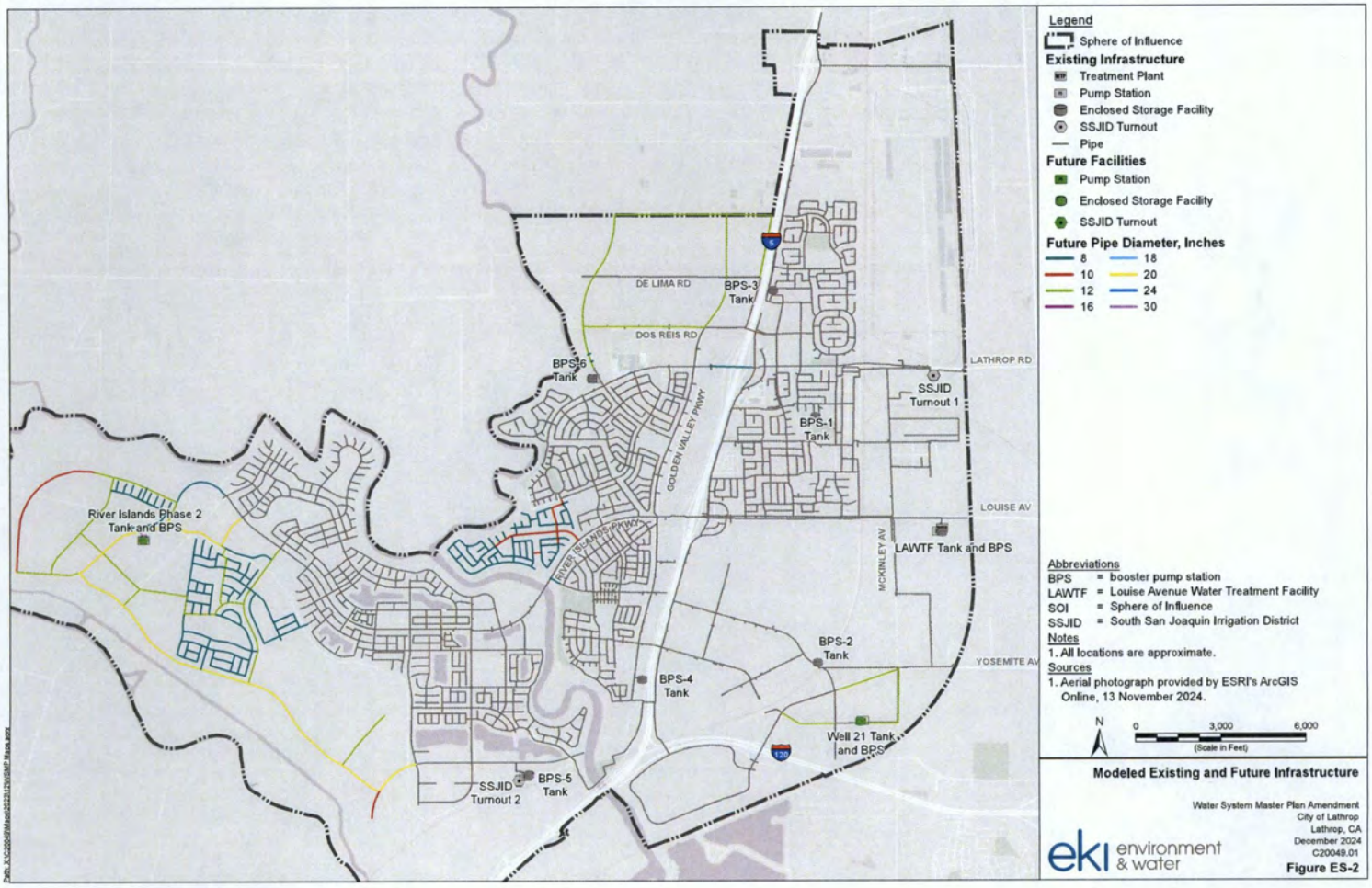


Existing Water System Infrastructure

Water System Master Plan Amendment
City of Lathrop
Lathrop, CA
December 2024
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Figure ES-1


DE LIMA RD
DOS REIS RD
LATHROP RD
LOUISE AV
YOSEMITE AV
GOLDEN VALLEY PKWY
RIVER ISLANDS PKWY
MCKINLEY AV
BPS-3 Tank
BPS-6 Tank
BPS-1 Tank
SSJID Turnout 1
LAWTF Tank and BPS
River Islands Phase 2 Tank and BPS
BPS-2 Tank
BPS-4 Tank
Well 21 Tank and BPS
SSJID Turnout 2
BPS-5 Tank
Legend
Sphere of Influence
Existing Infrastructure
Treatment Plant
Pump Station
Enclosed Storage Facility
SSJID Turnout
Pipe
Future Facilities
Pump Station
Enclosed Storage Facility
SSJID Turnout
Future Pipe Diameter, Inches
8
10
12
16
18
20
24
30
Abbreviations
BPS = booster pump station
LAWTF = Louise Avenue Water Treatment Facility
SOI = Sphere of Influence
SSJID = South San Joaquin Irrigation District
Notes
1. All locations are approximate.
Sources
1. Aerial photograph provided by ESRI's ArcGIS Online, 13 November 2024.
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Modeled Existing and Future Infrastructure
Water System Master Plan Amendment
City of Lathrop
Lathrop, CA
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Figure ES-2

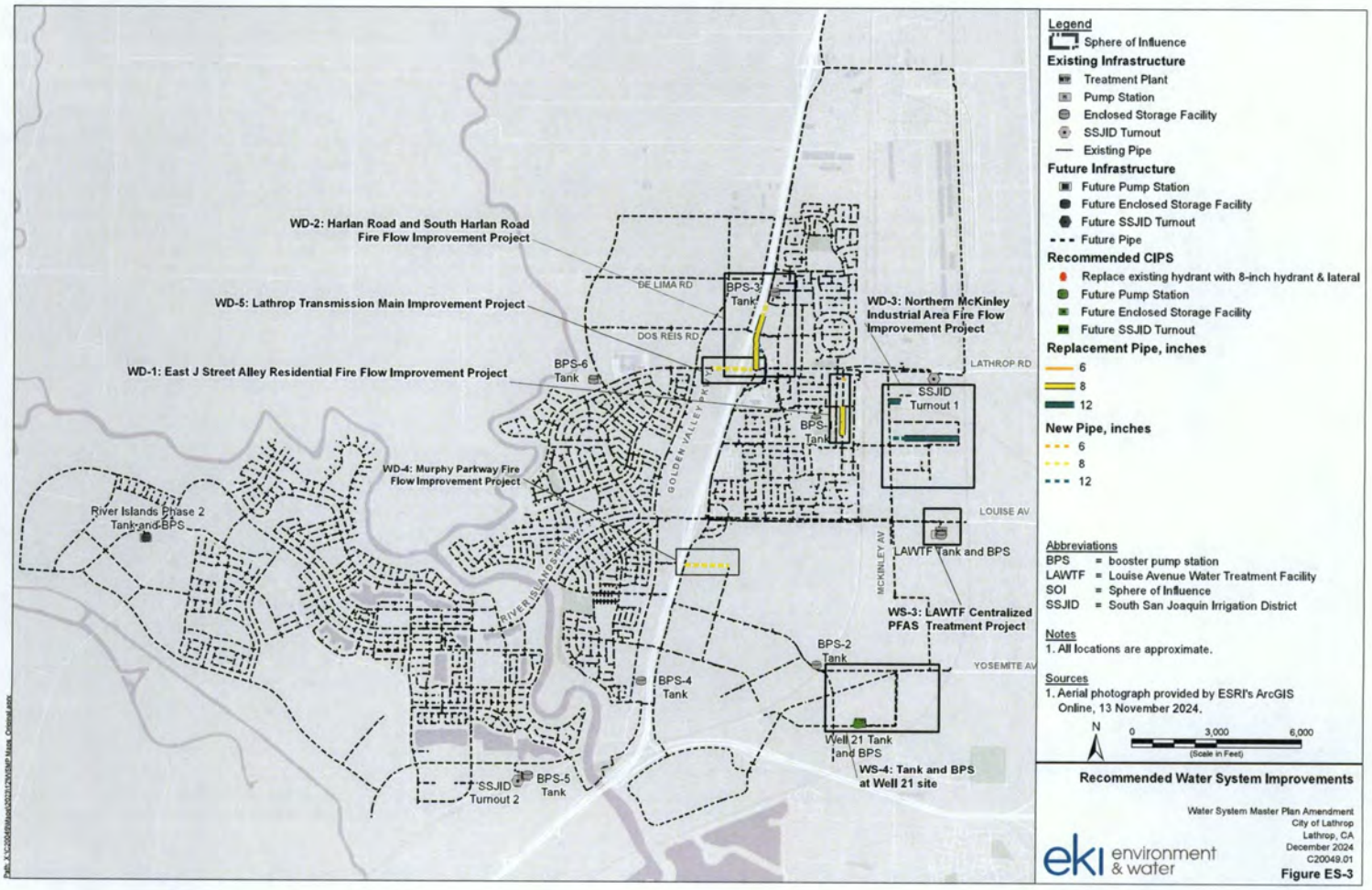

WD-2: Harlan Road and South Harlan Road Fire Flow Improvement Project
WD-5: Lathrop Transmission Main Improvement Project
WD-1: East J Street Alley Residential Fire Flow Improvement Project
WD-4: Murphy Parkway Fire Flow Improvement Project
WD-3: Northern McKinley Industrial Area Fire Flow Improvement Project
WS-3: LAWTF Centralized PFAS Treatment Project
WS-4: Tank and BPS at Well 21 site
DE LIMA RD
DOS REIS RD
LATHROP RD
LOUISE AV
YOSEMITE AV
MCKINLEY AV
GOLDEN VALLEY PK
RIVER ISLANDS PKWY
BPS-3 Tank
BPS-6 Tank
BPS-1 Tank
SSJID Turnout 1
LAWTF Tank and BPS
River Islands Phase 2 Tank and BPS
BPS-2 Tank
BPS-4 Tank
Well 21 Tank and BPS
SSJID Turnout 2
BPS-5 Tank
Legend
Sphere of Influence
Existing Infrastructure
Treatment Plant
Pump Station
Enclosed Storage Facility
SSJID Turnout
Existing Pipe
Future Infrastructure
Future Pump Station
Future Enclosed Storage Facility
Future SSJID Turnout
Future Pipe
Recommended CIPS
Replace existing hydrant with 8-inch hydrant & lateral
Future Pump Station
Future Enclosed Storage Facility
Future SSJID Turnout
Replacement Pipe, inches
6
8
12
New Pipe, inches
6
8
12
Abbreviations
BPS = booster pump station
LAWTF = Louise Avenue Water Treatment Facility
SOI = Sphere of Influence
SSJID = South San Joaquin Irrigation District
Notes
1. All locations are approximate.
Sources
1. Aerial photograph provided by ESRI's ArcGIS Online, 13 November 2024.
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Recommended Water System Improvements
Water System Master Plan Amendment
City of Lathrop
Lathrop, CA
December 2024
C20049.01
Figure ES-3
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Table ES-2. Summary of Recommended Water System Capital Improvement Projects

Project #	Project (a)	Time Frame (b)	Addresses Fire Flow Deficiency	Total Project OPC (c)(d)
Water Supply Improvements				
WS-1	Well 10 Testing, Analysis and Modifications (PW 22-37) (e)	Existing	--	$844,527
WS-2	Booster Pump Stations Upgrade Project (PW 24-10) (e)	Existing	--	$800,000
WS-3	Groundwater Treatment Improvements (PW 20-16) (e)	Existing	--	$25,564,010
WS-4	SSJID Turnout 1 Emergency Backup Power (f)	Buildout	--	$930,000
WS-5	Tank and BPS at the Well 21 Site (g)	Buildout	--	$5,640,000
WS-6	SSJID SCWSP Phase 2 (f)	Buildout	--	$28,280,000
WS-7	SSJID Turnout 2 Expansion (f)	Buildout	--	$4,490,000
WS-8	Aquifer Storage and Recovery (PW 22-36) (d) (e)	Buildout	--	$9,000,000
	TOTAL WATER SUPPLY IMPROVEMENTS OPC			**$75,550,000**
Water Distribution System Improvements				
WD-1	East J Street Alley Residential Fire Flow Improvement Project (PW 25-10)	Existing	Yes	$400,000
WD-2	Harlan Road Fire Flow Improvement Project (PW 25-10) (e) (h) (i)	Existing	Yes	$1,190,000
WD-3	Northern McKinley Industrial Area Fire Flow Improvement Project	Existing	Yes	(h)
WD-4	Murphy Parkway Fire Flow Improvement Project (PW 24-11) (e) (j)	Existing	Yes	$180,000
WD-5	Lathrop Transmission Main Improvement Project (PW 25-10)	Existing	Yes	$570,000
WD-6	Lathrop Water Main and Lateral Upgrade Project (PW 24-12) (e)	Existing	Yes	$120,000
	TOTAL WATER DISTRIBUTION SYSTEM IMPROVEMENTS OPC			**$2,460,000**
[redacted]				

Notes:

(a) Project information is obtained from Table 9-1 of the 2019 WSMP with their costs escalated to December 2024 dollars, and includes modifications recommended in Sections 9.1 and 9.2.

(b) Time frame refers to when projects are identified to be required.

(c) Costs shown are presented in December 2024 dollars based on an ENR CCI of 13,632.41 (20-city average), with totals rounded to the nearest $10,000, except for projects called out in footnote (e).

(d) Costs include mark-ups equal to 60% for construction contingency (25%), design (10%), construction management (10%), permitting (10%), and Project Implementation (5%).

(e) Improvements and associated costs have been carried over from the City of Lathrop Capital Improvement Programs Fiscal Years 2023 – 2025 (City of Lathrop, 2023).

(f) Construction costs for improvements have been carried over from estimates in the 2013 Draft Water Master Plan, escalated to December 2024 dollars.

(g) Construction costs for Tank and BPS at the former Well 21 site reflect the engineer's estimate prepared by H2O Urban Solutions in July 2017, escalated to December 2024 dollars.

(h) This project will be conditioned for private development to complete.

(i) For planning purpose, cost estimated shown in the table was based on 6-inch for existing water mains along Old Harlan Road between Shilling Avenue and Lathrop Road, City to verify the actual size since inconsistent pipe diameters observed in available documentation.

(j) Costs were updated to reflect reduced project scale as recommended in Section 9.1.

1 INTRODUCTION

EKI Environment & Water, Inc. (EKI) has prepared this Water System Master Plan Amendment (WSMP Amendment) for the City of Lathrop, California (City). This WSMP Amendment was developed as part of the 2024 amendment to the City's Integrated Water Resources Master Plan (IWRMP Amendment), a comprehensive planning process involving the City's Potable Water, Wastewater and Recycled Water Master Plans. This WSMP Amendment updates the City's 2019 WSMP (EKI, 2019a). The IWRMP Amendment was completed through a coordinated effort between multiple City departments and provides a unifying framework to support utility operations and capital improvement program (CIP) development and implementation.

1.1 Project Background

The City's 2019 IWRMP, which includes the City's Water System Master Plan, Wastewater System Master Plan, and Recycled Water Master Plan, was finalized and approved by the City Council in December 2019 after a California Environmental Quality Act (CEQA) process (EKI, 2019a; 2019b; 2019c). Since the IWRMP was completed, new information has become available and certain planning assumptions have changed that require an amendment to the IWRMP, including the following:

- **Land Use Information**: The City completed a General Plan Update in September 2022 which included updated growth projections for the City (Lathrop, 2022a). In addition, development projections have changed significantly in the River Islands planning area with approval of the modified River Islands Phase 2 project in June 2021 and in the Central Lathrop Specific Plan area Lathrop, 2022b).
- **Water Demand Factors and Projections**: The City's unit water demand factors and water demand projections were updated in July 2020 to support the River Islands Phase 2 development Water Supply Assessment, which were later incorporated into the City's 2020 Urban Water Management Plan (UWMP). The updated demand evaluation was based on the City's water use patterns observed since the 2014-2017 drought, which are significantly lower compared to those included in the 2019 IWRMP which had been based on the City's pre-drought water patterns.
- **Water Supply Information**: The City's water supply reliability and water supply infrastructure investments need to be reassessed based on the updated water supply projections presented in the 2020 UWMP and any subsequent management efforts. For example, the City's imported surface water from the South County Water Supply Project (SCWSP) could experience significant cutbacks in light of the Bay Delta Plan Amendment and the resolution of the resultant settlement negotiations. Future, the City has experience water quality issues with its groundwater supply associated with the nearby former Occidental Chemical Corporation remediation site and detections of per- and polyfluoroalkyl substances (PFAS). These issues limit the City's ability to expand groundwater production in the future. The City conducted engineering feasibility studies for adding PFAS treatment of the Louise Avenue Water Treatment Facility (LAWTF) and an aquifer storage and recovery (ASR) project to improve water supply reliability.
- **River Discharge Permit**: The City has obtained a National Pollutant Discharge Elimination System (NPDES) permit to dispose a portion of the wastewater treated at the Lathrop Consolidated Treatment Facility (CTF) in the San Joaquin River, with the remaining portion delivered as recycled water to irrigate urban parks and landscaping. To support use of recycled water for landscape irrigation, the City obtained coverage under General Order WQ-2019-0058-DDW-R5017 and submitted a Title 22 Report Addendum in 2020. The City began delivering recycled water for urban uses in the summer of 2021. These changes reduce the City's potable water demand, and affect

the operations and infrastructure needed of the City's wastewater effluent disposal and recycled water distribution systems.

1.2 Scope of Work

The scope of work for the WSMP Amendment included the following primary tasks:

- Update of the water system hydraulic model network to incorporate system improvements completed since the 2019 WSMP or those currently in design or under construction, including system expansions related to new development and capital improvement projects completed by the City.
- Update the backbone water system infrastructure included in the future water system hydraulic model network for future development areas based on recent utility plans completed by City or Developers (e.g., the River Islands Phase 2 plans, the Mossdale Landing West Tentative Map);
- Verification of operational settings with input from City operations staff and update of the settings in the hydraulic model for pumps and tanks, as needed;
- Verification and update of land use-specific water demand factors based on water use between 2017 and 2021;
- Reallocation of parcel-by-parcel average day demands (ADD) in the model based on an updated demand evaluation and allocation of demands associated with new development added since the prior hydraulic model update;
- Development of water demand projections based on the land projections included in the General Plan Update (adopted September 2022) and River Islands Phase 2 project (approved in June 2021);
- Evaluation of water supply reliability based on information from the 2020 UWMP and the City's PFAS treatment and ASR feasibility studies;
- Assignment of fire flow demands to each new fire hydrant based on associated land use;
- Assessment of the Existing (2022) and Buildout (2045) water system performance under current and future flow conditions using steady-state model simulations;
- Evaluation of water distribution system performance, e.g., system pressures, velocity, and head loss deficiencies, and fire flow deficiencies;
- Evaluation of storage and booster pump station (BPS) capacities;
- Verification and update of the list of capital improvement projects (CIPs) included in the 2019 WSMP; and
- Preparation of the amended WSMP document.

1.3 Report Organization

The WSMP is organized into the following sections:

- Section 1 - Introduction
- Section 2 - Study and Water Service Area
- Section 3 - Existing Water System
- Section 4 - Existing and Future Water Demands

- Section 5 - Water System Supplies
- Section 6 - Water System Performance and Operations Criteria
- Section 7 - Distribution System Hydraulic Capacity Evaluation
- Section 8 - Water Supply, Storage, and Pumping Capacity Evaluation
- Section 9 - Recommended Capital Improvement Program
- Section 10 - References

2 STUDY AND WATER SERVICE AREAS

The City of Lathrop (also referred to herein as the City) was incorporated on July 1, 1989 and is located in San Joaquin County, approximately 10 miles south of the City of Stockton and directly west of the City of Manteca. The City lies east of the Coastal Range that separates California's Central Valley from the San Francisco Bay Area. Interstate 5 (I-5), a major north-south interstate corridor, bisects the City. The City is also connected by Highway 120 which runs east-west through the southeastern-most part of the City, and by Interstate 205, which connects Interstate 580 to I-5. The City is also served by the Altamont Commuter Express (ACE) train, which travels along the southern and eastern border of the City. The community was originally developed primarily east of I-5. Beginning in 2003, major new developments have been constructed west of I-5 and others are currently planned or under construction in this area.

This section provides an overview of the City's service area, including discussions of the City's service area boundaries, planned developments, and population.

2.1 City Limits, Sphere of Influence, and Service Boundaries

The City currently encompasses an area of approximately 13,400 acres, or about 20.9 square miles. The City's Sphere of Influence (SOI) is slightly larger with an area of about 13,600 acres, or 21.2 square miles. The City's SOI includes two unincorporated areas:

1. Approximately 134 acres northeast of the City boundary and along Roth Road that is designated Freeway Commercial and Limited Industrial, and
2. Approximately 62 acres southeast of the City boundary that is designated Service Commercial and part of the Lathrop Gateway Business Park Specific Plan area.

The City reduced their SOI in 2016 to exclude an additional unincorporated area (approximately 2,100 acres) located north of the Central Lathrop Specific Plan (Central Lathrop or CLSP) area and west of I-5. Much of this area does not have a General Plan land use designation. The City has designated this area as an Area of Interest (AOI) (Lathrop, 2016). Figure 2-1 shows the City limits, SOI, and AOI.

As shown in Figure 2-1, the City's water service area is generally contiguous with the City limits and includes the railroad cargo container commercial enterprise that is outside of the City limits.

The City currently provides water service to approximately 9,922 residential, commercial, industrial institutional/governmental, irrigation, agricultural, and other/construction service connections, of which approximately 223 services are dedicated for irrigation uses. All of the City's water services are metered. The City began providing water to the 724-acre Sharpe Army Depot in 2022.[1]

2.2 Specific Plans and Large Planned Unit Development

The City has experienced significant growth in recent years and is anticipating growth to continue, particularly in several approved or pending large development projects within the City. Infrastructure needs for these projects are evaluated in this document. These projects are described below and shown on Figure 2-1 and Table 2-1, based on City and developer projections. Specifically, Table 2-1 lists the number of new residential dwelling units and commercial, industrial, and institutional (CII) acreage that is

[1] As of the September 2024, only the Army & Air Force Exchange Service (AAFES) along with a couple of buildings on Roth Road receive potable water from the City, while Sharpe Army Depot still operates its onsite drinking water system for the remainder of the facility.

anticipated to be served by the City's potable water system in five-year increments between 2025 and the anticipated buildout in 2045. A general description of the development areas and the total development planned at buildout is described below.

- Central Lathrop Specific Plan. The Central Lathrop Specific Plan proposes development of 1,520 acres located west of I-5. Phase 1 of the project is anticipated to be completed by 2040 and consists of a total 579 high density units, 1,483 variable density residential units, and 146 acres of commercial land uses. The project also includes two schools and 161 acres of recreational land use and open space. Phase 2 of the project includes 682 acres of light industrial use and a 5-acre park.
- Mossdale Landing. Mossdale Landing is a mixed-use master planned community that is anticipated to be completed by 2030. Construction at Mossdale Landing began in 2003 and approximately 1,640 residential units have been constructed thus far. An additional 66 low density residential units are anticipated by project completion. In addition, the development is allocating a total of 35 acres land for two schools, 40 acres for parks, and 25 acres for commercial development.
- Mossdale Landing East. Mossdale Landing East (formerly referred to as Lathrop Station) is anticipated to be completed by 2030. Approximately 490 residential units have been constructed so far. An additional 37 low density units are anticipated by project completion. The development plan also includes a total of 6.5 acres of village commercial, 13.2 acres of service commercial, and 27.5 acres of highway commercial land uses.
- Mossdale Landing South. Mossdale Landing South is a proposed 104-acre development that is anticipated to be completed by 2030. Approximately 140 medium and high density units have been constructed so far. An additional 85 medium density units are anticipated by project completion. In addition, the project includes a total of 28 acres of commercial, 25 acres of open space, and 9.5 acres of parks.
- Mossdale Landing West. Mossdale Landing West is a proposed residential development that is anticipated to be completed by 2032. The project will be located on the Silveira property and consist of 829 low density dwelling units and 11 acres of parks.
- River Islands. The 4,995-acre River Islands development is located west of the San Joaquin River and east of Paradise Cut on land known as the Stewart Tract. The development proposes a mixture of low, medium, and high density residential units. According to its recently amended Specific Plan, River Islands will consist of two phases and a total of 15,000 homes, a 260-acre employment center, a 79-acre town center, 235 acres of parks and ten schools. About 2,800 low density residential units were constructed and occupied by late 2022. The estimated project completion date is 2040 (Lathrop, 2022b; Woodard & Curran, 2020).
- Lathrop Gateway Business Park Specific Plan. The Lathrop Gateway Business Park Specific Plan (Lathrop Gateway) proposes commercial and industrial development of approximately 384 acres to be completed by 2040. The City annexed 213 acres of this area in June 2012 and 99 acres of the remaining 117 acres in May 2016. This would result in approximately 4.7 million square feet of service commercial, limited industrial, distribution, and research and development related uses, and approximately 741,000 square feet of commercial office and retail uses. The first phase of the project includes approximately 167 acres of limited industrial, 83 acres of service commercial, and 57 acres of office and commercial retail uses and is anticipated to be completed by 2030.

- South Lathrop Specific Plan. The South Lathrop Specific Plan (South Lathrop) was approved by the City Council on 20 July 2015 and includes a 315-acre plan area. The Specific Plan proposes approximately 10 acres of commercial office uses, 246 acres of limited industrial, 31 acres of open space, and 27 acres of roads and public facilities. The City South Lathrop Specific Plan area was annexed into the City in May 2016. The South Lathrop Commerce Center, approximately 272 acres within the South Lathrop Specific Plan, is anticipated to be completed by 2030. The South Lathrop Commerce Center will encompass all of the South Lathrop Specific Plan area with the exception of approximately 24 acres of light industrial, 1.2 acres of office commercial, and 19 acres of open space and public roads.
- Historic Lathrop Infill and Other Developments East of I-5. The portion of the City east of I-5 is anticipated to include infill development and added density in the future. Currently, this area consists of approximately 3,160 low density and 455 medium density units, commercial and industrial areas, and a few public parks. Future residential growth of this area is expected on undeveloped/underutilized and redeveloped parcels consolidated from large lots where low density residential units would be demolished. New residential projects are estimated to consist of 52 low density, 218 medium density, and 48 high density residential units, increasing the total existing residential unit count by 318 units.
- Sharpe Army Depot. During World War II, the US Army created the Sharpe Army Depot (Depot) in the rural Lathrop Community to allow shipment of major army supplies to the western United States. The Depot is comprised of a 724-acre facility south of Roth Road and has served both the Army and Airforce with a variety of supplies depending on the demand of goods and supplies created by war time efforts. The Depot is occupied by the Army & Air Force Exchange Services (AAFES) West Coast Distribution Center that employs 348 workers. Prior to 30 September 2014 the Defense Logistics Agency was also housed at the Depot; its workforce of 700 workers has since been transferred to the larger Tracy Army Depot. The City began providing water and sewer services to the Sharpe Army Depot in 2022, including the AAFES and California National Guard properties.

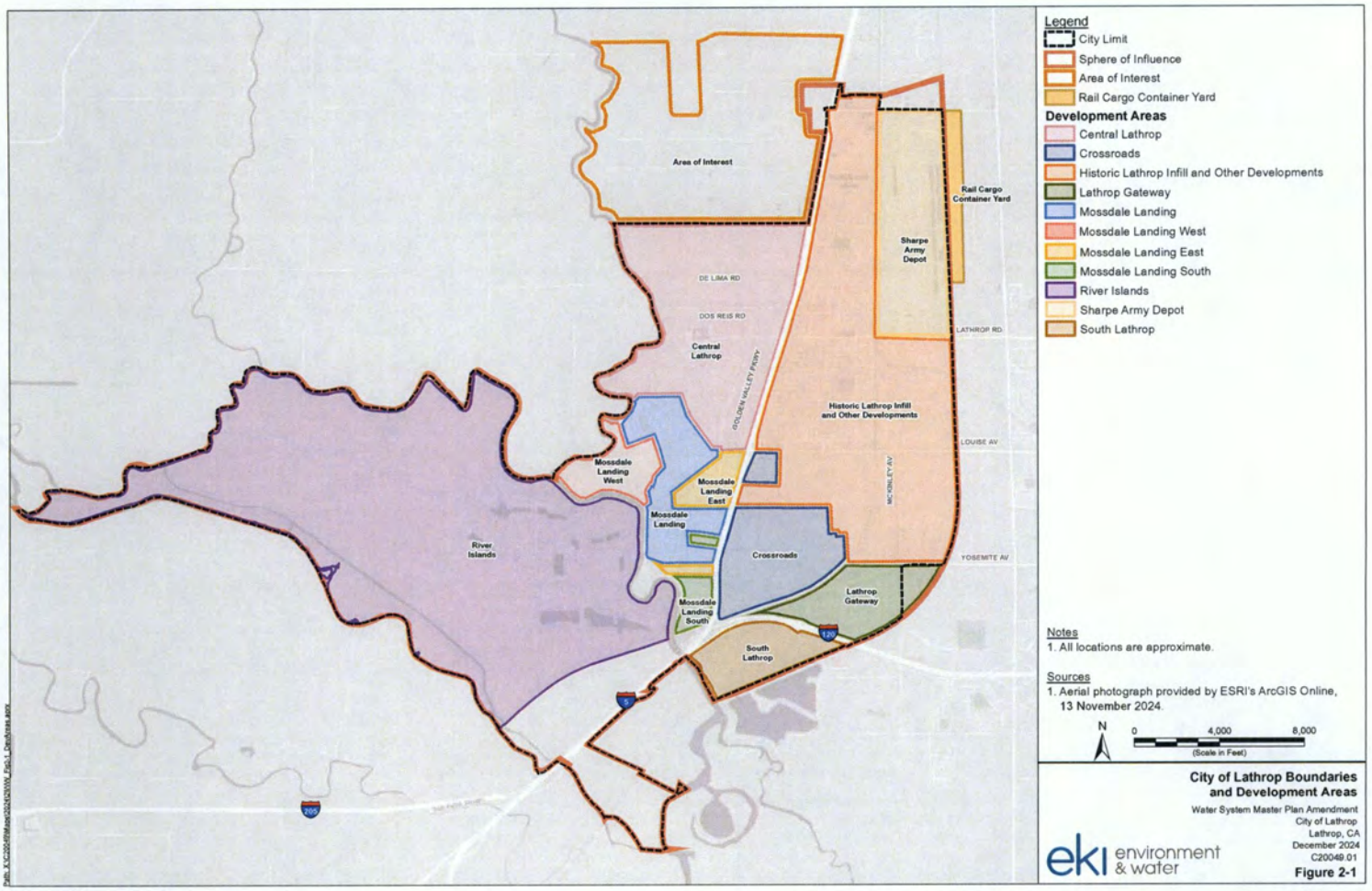

Area of Interest
Rail Cargo Container Yard
Sharpe Army Depot
DE LIMA RD
DOS REIS RD
LATHROP RD
Central Lathrop
GOLDEN VALLEY PKWY
Historic Lathrop Infill and Other Developments
LOUISE AV
MCKINLEY AV
Mossdale Landing West
Mossdale Landing East
Mossdale Landing
River Islands
Crossroads
YOSEMITE AV
Lathrop Gateway
Mossdale Landing South
South Lathrop
120
5
205
Legend
City Limit
Sphere of Influence
Area of Interest
Rail Cargo Container Yard
Development Areas
Central Lathrop
Crossroads
Historic Lathrop Infill and Other Developments
Lathrop Gateway
Mossdale Landing
Mossdale Landing West
Mossdale Landing East
Mossdale Landing South
River Islands
Sharpe Army Depot
South Lathrop
Notes
1. All locations are approximate.
Sources
1. Aerial photograph provided by ESRI's ArcGIS Online, 13 November 2024.
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City of Lathrop Boundaries and Development Areas
Water System Master Plan Amendment
City of Lathrop
Lathrop, CA
December 2024
C20049.01
Figure 2-1
eki environment & water

Table 2-1. City of Lathrop Potable Water Development Projections by Development Area

Land Use Designation	Units	Incremental New Development (a)(b)(c)					Incremental New By Buildout
		2025	2030	2035	2040	2045 (Buildout)	
Central Lathrop - Phase 1							
Low Density Residential	du	--	500	264	--	--	764
High Density Residential	du	--	246	210	123	--	579
Mixed Use	ac	--	--	--	--	51	51
Commercial	ac	13	61	--	--	72	146
Central Lathrop - Phase 2							
Light Industrial / R&D Flex	ac	90	--	--	--	592	682
Parks	ac	--	--	--	--	5.0	5.0
Mossdale Landing							
Low Density Residential	du	--	--	--	--	66	66
Commercial	ac	4.6	1.5	--	--	--	6.1
Schools	ac	--	--	--	--	16.2	16.2
Mossdale Landing East							
Low Density Residential	du	--	37	--	--	--	37
High Density Residential	du	--	--	--	--	84	84
Commercial	ac	--	7.0		--	--	7.0
Mossdale Landing South							
Medium Density Residential	du	85	--	--	--	--	85
Commercial	ac	--	--	8	--	17	25
Parks	ac	--	4.0	--	--	--	4.0
Mossdale Landing West							
Low Density Residential	du	--	--	829	--	--	829
River Islands							
Low Density Residential	du	768	1,218	1,218	1,218	--	4,422
Medium Density Residential	du	676	945	945	945	--	3,511
High Density Residential	du	--	1,395	1,395	1,395	--	4,185
Town Center	ac	--	22	22	22	--	67
Commercial	ac	--	73	73	73	--	220
Schools	ac	11	5.4	5.3	5.1	--	26.9
Parks	ac	1.3	4.3	4.3	4.3	--	14.4
Landscape Areas	ac	1.5	1.1	1.1	1.1	--	4.7
Street Landscape Area	ac	0.3	1.1	1.1	1.1	--	3.6
South Lathrop							
Light Industrial / R&D Flex	ac	--	67.0	--	--	32.8	99.75
Office Commercial	ac	--	8.8	--	--	1.2	10.0
Lathrop Gateway							
Light Industrial / R&D Flex	ac		66	--	17	--	83
Commercial (Office and Service)	ac	--	51	--	12	--	63
Open Space	ac	--	2.5	--	1.6	--	4.1
Public Landscaping	ac	--	2.6	--	8.8	--	11.4
Crossroads							
Industrial	ac	--	23	--	--	--	23
Commercial	ac	--	1.5	--	--	--	1.5

Table 2-1 (Cont.). City of Lathrop Potable Water Development Projections by Development Area

Land Use Designation	Units	Incremental New Development (a)(b)(c)					Total New Development
		2025	2030	2035	2040	2045 (Buildout)	
Historic Lathrop and Other Development Areas							
Low Density Residential	du	--	12	6	5	29	52
Medium Density Residential	du	27	26	26	26	113	218
High Density Residential	du	--	--	--	--	48	48
Commercial	ac	22	14	--	--	8	44
Industrial	ac	18	--	--	--	24	42
Sharpe Army Depot							
Industrial	ac	(d)	--	--	--	--	(d)

Notes:

(a) Dwelling unit counts and acreages were based on information provided by developers and the City in November 2016, December 2016, May 2017, July 2017, July 2020, and April 2023 and adjusting for the future development to be supplied by recycled water in Central Lathrop and River Islands.

(b) Includes dwelling units and acreages that are assumed to be developed during the preceding five-year period.

(c) Area of landscape parcels and parks includes areas to be irrigated with potable water only.

(d) The existing facilities at the Sharpe Army Depot has been connected to City's water service in summer 2022. Due to incomplete billing records from the Sharpe facility, water demands are estimated using historical metered consumption from the AAFES facility and projections provided on 12 April 2018 for the California Military Department facility, as seen in Table 4-5.

2.3 Current and Projected Population

Values for the historical and current population within the City's water service area were obtained from data reported by the California Department of Finance (DOF) within the City Limits. Although Lathrop's water service area includes a railroad cargo container commercial enterprise that is outside the City limits, the service area population is estimated to be equivalent to the City population. As of January 2023, the population estimate for Lathrop was 35,080 (California DOF, 2023). The historical and current population data within the City's water service area are presented in Table 2-2.

Population in the City has grown by approximately 410% over the 32-year period between 1990 through 2023, from approximately 6,800 to 35,100 (California DOF, 2007, 2012, and 2023). Between 2005 and 2023, population increased by 174%, from approximately 12,800 to 35,100.

The City anticipates that population will continue to grow in the future given the existing entitlements for several large residential developments, discussed above in Section 2.2. The population projections for 2025 through 2045, summarized in Table 2-3, are estimated using the existing population (as determined by California DOF) and adding the amount of new housing anticipated to be permitted in each five-year increment based on Table 2-1. The population added each year is projected by multiplying the most recent number of new housing units by (1) 4.02 person per dwelling unit based on Census data for low density developments, which consists of a large majority of the City's existing land uses and (2) 3.0 persons per dwelling units for future medium density and high-density dwelling units (U.S. Census, 2023). Current and projected population trends are shown on Figure 2-2. The projected residential buildout is summarized by each development area in Table 2-4.

Table 2-2. Historical Service Area Population

Year	Service Area Population (a)	Annual Growth Rate
1990	6,841	--
1991	7,018	2.6%
1992	7,063	0.6%
1993	7,434	5.3%
1994	8,410	13.1%
1995	8,713	3.6%
1996	9,031	3.6%
1997	9,172	1.6%
1998	9,508	3.7%
1999	9,786	2.9%
2000	10,445	6.7%
2001	10,802	3.4%
2002	11,616	7.5%
2003	12,089	4.1%
2004	12,482	3.3%
2005	12,768	2.3%
2006	14,489	13.5%
2007	16,271	12.3%
2008	17,282	6.2%
2009	17,589	1.8%
2010	18,023	2.5%
2011	18,688	3.7%
2012	19,090	2.2%
2013	19,642	2.9%
2014	20,158	2.6%
2015	20,796	3.2%
2016	22,174	6.6%
2017	23,117	4.3%
2018	24,185	4.6%
2019	25,401	5.0%
2020	26,833	5.6%
2021	29,384	9.5%
2022	31,575	7.5%
2023	35,080	11.1%

Notes:

(a) Historical and current population is based on population estimates by the California DOF for the City of Lathrop included in DOF, 2007; DOF, 2012; DOF, 2022; and DOF, 2023.

Table 2-3. Current and Projected Service Area Population

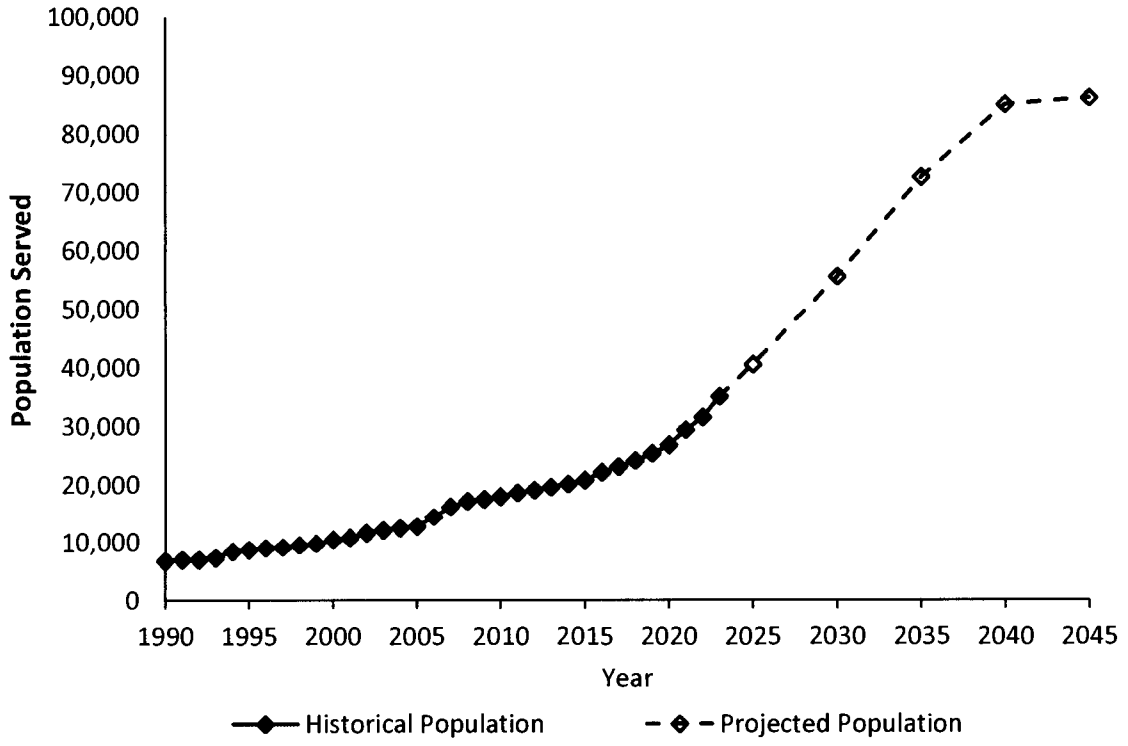
Current and Projected Service Area Population (a)(b)						
Year	**2023**	**2025**	**2030**	**2035**	**2040**	**2045 (Buildout)**
Population Served	35,080	40,531	55,471	72,513	84,897	86,013

Notes:

(a) Current population is based on population estimates by the California DOF for the City of Lathrop included in DOF, 2023.

(b) Projected populations for 2025 through buildout (2045) are based on residential unit counts from Table 2-1, multiplied by 4.02 persons per dwelling unit for low density developments (U.S. Census, 2023) and 3.0 persons per dwelling unit for medium and high density developments.

Figure 2-2. Historical and Projected Service Area Population



3 EXISTING WATER SYSTEM

The City's existing water system facilities consist of five groundwater wells (Wells 6, 7, 8, 9, 10), the Louise Avenue Water Treatment Facility (LAWTF) for treatment of groundwater from Wells 6-10, two surface water turnouts for delivery of South County Water Supply Program (SCWSP) from South San Joaquin Irrigation District (SSJID), seven storage tanks and booster pump stations, and approximately 156 miles of pipeline. The City's distribution system operates as a single pressure zone. Figure 3-1 shows the City's service area and locations of the City's major water system facilities. These facilities will be described in further detail in the following sections.

3.1 Water Supply and Treatment Facilities

The City's water supply and treatment facilities are described in the following sections. The City's water supply facilities and an assessment of the City's water supply reliability are discussed further in Section 5.

3.1.1 Groundwater Wells, Raw Water Pipelines, and Treatment Facilities

The City currently operates five municipal groundwater supply wells: Wells 6, 7, 8, 9, and 10. Well 9 is currently offline due to water quality issues and may be used in the future as an emergency well until water quality issues are addressed to meet drinking water standards. A sixth City well, Well 21, is currently not in operation. Table 3-1 provides information about well age, depth, status, design and measured flow rates, and treatment. As shown on Figure 3-1, these wells are located on the eastern side of the City's distribution system. Groundwater from wells 6, 7, 8, 9, and 10 is conveyed via 12-inch and 16-inch water mains along the eastern border of the City along the railroad tracks to the LAWTF, where the groundwater is treated to remove arsenic. The LAWTF began operating in 2012 and has a treatment capacity of 6,250 gallons per minute (gpm).

A series of sampling events in the City's production wells during 2019 and 2020 showed that perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS) concentrations in groundwater from Well 9 exceeding both the Notification Levels (NLs) and Response Levels (RLs), which were established by the State Water Resources Control Board Division of Drinking Water (SWRCB DDW). The NLs for PFOS were also exceeded in one or more samples collected from Wells 6, 7, 8, and 10. PFOA concentrations in groundwater from Wells 6, 7, 8, and 10 were below reporting limits. Based on these and historical sampling results, the City took Well 9 offline so that the PFOA concentrations in the blended flow from remaining wells is well below the RLs.

The Well 21 site includes a treatment facility (Well 21 WTF), designed for disinfection and manganese treatment. The City last operated Well 21 and Well 21 WTF between January 2012 and November 2013. Well 21 has remained inactive since November 2013 due to sanding in the well and elevated levels of PFAS, arsenic and uranium. The City does not currently plan to bring the well or WTF back online due to poor groundwater quality.

3.1.2 Surface Water Turnouts

The City purchases imported surface water from SSJID through SCWSP, which supplies treated Stanislaus River water (see Section 5.1). There are two SSJID turnouts (SSJID Turnout 1 and SSJID Turnout 2). SSJID Turnout 1 is located on Lathrop Road, east of McKinley Avenue, and has a peak capacity of 7.5 million gallons per day (MGD). Due to downstream distribution system capacity limitations, the current maximum capacity of SSJID Turnout 1 is approximately 3 MGD.

SSJID Turnout 2 is located west of the Manthey Road and Stewart Road intersection and north of the railroad tracks (i.e., adjacent to the City's BPS-5 site) and has a peak capacity of 11.52 MGD.

SSJID Turnouts 1 and 2 both include 1.0-million-gallon (MG) SSJID tanks, which are not owned by the City and are therefore not included in storage calculations (see Section 3.2.1).

3.1.3 Emergency Interties

The City has an emergency intertie located near Roth Road, at the northern city limits near the City of Stockton. Further investigation is needed to confirm the status of this intertie and the connecting water system (i.e. City of Stockton, California Water Service, or County of San Joaquin) and whether an agreement exists to operate the intertie in the event of an emergency.

The City does not have an intertie with the City of Manteca, which may be considered in the future.

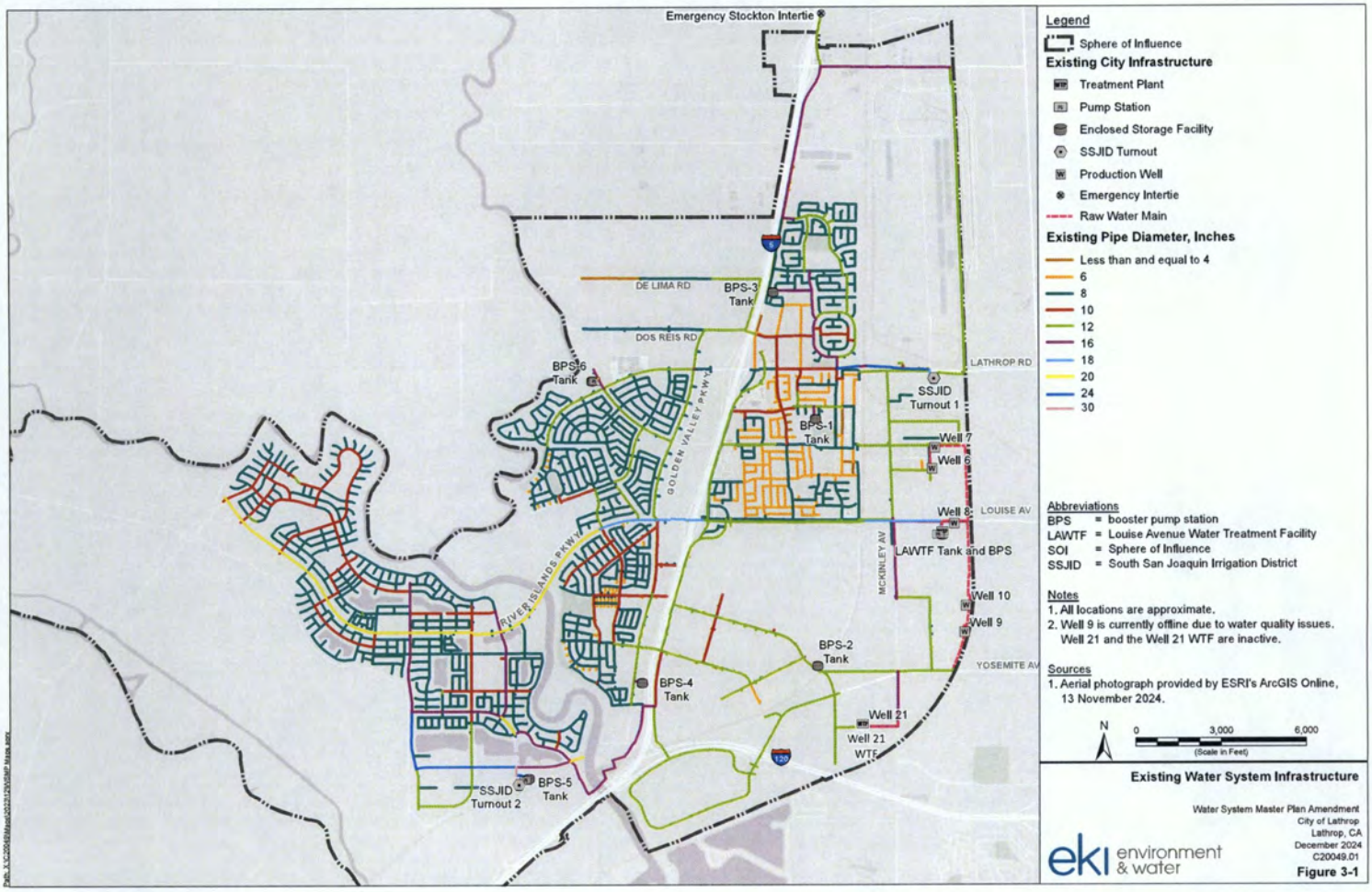

Emergency Stockton Intertie
DE LIMA RD
BPS-3 Tank
DOS REIS RD
BPS-6 Tank
GOLDEN VALLEY PKWY
LATHROP RD
SSJID Turnout 1
BPS-1 Tank
Well 7
Well 6
Well 8
LOUISE AV
LAWTF Tank and BPS
MCKINLEY AV
RIVER ISLANDS PKWY
Well 10
Well 9
BPS-2 Tank
YOSEMITE AV
BPS-4 Tank
Well 21
Well 21 WTF
SSJID Turnout 2
BPS-5 Tank
Legend
Sphere of Influence
Existing City Infrastructure
Treatment Plant
Pump Station
Enclosed Storage Facility
SSJID Turnout
Production Well
Emergency Intertie
Raw Water Main
Existing Pipe Diameter, Inches
Less than and equal to 4
6
8
10
12
16
18
20
24
30
Abbreviations
BPS = booster pump station
LAWTF = Louise Avenue Water Treatment Facility
SOI = Sphere of Influence
SSJID = South San Joaquin Irrigation District
Notes
1. All locations are approximate.
2. Well 9 is currently offline due to water quality issues. Well 21 and the Well 21 WTF are inactive.
Sources
1. Aerial photograph provided by ESRI's ArcGIS Online, 13 November 2024.
N
0
3,000
6,000
(Scale in Feet)
Existing Water System Infrastructure
Water System Master Plan Amendment
City of Lathrop
Lathrop, CA
December 2024
C20049.01
Figure 3-1
eki environment & water

Table 3-1. Active Groundwater Well Information

Well ID	Location	Current Status (b)	Backup Power	VFD	Date Drilled	Age of Well (years)	Completed Well Casing Depth (ft bgs)	Design Flow Rate (gpm)	Measured Flow Rate (gpm)	Design Head (feet)	Current Treatment
Well 6	1991 Park Street	Active	✓	✓	1986	36	270	1,200	1,650	221	Arsenic treatment and chlorine disinfection at LAWTF. Chlorine injection possible at well heads in case of emergency.
Well 7	15800 5th Street	Active	✓	✓	1989	33	270	1,500	1,400	210	
Well 8	2444 E Louise Avenue	Active	✓	✓	1991	31	273	1,200	1,100	221	
Well 9	17550 Shideler Parkway	Temporarily Offline	✓	✓	1993	29	282	1,200	1,400	221	
Well 10	17400 Shideler Parkway	Active	✓	✓	2007	15	275	1,300	1,700	258	

Notes:
(a) Well 9 is currently offline due to water quality issues and may be used in the future as an emergency well until water quality issues are addressed to meet drinking water standards.

3.2 Water Distribution System Facilities

3.2.1 Treated Water Storage Facilities and Booster Pump Stations

As seen in Table 3-2, the City has approximately 7.4 MG of total storage in seven existing ground-level storage tanks. Two additional 1.0 MG storage tanks are located at the two SSJID Turnouts but are owned and operated by SSJID. The City's tanks are used to help meet system demands during peak hours, provide emergency storage, and provide fire flow storage.

As seen in Table 3-3, the City has seven booster pump stations associated with each storage tank and the LAWTF, and two additional BPS at the two SSJID Turnouts. The SSJID Turnout 1 BPS is the only station without backup power. BPS-1 is the only domestic pump station without variable frequency drive pumps. In total, the City has approximately 21,660 gpm of existing firm domestic pump capacity (i.e., without the largest domestic pump at each BPS), and an additional 16,550 gpm of fire pump capacity. The discharge from the SSJID Turnout 2 is directly pumped to the BPS-5 and therefore not included in the total firm pumping capacity.

3.2.2 Water Distribution Pipelines

The City's water distribution network consists of approximately 157 miles of pipe ranging from 2 inches to 30 inches in diameter. Table 3-4 summarizes the City's distribution pipelines by diameter. Distribution system pipe sizes are shown spatially on Figure 3-1.

Pipe material is not well documented in the older Historic Lathrop and Crossroads areas, but materials are known to include asbestos cement (AC) pipe, cast iron pipe, ductile iron pipe (DIP), and polyvinyl chloride (PVC) pipe. DIP is used near the LAWTF and the former Well 21 site. Newer areas of the City west of I-5 are exclusively served by PVC pipe, which is the City's current standard pipe material.

3.2.3 SCADA System

The City has Supervisory Control and Data Acquisition (SCADA) system monitoring for all wells, pump stations, storage tanks, the LAWTF and the SSJID turnouts. The system monitors discharge flows, discharge pressures, tank levels, pump speeds, and chlorine residual. Alarms are set for minimum and maximum levels and pressures.

3.3 Summary of Major Water System Improvements Since 2019

The following major water system improvements were completed since the 2019 WSMP:

- BPSs 5 and 6 and Storage Tanks: BPS 5 and 6 and associated storage tanks (1.2 MG and 1.6 MG, respectively) were constructed in 2018 and 2019 to provide additional storage and flow capacity to the new development at River Islands and Central Lathrop Phase 1 (Stanford Crossing).
- BPS 5 and Tank 5 Site Expansion: The Tank 5 site expansion project, including construction of an additional fire pump of 4,000 gpm design flow and two new 1.8 MG water storage tanks (Tank 5B and Tank 5C) is near completion during the preparation of this master plan.
- SSJID Turnout 2: SSJID Turnout 2 was constructed in 2018 with three 2,000 gpm pumps and one 1.0 MG tank owned by SSJID.
- J Street Improvement Project: The previous 8" to 10" pipes on J St between approximately 140 feet west of Avon St and approximately 210 feet east of 5th St were replaced by new 12" PVC pipe. The previous 10" line on Avon St between J St and Sunflower Dr was replaced by new 12" PVC pipe. The previous 12" BPS-1 discharge line was replaced by new 16" PVC pipe.

- South Harlan Road Improvement Project: A new 8" pipe on South Harlan Road, north of Louise Avenue, was constructed to loop the existing 8-inch dead-end on South Harlan Road to the 8-inch pipe on Old Harlan Road.
- River Islands Water Infrastructure: Water system improvements for Phases 1, 2A, and parts of 2B of the River Islands Development.
- Central Lathrop Stanford Crossing Infrastructure: Water system improvements for the Central Lathrop Stanford Crossing development.
- Louise Avenue Water Transmission Main Project: A new 12-inch transmission line was installed in parallel to the existing 12-inch transmission line along Louise Avenue from I-5 to Howland Road.
- South Lathrop Offsite Backbone Infrastructure: A new 12-inch transmission line was constructed on Yosemite Avenue between Highway 120 and D'Arcy Parkway.
- Backbone Infrastructure, South Lathrop Commerce Center: A new 12-inch transmission loop was constructed around the South Lathrop Commerce Center.
- Murphy Parkway Off-Site Civil Improvement: A new 10-inch transmission line was constructed on the new development (Tesla Service Distribution Center) at 17100 Murphy Pkwy, Lathrop, CA 95330.

Table 3-2. Existing Treated Water Storage Facilities

Storage Facility	Location	Date Constructed	Material	Capacity (MG)	Diameter (feet)	Height (ft)	MSL Elevation (ft)
Tank 1	J Street and Ruby Court	1986	Steel	0.4	55	22.9	15.0
Tank 2	Howland Road and D'Arcy Parkway	1993	Steel	1.0	75	30.7	17.5
Tank 3	Tracywood Avenue and Shadywood Avenue	2003	Steel	1.0	85	24.1	15.0
Tank 4	Brookhurst Boulevard and Manthey Road	2005	Steel	1.17	100	23.5	15.25
Tank 5	Golden Valley Parkway and W Stewart Rd	2018	Steel	1.2	106	27.0	16.0
Tank 6	Stanford Crossing and Spartan Way	2021	Steel	1.6	97	32.5	12.0
LAWTF Tank	2112 Louise Avenue	2013	Steel	1.0	92	24.0	24.0

Notes:

(a) Sources: Draft Water Master Plan, November 2013 and Water Supply Wells Arsenic Reduction Facilities Louise Avenue Water Treatment Facility, CIP Project PW05-07, January 2013. Asbuilts provided by the City on May 2022.

(b) Listed water storage facilities do not include the 1.0 MG tanks at SSJID turnout 1 and SSJID Turnout 2, which are owned and operated by SSJID.

Table 3-3. Treated Water Storage Facility Booster Pump Station Characteristics

Booster Pump Station	Pump No.	Design Flow (gpm)	Head (ft)	Variable Frequency Drive (VFD)	Horsepower (hp)	Installation Date (b)	Standby Power
1	1A	1,800	133		50	1986	✓
	1FP	1,050	138		100	1986	
2	2A	1,750	180	✓	75	1993	✓
	2FP	3,000	116			1993	
3	3A	1,250	142	✓	60	1999	✓
	3B	1,250	142	✓	60	1999	
	3FP	3,500	173		266	1999	
4	4A	600	130	✓	25	2006	✓
	4B	1,000	92.3	✓	60	2006	
	4C	1,000	92.3	✓	60	2006	
	4D	1,000	92.3	✓	60	2006	
	4FP	2,000	155		125	2006	
5 (c)	1	2,000	197	✓	125	2018	✓
	2	2,000	197	✓	125	2018	
	3	2,000	197	✓	125	2018	
	FP1	4,000	197		250	2018	
	FP2	4,000	197		250	Under Construction	
6 (d)	1	1,150	162	✓	60	2019	✓
	2	1,150	162	✓	60	2019	
	3	1,150	162	✓	60	2019	
	FP	3,000	162		200	2019	
LAWTF	LAWTF1	2,100	165	✓	125	2012	✓
	LAWTF2	2,100	165	✓	125	2012	
	LAWTF3	2,100	165	✓	125	2012	
	LAWTF4	2,100	165	✓	125	2012	
SSJID Turnout 1	SSJ1	2,605	203	✓	200	2004	
	SSJ2	2,605	203	✓	200	2004	
	SSJ3	2,605	203	✓	200	2004	
SSJID Turnout 2 (e)	1	2000	30		25	2018	✓
	2	2000	30		25	2018	
	3	2000	30		25	2018	

Notes:

(a) Source: Water Master Plan, December 2019.

(b) Date of original installation.

(c) Firm pumping capacity at buildout from City of Lathrop Phase I Potable Water Booster Pump station and storage Tank Expansion Plan at River Islands 100% Plans (PACE, 2022).

(d) Central Lathrop Specific Plan Tank & Booster Pump Station, dated 2019.

Table 3-4. Pipeline Lengths by Diameter

Pipeline Diameter (inches)	Length (feet)	Length (miles)	Percent of Water System
2	2,788	0.53	0.34%
3	165	0.03	0.02%
4	7,627	1.44	0.92%
6	61,615	11.67	7.45%
8	433,362	82.08	52.43%
10	77,477	14.67	9.37%
12	158,884	30.09	19.22%
16	49,103	9.30	5.94%
18	7,081	1.34	0.86%
20	18,385	3.48	2.22%
24	9,557	1.81	1.16%
30	580	0.11	0.07%
Total	**826,624**	**156.56**	**100%**

Notes:

(a) Data includes all active potable water transmission and distribution pipelines present in the geographic information system (GIS) data provided by the City and updated by EKI.

4 EXISTING AND FUTURE WATER DEMANDS

The City updated its demand projections as part of this IWRMP Amendment. The following sections summarize the City's historical and current water demands, water demand projections, and water peaking factors.

4.1 Current and Historical Water Demand

Table 4-1, Figure 4-1, and Figure 4-2 provide historical context by summarizing the City's potable water use, service area population, and per capita potable water use for the years 2000 through 2022. Historical potable water use is calculated based on total annual SCWSP water purchases and groundwater production. Total potable water use in 2022 was 5,277 acre feet (AF).

Potable water use has generally increased over the past two decades, although significant variations have occurred from year to year and are believed to be associated with changing hydrologic and economic conditions. During the extended drought of 2014-2017, the City's water production decreased dramatically due to the voluntary and mandatory water conservation efforts that were implemented by the City's water customers. Water production rebounded between 2017 and 2020 as water use restrictions were lifted and new development projects were constructed. However, water use decreased again as a result of the 2021-2022 drought. The City's current (2022) total potable demand and per capita water demand remain below 2020 levels due to the current drought.

Although population has steadily increased over the past 21 years, the increase in total water demand has been buffered by a general decline in per capita water use since 2004, as shown in Figure 4-2. Specifically, per capita water use dropped to below the City-adopted 2020 Senate Bill x7-7 (SBx7-7) Target of 188 gallons per capita per day (GPCD)[2] in 2014 and has remained lower than the Target ever since. The City's current (2022) per capita water use is 149 GPCD. While recent declines may be attributed in part to behavioral changes and regulatory mandates during the past and current droughts, the longer-term decline in per capita water use is likely representative of (1) new residential development, which has increased population and minimized the portion of per capita water demands associated with non-residential uses and (2) increases in water use efficiency through retrofits of existing properties and the construction of new, water-efficient development.

The City's potable water demands were quantified in terms of the following water use sectors, which were established based upon the categories assigned to each account in the City's water billing system: *Single Family Residential (SFR)*, *Multi-Family Residential (MFR)*, *Commercial*, *Industrial*, *Institutional/Governmental*, and *Other/Construction.* Additionally, dedicated irrigation accounts were separated into an *Irrigation* sector, which includes both separate irrigation accounts and those accounts in other sectors that have irrigation sub-meters.

Table 4-2 summarizes the current number of customer service connections in each water use sector. The City currently provides water service to approximately 9,922 residential, commercial, industrial and institutional/governmental service connections. The SFR and MFR sectors comprise respectively 91% and 4% of all customer service connections in the City. The CII sectors comprise 3% of all customer service

[2]The Water Conservation Act of 2009 (SBx7-7) required water retailers to set a total GPCD water use reduction target of 20% by year 2020 from a calculated baseline water use. The target is measured in GPCD, which represents the total water use divided by the population, as opposed to Residential GPCD (R-GPCD), which only includes residential water use divided by the population. The City adopted its 2020 SBx7-7 target in 2012.

connections in the City. The remaining accounts are dedicated irrigation meters and construction/temporary meters. All the City's water services are metered.

In addition to the metered water consumption described above, the City's potable water demand also includes non-revenue water, including water used for fire hydrant flushing and testing and for water main flushing, as well as distribution system water losses. The volume of non-revenue water is estimated herein by comparing metered water demand (i.e., consumption) against total water purchases and groundwater production.

Current and historical potable water demands for the customer sectors discussed above are provided in Table 4-3 and on Figure 4-4 and Figure 4-5. Over the period 2017 through 2022, *SFR* water use comprised approximately half of all water use in the City (48%). Of the metered water consumption, the *Industrial* and *Irrigation* sectors comprised 24% and 15% of the City's water demands, respectively. Water use in the *Commercial* (3%), *Institutional/Governmental* (3%), *MFR* (2%), and *Agricultural* (2%) sectors was relatively minor compared to total water use. The relative percentage of the total potable water demand represented by most sectors remained relatively constant from 2017 through 2022.

The City's non-revenue water use over this period, as calculated by subtracting metered consumption from production, averaged approximately 1% of total use from 2017 to 2022. This unusually low average and several negative annual water loss volumes recorded during this period are likely indicative of meter errors, and the actual non-revenue water use is likely higher.

Table 4-1. Current and Historical Potable Water Use and Population

Year	Potable Water Use (acre feet) (a)	Service Area Population (b)	Per Capita Potable Water Use (GPCD) (c)
2000	2,518	10,445	215
2001	2,689	10,802	222
2002	3,105	11,616	239
2003	3,326	12,089	246
2004	3,471	12,482	248
2005	3,372	12,768	236
2006	3,640	14,489	224
2007	4,076	16,271	224
2008	4,528	17,282	234
2009	4,214	17,589	214
2010	3,672	18,023	182
2011	3,798	18,688	181
2012	4,332	19,090	203
2013	4,686	19,642	213
2014	4,008	20,158	177
2015	3,445	20,796	148
2016	3,646	22,174	147
2017	4,168	23,117	161
2018	4,551	24,185	168
2019	4,452	25,401	156
2020	5,485	26,833	182
2021	5,285	29,384	161
2022	5,277	31,575	149

Notes:

(a) Detailed historical and current water demand data from 2011 through 2020 are documented in the City's 2020 UWMP. The 2021 and 2022 demands are documented in Table 4-2.

(b) Historical and current population is based on population estimates by the California DOF for the City of Lathrop included in DOF, 2007; DOF, 2012; DOF, 2022, and DOF, 2023.

(c) Per capita potable water use is calculated by dividing the total annual potable water demand by service area population and the number of days in a year.

Figure 4-1. Current and Historical Potable Water Use and Population

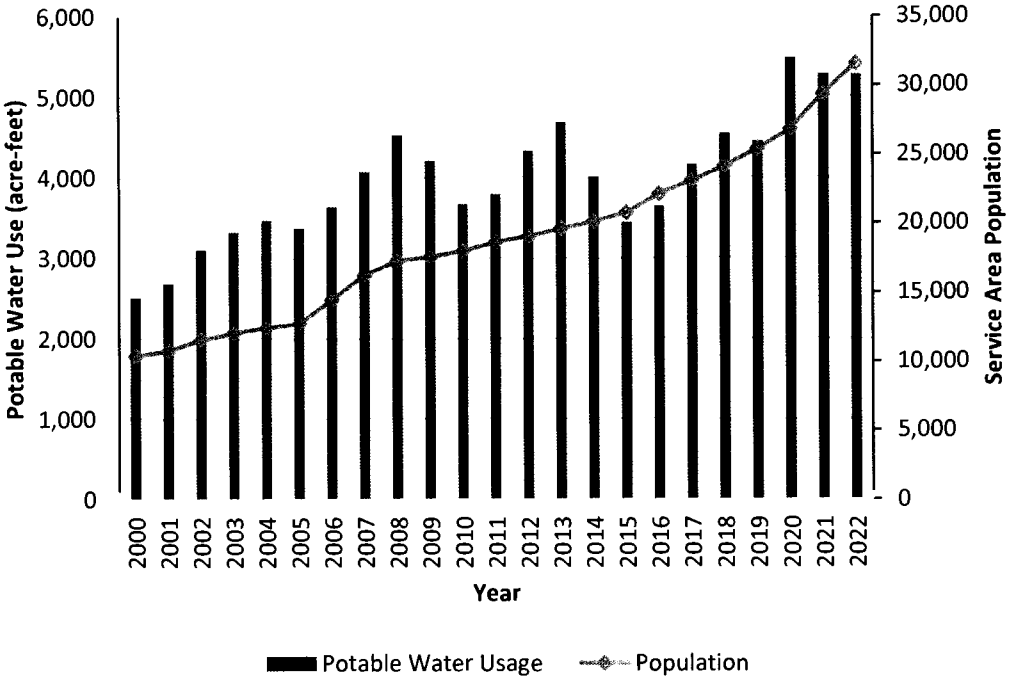


Figure 4-2. Current and Historical Per Capita Potable Water Use

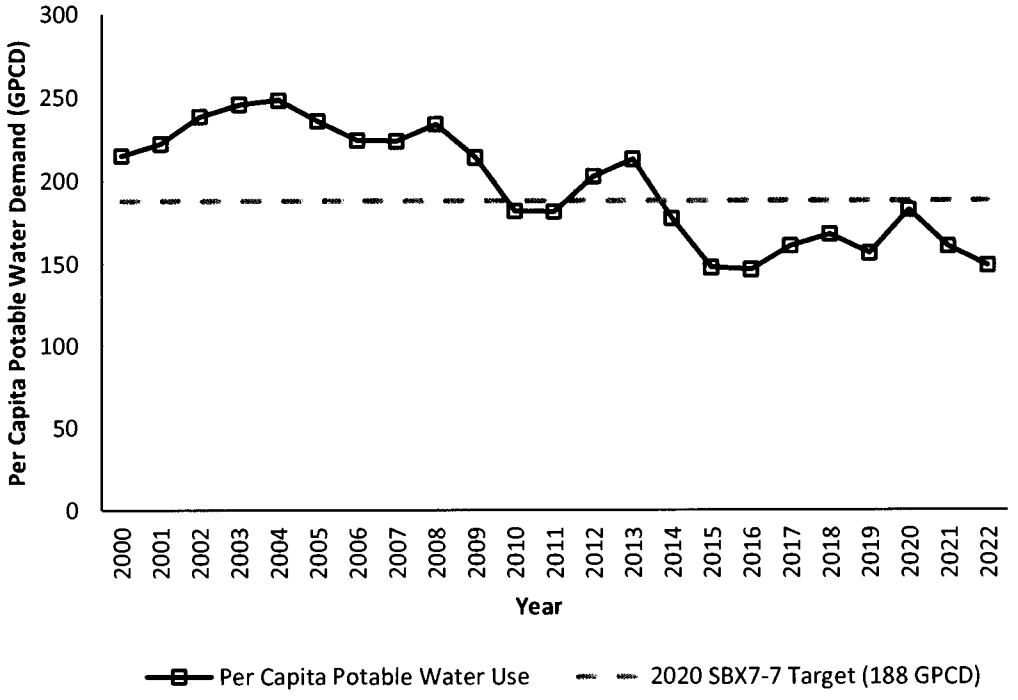


Table 4-2. Number of Current (2022) Potable Water Services by Sector

Water Use Sector	2022
Residential Service Connections	
Single Family Residential	9,028
Multi-Family Residential	387
Subtotal Residential	*9,415*
CII Service Connections	
Commercial	143
Industrial	53
Institutional/Governmental	60
Subtotal CII	*256*
Other Service Connections	
Irrigation	223
Other/Construction	28
Subtotal Other	*251*
Total Number of Services	**9,922**

Notes:

(a) Number of accounts were based on the December 2022 billing data provided by the City on 25 July 2023.

Figure 4-3. Number of Current Potable Water Services by Sector

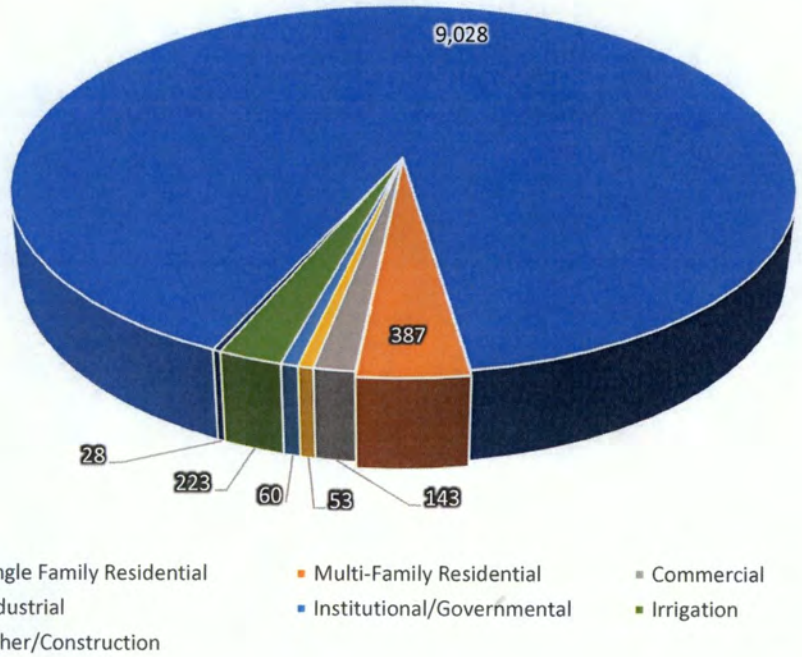


Table 4-3. Current and Historical Potable Water Use by Sector

Water Use Sector	Potable Water Demand (acre-feet) (a)					
	2017	2018	2019	2020	2021	2022
Residential Water Use						
Single Family Residential	1,991	2,112	2,136	2,559	2,681	2,696
Multi-Family Residential	76	80	79	99	106	133
Subtotal Residential	*2,067*	*2,191*	*2,215*	*2,658*	*2,788*	*2,829*
CII Water Use						
Commercial	155	184	150	132	146	179
Industrial	856	1,143	1,171	1,206	1,210	1,287
Institutional/Governmental	100	110	94	150	140	146
Subtotal CII	*1,111*	*1,437*	*1,414*	*1,488*	*1,497*	*1,612*
Other Water Use						
Irrigation	719	730	664	894	837	815
Agricultural	119	226	212	-	-	-
Other/Construction	75	157	122	172	146	58
Recycled Water Use (b)	-	-	-	-	(94)	(194)
Subtotal Other	*912*	*1,113*	*999*	*1,066*	*889*	*679*
Total Water Consumption	**4,090**	**4,741**	**4,627**	**5,211**	**5,174**	**5,120**
Non-revenue Water (c)	2%	-4%	-4%	5%	2%	3%
	78	-190	-175	273	111	158
Total Water Demand (d)	**4,168**	**4,551**	**4,452**	**5,485**	**5,285**	**5,277**

Notes:

(a) Water use data was processed from water billing data provided by the City on 4 August 2022 and 27 April 2023.

(b) Recycled water use based on CalSense meter data and subtracted from total water use data.

(c) Non-revenue water includes water used for fire hydrant flushing and testing, for water main flushing, as well as distribution system water losses. This value is calculated as the difference between metered water consumption and total water production.

(d) Total water demand is the sum of metered water consumption and non-revenue water.

(e) Totals may not add exactly due to rounding.

Figure 4-4. Annual Water Use by Sector: 2017-2022

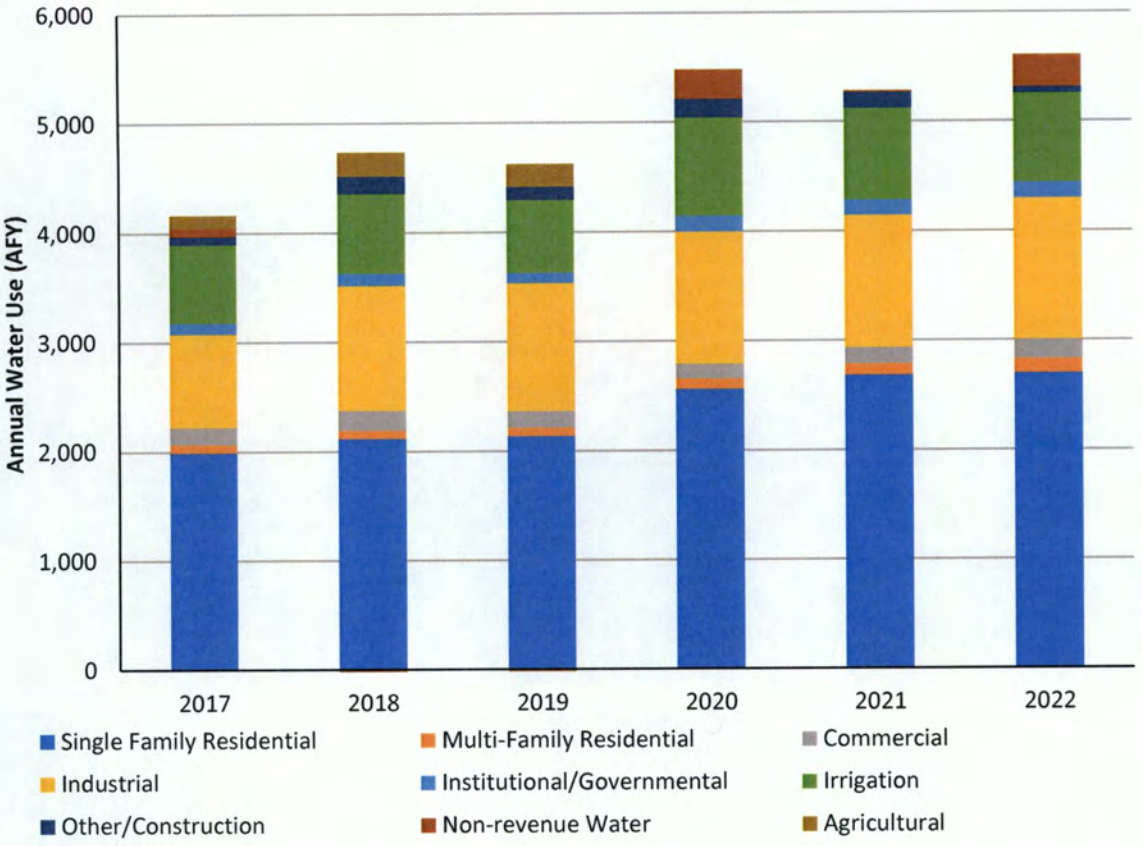
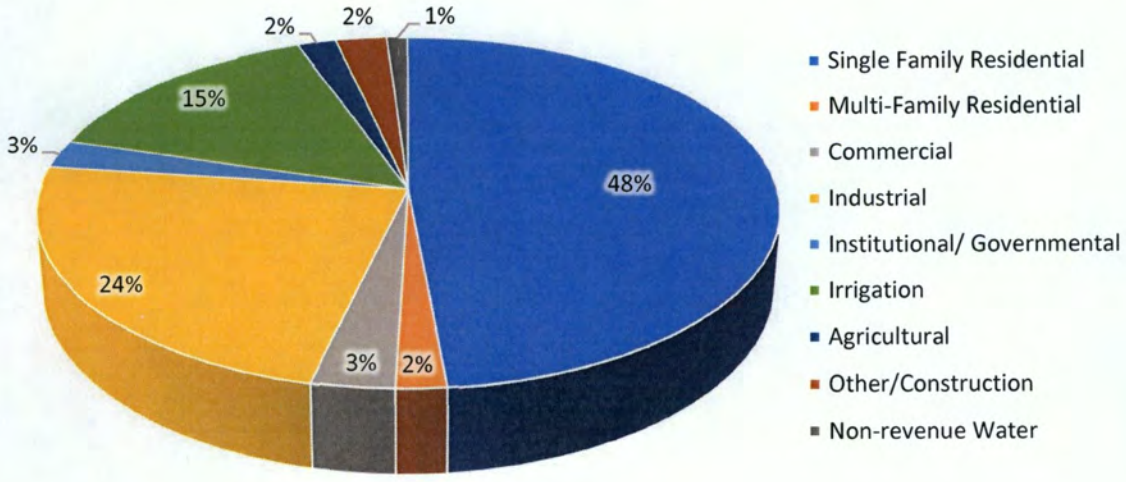


Figure 4-5. Percentage of Total Water Use by Sector: 2017-2022



4.2 Water Demand Projections

Potable water demand projections were calculated as the sum of the two major components of future water demands: (1) baseline water demand based on the City's existing potable water demand in 2022, and (2) the anticipated potable water demands associated with the future development projects and planning areas post 2022. Components of potable water demand projections are described in the sections below.

4.2.1 Baseline Potable Water Demand

The baseline water demand is based on the City's potable demand in 2022. As discussed above, water demand in 2022 was slightly suppressed due to water use restrictions implemented during the 2021-2022 drought. However, it is anticipated that the City's water use efficiency will continue to improve over the long term, driven by its compliance to the State's upcoming water use efficiency regulations. As such, the water demand in 2022 is considered as a reasonable "baseline".

Baseline water demand does not include water uses by construction and temporary meters and is estimated to be 5,061 acre-feet per year (AFY).

4.2.2 Demand Associated with Planned Development

To estimate demands for future developments, water use factors shown in Table 4-4 were applied to the anticipated acreages and number of dwelling units associated with each proposed development listed in Table 2-1. As part of this IWRMP Amendment, EKI reviewed City's water use during 2017 through 2022 to verify and update the water demand factors presented in the City's 2020 UWMP. The factors assign a unit volume of potable water demand to an individual dwelling unit (gallons per day per dwelling unit, or, gpd/du) or to each acre of CII development (gallons per day per acre, or, gpd/ac). The methodology used to develop the factors is described in Appendix A.

Table 4-4. Updated Water Demand Factors

Land Use Category	Updated Potable Water Use Factors (a)	
	City-wide	River Islands
Low Density Residential	330 gpd/du	315 gpd/du
Medium Density Residential	250 gpd/du	235 gpd/du
High Density Residential	170 gpd/du	
Commercial	1,550 gpd/ac	
Industrial	1,200 gpd/ac	
Parks / Public Landscaping	2,450 gpd/ac	
Schools / Institutional	1,250 gpd/ac	

The resulting calculation is shown in Table 4-5. Potable water demand associated with planned development also includes 5% non-revenue water.

4.2.3 Total Projected Potable Water Demand

Table 4-5 summarizes the City's projected water demand and by development area in five-year increments between 2025 and buildout, based on the City's projected developments shown in Table 2-1.

The total projected potable water demand also includes non-revenue water, which is estimated to be 5% of demands.[3] The City anticipates that total potable water demand will be 12,405 AFY by 2045.

[3] Non-revenue water is assumed to be 5% consistent with the 2019 WSMP. Actual non-revenue water observed between 2017 and 2022 appears to be unusually low and included negative values, likely due to meter errors.

Table 4-5. Projected Water Demand by Development Area

Land Use Designation	Updated Demand Factor	Projected New Water Demand (AFY) (a)				
		2025	2030	2035	2040	Buildout
Central Lathrop - Phase 1						
Low Density Residential	330 gpd/du	0	185	282	282	282
High Density Residential	170 gpd/du	0	47	87	110	110
Commercial	1,550 gpd/ac	23	128	128	128	253
New Central Lathrop Phase 1 Demand		23	359	497	520	734
Existing Central Lathrop Phase 1 Demand		223	223	223	223	223
Projected Central Lathrop Phase 1 Demand		*246*	*583*	*720*	*744*	*957*
Central Lathrop - Phase 2						
Light Industrial / R&D Flex	1,200 gpd/ac	121	121	121	121	916
Parks	2,450 gpd/ac	0	0	0	0	14
New Central Lathrop Phase 2 Demand		121	121	121	121	930
Existing Central Lathrop Phase 2 Demand		0	0	0	0	0
Projected Central Lathrop Phase 2 Demand		*121*	*121*	*121*	*121*	*930*
Mossdale Landing						
Low Density Residential	330 gpd/du	0	0	0	0	24
Commercial	1,550 gpd/ac	8	11	11	11	11
Schools	1,250 gpd/ac	0	0	0	0	23
New Mossdale Landing Demand		8	11	11	11	58
Existing Mossdale Landing Demand		660	660	660	660	660
Projected Mossdale Landing Demand		*668*	*671*	*671*	*671*	*718*
Mossdale Landing East						
Low Density Residential	330 gpd/du	0	14	14	14	14
High Density Residential	170 gpd/du	0	0	0	0	16
Commercial	1,550 gpd/ac	0	12	12	12	12
New Mossdale Landing East Demand		0	26	26	26	42
Existing Mossdale Landing East Demand		204	204	204	204	204
Projected Mossdale Landing East Demand		*204*	*229*	*229*	*229*	*245*
Mossdale Landing South						
Medium Density Residential	250 gpd/du	24	24	24	24	24
Commercial	1,550 gpd/ac	0	0	14	14	43
Parks	2,450 gpd/ac	0	11	11	11	11
New Mossdale Landing South Demand		24	35	49	49	78
Existing Mossdale Landing South Demand		49	49	49	49	49
Projected Mossdale Landing South Demand		*73*	*85*	*100*	*101*	*127*
Mossdale Landing West						
Low Density Residential	330 gpd/du	0	0	306	306	306
New Mossdale Landing West Demand		0	0	306	306	306
Existing Mossdale Landing West Demand		0	0	0	0	0
Projected Mossdale Landing West Demand		*0*	*0*	*306*	*306*	*306*
River Islands						
Low Density Residential	315 gpd/du	271	701	1,131	1,560	1,560
Medium Density Residential	235 gpd/du	178	427	675	924	924
High Density Residential	170 gpd/du	0	266	531	797	797
Commercial	1,550 gpd/ac	0	166	332	499	499
Schools	1,250 gpd/ac	16	23	31	38	38
Parks and Landscaping Parcels	2,450 gpd/ac	9	27	44	62	62
New River Islands Demand		473	1,609	2,745	3,880	3,880
Existing River Islands Demand		851	851	851	851	851
Projected River Islands Demand		*1,324*	*2,460*	*3,596*	*4,731*	*4,731*

Table 4-5 (Cont.). Projected Water Demand by Development Area

Land Use Designation	Updated Demand Factor	Projected New Water Demand (AFY) (a)				
		2025	2030	2035	2040	Buildout
South Lathrop						
Light Industrial / R&D Flex	1,200 gpd/ac	0	90	90	90	134
Office Commercial	1,550 gpd/ac	0	15	15	15	17
New South Lathrop Demand		0	105	105	105	151
Existing South Lathrop Demand		25	25	25	25	25
Projected South Lathrop Demand		*25*	*130*	*130*	*130*	*176*
Lathrop Gateway						
Light Industrial / R&D Flex	1,200 gpd/ac	0	89	89	111	111
Office Commercial	1,550 gpd/ac	0	89	89	109	109
Open Space	2,450 gpd/ac	0	7	7	11	11
Public Landscaping	2,450 gpd/ac	0	7	7	31	31
New Lathrop Gateway Demand		0	191	191	262	262
Existing Lathrop Gateway Demand		27	27	27	27	27
Projected Lathrop Gateway Demand		*27*	*218*	*218*	*290*	*290*
Crossroads						
Industrial	1,200 gpd/ac	0	31	31	31	31
Commercial	1,550 gpd/ac	0	3	3	3	3
New Crossroads Demand		0	34	34	34	34
Existing Crossroads Demand		582	582	582	582	582
Projected Crossroads Demand		*582*	*616*	*616*	*616*	*616*
Historic Lathrop and Other Development Areas						
Low Density Residential	330 gpd/du	0	4	7	9	19
Medium Density Residential	250 gpd/du	8	15	22	29	61
High Density Residential	170 gpd/du	0	0	0	0	9
Commercial	1,550 gpd/ac	38	62	62	62	76
Industrial	1,200 gpd/ac	24	24	24	24	56
New Historic Lathrop / Other Demand		70	105	115	124	222
Existing Historic Lathrop / Other Demand		2,437	2,437	2,437	2,437	2,437
Projected Historic Lathrop / Other Demand		*2,507*	*2,542*	*2,552*	*2,561*	*2,659*
Sharpe Army Depot (b)						
AAFES	- -	16	16	16	16	16
California Military Department	- -	41	41	41	41	41
New Sharpe Army Depot Demand		56	56	56	56	56
Existing Sharpe Army Depot Demand		3	3	3	3	3
Projected Sharpe Army Depot Demand		*59*	*59*	*59*	*59*	*59*

Notes:

(a) Projected residential water demand calculated as the total number of projected residential dwelling units (Table 2-1) multiplied by the applicable water demand factor (Table 4-4). Projected non-residential water demand calculated as the total projected acreage (Table 2-1) multiplied by the applicable water demand factor (Table 4-4).

(b) Water demand for the AAFES facility is estimated using historical metered consumption. Water demand for the California Military Department based on projections provided on 12 April 2018.

(c) Totals may not add exactly due to rounding.

4.3 Peak Demands

EKI reviewed the City's historical water production data to identify the peaking factors relative to average day demand (ADD) that best estimate maximum month demand (MMD), maximum day demand (MDD), and peak hour demand (PHD). To determine the MMD peaking factor, EKI evaluated the City's monthly production data. Monthly production between January 2005 and December 2022 is shown on Figure 4-6. Citywide monthly production exhibits seasonal trends with peak flows occurring during the summer months, when irrigation demands are high, and lower flows in winter months, when there are minimal irrigation demands. Figure 4-6 shows that peak flows declined significantly from previous years in the summer of 2015, after the SWRCB imposed mandatory restrictions. Peak flows began to rebound in summer of 2016 and continued as of December 2022, as the restrictions were lifted.

EKI reviewed data collected from the City's SCADA system to determine the MDD and PHD peaking factors. The City provided flow data from each of its supply sources (LAWTF and SSJID Turnouts 1 and 2) and elevation data from each of its storage tanks in 30-minute increments between June 2013 and August 2016 and the flow data in 5-minutes increments between 1 January 2017 to 20 July 2022. Using this data, EKI calculated Citywide hourly production by summing the flow into the system from each source and the change in storage in each tank.

Table 4-6 lists the historical ADDs and MMDs between 2005 and 2021 and the MDD and PHD between 2013 and 2021.[4] Also, listed in Table 4-6 are the calculated peaking factors in each year.

Based on the recent water use pattern, EKI updated the peaking factors to estimate existing and future peak flows, as follows, based on the average factors between 2013 and 2022:

- MMD Peaking Factor = 1.5 x ADD
- MDD Peaking Factor = 1.7 x ADD
- PHD Peaking Factor = 2.6 x ADD

The application of these peaking factors to assess system capacity and performance is described in Section 6.

[4] 2022 ADD was calculated separately based on annual water production data due to SCADA availability.

Figure 4-6. City of Lathrop Monthly Water Production

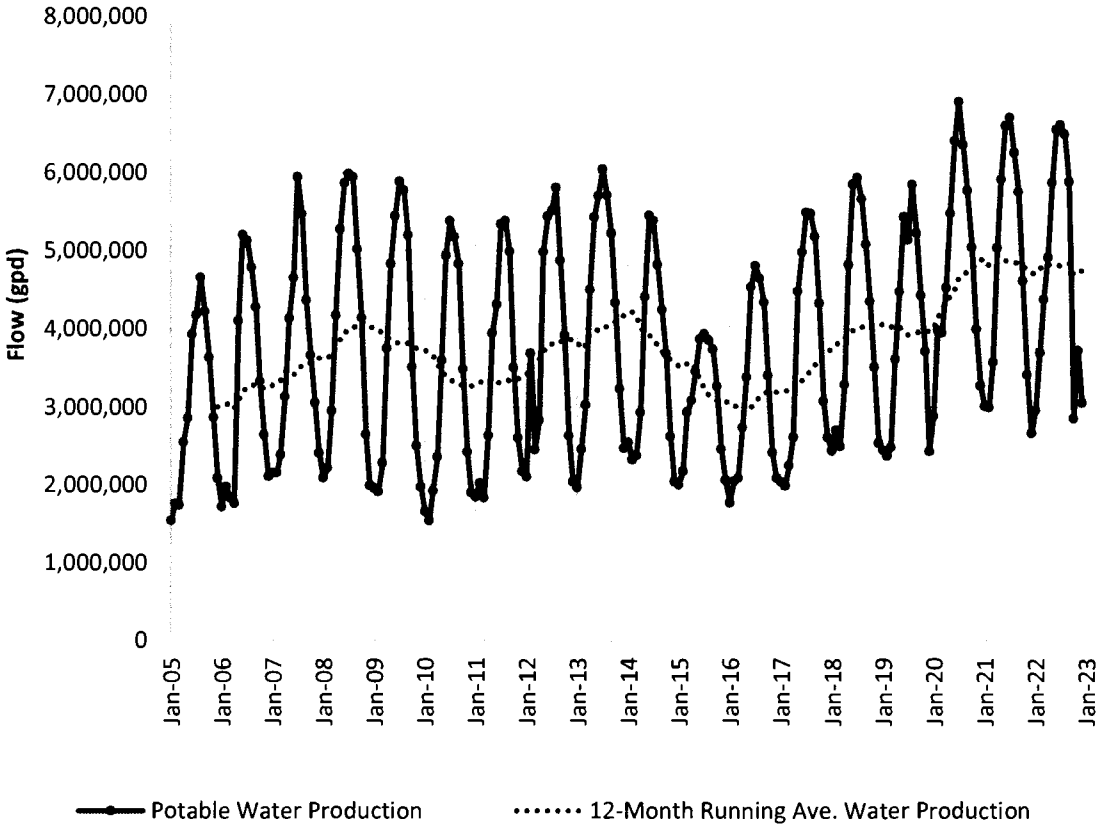


Table 4-6. Historical Potable Water Peak Demands and Peaking Factors

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Avg.	Updated Peaking Factor (a)
Demands (MGD)												
ADD (b) (c)	4.18	3.58	3.08	3.19	3.73	4.06	4.06	4.71	4.73	4.71	**3.79**	-
MMD (b)(c)	6.04	5.45	3.94	4.81	5.52	--	5.99	6.91	6.69	6.48	**5.65**	-
MDD (d)(e)	6.80	6.49	4.66	5.53	6.32	--	6.85	8.08	7.19	7.39	**6.59**	-
PHD (e)(f)	14.17	9.05	7.91	8.75	8.80	--	--	--	10.0	10.1	**9.83**	-
Peaking Factors (-)												
MMD to ADD	1.44	1.52	1.28	1.51	1.48	--	1.47	1.47	1.41	1.38	**1.50**	**1.5**
MDD to ADD	1.63	1.82	1.51	1.73	1.69	--	1.69	1.71	1.52	1.57	**1.65**	**1.7**
PHD to ADD	3.39	2.53	2.57	2.74	2.36	--	--	--	2.12	2.14	**2.55**	**2.6**

Notes:

(a) IWRMP Amendment peaking factors selected based on averages rounded up to the nearest tenth.

(b) ADD and MMD are based on the monthly production data provided by the City.

(c) ADD for 2022 was calculated based on the City's provided annual water production from groundwater wells and SSJID turnout. MDD, MMD, and PHD were derived from the SCADA data recorded from January 1st through July 20th. Taking into consideration that the City's historical MMD tends to occur between June and August (Note (e)), and considering the data available to EKI, this analysis assumed that MMD occurred in June 2022. Subsequently, MDD was observed on June 29, 2022.

(d) MDD and PHD calculated from the City provided SCADA flow data from each of its supply sources (LAWTF, Well 21 WTF, and the SSJID Turnout L1) and elevation data from each of its storage tanks in 30-minute increments between June 2013 and August 2016 and 5-minute increments between January 2017 to December 2021. For the periods of 2019 and 2020, SSJID flow reports were used due to lack of SCADA data in the temporary SSJID turnout. The 2018 SCADA data appeared to be erroneous and not included in the peaking factor analysis.

(e) MDDs for 2013 to 2016 were observed on 11 July 2013, 13 June 2014, 23 June 2015, and 27 July 2016 respectively. MDD for 2017 and 2021 were observed on 1 August 2017 and July 2021, respectively.

(f) PHD for 2013 to 2016, 2017, and 2021 is equal to the peak hourly demand during the maximum demand days listed in Note (d). PHD factors for 2019 and 2020 were not able to be calculated due to the lack of SCADA data in the temporary SSJID turnout.

5 WATER SYSTEM SUPPLIES

The City obtains water from both imported surface water and local groundwater sources. The City receives Stanislaus River water through the SCWSP that is operated by the SSJID and discussed in Section 5.1. The City also owns and operates five groundwater production wells, discussed in Section 5.2. The City's surface water and groundwater production over the period 2017 through 2022 is summarized in Table 5-1 and Figure 5-1. Due to the relatively high cost of SCWSP water, the City has historically relied upon its groundwater wells as the primary source of supply.

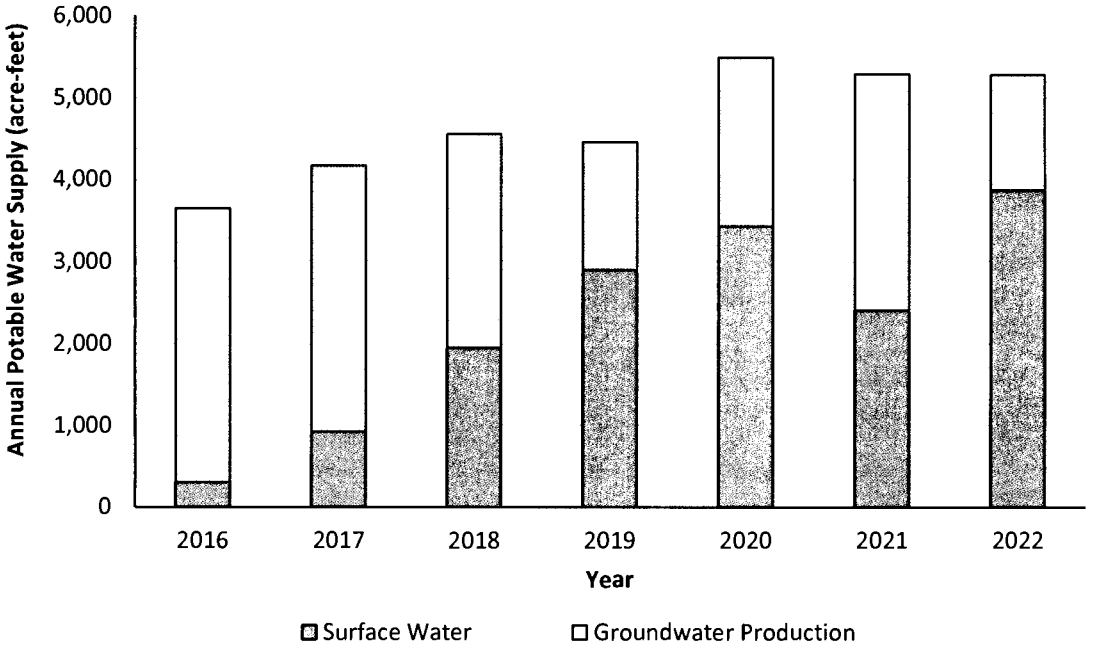
The City's annual water production increased from 4,168 AF in 2017 to 5,277 AF in 2022 as a result of development growth and rebound from the 2014-2017 drought. Surface water production (i.e., SCWSP purchases) steadily increased from 921 AF in 2017 to 3,866 AF in 2022. At the same time, the City reduced its groundwater production from 3,247 AF or 78% of its total supplies in 2017 to 1,411 or 27% in 2022 due to groundwater quality concerns. The City's current and potential future water supplies are further described in the following sections.

Table 5-1. Current and Historical Potable Water Supply

	Annual Production (acre-feet) (a)					
Potable Water Source	2017	2018	2019	2020	2021	2022
Surface Water						
SCWSP	921	1,946	2,892	3,429	2,401	3,866
Percentage of Supply	22%	43%	65%	63%	45%	73%
Groundwater Production						
Production Wells (b)	3,247	2,605	1,560	2,055	2,884	1,411
Percentage of Supply	78%	57%	35%	37%	55%	27%
Total	**4,168**	**4,551**	**4,452**	**5,485**	**5,285**	**5,277**

Notes:
(a) Production data from 2017 to 2020 were obtained from the 2020 UWMP and others were provided by the City in April and May 2022 and May 2023.

Figure 5-1. Current and Historical Potable Water Supply



5.1 Imported Surface Water

The City purchases imported surface water from SSJID through the SCWSP, which supplies Stanislaus River water. Information related to the contractual entitlements and treatment processes for the surface water source is detailed further in the City's 2020 UWMP (EKI, 2021a). The reliability of this water supply is discussed in Section 5.5.1.1.

The SCWSP is a partnership between the City, SSJID, and the cities of Manteca, Tracy, and Escalon.[5] The SCWSP water supply is based on SSJID's senior, pre-1914 appropriative water rights to the Stanislaus River, a tributary of the San Joaquin River, coupled with a 1988 agreement with the United States Bureau of Reclamation (USBR) to store water in the New Melones Reservoir.[6] The SCWSP was planned to be implemented in two phases. Phase I was completed in 2005 with a total capacity of 31,500 AFY. Per SSJID's 2020 UWMP, Phase II is anticipated to be completed before 2040 and will increase the SCWSP's capacity to approximately 43,090 AFY (EKI, 2021b).

The *1995 Water Supply Development Agreement* between the City and SSJID provided the City with a Phase I allocation of 8,007 AFY and a total allocation of 11,791 AFY after completion of Phase II. In August

[5] The City of Escalon is under contract to purchase water from the SCWSP but has not yet constructed a pipeline to convey the water to its facilities.

[6] This agreement recognized and protected SSJID's senior water rights on the Stanislaus River, because those rights could potentially be affected by the USBR's operation of the New Melones Reservoir as part of the Central Valley Project. The agreement entitles the senior water rights holders, SSJID and Oakdale Irrigation District, to access up to 600,000 AFY of water from New Melones Reservoir in years in which inflow to the reservoir exceeds 600,000 AF. SSJID's share of this allotment is 300,000 AF. In years in which inflow does not meet this threshold, the entitlement is reduced based on a pre-determined formula.

2013, the City sold 1,120 AFY of SCWSP water to the City of Tracy.[7] Therefore, the City's remaining SSJID allocation is 6,887 AFY for Phase I and a total of 10,671 AFY after completion of Phase II.

The SCWSP transmission system has been designed to deliver seasonal peak flows to each City through a transmission pipeline to turnout facilities. The transmission system is currently operated by gravity flow. In Phase II, a treated water pump station will be installed at the DGWTP to deliver pumped flows. The SCWSP delivers flows to Lathrop at two locations:

- The turnout at Lathrop Road, east of McKinley Avenue (Lathrop SSJID Turnout 1); and
- The turnout at Stewart Road, west of Manthey Road (Lathrop SSJID Turnout 2).

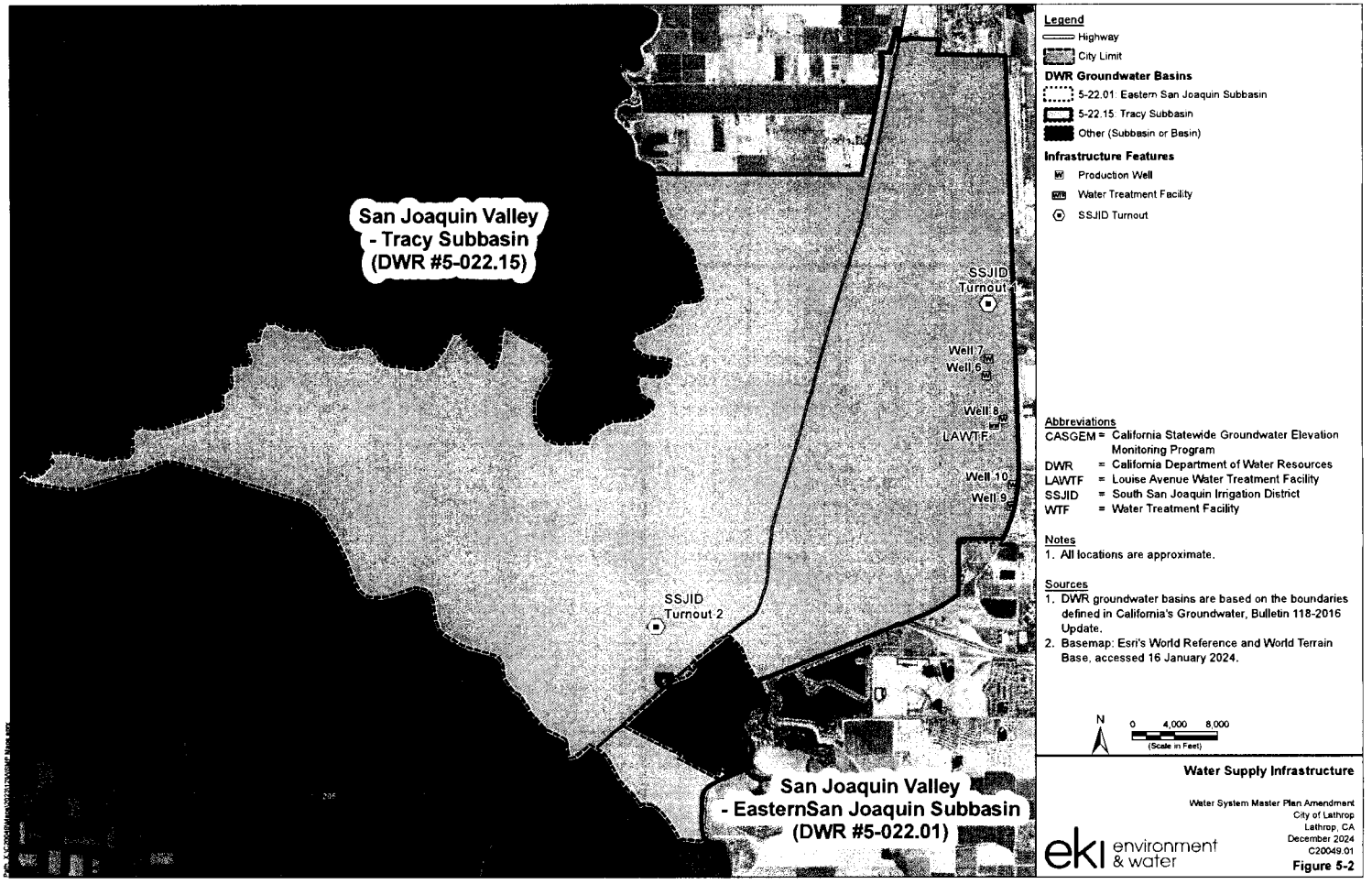
The City's SSJID Turnouts 1 and 2 supply Lathrop's allocated Phase 1 peak flows. Lathrop SSJID Turnout 2 will be expanded in the future to deliver Lathrop's Phase II peak allocation. The planned capacity of each Lathrop turnout according to the SSJID SCWSP Basis of Design Report (Black & Veatch, 2002), modified to account for the Tracy sale, is listed in Table 5-2.

Table 5-2. Lathrop SSJID Turnouts – Basis of Design

	Phase 1 Flows		Phase 2 Flows (Cumulative)	
	(AFY)	(MGD)	(AFY)	(MGD)
Lathrop SSJID Design Flows				
Contractual Allocation	8,007	7.1	11,791	10.5
Sale to City of Tracy (b)	-1,120	-1.0	-1,120	-1.0
Remaining Allocation	6,887	6.1	10,671	9.5
Peaking Factors	2.1		2.0	
Remaining Peak Flow	14,462	12.9	21,342	19.1
Lathrop Design Turnout Capacity				
Lathrop SSJID Turnout 1	8,401	7.5	8,401	7.5
Lathrop SSJID Turnout 2 (c)	6,061	5.4	12,938	11.6

Notes:
(a) Source: South San Joaquin irrigation District South County Water Supply Program Basis of Design Report (Black and Veatch, 2002).
(b) The City sold 1,120 AFY (1 MGD) of its Phase 1 SSJID allocation to the City of Tracy in 2013.
(c) Turnout design flow based on SSJID SCWSP Basis of Design, less the sale to the City of Tracy.

[7] "Lathrop-Tracy Purchase, Sale and Amendment Agreement," dated 6 August 2013.


San Joaquin Valley
- Tracy Subbasin
(DWR #5-022.15)
SSJID
Turnout
Well 7
Well 6
Well 8
LAWTF
Well 10
Well 9
SSJID
Turnout 2
San Joaquin Valley
- EasternSan Joaquin Subbasin
(DWR #5-022.01)
Legend
Highway
City Limit
DWR Groundwater Basins
5-22.01 Eastern San Joaquin Subbasin
5-22.15 Tracy Subbasin
Other (Subbasin or Basin)
Infrastructure Features
Production Well
Water Treatment Facility
SSJID Turnout
Abbreviations
CASGEM = California Statewide Groundwater Elevation Monitoring Program
DWR = California Department of Water Resources
LAWTF = Louise Avenue Water Treatment Facility
SSJID = South San Joaquin Irrigation District
WTF = Water Treatment Facility
Notes
1. All locations are approximate.
Sources
1. DWR groundwater basins are based on the boundaries defined in California's Groundwater, Bulletin 118-2016 Update.
2. Basemap: Esri's World Reference and World Terrain Base, accessed 16 January 2024.
N
0 4,000 8,000
(Scale in Feet)
Water Supply Infrastructure
Water System Master Plan Amendment
City of Lathrop
Lathrop, CA
December 2024
C20049.01
eki environment & water
Figure 5-2

5.2 Groundwater

The City only overlies the Tracy Groundwater Subbasin (Department of Water Resources [DWR] 5-22.15) of the San Joaquin Valley Groundwater Basin (DWR 5-22), as a result of DWR's approval on the Basin Boundary Modification Request, dated February 11, 2019. The Basin Boundary Modification incorporated all of the City in the Tracy Subbasin and removed the City from the Eastern San Joaquin Groundwater Subbasin (DWR 5-22.01). The groundwater basin and subbasin areas underlying the City and the locations of the City's production wells are shown on Figure 5-3.

The Tracy Subbasin is designated as a Medium priority basin by DWR and is therefore subject to the Sustainable Groundwater Management Act (SGMA). In the Tracy Subbasin, six Groundwater Sustainability Agencies (GSAs), including Byron-Bethany Irrigation District (BBID), Banta-Carbona Irrigation District (BCID), the City of Tracy, the City of Lathrop, San Joaquin County, and Stewart Tract, worked cooperatively and were awarded a DWR Grant to develop the Tracy Groundwater Sustainability Plan (GSP). The GSP for the Tracy Subbasin was completed in November 2021 and will be updated every 5 years as additional information becomes available. The chapters of the GSP can be found on the Tracy Subbasin website: https://tracysubbasin.org/gsp-chapters/.

As discussed in Section 3.1.1, the City currently operates five municipal groundwater supply wells: Wells 6, 7, 8, 9, and 10. Well 9 is currently offline due to water quality issues. Groundwater from Wells 6, 7, 8, 9 (when operating), and 10 is treated to remove arsenic at the LAWTF, which came online in 2012. The City currently has no plans to install additional groundwater wells or expand its groundwater production. However, the City is actively exploring treatment options to meet emerging water quality regulations which will facilitate bringing Well 9 back online, as well as groundwater-surface water conjunctive use and/or Aquifer Storage and Recovery (ASR).

Information regarding the City's groundwater production wells are summarized in Table 3-1 and Table 5-3. The combined maximum pumping capacity of the City's wells (including Well 9) is 7,250 gpm, which is higher than the treatment capacity of the LAWTF (6,250 gpm). However, for the purposes of this evaluation, it is assumed that Wells 6, 7, 8, and 10 are pumped at 50% of their maximum capacity on an annual basis. Given this supply assumption, the City's current annual groundwater supply capacity is equivalent to approximately 4,720 AFY. As described in Section 5.6, an annual pumping of approximately 500 AFY from Well 9 is assumed to be necessary to hydraulically control PFAS in groundwater sourcing from the south of the City's wells. As such, it is assumed that future reactivation of Well 9 with PFAS treatment will add another 500 AFY to the City's annual groundwater supply yield for a total of 5,220 AFY.

Table 5-3. Groundwater Production Well Capacities and Annual Yields

Groundwater Wells (a)	Existing Maximum Pumping Capacity	
	Measured Flow Rate (gpm)	Estimated Annual Yield (b) (AFY)
Well 6	1,650	1,330
Well 7	1,400	1,130
Well 8	1,100	890
Well 10	1,700	1,370
Total Exiting Groundwater Capacity	**5,850**	**4,720**
Well 9	1,400	500 (c)
Total Future Groundwater Capacity	**7,250 (d)**	**5,220**

Notes:

(a) Well 21, currently inactive, is not listed above. The City currently has no plans or designs underway to bring it back on-line due to water quality issues associated with the well (including PFAS issue).

(b) Assumes wells are operated at 50% maximum capacity on an annual basis except for Well 9.

(c) It is assumed that Well 9 will be operated in the future with an annual production rate of 500 AFY to control migration of groundwater with higher concentrations of PFAS.

(d) Maximum capacity of LAWTF is 6,250 gpm. Estimated annual yield assumes that annual yield of Wells 6-10 is not limited by LAWTF capacity on an annual basis.

5.3 Total Water Supplies

The City's projected potable water supply entitlements are summarized in Table 5-4 and Figure 5-3. The values presented in this table reflect the City's contractual allotments from the SCWSP and the City's current and planned future groundwater production. The actual availability of these water supplies depends on several factors and is discussed in detail in Section 5.5.

Table 5-4. Current and Projected Potable Water Supply Entitlements

Potable Water Source	Water Right or Contract	Reliability	2023	2025	2030	2035	2040	2045
Current Supplies								
SCWSP	SSJID Contract (a)	Pre-1914	6,887	6,887	6,887	6,887	6,887	6,887
Groundwater	(b)	--	4,720	4,720	4,720	4,720	4,720	4,720
Anticipated Future Supplies								
SCWSP	SSJID Contract (c)	Pre-1914	--	--	--	--	3,784	3,784
Groundwater	(d)	--	--	500	500	500	500	500
		Total	**11,607**	**12,107**	**12,107**	**12,107**	**15,891**	**15,891**

Notes:

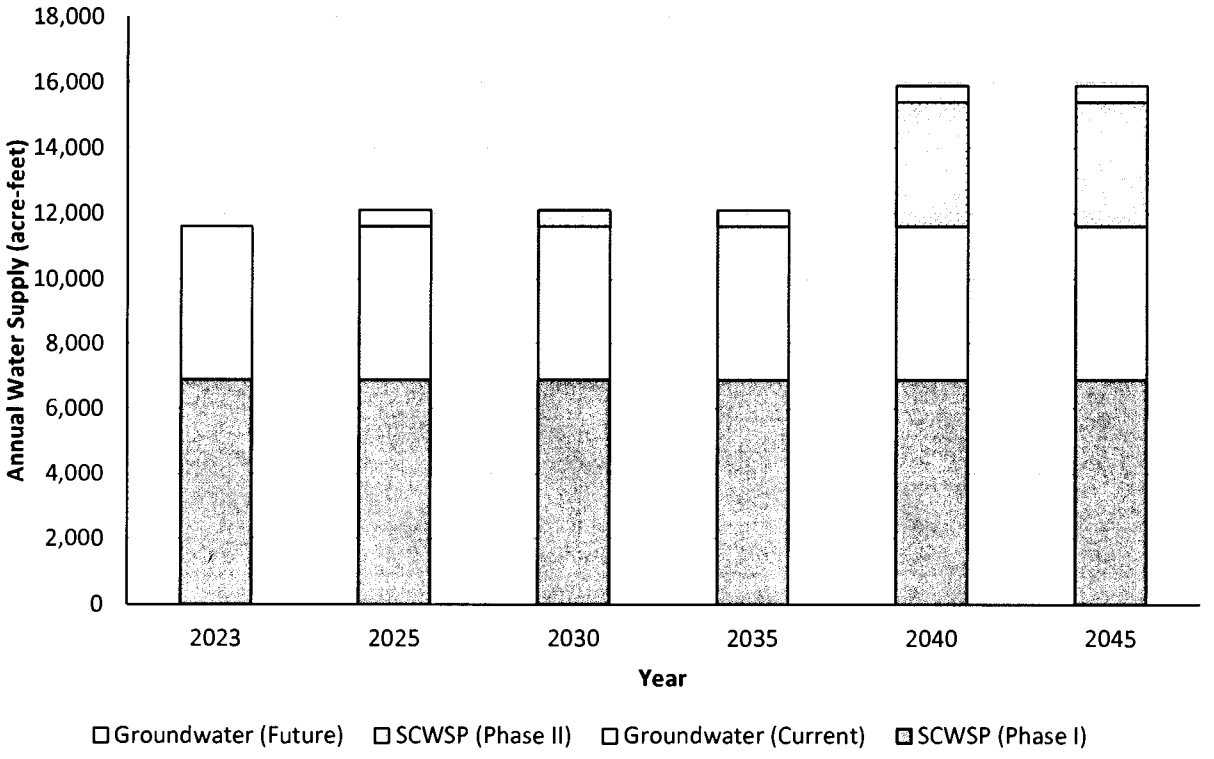
(a) The City's total Phase I allotment of SCWSP water, following the 2013 sale to the City of Tracy of 1,120 AFY, is 6,887 AFY.

(b) Reflects the City's firm groundwater capacity, without Well 9.

(c) The City's total Phase I & II allotment of SCWSP water, following the 2013 sale to the City of Tracy, is 10,671 AFY.

(d) It is anticipated that Well 9 will be brought online in 2025 with completion of future PFAS treatment with an annual production rate of 500 AFY.

Figure 5-3. Current and Projected Potable Water Supply Entitlements



5.4 Water Supply Reliability

This section describes the constraints on the City's potable water supply sources, as well as the management strategies that the City has employed or will employ to address these constraints. This section also provides an estimate of the supply volumes available to the City and the corresponding supply and demand reliability assessments in normal years, single dry years, and multiple dry year periods.

5.4.1 Projected Supply Reliability by Source

The following sections describe the projected reliability of each of the City's water supplies, including the water supply from SCWSP and groundwater production.

5.4.1.1 Surface Water Supply Reliability

The City has access to 6,887 AFY of Stanislaus River water provided by the SCWSP (see Section 5.1.1). Phase II of the SCWSP is anticipated to increase the City's allocation to 10,671 AFY by 2040. Due to the seniority of the water rights underlying the SCWSP, SSJID's pre-1914 appropriative rights to Stanislaus River water, the City has historically assigned a high reliability to SCWSP water.

However, the future reliability of the City's full SCWSP allocation is potentially uncertain due to recent planning efforts by the SWRCB. In December 2018, the SWRCB adopted amendments to the *Water Quality Control Plan for the San Francisco Bay/Sacramento-San Joaquin Delta Estuary* (Bay-Delta Plan Amendment). The adopted changes include increasing flows on three San Joaquin River tributaries (the Stanislaus, Merced, and Tuolumne Rivers) and the Bay-Delta, with a range of 30% to 50% depending on biological conditions from February to June in every year type. The SWRCB also approved a framework for accepting voluntary agreements to pursue a combination of flow and "non-flow" measures that improve conditions for fish and wildlife where allowances for reduced river flows may be developed.

Oakdale Irrigation District (OID) and SSJID began voluntary negotiations on the Stanislaus River prior to adoption of the Bay-Delta Plan Amendment (OID and SSJID, 2019). On 29 March 2022, a Memorandum of Understanding (MOU) was signed by the SWRCB and multiple water supply agencies to work to settle litigation over endangered species protections in the Sacramento-San Joaquin Delta. The MOU outlines broad areas of agreement and anticipates the need for further negotiations to develop detailed implementation agreements. OID and SSJID are not among the signatories of the MOU, however, additional parties have been added to the MOU as agreements move forward in more watersheds.

The Lower San Joaquin River flow and southern Sacramento-San Joaquin Delta salinity updates to the Bay-Delta Plan Amendment are not self-implementing and require addition actions by the State (SWRCB, 2022). Uncertainties including difficult legal process ahead and considerations of senior water rights are challenging the implementation of the Bay-Delta Plan Amendment, which included significant changes and could result in significant surface water cutbacks. SSJID presented its water reliability analysis assuming that the Bay-Delta Plan Amendment will not be implemented in its 2020 UWMP (EKI, 2020b). As a retail agency, the City relies on SSJID for the reliability projections. Consistent with SSJID's approach, this Water Service Reliability and Drought Risk Assessment section of the City's 2020 UWMP presents results for the SCWSP water reliability assessment assuming that the Bay-Delta Plan Amendment will <u>not</u> be implemented.

SSJID anticipates that 100% of the contract volumes (31,522 AFY during Phase I and 43,090 AFY during Phase II) will be available to SCWSP participants in normal years. In single dry years, SSJID projects that SCWSP participants will receive 79% to 99% of their contract volumes based upon the analog of SSJID's water supplies in 1977. In a five-year, multiple dry year scenario, SSJID projects that SCWSP participants will receive 79% to 99% of their contract volumes during the third and fourth dry years, while 100% of the

contract volumes will be available in the remaining years. The multiple dry year supply reliability is based on the analog of SSJID's water supplies over the period of 2012 through 2016.

Section 8(a) of the *1995 Water Supply Development Agreement* stipulates that reductions in SCWSP deliveries shall be distributed pro-rata among the SCWSP participants based upon each participant's allotment. Therefore, it is assumed that the City's supply availability will be proportionate to the SCWSP supply availability presented in Table 5-5. The City's projected SSJID supply in normal years, single dry years, and multiple dry years is summarized in Table 5-6.

Table 5-5. Projected SCWSP Supply Availability

Year Type	Estimated Supply and Demand (AFY)				
	2025	2030	2035	2040	2045
Average Year	31,522	31,522	31,522	43,090	43,090
Single-Dry Year	26,448	28,962	31,475	33,988	36,501
Multiple Dry Years - First Year	31,522	31,522	31,522	43,090	43,090
Multiple Dry Years - Second Year	31,522	31,522	31,522	43,090	43,090
Multiple Dry Years - Third Year	26,448	28,962	31,475	33,988	36,501
Multiple Dry Years - Fourth Year	26,448	28,962	31,475	33,988	36,501
Multiple Dry Years - Fifth Year	31,522	31,522	31,522	43,090	43,090

Notes:

(a) Source: City of Lathrop 2020 Urban Water Management Plan Table 7-1.

Table 5-6. Projected SCWSP Supply Available to City of Lathrop

Year Type	Estimated Supply and Demand (AFY)				
	2025	2030	2035	2040	2045
Average Year	6,887	6,887	6,887	10,761	10,761
Single-Dry Year	5,778	6,328	6,877	8,417	9,039
Multiple Dry Years - First Year	6,887	6,887	6,887	10,761	10,761
Multiple Dry Years - Second Year	6,887	6,887	6,887	10,761	10,761
Multiple Dry Years - Third Year	5,778	6,328	6,877	8,417	9,039
Multiple Dry Years - Fourth Year	5,778	6,328	6,877	8,417	9,039
Multiple Dry Years - Fifth Year	6,887	6,887	6,887	10,761	10,761

Notes:

(a) Source: City of Lathrop 2020 Urban Water Management Plan Table 7-2.

5.4.1.2 Groundwater Supply Reliability

The City currently relies upon groundwater production from its five active wells (Wells 6 through 10) to meet its demands. The City's ability to utilize its existing groundwater wells within the Tracy Subbasin is not likely be affected by SGMA[8]. It is anticipated that the future GSP will not require the City to limit groundwater production to maintain a sustainable groundwater budget. Based on the available information, it is anticipated that 100% of the City's current estimated groundwater yield is available for the planning horizon of this Plan.

Groundwater production has historically been constrained by the City's well production and treatment capacity, as well as by the groundwater quality. Considering the current water quality constraints discussed below, the City is anticipating that Well 9 will remain offline until 2025 when PFAS treatment is added to the LAWTF as described in Section 5.6.2. The groundwater supplies from Wells 6 through 10 are expected to be 100% reliable and available during all year types at the volumes shown in Table 5-3.

5.4.1.3 Groundwater Quality

One of the biggest threats to the City's ability to use groundwater to meet potable water demands is water quality. The primary water quality concerns in the City's groundwater are arsenic, manganese, uranium, total dissolved solids (TDS), groundwater contamination from industrial processes, and per- and polyfluoroalkyl substances (PFAS).

5.4.1.4 Arsenic and Uranium

As discussed in Section 5.2.3.3, the City's groundwater supplies have been limited by groundwater quality constraints. Wells 6 through 10 are currently treated for arsenic at LAWTF to reduce concentrations below the maximum contaminant level (MCL) of 0.010 milligrams per liter (mg/L). The City's inactive Well 21 also experienced elevated concentrations of arsenic and uranium and is assumed to remain inactive in the future.

The presence of arsenic and uranium in groundwater underlying the City impacts the reliability of the City's groundwater supply. Expansion of groundwater production in the future is limited by the costs associated with treatment and the availability of adequate supplies to conduct blending.

5.4.1.5 Total Dissolved Solids

The City's groundwater supply reliability is also impacted by the migration of groundwater with TDS concentrations in excess of the secondary MCL of 500 mg/L. Wells 6 through 10 are located immediately east of groundwater with high TDS concentrations, based on water quality data from City wells and sampling and analysis data from both shallow and deep monitoring wells collected by private entities (SGI, 2008). Previous studies have indicated that TDS concentrations may be higher in the vicinity of Well 21 than in Wells 6 through 10. In September 2014, TDS concentrations in Well 9 and Well 10 ranged from 270 mg/L to 310 mg/L (UNICO Engineering, 2015).[9] During the same sampling event, concentrations of

[8] The final Tracy Subbasin GSP anticipated an increasing groundwater production from 7,020 AFY in 2020 to 8,483 AFY in buildout, or beyond 2040. (GEI, 2021).

[9] These values are generally confirmed by the City's Consumer Confidence Reports for 2014 and 2015, where TDS concentrations in groundwater ranged from 280 mg/L to 387 mg/L. Since Well 21 was inactive during this period, these values are representative of water quality within Wells 6 through 10.

TDS within Well 21 ranged from 630 mg/L to 660 mg/L.[10] The City has historically investigated the option of drilling a new wellfield near Well 21 and determined that it would not be feasible due to the potential for expanded pumping to induce the migration of high TDS water.

5.4.1.6 Industrial Contamination

Groundwater contamination has been identified at several locations in the City due to industrial processes. Contamination plumes are associated with pollution from Sharpe Army Depot and the former Occidental Chemical Corporation (OCC) site.[11]

Contamination of groundwater at the Sharpe Army Depot consists primarily of trichloroethene, tetrachloroethene, and cis-1,2-dichloroethene. The plume is located at depths of approximately 50 to 150 feet below ground surface (ft bgs). Due to concerns of potential contamination from the plume, the City abandoned Well 5 and constructed Well 10 as a replacement well. Three groundwater extraction and treatment systems located at Sharpe Army Depot are used to treat existing groundwater contamination (RBF, 2009).

The OCC plume consists primarily of the pesticides 1,2-dibromo-3-chloropropane (DBCP) and ethylene dibromide (EDB), and the chemical solvent sulfolane. The OCC has been conducting investigation and remediation activities at the site since 1979, and a groundwater remedial system has been in place since 1982. The groundwater remedial system consists of extraction and injection wells as well as granular activated carbon and aeration treatment. Treated water is then re-injected into the confined aquifer beneath the Corcoran Clay layer, which is located between 230 ft bgs and 300 ft bgs.

To help prevent a sulfolane containment plume originating from the former OCC site from impacting the City's groundwater supply, the City temporarily reduced its groundwater production and significantly limited groundwater production between 2018 and 2020. Efforts to improve the OCC groundwater extraction and treatment system were completed in March 2020. The City restarted Wells 6, 7, 8, and 10 and the LAWTF beginning in April of 2020. And the City has been continuously monitoring for sulfolane in its groundwater wells.

5.4.1.7 Nitrate

Nitrate concentrations detected at Well 10 had historically shown increasing trends in 2020. During April and November 2020, nitrate (as nitrogen) at Well 10 was detected at 8.1 mg/L and 7.5 mg/L, respectively, approaching the MCL of 10 mg/L. Since then, in response to this issue, the City has been closely monitoring for nitrate in Well 10 at least once per quarter and evaluating the possible contaminant source. From June 2021 to September 2023, the monitoring results for Well 10 showed the nitrate concentrations decreased to 1.4 mg/L – 4.9 mg/L, above the SCWRCB required reporting level of 0.4 mg/L but significantly lower than the MCL.

[10] Samples were also collected in two private wells in the vicinity of Well 21. Concentrations of TDS in these wells ranged from 500 mg/L to 570 mg/L.
[11] The OCC site is now owned by J.R. Simplot.

5.4.1.8 Per- and Polyfluoroalkyl Substances (PFAS)

PFAS is a group of emerging man-made contaminants that were used in firefighting foam, protective coatings, and stain and water-resistant products until the 2000s. The current regulatory setting for PFAS is as follows:

- The SWRCB Division of Drinking Water (DDW) established drinking water Notification Levels (NLs) and Response Levels (RLs) for PFOA and PFOS[12]. Under the authority of Health and Safety Code section 116400, detections above the NL require agencies to notify the governing body for the areas where the water has been served within 30 days of receiving verified test results. If the RL is exceeded in drinking water provided to consumers, DDW recommends that the water agency remove the water source from service or provide treatment.
- On March 14, 2023, the U.S. Environmental Protection Agency (EPA) proposed federal MCLs for six PFAS compounds at (1) 4.0 ppt for PFOA, (2) 4.0 ppt for PFOS, (3) and a Hazard Index of 1.0 calculated based on the concentrations of erfluorononanoic acid (PFNA), hexafluoropropylene oxide dimer acid (HFPO-DA, commonly known as GenX Chemicals), perfluorohexane sulfonic acid (PFHxS), and perfluorobutane sulfonic acid (PFBS).[13] The proposed MCLs are anticipated to be promulgated in early 2024 and effective in early 2027 (U.S. EPA, 2023).

In response to the EPA's Third Unregulated Contaminant Monitoring Rule (UCMR3), the City of Lathrop sampled its supply sources for a suite of contaminants including six PFAS in 2013 and 2014. PFOA and PFOS were detected in groundwater samples collected from City's Well 21 in April and October 2013. Samples of water were also collected at the LAWTF and at SSJID Turnout 1, but neither PFOA nor PFOS was detected above laboratory reporting limits in either source.

In April 2019, pursuant to section 116400, the State Water Resources Control Board Division of Drinking Water (DDW) sent monitoring orders to more than 200 public water systems across the state including Lathrop to test for PFAS. In its April 2019 Order, DDW ordered the City to collect and analyze samples for PFOA and PFOS from groundwater collected at Wells 9 and 10 because Wells 9 and 10 are within a one-mile radius of Well 21. In response to DDW's 2019 monitoring order, Lathrop analyzed groundwater samples collected from Well 9 and Well 10 in May, June, and July 2019 and every quarter thereafter. The City also voluntarily began collecting groundwater samples from Wells 6, 7, and 8 in 2019. The City is currently required by DDW to collect and analyze samples for PFOA and PFOS from groundwater collected at each of its wells on a quarterly basis.

Sampling results showed that PFOA and PFOS concentrations in groundwater from Well 9 exceeded both the NLs and RLs. The NLs for PFOS were also exceeded in one or more samples collected from Wells 6, 7, 8, and 10. PFOA concentrations in groundwater from Wells 6, 7, 8, and 10 were below reporting limits. Based on these and historical sampling results, the City took Well 9 offline in 2019 so that the PFOA concentrations in the blended flow from remaining wells are below the RLs.

The City anticipates installing centralized PFAS treatment at the LAWTF to treat groundwater from all of its wells (EKI 2020; Carollo Engineers, 2022). Detections of PFOS in groundwater collected from each of the City's wells have exceeded the proposed PFOS MCL; detections of PFOA and the mixture of PFNA, PFHxS, PFBS, and GenX compounds in Well 9 have also exceeded the proposed MCLs. In addition, recent

[12] The NLs were 5.1 ng/L for PFOA and 6.5 ng/L for PFOS. The RL was 10 ng/L for PFOA and 40 ng/L for PFOS.
[13] The HI is described in more detail on the EPA's PFAS Drinking Water Regulation page: https://www.epa.gov/sdwa/and-polyfluoroalkyl-substances-pfas.

sampling results found an increase in PFAS concentrations in Well 9, particularly the doubling of the observed PFOS concentrations.

The abovementioned water quality issues impact the reliability of the City's groundwater supply. Expansion of groundwater production in the future is limited by the costs associated with treatment and the availability of adequate supplies to conduct blending. Given the above issues, the City is not currently pursuing development of any additional wells or increased groundwater production.

5.4.2 Projected Supply Reliability by Year Type

The City's projected water supply reliability in normal years, single dry years, and multiple dry years is described in the following sections.

5.4.2.1 Normal Years

The City's projected water supplies in normal years are presented in Table 5-7 and Figure 5-4. In normal years, the City expects to receive 100% of its SCWSP supplies (see Section 5.5.1.1) and 100% of its groundwater supply (see Section 5.5.1.2). The normal year supply reliability is based upon SSJID's water supplies in 2020.

5.4.2.2 Single Dry Year

The City's projected water supplies in single dry years are presented in Table 5-8 and Figure 5-5. In single dry years, the City expects to receive between 79% and 99% of its SCWSP supplies (see Section 5.5.1.1) and 100% of its groundwater supply. The single dry year supply reliability is based upon SSJID's water supplies in 1977.

5.4.2.3 Multiple Dry Years

The City's projected water supplies in multiple dry years are presented in Table 5-9 and Figure 5-6. In multiple dry years, the City expects to receive between 79% and 100% of its SCWSP supplies (see Section 5.5.1.1) and 100% of its groundwater supply. The multiple dry year supply reliability is based upon SSJID's water supplies over the period 2012 through 2016.

Table 5-7. Projected Potable Water Supply in Normal Years

Potable Water Source	Reliability	Supply Volume (AFY) 2025	2030	2035	2040	2045
Current Sources						
SSJID SCWSP Phase I	100% of Contract (a)	6,887	6,887	6,887	6,887	6,887
Groundwater	100% Reliable	4,720	4,720	4,720	4,720	4,720
	Current Sources	**11,607**	**11,607**	**11,607**	**11,607**	**11,607**
Anticipated Future Sources						
SSJID SCWSP Phase II	100% of Contract (a)	--	--	--	3,874	3,874
Groundwater	100% Reliable	500	500	500	500	500
	Current and Future Sources	**12,107**	**12,107**	**12,107**	**15,981**	**15,981**

Notes:
(a) The projected normal year availability of SSJID SCWSP supplies is obtained from Table 7-4 of the City's 2020 UWMP (EKI, 2021a).

Figure 5-4. Projected Normal Year Potable Water Supply

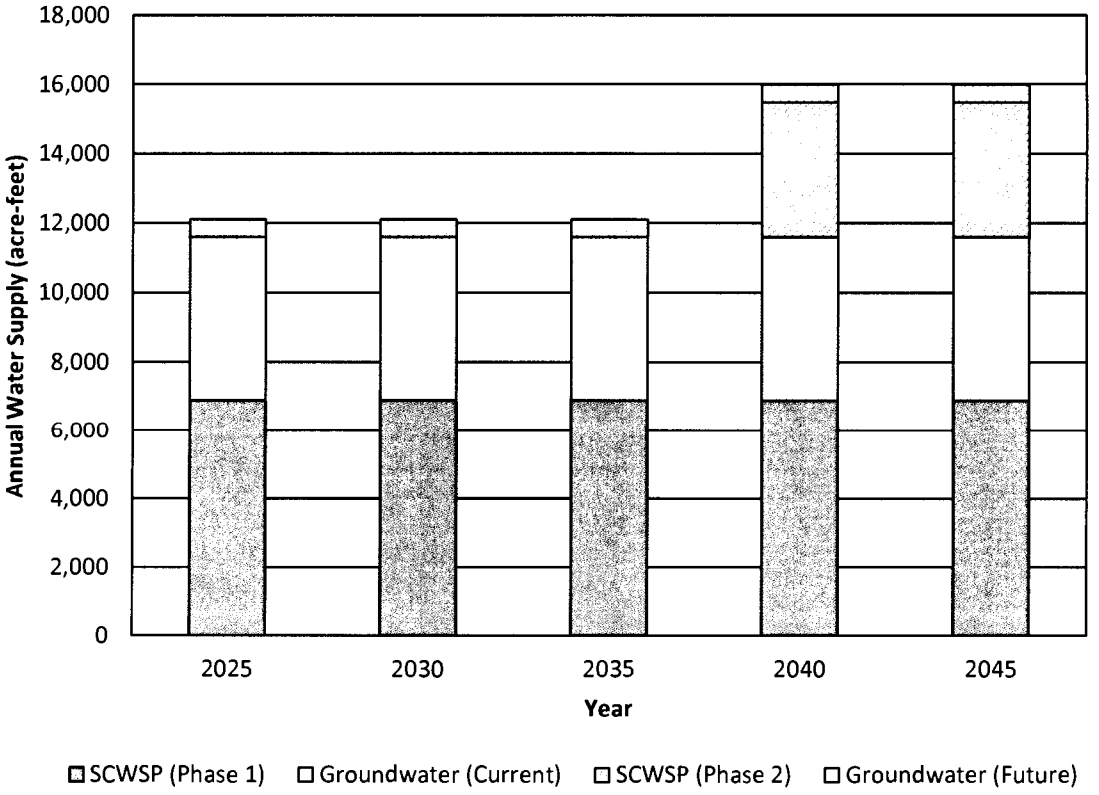


Table 5-8. Projected Potable Water Supply in Single Dry Years

Potable Water Source	Reliability	Supply Volume (AFY) 2025	2030	2035	2040	2045
Current Sources						
SSJID SCWSP Phase I	79%-99% of Contract (a)	5,778	6,328	6,877	5,387	5,785
Groundwater	100% Reliable	4,720	4,720	4,720	4,720	4,720
	Current Sources	**10,498**	**11,048**	**11,597**	**10,107**	**10,505**
Anticipated Future Sources						
SSJID SCWSP Phase II	79%-99% of Contract (a)	--	--	--	3,030	3,254
Groundwater	100% Reliable	500	500	500	500	500
	Current and Future Sources	**10,998**	**11,548**	**12,097**	**13,637**	**14,259**

Notes:
(a) The projected single dry year availability of SSJID SCWSP supplies is obtained from Table 7-5 of the City's 2020 UWMP (EKI, 2021a).

Figure 5-5. Projected Single Dry Year Potable Water Supply

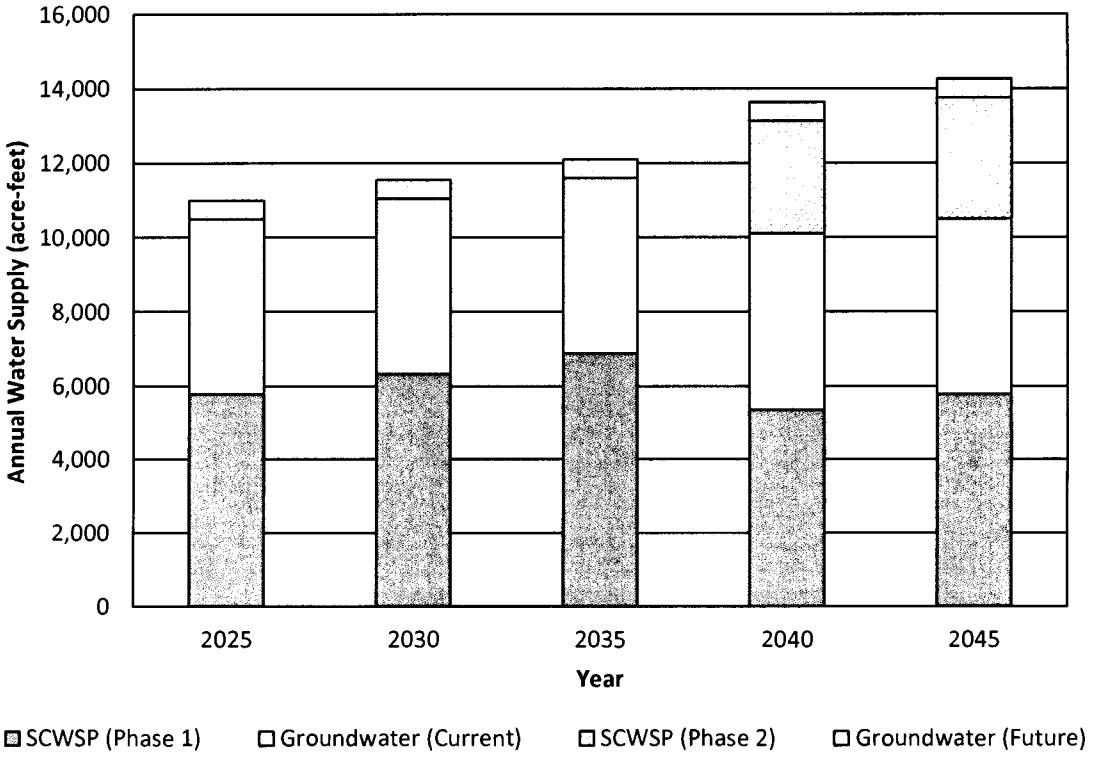


Table 5-9. Projected Potable Water Supply in Multiple Dry Years

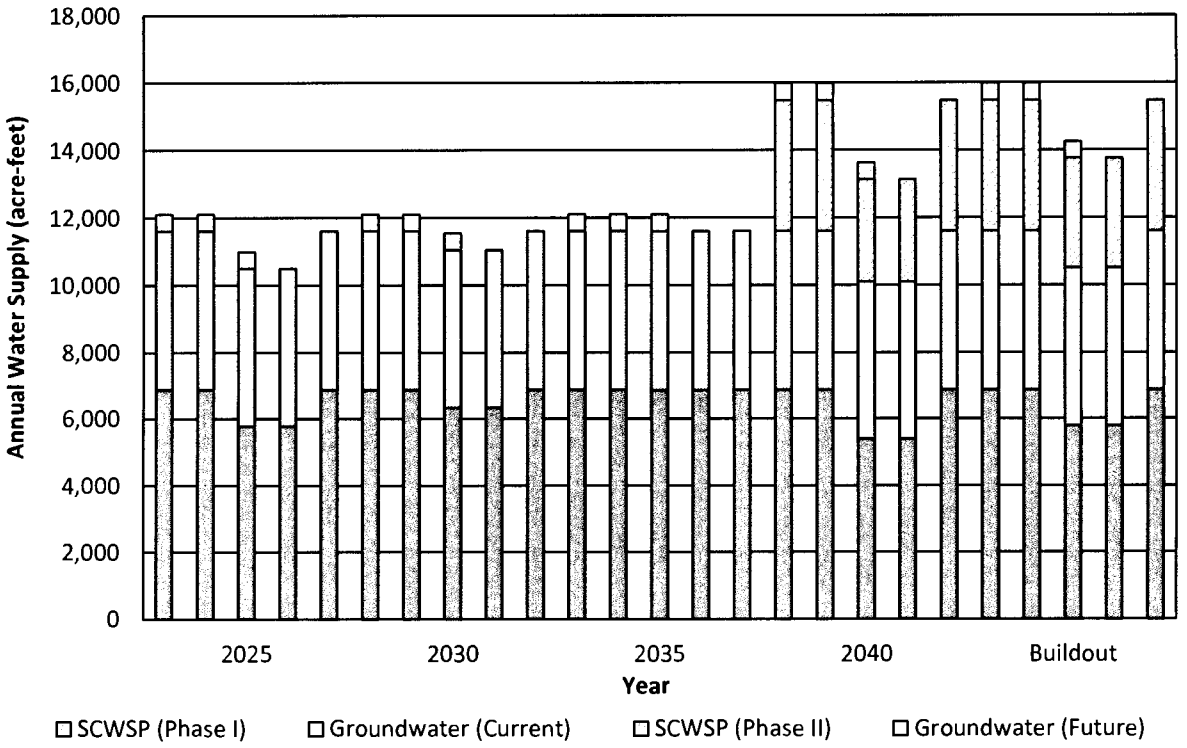
Potable Water Source	Allocation	Supply Volume (AFY) 2025	2030	2035	2040	2045
Multiple Dry Years - First Year						
Current Supplies						
SCWSP Phase I	100% of Contract (a)	6,887	6,887	6,887	6,887	6,887
Groundwater	100% Reliable	4,720	4,720	4,720	4,720	4,720
Current Sources (First Year)		**11,607**	**11,607**	**11,607**	**11,607**	**11,607**
Anticipated Future Supplies						
SCWSP Phase II	100% of Contract (a)	--	--	--	3,874	3,874
Groundwater	100% Reliable	500	500	500	500	500
Current and Future Sources (First Year)		**12,107**	**12,107**	**12,107**	**15,981**	**15,981**
Multiple Dry Years - Second Year						
Current Supplies						
SCWSP Phase I	100% of Contract (a)	6,887	6,887	6,887	6,887	6,887
Groundwater	100% Reliable	4,720	4,720	4,720	4,720	4,720
Current Sources (Second Year)		**11,607**	**11,607**	**11,607**	**11,607**	**11,607**
Anticipated Future Supplies						
SCWSP Phase II	100% of Contract (a)	--	--	--	3,874	3,874
Groundwater	100% Reliable	500	500	500	500	500
Current and Future Sources (Second Year)		**12,107**	**12,107**	**12,107**	**15,981**	**15,981**
Multiple Dry Years - Third Year						
Current Supplies						
SCWSP Phase I	79%-99% of Contract (a)	5,778	6,328	6,877	5,387	5,785
Groundwater	100% Reliable	4,720	4,720	4,720	4,720	4,720
Current Sources (Third Year)		**10,498**	**11,048**	**11,597**	**10,107**	**10,505**
Anticipated Future Supplies						
SCWSP Phase II	79%-99% of Contract (a)	--	--	--	3,030	3,254
Groundwater	100% Reliable	500	500	500	500	500
Current and Future Sources (Third Year)		**10,998**	**11,548**	**12,097**	**13,637**	**14,259**
Multiple Dry Years - Fourth Year						
Current Supplies						
SCWSP Phase I	79%-99% of Contract (a)	5,778	6,328	6,877	5,387	5,785
Groundwater	100% Reliable	4,720	4,720	4,720	4,720	4,720
Current Sources (Fourth Year)		**10,498**	**11,048**	**11,597**	**10,107**	**10,505**
Anticipated Future Supplies						
SCWSP Phase II	79%-99% of Contract (a)	--	--	--	3,030	3,254
Groundwater	100% Reliable	500	500	500	500	500
Current and Future Sources (Fourth Year)		**10,998**	**11,548**	**12,097**	**13,637**	**14,259**

Table 5-9. (Continued)

Potable Water Source	Allocation	Supply Volume (AFY) 2025	2030	2035	2040	2045
Multiple Dry Years - Fifth Year						
Current Supplies						
SCWSP Phase I	100% of Contract (a)	6,887	6,887	6,887	6,887	6,887
Groundwater	100% Reliable	4,720	4,720	4,720	4,720	4,720
Current Sources (Fifth Year)		**11,607**	**11,607**	**11,607**	**11,607**	**11,607**
Anticipated Future Supplies						
SCWSP Phase II	100% of Contract (a)	--	--	--	3,874	3,874
Groundwater	100% Reliable	500	500	500	500	500
Current and Future Sources (Fifth Year)		**12,107**	**12,107**	**12,107**	**15,981**	**15,981**

Notes:
(a) The projected availability of SSJID SCWSP supplies during multiple dry years is obtained from Table 7-6 of the City's 2020 UWMP (EKI, 2021a).

Figure 5-6. Projected Multiple Dry Year Potable Water Supply



5.5 Supply and Demand Assessment

The City's projected water demands are described in Section 4.2, the City's projected water supplies are discussed in Section 5.4, and the reliability of these supplies in normal years and dry years is described in Section 5.5. The following sections compare the City's total water supplies to its projected demands.

5.5.1 City-Wide Supply and Demand by Year Type

The following sections compare the City's total water supplies under each year type discussed in Section 5.5.3 – normal years, single dry years, and multiple dry years – to the City's projected water demands through 2045.

5.5.1.1 Normal Years

As shown in Table 5-10 and Figure 5-7, the City's current water supplies are sufficient supplies to meet projected demands in normal years through 2040. Without planned water supply projects, the City would experience supply shortfalls up to 798 AFY (6%) in 2045. SCWSP Phase II and restart of Well 9 with PFAS treatment will allow the City to have sufficient supplies to meet projected demands through 2045.

5.5.1.2 Single Dry Year

As shown in Table 5-11 and Figure 5-8, the City is projected to have adequate supplies to meet projected demands in single dry years through 2035 with its current water supplies. Without planned projects, the projected single dry year supply shortfall in 2040 and 2045 would be 967 AFY (9%) and 1,901 AFY (15%), respectively. Future planned SCWSP Phase II and restart of Well 9 will allow the City to have sufficient supplies to meet projected demands in single dry years through 2045.

5.5.1.3 Multiple Dry Years

As shown in Table 5-12 and Figure 5-9, the City is projected to have adequate supplies to meet projected demands in multiple dry years through 2035 with its current water supplies. Without planned projects, the projected supply shortfall in multiple dry years would range from 798 AFY (6%) during the first, second, and fifth dry year to 21,901 AFY (15%) during the third and fourth dry year in 2045, respectively. Future planned SCWSP Phase II and restart of Well 9 will allow the City to have sufficient supplies to meet projected demands in multiple dry years through 2045.

Table 5-10. Projected Potable Supply vs. Demand for Normal Year Scenario

	Estimated Supply and Demand (AFY) (a)(b)				
	2025	2030	2035	2040	2045
Projected Potable Water Demand	6,128	8,099	9,782	11,083	12,405
Projected Supply - Current Sources	11,607	11,607	11,607	11,607	11,607
Surplus or Deficit	*5,479*	*3,508*	*1,825*	*524*	*-798*
Percent Shortfall	--	--	--	--	*6%*
Projected Supply - Current and Future	12,107	12,107	12,107	15,981	15,981
Surplus or Deficit	*5,979*	*4,008*	*2,325*	*4,898*	*3,576*
Percent Shortfall	--	--	--	--	--

Notes:

(a) Values for projected potable water demand are summarized in Table 4-5.

(b) Projected available potable water supplies during normal years are summarized in Table 5-7.

Figure 5-7. Normal Year Potable Supply vs. Demand

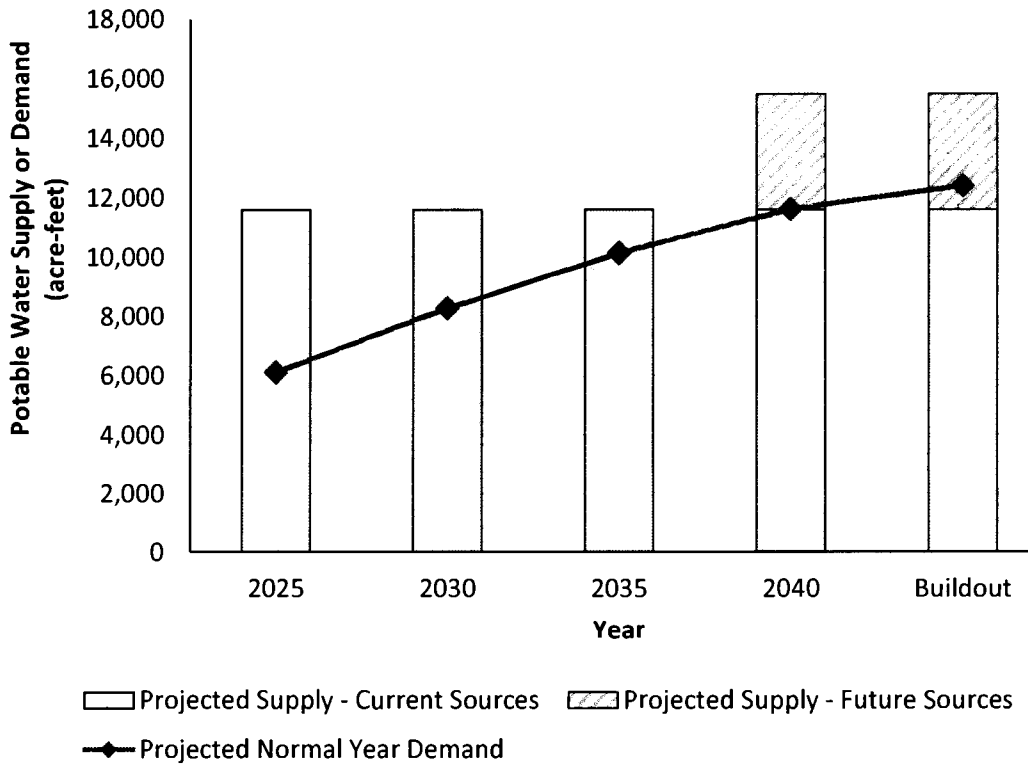


Table 5-11. Projected Potable Supply vs. Demand for Single Dry Year Scenario

	Estimated Supply and Demand (AFY) (a)(b)				
	2025	2030	2035	2040	2045
Projected Potable Water Demand	6,128	8,099	9,782	11,083	12,405
Projected Supply - Current Sources	10,498	11,048	11,597	10,107	10,505
Surplus or Deficit	*4,370*	*2,949*	*1,815*	*-976*	*-1,901*
Percent Shortfall	--	--	--	*9%*	*15%*
Projected Supply - Current and Future	10,998	11,548	12,097	13,637	14,259
Surplus or Deficit	*4,870*	*3,449*	*2,315*	*2,554*	*1,854*
Percent Shortfall	--	--	--	--	--

Notes:

(a) Projected available potable water supplies during single dry years are summarized in Table 5-8.

(b) Values for projected potable water demand are summarized in Table 4-5.

Figure 5-8. Single Dry Year Potable Supply vs. Demand

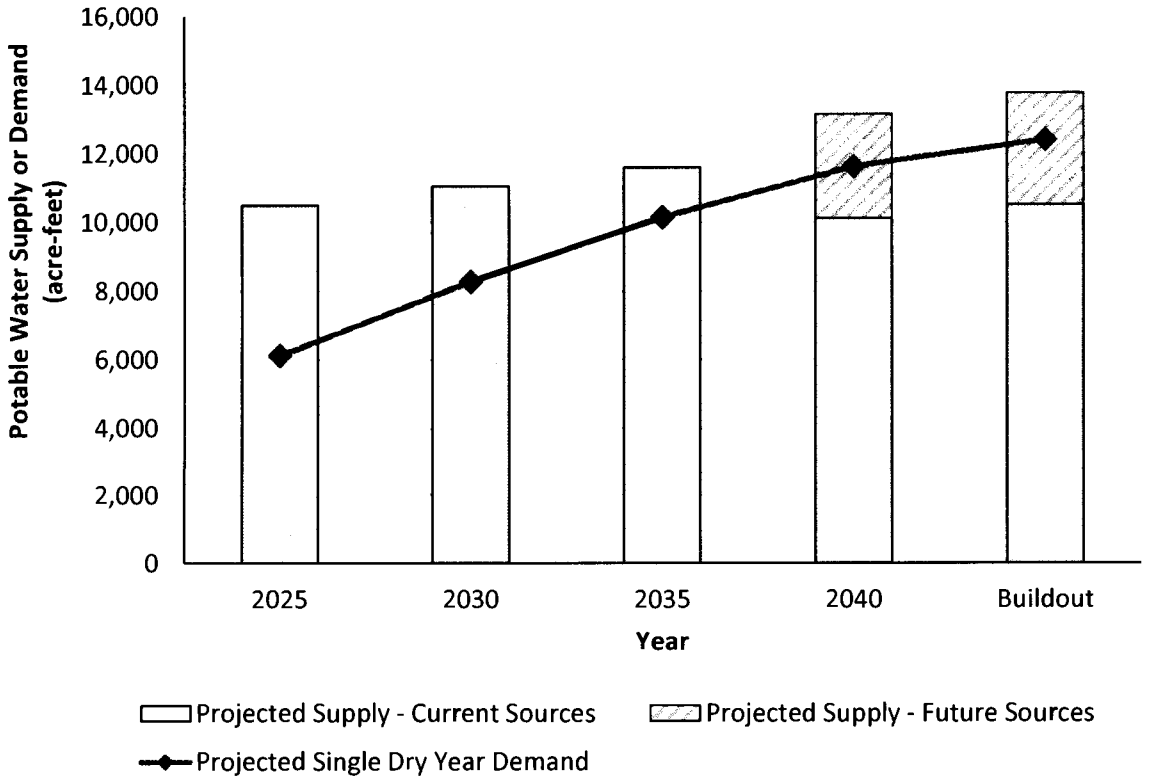


Table 5-12. Projected Supply vs. Demand for Multiple Dry Years Scenario

	Estimated Supply and Demand (AFY) (a)(b)				
	2025	2030	2035	2040	2045
First Dry Year					
Projected Potable Water Demand	6,128	8,099	9,782	11,083	12,405
Projected Supply - Current Sources	11,607	11,607	11,607	11,607	11,607
Surplus or Deficit	*5,479*	*3,508*	*1,825*	*524*	*-798*
Percent Shortfall	--	--	--	--	*6%*
Projected Supply - Current and Future	12,107	12,107	12,107	15,981	15,981
Surplus or Deficit	*5,979*	*4,008*	*2,325*	*4,898*	*3,576*
Percent Shortfall	--	--	--	--	--
Second Dry Year					
Projected Potable Water Demand	6,128	8,099	9,782	11,083	12,405
Projected Supply - Current Sources	11,607	11,607	11,607	11,607	11,607
Surplus or Deficit	*5,479*	*3,508*	*1,825*	*524*	*-798*
Percent Shortfall	--	--	--	--	*6%*
Projected Supply - Current and Future	12,107	12,107	12,107	15,981	15,981
Surplus or Deficit	*5,979*	*4,008*	*2,325*	*4,898*	*3,576*
Percent Shortfall	--	--	--	--	--
Third Dry Year					
Projected Potable Water Demand	6,128	8,099	9,782	11,083	12,405
Projected Supply - Current Sources	10,498	11,048	11,597	10,107	10,505
Surplus or Deficit	*4,370*	*2,949*	*1,815*	*-976*	*-1,901*
Percent Shortfall	--	--	--	*9%*	*15%*
Projected Supply - Current and Future	10,998	11,548	12,097	13,637	14,259
Surplus or Deficit	*4,870*	*3,449*	*2,315*	*2,554*	*1,854*
Percent Shortfall	--	--	--	--	--
Fourth Dry Year					
Projected Potable Water Demand	6,128	8,099	9,782	11,083	12,405
Projected Supply - Current Sources	10,498	11,048	11,597	10,107	10,505
Surplus or Deficit	*4,370*	*2,949*	*1,815*	*-976*	*-1,901*
Percent Shortfall	--	--	--	*9%*	*15%*
Projected Supply - Current and Future	10,998	11,548	12,097	13,637	14,259
Surplus or Deficit	*4,870*	*3,449*	*2,315*	*2,554*	*1,854*
Percent Shortfall	--	--	--	--	--

Table 5-12. Projected Supply vs. Demand for Multiple Dry Years Scenario (Continued)

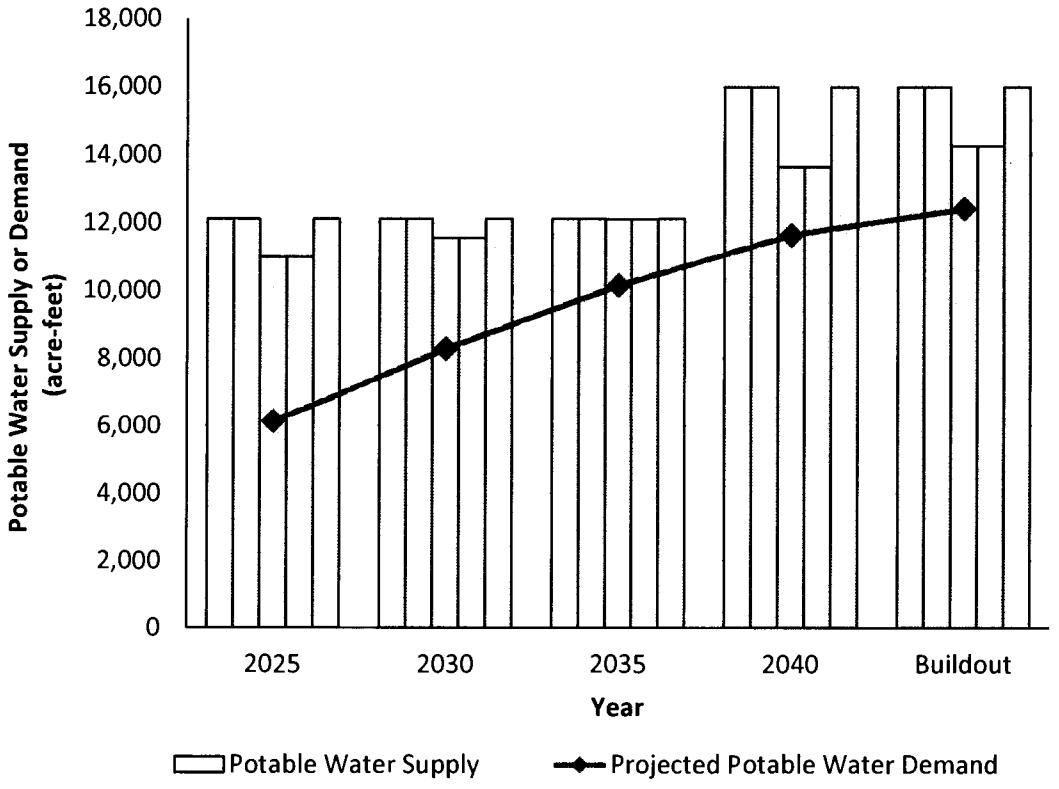
	Estimated Supply and Demand (AFY) (a)(b)				
	2025	2030	2035	2040	2045
Fifth Dry Year					
Projected Potable Water Demand	6,128	8,099	9,782	11,083	12,405
Projected Supply - Current Sources	11,607	11,607	11,607	11,607	11,607
Surplus or Deficit	*5,479*	*3,508*	*1,825*	*524*	*-798*
Percent Shortfall	--	--	--	--	*6%*
Projected Supply - Current and Future	12,107	12,107	12,107	15,981	15,981
Surplus or Deficit	*5,979*	*4,008*	*2,325*	*4,898*	*3,576*
Percent Shortfall	--	--	--	--	--

Notes:

(a) Projected available potable water supplies during multiple dry years are summarized in Table 5-9.

(b) Values for projected potable water demand are summarized in Table 4-5.

Figure 5-9. Multiple Dry Year Supply vs. Demand



5.6 Recommended Water Supply Strategy

The supply versus demand assessment presented above has shown that the City is projected to have adequate supplies to meet projected demands in all year types through 2045 with implementation of SCWSP Phase II by 2040 and PFAS treatment to allow for the City to operate Well 9. The City would experience up to a 6% shortfall without implementation of SCWSP Phase II and restart of Well 9 in 2045 under the normal year scenario.

However, future reliability of SCWSP water is uncertain due to adoption of the Bay-Delta Plan Amendment, which could result in significant surface water cutbacks. The SSJID and others are continuing negotiations with SWRCB on implementation of the Bay-Delta Plan Amendment for water supply cutbacks, particularly during droughts. This is a dynamic situation and the projected drought cutback allocations may change depending on the outcome of ongoing negotiations. A conservative estimate of the potential impacts of the Bay-Delta Plan Amendment on the SCWSP is provided in Appendix H of the 2020 UWMP (EKI, 2021a).

In the near-term, EKI recommends that the City complete the treatment for PFAS to meet proposed regulatory requirements that are anticipated to be effective by early 2027. In addition, the City should monitor the outcomes of the Voluntary Agreement negotiations. In the event that the Bay-Delta Plan Amendment is implemented or if highly restrictive Voluntary Agreements with the SWRCB are implemented, additional water projects such as ASR (see Section 5.6.3) may be needed to supplement the City's existing supplies and boost drought reliability.

The City relies on implementation of SWCSP Phase II to meet demands from 2040 and onwards. In the long-term (i.e., before 2040), EKI recommends that the City purchase its Phase II SCWSP allocations and expand its SSJID Turnout 2 capacity to meet its Phase II design criteria (see Section 5.1.1). As this project will require the expansion of SSJID's DGWTP, the City will need to initiate efforts to secure SCWSP Phase II supplies at least 5-10 years prior to when the allocations are needed, because this project will likely require significant lead time for planning, design, and construction.

The abovementioned water supply projects are discussed in more detail below. In addition to these projects, EKI is aware that potential water transfer opportunities may exist with Stockton East Water District (SEWD) water contractors. It is recommended that the City explore such opportunities to increase its available supplies.

5.6.1 SSJID SCWSP Phase II

As discussed in Section 5.1.1, the City's SSJID supply is anticipated to increase from 6,887 AFY to 10,671 AFY with the implementation of Phase II of the SCWSP (see Section 5.1). The timing of Phase II is unknown, but for water supply planning purposes it is assumed that SSJID Phase II water will be available to the City by 2040.

5.6.2 Treatment for PFAS

As mentioned above, the City detected emerging contaminants belonging to the group of PFAS in its groundwater production wells. The City took Well 9 offline in 2019 so that the PFOA concentration in the blended flow from the remaining wells is below California's RLs for PFOA. With the proposed MCLs issued by the USEPA in March 2023, the City anticipates treatment for all of its groundwater wells.

In 2020, EKI evaluated 11 alternatives for PFAS management and treatment and conducted a bench-scale granular activated carbon (GAC) test to explore the performance of treating the City's groundwater with GAC pressure vessels (EKI, 2020). In 2022, the City contracted with Carollo Engineers (Carollo) to further study and develop the City's options for GAC treatment of only groundwater from Well 9 and blended groundwater from all the City's wells (Wells 6-10) at the LAWTF (Carollo Engineers, 2022). Treatment for

PFAS consists of passing water through GAC media beds contained in pressure vessels in a lead/lag configuration. The treatment process will contain key components including the PFAS treatment pressure vessels, GAC backwashing facilities, and booster pumps, with a full capacity of 7,000 gpm. The PFAS treated water will reenter the existing treatment processes at the LAWTF upstream of chemical addition before being sent to the LAWTF storage tank.

EKI is currently assisting the City with evaluating the City's groundwater for the presence, potential transport, and sources of PFAS, and proposed treatment options. The study aims to better understand (1) the extent of PFAS contamination, (2) if the elevated levels of PFAS detected in Well 9 or other locations will impact the City's other drinking water supply wells, and (3) how these potential impacts may impact planned PFAS treatment. Preliminary groundwater modeling results as of December 2023 reveal that a 500 AFY of production at Well 9 is needed to hydraulically control PFAS in groundwater sourcing from south of the City's wells.

5.6.3 Aquifer Storage and Recovery

ASR is defined as the recharge of water through a well into a suitable aquifer during times when water is available or is the best quality for recharge, storage for a period of weeks to months or years, and recovery from the same well during times when the stored water is needed. The ASR operation forms a buffer zone around the ASR well, separating the native groundwater and the stored water, which in the City's case will be treated, higher-quality SCWSP water. The stored water will be available for recovery during times when it is needed to meet peak or emergency demands or during severe droughts.

The City contracted with Carollo Engineers and completed an engineering feasibility study for ASR in 2023. The feasibility study included drilling of an ASR test hole, water quality sampling and testing, and recommendations for well design (Carollo Engineers, 2023).

The site selected for the ASR well is at the River Islands potable water storage and sewer pumping project, located at 950 Stewart Road. The test well was completed to 800 ft bgs where a favorable zone for storage was found in the last 60 feet of drilling. From the initial monitoring well results, the City's ASR well capacity is estimated at 1,000 gpm, or approximately 1.44 MGD.

An ASR project will boost the City's supply reliability during water supply emergencies (e.g. due to water quality concerns) or severe droughts, especially with the uncertain outcomes of the Bay-Delta Plan Amendment implementation, as discussed above.

6 WATER SYSTEM PERFORMANCE AND OPERATIONS CRITERIA

This section describes the recommended performance and operational criteria by which the City's existing and key planned infrastructure will be evaluated. These criteria are based on California Code of Regulations Title 22 (Title 22) requirements, *2022 Lathrop Design and Construction Standards* ("Standards"; Lathrop, 2022c), and the 2019 WSMP. These criteria can be grouped into two categories: (1) criteria used to evaluate the water distribution system's performance (Section 6.1) and (2) criteria used to evaluate the sizing of the systems water facilities, including pipelines, turnouts, tanks and pump stations (Section 6.2).

The water distribution system criteria include maximum and minimum allowable system pressures, required fire flows and pressure, and requirements for minimum supply capacity. The water supply and storage facilities criteria include maximum allowable pipeline velocity and head loss, pumping capacity and water storage capacity for normal and emergency conditions. These criteria are summarized in Table 6-1 and described in further detail in the following section.

6.1 Distribution System Performance Criteria

6.1.1 Peaking Factors

The WSMP uses peaking factors to estimate MDDs and PHDs for purposes of evaluating the distribution system performance under peak demand conditions. As discussed in Section 4.3, the following peaking factors are applied as part of this IWRMP Amendment:

- MDD Peaking Factor = 1.7 x ADD
- PHD Peaking Factor = 2.6 x ADD

In addition, a 5% water loss (non-revenue water) factor is applied to the water demand projections to estimate ADDs (see Section 4.2). These peaking factors are also used to size facilities for peak demand conditions, as discussed in Section 6.2.

6.1.2 Fire Flows

The Lathrop Manteca Fire District (LMFD) has established minimum fire flow and residual pressure requirements for firefighting purposes, which the City is responsible for providing in its water distribution system. Required fire flows are based on land use designation and are designed to be conservative for long-term planning. The required fire flow requirements are summarized in Table 6-2. LMFD has reviewed and approved these requirements for planning purposes. These fire flows must be provided in conjunction with maximum day demand conditions while maintaining a minimum residual pressure of 20 pounds per square inch (psi) at all system nodes. The distribution of the required fire flows within the City are shown on Figure 6-1.

As discussed below, these flows and durations are used to establish supply capacity criteria, pipe sizing, and storage and pumping capacity requirements.

6.1.3 Water Supply Capacity

As discussed in Section 3, the City's water distribution system consists of a single pressure zone, with both groundwater and surface waters supplied to meet customer demands. Maximum day demand plus fire flow and peak hour demand conditions will be used to assess the adequacy of the City's potable water supply and distribution system capacities. The following sections describe the supply assumptions and criteria for each demand condition.

6.1.3.1 Peak Conditions – Peak Hour Demand

During normal operation conditions, the City's water supply system is required to be capable of meeting peak hour demand conditions, while meeting minimum and maximum system pressure criteria. This demand condition can be met with a combination of storage, surface, and groundwater sources. This includes firm pumping capacity at all existing and planned storage tanks, existing and planned SSJID turnouts, and the LAWTF. The firm capacity is defined for each facility as its capacity with its highest capacity domestic pump offline.

6.1.3.2 Peak Conditions – Maximum Day Demand with Fire Flow

During emergency fire flow conditions, the City's firm water supply system capacity is required to be capable of meeting maximum day demand conditions in conjunction with two concurrent fires, with one industrial fire and one residential fire, while meeting minimum and maximum system pressure criteria. This demand condition can be met with a combination of storage, surface, and groundwater sources. This includes firm pumping capacity at all existing and planned storage tanks, existing and planned SSJID turnouts, and the LAWTF.

6.1.4 Distribution System Pressures

The distribution system's ability to maintain adequate system pressures is the primary indicator of acceptable system performance. Under normal operating conditions, the distribution is required to maintain a minimum pressure of 40 psi (Title 22 requirement) and a maximum pressure of 80 psi. As discussed above, the system must be able to maintain a minimum of 20 psi under fire flow conditions to comply with Title 22.

Table 6-1
Summary of Recommended Potable Water System Performance and Operational Criteria

Component	Criteria	Data Sources/Remarks (a)
WATER SYSTEM PERFORMANCE		
Fire Flow Requirements		
Single Family	1,250 gpm for 2 hours.	Based on review and approval by the Fire Marshal for master planning. Requirements are general requirements for master planning purposes, and may not be indicative of requirements for specific developments.
Multi Family	2,000 gpm for 2 hours.	
General Commercial and Office	3,000 gpm for 2 hours.	
Heavy Commercial	4,000 gpm for 2 hours.	
Industrial	4,000 gpm for 2 hours.	
Peaking Factors For System Analysis		
Water Loss (Non-Revenue Water)	5% increase to average day demands for unaccounted for water.	IWRMP recommendation based on demand evaluation.
Max Day to Average Day Peaking Factor	1.7 times average day demand.	
Peak Hour to Average Day	2.7 times average day demand.	
Water System Supply Requirement		
Demand Condition To Be Met	Peak Conditions - Normal Operations: Provide firm water supply capacity to meet maximum day demand. Peak Conditions - Emergencies: Provide firm water supply and storage capacity to meet maximum day and two concurrent fires, or peak hour demands, whichever is larger.	
Distribution System Pressures		
Maximum Pressure	80 psi at customer service connections	
Minimum Pressure - Normal Operating Conditions for System Expansions	40 psi at customer service connections excluding fire flow	Title 22 requirements for system expansions that expand the number of existing system service connections by 20 percent or more.
Minimum Pressure - Max Day Plus Fire Flow Conditions	20 psi	Title 22 requirement for minimum allowable pressure.

Table 6-1 (Cont.)
Summary of Recommended Potable Water System Performance and Operational Criteria

Component	Criteria	Data Sources/Remarks (a)
FACILITIES SIZING		
Pipelines		
Distribution Main Diameter	General: 8-inch diameter or larger Cul-de-sacs and end runs: 6-inch diameter acceptable within cul-de-sacs and end runs of less than 500 feet where future extensions will not occur and no fire hydrants are located. Commercial and industrial: 10-inch diameter or larger serving commercial or industrial areas.	
Dead-End Main Diameter and Length	6-inch diameter limited to max length of 100 feet. 8-inch diameter limited to max length of 1,200 feet. 12-inch diameter limited to max length of 2,400 feet.	
Maximum Velocity	6 ft/s, all system mains, peak hour demand 10 ft/s, all system mains, maximum day plus fire flow	IWRMP recommendation based on industry practice, modified from 2013 Draft Water Master Plan.
Maximum Head Loss	3 ft per 1,000 ft, mains ≥ 16", peak hour demands 7 ft per 1,000 ft, mains <16", peak hour demands 10 ft per 1,000 ft, all system mains, maximum day plus fire flow	
Hazen Williams "C" Factor	New Piping = 140 Existing System Piping = 120 - 130 per model calibration	New Piping C-factor based on City Design and Construction Standards.Existing system piping C-factors confirmed by EKI calibration.
Pipeline Material	All Domestic Water Mains: PVC C900 or C905 Class 150 All Fire Lines: PVC C900 or C905 Class 200	
Booster Pump Station Capacity		
Pumping Capacity	Citywide, firm pumping capacity equal to maximum day demand plus fire flow (one industrial and one residential) or peak hour demand, whichever is larger. Per development area, firm pumping capacity equal to peak hour demand plus ability to meet single largest fire flow requirement (confirm by modeling).	Firm pumping capacity defined as the total capacity of all pumps minus the capacity of one domestic pump.
Backup Power	Equal to firm pumping capacity of facility.	IWRMP recommendation for system reliability.
Water Storage Capacity		
Operational (Equalization)	Equal to 25 percent of maximum day demand calculated per development.	
Fire	Supply flow for simultaneously fighting one residential (2,000 gpm) and one industrial fire (4,000 gpm) for 2 hours (City-wide).	
Emergency	Equal to 75 percent of maximum day demand calculated per development.	
Emergency Groundwater Credit	Equal to the firm groundwater supply that can be reliably pumped (facilities equipped with auxiliary power) (Citywide).	The maximum emergency storage credit is equal to the reliable pumping capacity over an 18-hour period.
Total Water Storage Capacity	100 percent of max day demand plus fire volume.	Summation of operational, fire, and emergency storage minus emergency groundwater credit.

Notes:
(a) Source: Water System Standards, City of Lathrop Department of Public Works Design and Construction Standards, January 2014, unless noted otherwise.

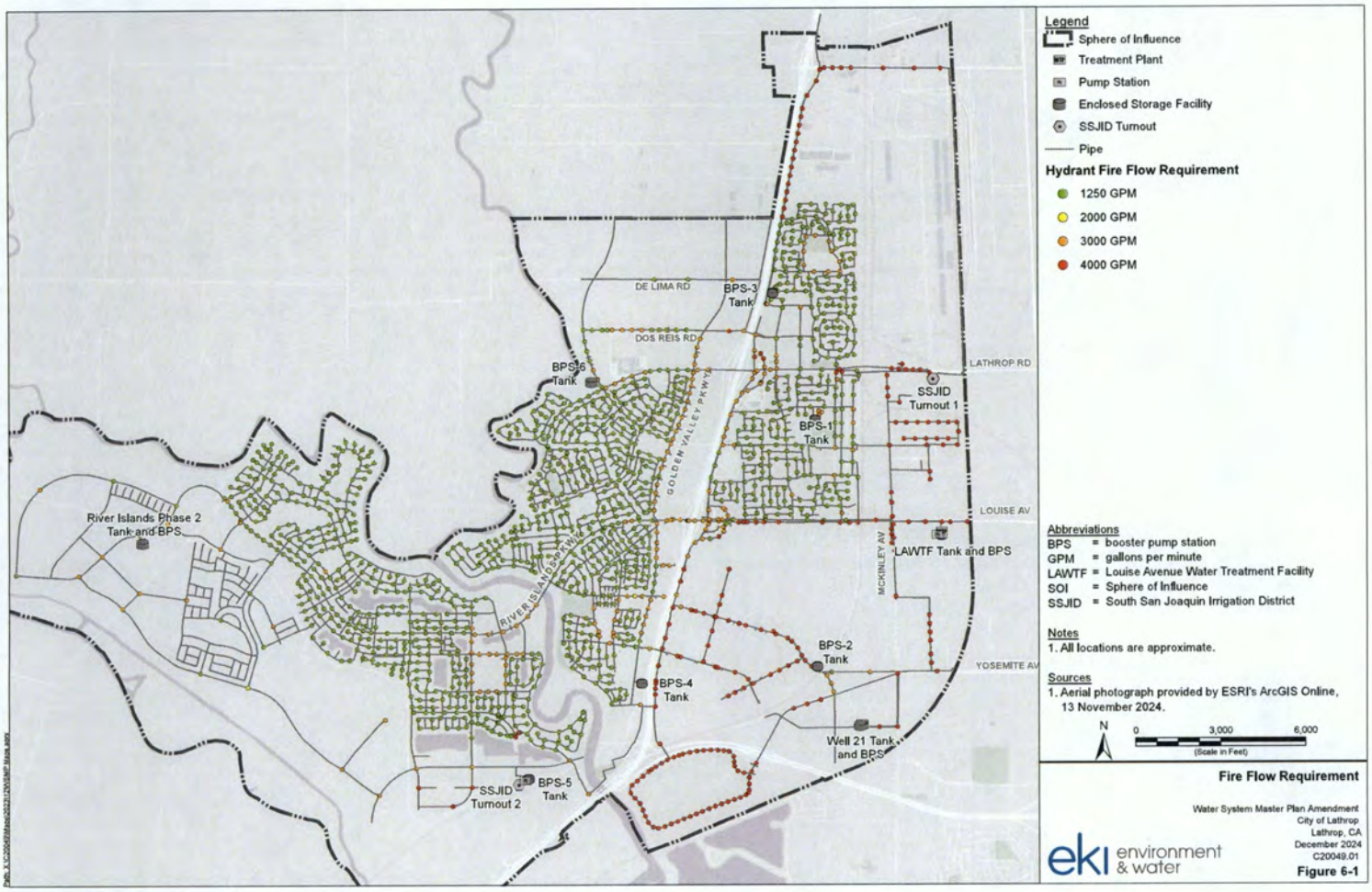
Table 6-2. Required Fire Flow and Storage Requirements

General Land Use Designation	Examples of Specific Developments	Fire Flow (gpm)
Very Low Density – Medium Density Residential	All existing single family residential developments, as wells as planned unit development and recreation residential.	1,250
High Density Residential	All existing apartment and condominium developments.	2,000
General Commercial and Office	Highway, Village, Regional, Service, Neighborhood Commercial designations. Includes Professional Offices and Community Commercial designations.	3,000
Heavy Commercial	Areas designated as Recreation and/or Hotels.	4,000
Industrial	Limited and General Industrial	4,000

Notes:

(a) Fire flow requirements were reviewed by LMFD with the City on 15 August 2017 and were determined to be consistent with Lathrop's City Standards and the LMFD Master Plan for long term master planning purposes.

(b) Fire flows imported into model were based on zoning land use designations.


DE LIMA RD
DOS REIS RD
LATHROP RD
LOUISE AV
YOSEMITE AV
GOLDEN VALLEY PKWY
RIVER ISLANDS PKWY
MCKINLEY AV
BPS-3 Tank
BPS-6 Tank
SSJID Turnout 1
BPS-1 Tank
River Islands Phase 2 Tank and BPS
LAWTF Tank and BPS
BPS-2 Tank
BPS-4 Tank
Well 21 Tank and BPS
SSJID Turnout 2
BPS-5 Tank
Legend
Sphere of Influence
Treatment Plant
Pump Station
Enclosed Storage Facility
SSJID Turnout
Pipe
Hydrant Fire Flow Requirement
1250 GPM
2000 GPM
3000 GPM
4000 GPM
Abbreviations
BPS = booster pump station
GPM = gallons per minute
LAWTF = Louise Avenue Water Treatment Facility
SOI = Sphere of Influence
SSJID = South San Joaquin Irrigation District
Notes
1. All locations are approximate.
Sources
1. Aerial photograph provided by ESRI's ArcGIS Online, 13 November 2024.
N
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(Scale in Feet)
Fire Flow Requirement
Water System Master Plan Amendment
City of Lathrop
Lathrop, CA
December 2024
C20049.01
Figure 6-1
eki environment & water

6.2 Water Facilities Criteria

The following sections describe the performance and sizing criteria for City water facilities.

6.2.1 Water Transmission and Distribution Pipeline Sizing Criteria

The following pipeline velocity and head loss criteria will be used for sizing new transmission and distribution pipelines. However, when evaluating the existing system, velocity and head loss criteria are secondary to the system pressure criteria (Section 6.1.4). For example, if system pressures are satisfied under normal and fire flow conditions, an existing pipe that exceeds maximum velocity or head loss criteria will not necessarily be indicative of a problem that requires system improvements. Any identified exceedances will be reviewed on a case-by-case basis to determine if they are influencing any deficient system pressures or if improving these pipes to meet velocity or head loss criteria would benefit the water movement within the system or increase system redundancy.

6.2.1.1 Velocity Criteria

The following velocity criteria, in conjunction with head loss criteria described below, are recommended for sizing of new water mains:

- PHD conditions: Maximum velocity of 6 feet per second (fps) for all mains
- MDD plus fire flow conditions: Maximum velocity of 10 fps for all mains

As discussed above, for existing infrastructure these criteria are secondary to pressure criteria and are evaluated to identify potential bottlenecks in the system that could be upsized to address pressure deficiencies.

6.2.1.2 Head loss Criteria

In addition to velocity criteria, the following head loss criteria must also be met for sizing of new water mains:

- PHD conditions:
    - Pipes < 16 inches in diameter: Maximum head loss of 7 feet per 1,000 feet of pipe (ft/k-ft)
    - Pipes ≥ 16 inches in diameter: Maximum head loss of 3 ft/k-ft
- MDD plus fire flow conditions: Maximum head loss of 10 ft/k-ft for all mains

The PHD head loss criteria distinguish between pipes less than 16 inches and those greater or equal to 16 inches in diameter. The larger pipes are generally used to transmit water long distances from sources to smaller distribution pipelines which serve customer connections.

For existing pipelines these criteria are used to identify bottlenecks in the system that if upsized could relieve downstream pressure to meet pressure criteria and improve connectivity of major supply sources and storage facilities to outlying areas.

6.2.2 Booster Pump Stations

In order to meet varying demand conditions, the City Standards require that firm pumping capacity among all water supply sources and booster pump stations be able to provide the greater of:

- Maximum day demand conditions with two simultaneous fires, with one being high density residential and one being industrial or heavy commercial; or
- Peak hour demands.

This criterion exists to ensure there is sufficient pumping capacity distributed throughout the system to meet peak demand conditions. EKI also recommends the City establish criteria to provide backup power for all facilities to provide firm pumping capacity.

New booster pump stations should be sized for a firm capacity equal to peak hour demands of the area to be served, at a minimum, and modeling must confirm that this capacity is sufficient to meet required fire flows in this area.

6.2.3 Water Storage Capacity

Treated water storage capacity includes equalization storage, fire storage, and emergency storage. The following storage criteria were established in prior master plan updates and have already been incorporated into the City Standards (2022). The following sections explain each storage requirement in detail. Existing storage capacity is evaluated system-wide to meet the following criteria. Future development will be required to provide requisite equalization and emergency storage based on their projected demands.

6.2.3.1 Equalization Storage

As discussed in Section 6.1, peaking factors are developed to capture varying water use conditions. Higher water demand periods occur during summer months as compared to winter months when irrigation demands are higher. Over the course of the day, usage peaks in the early morning when people are preparing for their day and at night when people return home and begin irrigating their landscapes.

As discussed in Section 6.1.3, the water supply criterion requires firm treatment plant and supply turnout capacity provide MDD. Additional pumping capacity from booster pump stations is used to meet peak demand conditions (Section 6.2.2). This storage volume is then refilled during low demand periods when water supply is greater than water demand.

The storage volume used to meet these high demand periods is called operational or equalization storage. Recommended equalization storage is equal to 25% of MDD.

6.2.3.2 Emergency Storage

Emergency storage is required to meet demands during various emergencies, such as natural disasters, pipeline failures, treatment failures, power outages or pump station failure. No standard requirements exist for determining the appropriate amount of emergency storage, and each utility establishes these requirements based on their judgement. Currently, the City has an emergency storage requirement of 75% of MDD. EKI finds this requirement to be appropriately conservative.

6.2.3.3 Fire Storage

As discussed in Section 6.1.2, fire flow and duration requirements were established for long-term planning purposes by the City and LMFD. The total system-wide fire storage volume is required to supply a concurrent industrial fire (4,000 gpm for 2 hours) and high-density residential fire (2,000 gpm 2 hours). This results in a total storage requirement of 0.72 MG which should be distributed throughout the system.

6.2.3.4 Groundwater Storage Credit

The City's groundwater basin can account for a portion of the City's emergency storage requirement. Groundwater credit for emergency storage is defined as the quantity of groundwater which can reliably be produced in the event of an emergency over an 18-hour period. The groundwater credit is calculated based on the firm groundwater supply of facilities equipped with backup power (i.e., the total capacity of the all the wells with backup power minus the capacity of the largest well with backup power). Additional

considerations should be made as to the system's ability to transmit this water to outlying areas of the City.

7 DISTRIBUTION SYSTEM HYDRAULIC CAPACITY EVALUATION

EKI updated the City's water system hydraulic model to evaluate the ability of the City's distribution system to meet the recommended performance and operational criteria described in Section 6.1. A hydraulic model transforms information about the physical facilities and system into a mathematical model to analyze the water system under various demand conditions. The hydraulic model generates information on pressure, flows, velocities, and head loss that can be used to assess system performance and identify deficiencies. The hydraulic model can also be used to verify the adequacy of recommended or proposed system improvements.

7.1 Hydraulic Modeling Approach

To evaluate distribution system performance against performance criteria, EKI conducted steady-state model simulations of (1) PHD, and (2) MDD plus fire flows for existing and buildout scenarios. Key planned infrastructure was added to the future scenarios to support future developments.

All model runs except for the fire flow simulations were conducted with the fire pumps offline and with firm domestic capacity available at each BPS. These results provided information on junction pressures and pipeline head loss and velocity.

To determine available fire flow and pressure at each node, fire flow simulations were modeled during MDD conditions. Pump controls were set such that fire pumps switched on when firm domestic pumping capacity was unable to meet discharge pressure requirements. The fire flow simulations determine the fire flow availability at each hydrant while maintaining a minimum of 20 psi everywhere in the system. These results were compared to required fire flows to determine which hydrants are not meeting the required criteria. Additional fire flow analyses were conducted by applying fire demands on individual hydrant nodes to evaluate pipeline head loss and velocity criteria for recommended new pipes under MDD plus fire flow conditions.

7.2 Hydraulic Model Update

This section documents the updates of the City's existing water system hydraulic model. The section provides an overview of the model expansion process, the water system improvements incorporation, and model validation and calibration.

7.2.1 Model Platform

The City's existing water system hydraulic model was developed on Innovyze InfoWater platform by EKI for the 2019 WSMP. The model has been migrated to Innovyze InfoWater Pro, which provides enhanced analytical tools and higher geographical information system (GIS) integration capabilities. This software upgrade allows not only for automatic synchronization between the model and infrastructure GIS to limit future maintenance efforts but also for the City's emerging water system simulation needs.

7.2.2 Model Update

The City maintains a GIS geodatabase of its infrastructure assets, which was used as the basis of information to construct the existing water system hydraulic model. EKI updated the City's GIS database to incorporate recent infrastructure improvements, identified and filled data gaps to make sure the GIS database accurately represented the City's existing utility infrastructure as of January 2023.

Significant efforts were required after the City's geodatabase updates were completed to update and validate the hydraulic model. After importing the City's GIS data into the hydraulic model, the following steps were performed to address data gaps, validate network data, and create a fully connected network:

- New water system infrastructure, including tanks, BPSs, pipeline improvements constructed post 2019 WSMP, has been digitized in the geodatabase and incorporated into the new hydraulic model.[14,15]
- Planned transmission mains, tanks, and BPSs were added for the buildout scenario.
- The model network was reviewed and refined for connectivity. Using the software's tools, each pipe was connected to a model node or junction. Orphan and duplicate elements were corrected.
- Elevations were assigned to each new model node by extracting elevations from publicly available light detection and ranging (LiDAR) data.
- Hazen-Williams friction C-Factors were applied to each pipe.
- Tank and pump station configurations were verified and updated as needed. Pump operational settings were initially imported from the City's prior hydraulic model and updated with City's September 2023 setpoints.
- Parcel-level existing water demand and future projections were allocated to the nearest node.
- Fire flow requirements were allocated to each hydrant node based on land use type.

7.2.3 Model Validation and Calibration

Given that the City's distribution system is largely comprised of newer PVC pipes, the pipeline C-factors are unlikely to have changed significantly since the 2019 WSMP. As a substitution of typical model calibration, EKI retained the C-factors from the existing hydraulic model for pipes constructed prior 2019 WSMP, which was calibrated with field hydrant test data. A C-factor of 140 was assigned to planned new pipes or pipes constructed post the 2019 WSMP, based on the City's Design Standards (2022).

After model construction, EKI validated the model to verify correct model construction, controls, and correct assignment of model variables. EKI conducted model validation runs of the existing system scenario to check the accuracy of the model's representation of real system operations. EKI compared the results of these validation runs against SCADA system data provided by the City to determine if modeled system pressures were generally consistent with actual system pressures. Based on these runs, EKI updated the operational settings of the pump stations in the model and modeled the pumps with variable frequency drives accordingly to better represent actual pump operations.

7.3 Modeling Scenarios

Existing infrastructure and key planned infrastructure were assessed under two scenarios: Existing (2022), and Buildout (2045) development scenarios. Figure 7-1 shows parcels and future development included in each scenario.

Water infrastructure included in the Existing scenario is described in Section 3 and shown on Figure 3-1. Key planned infrastructure was initially separated by anticipated development timing (i.e., the Near-Term Future, Long-Term Future, and Selected Buildout scenarios) in the 2019 WSMP based on available drawings, design reports, and prior planning documents. However, as the development projections have

[14] New infrastructure includes Tanks 5 and 6 with their onsite BPSs, installation of new 12" main on Louise Avenue and new 8" main on S Harland Road, as well as distribution network expansion in River Islands, Mossdale, and Central Lathrop.

[15] Pipeline improvements include upsizing of existing 8" - 12" pipelines on J Street, Avon Street, and at the BPS-1 site.

been changed significantly since then, to minimize the variations associated with development timing change and account for the overall impact caused by the system expansion, the prior future scenarios were consolidated as a single Buildout scenario with all key planned infrastructure. Figure 7-2 shows the locations of planned infrastructure.

The following planned development-related infrastructure is included in the Buildout scenario:

- Lathrop Gateway: A new 1.0 MG storage tank, a booster pump station with a firm pumping capacity of 3,000 gpm, and 16-inch transmission line connecting the booster pump station to Yosemite Avenue at the former Well 21 site, south of the intersection of Yosemite Avenue and McKinley Avenue.
- River Islands: Two additional 1.8 MG storage tanks (Tank 5B and Tank 5C) at the existing Tank 5 site and one additional 4,000 fire pump at the existing BPS-5 site.
- River Islands Phase 2: The River Islands Phase 2 storage tanks (3.6 MG total) and BPS with three domestic variable speed pumps with capacities of 2,000 gpm each and a 4,000 gpm fire pump (8,000 gpm firm capacity) located southwest of the intersection of S Paradise Rd and W Stewart Rd; expansion of backbone water mains required to support the River Islands phase 2 development. [16]
- Central Lathrop: Expansion of backbone water mains to support CLSP development, including an 8-inch I-5 crossing at Lathrop Road[17]. Diameter of the backbone water mains were optimized and downsized to serve lower projected water demands in the Central Lathrop area, as verified in Section 7.4.2.
- Mossdale Landing West: Planned water distribution mains, ranging from 8" to 10" in diameter, to support the Mossdale Landing West development.

Parcel-level potable water ADDs for the Existing scenario were assigned based on each parcel's actual 2022 water billing data. Incremental ADDs were added in the Buildout scenario using the land-use specific water demand factors to match the water demand projections described in Section 4. Table 7-1 summarizes the total ADD, MDD, and PHD under each scenario.

As discussed in Section 7.1, EKI conducted steady-state model simulations of PHD and MDD plus fire flows for each scenario.

[16] Tank and pipe information extracted from River Islands' WaterCAD model, provided on May 30, 2023. The phase 2 BPS characteristics were assumed to be consistent with Tank 5 BPS without SSJID Turnout 2 expansion.
[17] The I-5 crossing at Lathrop Road was originally anticipated to be completed by developers but is now incorporated in the City's CIP as project PW 25-10 and Section 9.2.

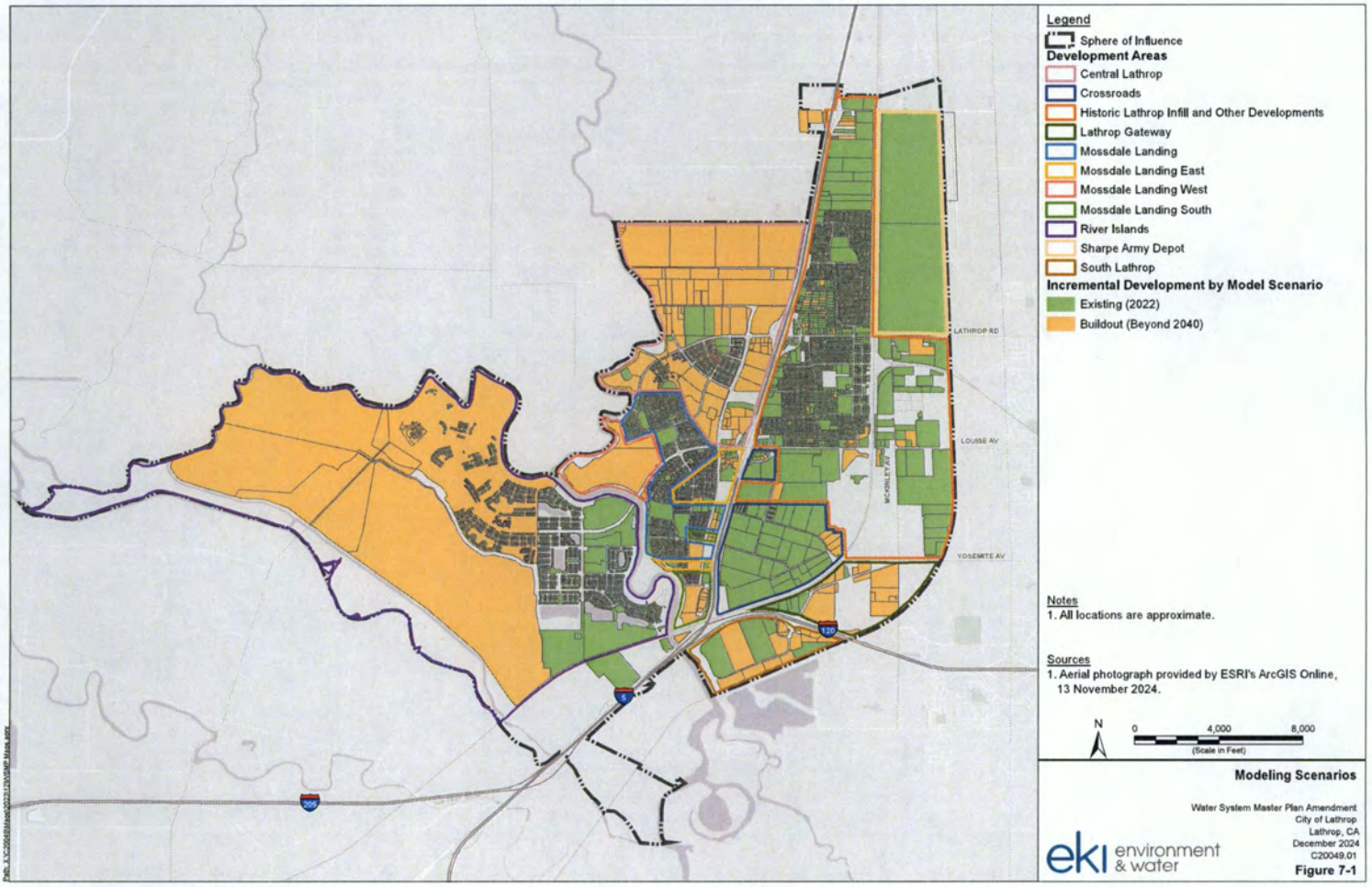
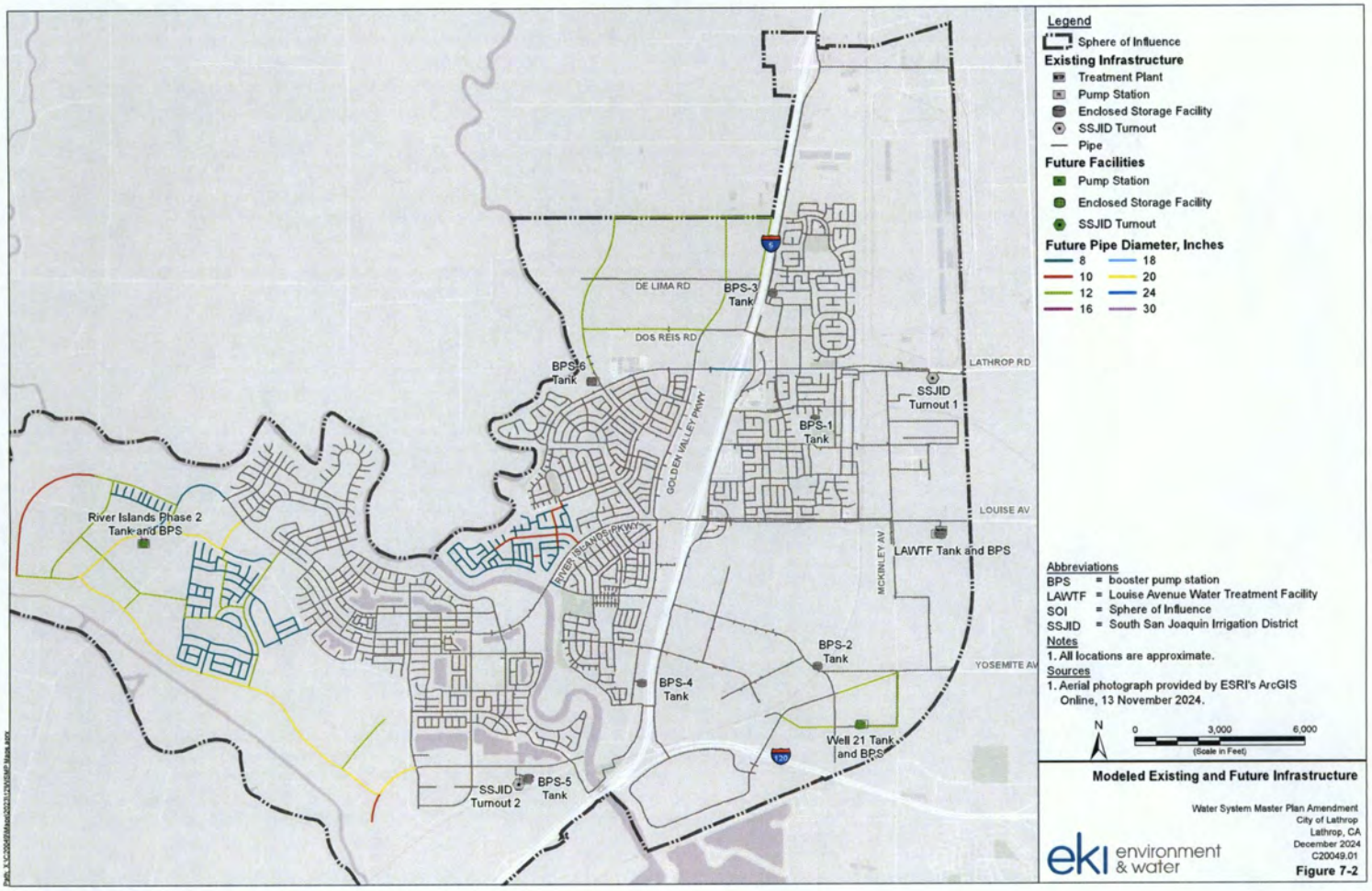

Legend
Sphere of Influence
Development Areas
Central Lathrop
Crossroads
Historic Lathrop Infill and Other Developments
Lathrop Gateway
Mossdale Landing
Mossdale Landing East
Mossdale Landing West
Mossdale Landing South
River Islands
Sharpe Army Depot
South Lathrop
Incremental Development by Model Scenario
Existing (2022)
Buildout (Beyond 2040)
LATHROP RD
LOUISE AV
MCKINLEY AV
YOSEMITE AV
120
5
205
Notes
1. All locations are approximate.
Sources
1. Aerial photograph provided by ESRI's ArcGIS Online, 13 November 2024.
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Modeling Scenarios
Water System Master Plan Amendment
City of Lathrop
Lathrop, CA
December 2024
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Figure 7-1
eki environment & water

Table 7-1. Summary of Water Demands by Scenario

Demand Scenario	Existing		Buildout (2045) (d)	
	gpm	MGD	gpm	MGD
ADD (a)	3,272	4.7	7,691	11.1
MDD (b)	5,562	8.0	13,075	18.8
PHD (c)	8,506	12.2	19,996	28.8

Notes:

(a) Existing ADD is based on Table 4-3 which includes the City's 2022 billed water use. The buildout average day demands are based on demand projections in Table 4-5 and a 5 percent unaccounted for water use factor to estimate total water use.
(b) MDD is calculated using a peaking factor of 1.7 times the ADD.
(c) PHD is calculated by using a peaking factor of 2.6 times the ADD.


DE LIMA RD
DOS REIS RD
LATHROP RD
LOUISE AV
YOSEMITE AV
GOLDEN VALLEY PKWY
RIVER ISLANDS PKWY
MCKINLEY AV
BPS-3 Tank
BPS-6 Tank
BPS-1 Tank
SSJID Turnout 1
LAWTF Tank and BPS
River Islands Phase 2 Tank and BPS
BPS-2 Tank
BPS-4 Tank
Well 21 Tank and BPS
SSJID Turnout 2
BPS-5 Tank
Legend
Sphere of Influence
Existing Infrastructure
Treatment Plant
Pump Station
Enclosed Storage Facility
SSJID Turnout
Pipe
Future Facilities
Pump Station
Enclosed Storage Facility
SSJID Turnout
Future Pipe Diameter, Inches
8
10
12
16
18
20
24
30
Abbreviations
BPS = booster pump station
LAWTF = Louise Avenue Water Treatment Facility
SOI = Sphere of Influence
SSJID = South San Joaquin Irrigation District
Notes
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Sources
1. Aerial photograph provided by ESRI's ArcGIS Online, 13 November 2024.
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C20049.01
Figure 7-2
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7.4 Water Distribution System Performance Evaluation

The following sections discuss the hydraulic model results and distribution system deficiencies identified in each scenario.

7.4.1 Existing System Evaluation

Existing scenario model simulations were evaluated to identify existing system deficiencies, as are discussed in the following sections.

Note that the existing scenario simulations were modeled with SSJID Turnout 1 flowing at 1,381 gpm per the City's current operations. The City currently uses the SSJID Turnout 1, LAWTF and storage tanks to meet peak demands, and then uses a combination of the LAWTF and the SSJID Turnouts 1 and 2 during off-peak hours to refill the storage tanks.

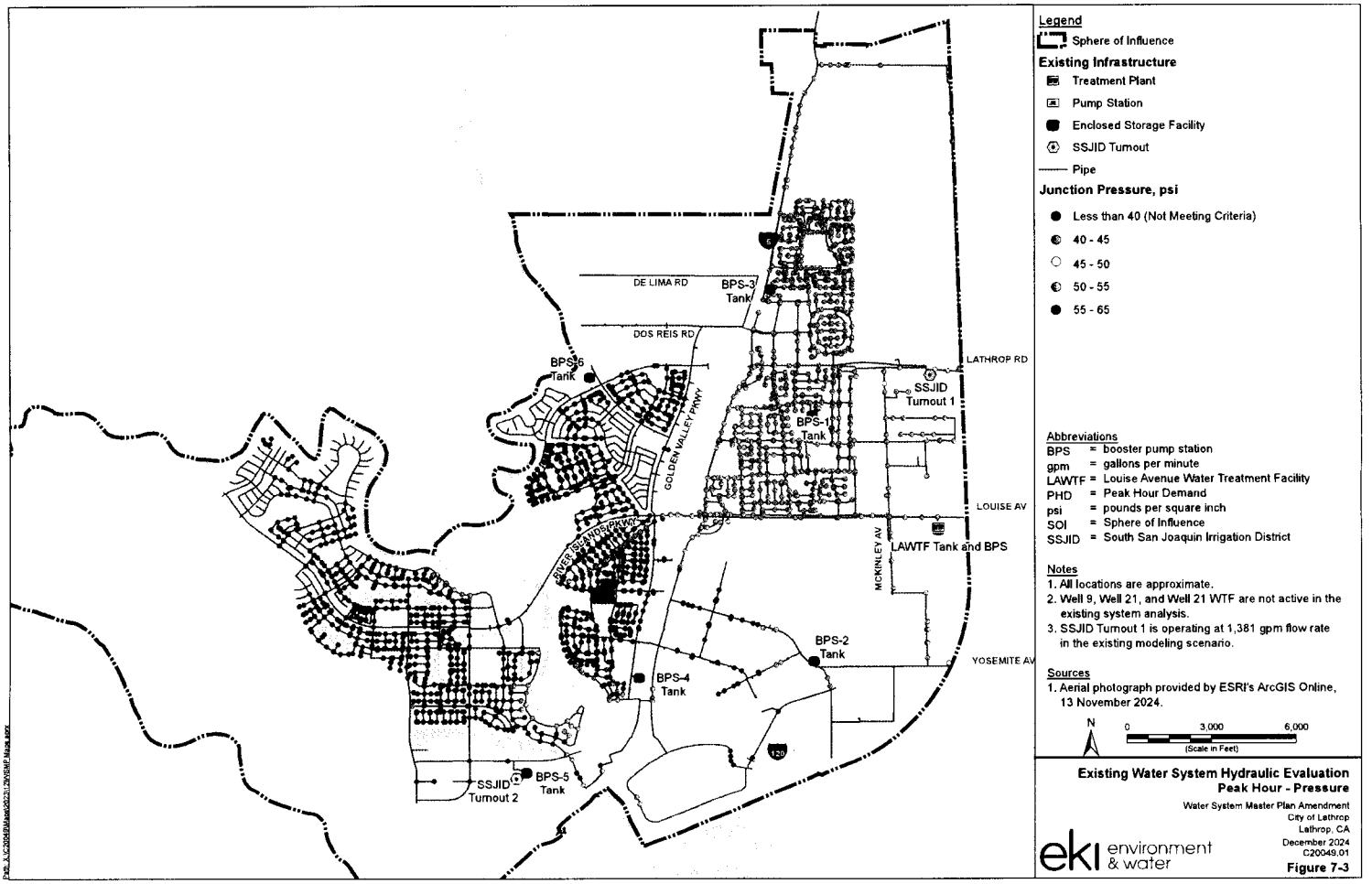
7.4.1.1 PHD Results

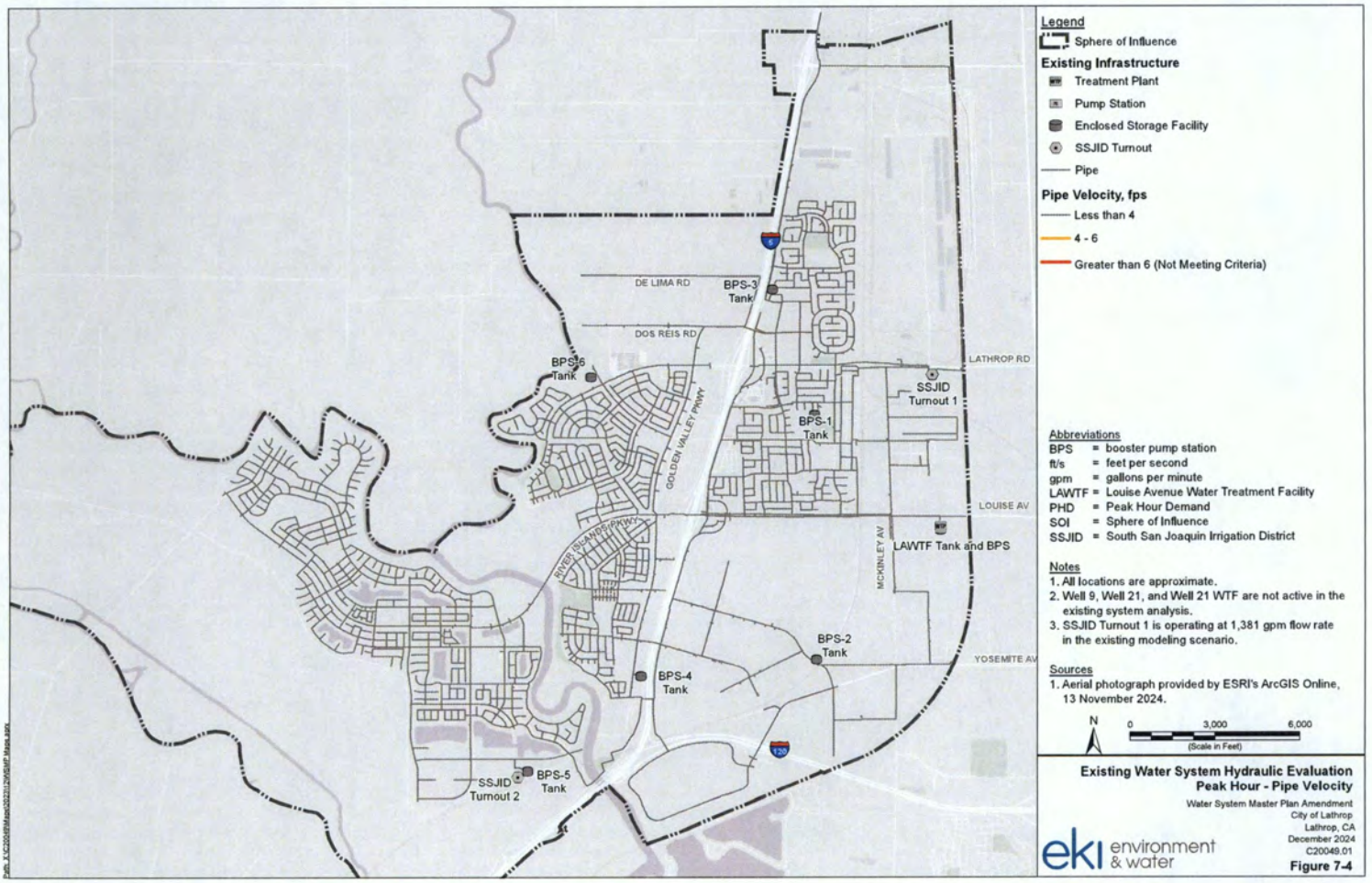
Model results indicate that the existing system can meet minimum pressure criteria of 40 psi system-wide under PHD conditions. Modeled system pressures ranged from 44 psi to 60 psi, as shown on Figure 7-3. Results show that velocities are elevated in the discharge lines from each of the BPSs. However, no modeled velocity in the distribution mains exceeds the maximum velocity criteria (Figure 7-4). As shown in Figure 7-5, head losses exceed criteria in the discharge lines from BPS-5 and SSJID Turnout 1. As discussed in Section 6.2.1, these exceedances do not necessarily indicate there is a problem unless the pipe velocity or head loss is contributing to pressure deficiencies.

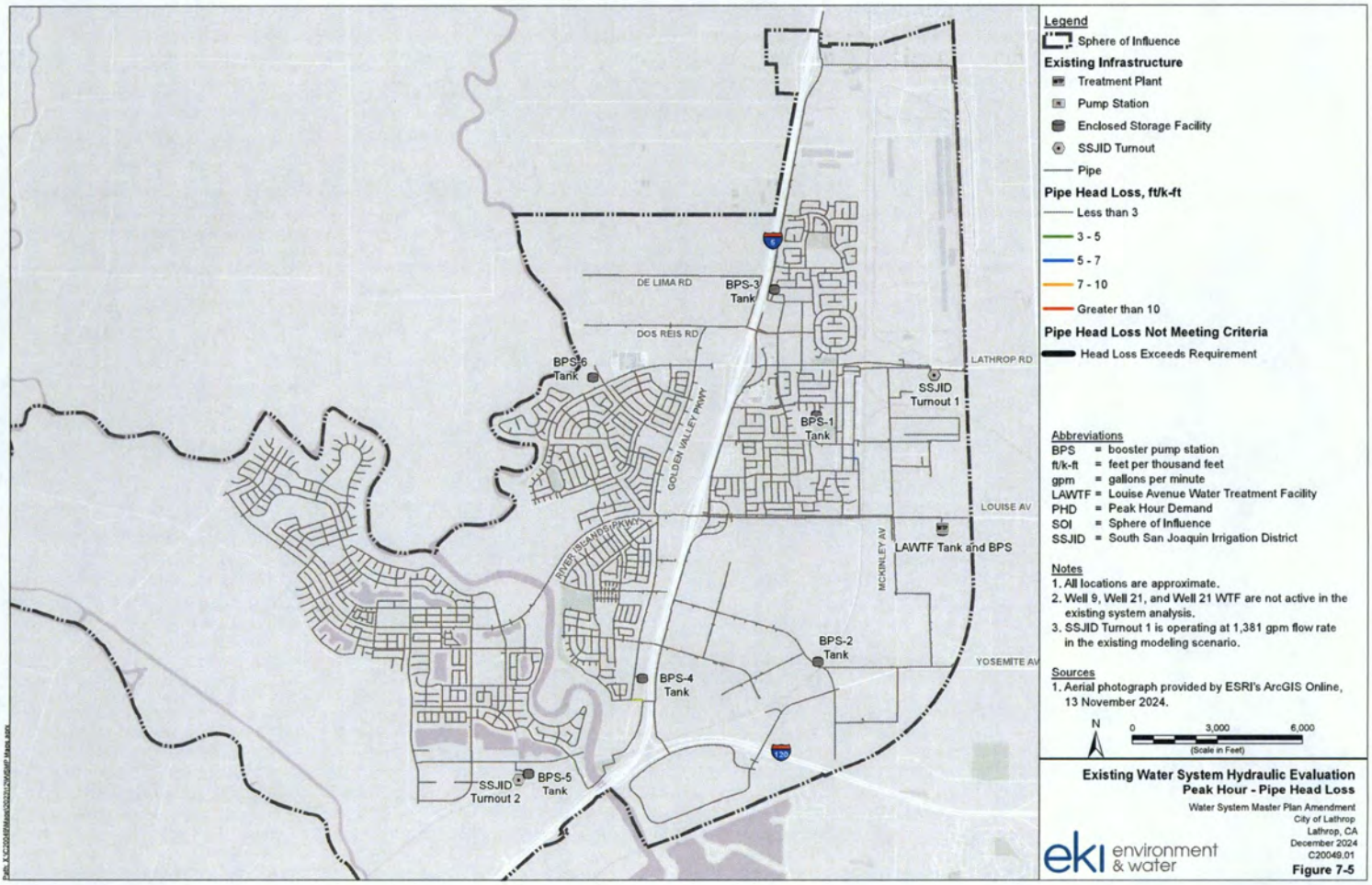
7.4.1.2 MDD Plus Fire Flow Results

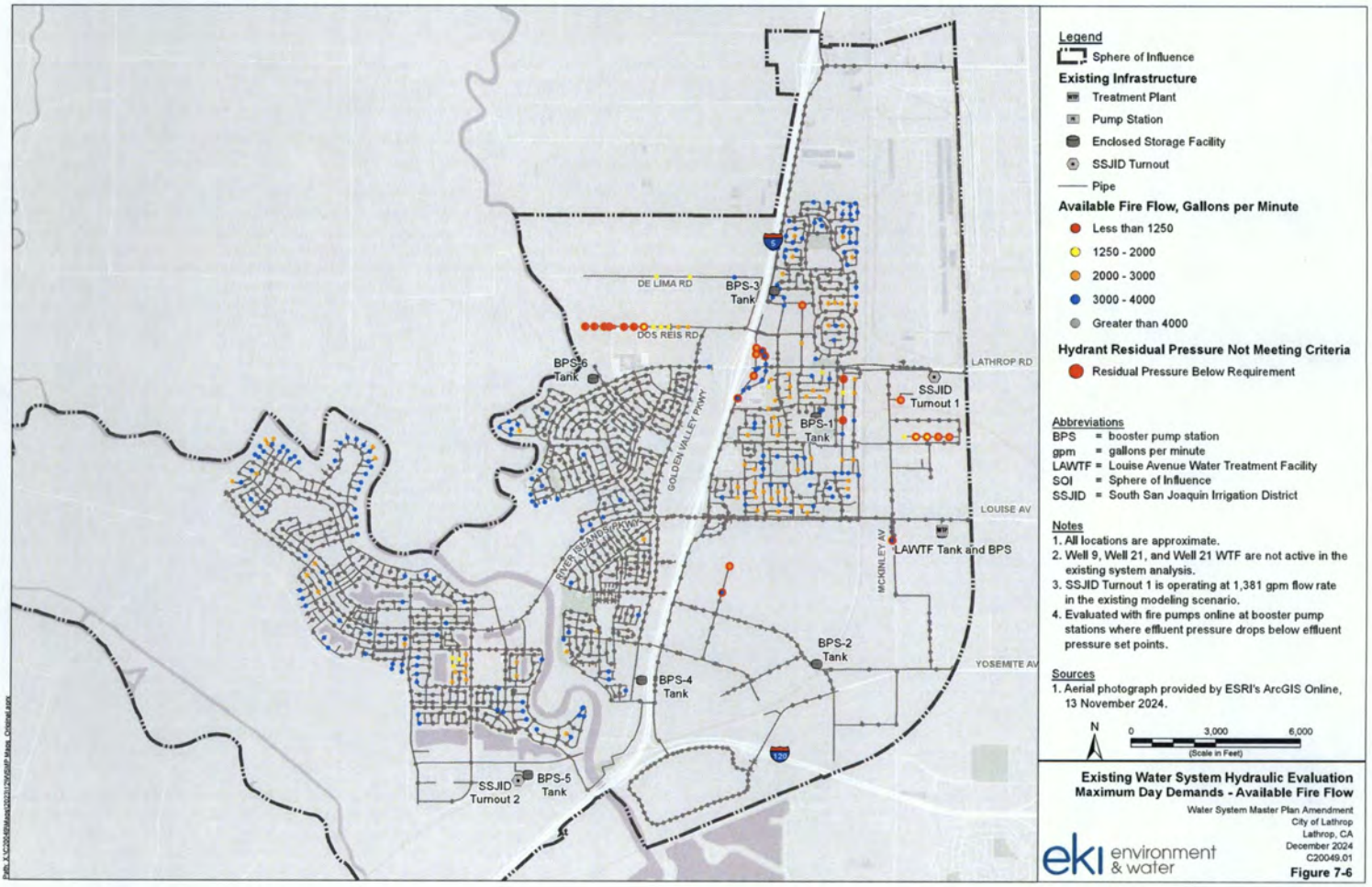
Modeled fire flow availability and deficiencies are shown on Figure 7-6. Several locations cannot meet fire flow requirements, including:

- Multiple hydrants in the commercial area near the intersection of Harlan Road and Lathrop Road.
- Multiple hydrants in the CLSP along Dos Reis Road. As described in Section 7.4.2.2, these deficiencies are addressed by planned future infrastructure to support development of the CLSP. As such, no improvements were developed to address these deficiencies.
- Multiple hydrants in the northern McKinley industrial area including areas bounded by W. Lathrop Road and Park street.
- Multiple hydrants on South Harlan Road north of Lathrop Road and along Old Harlan Road south of Lathrop Road, which are addressed by future 8-inch I-5 crossing, as discussed in Section 7.4.2.2.
- Two hydrants along Old Harland Road between Shilling Avenue and Lathrop Road.
- Two hydrants off the 4-inch and 6-inch lines, serving residential areas of Historic Lathrop in the alley between 5th and 6th Streets.
- Two hydrants in the Crossroads area on one dead end line along Murphy Road. The south deficiency is addressed in buildout scenario with additional supply from planned tank and BPS at the former Well 21 site. The north deficiency can be addressed by installing a new water main connecting the 10-inch dead-end pipe on Murphy Road with the existing 12-inch pipe on South Harlan Road.


DE LIMA RD
DOS REIS RD
LATHROP RD
LOUISE AV
YOSEMITE AV
MCKINLEY AV
GOLDEN VALLEY PKWY
RIVER OAKS PARKWAY
BPS-3 Tank
BPS-6 Tank
BPS-1 Tank
BPS-2 Tank
BPS-4 Tank
BPS-5 Tank
SSJID Turnout 1
SSJID Turnout 2
LAWTF Tank and BPS
120
Legend
Sphere of Influence
Existing Infrastructure
Treatment Plant
Pump Station
Enclosed Storage Facility
SSJID Turnout
Pipe
Junction Pressure, psi
Less than 40 (Not Meeting Criteria)
40 - 45
45 - 50
50 - 55
55 - 65
Abbreviations
BPS = booster pump station
gpm = gallons per minute
LAWTF = Louise Avenue Water Treatment Facility
PHD = Peak Hour Demand
psi = pounds per square inch
SOI = Sphere of Influence
SSJID = South San Joaquin Irrigation District
Notes
1. All locations are approximate.
2. Well 9, Well 21, and Well 21 WTF are not active in the existing system analysis.
3. SSJID Turnout 1 is operating at 1,381 gpm flow rate in the existing modeling scenario.
Sources
1. Aerial photograph provided by ESRI's ArcGIS Online, 13 November 2024.
N
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6,000
(Scale in Feet)
Existing Water System Hydraulic Evaluation
Peak Hour - Pressure
Water System Master Plan Amendment
City of Lathrop
Lathrop, CA
December 2024
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Figure 7-3


DE LIMA RD
DOS REIS RD
LATHROP RD
LOUISE AV
YOSEMITE AV
MCKINLEY AV
GOLDEN VALLEY PKWY
RIVER ISLANDS PKWY
BPS-3 Tank
BPS-6 Tank
BPS-1 Tank
SSJID Turnout 1
LAWTF Tank and BPS
BPS-2 Tank
BPS-4 Tank
BPS-5 Tank
SSJID Turnout 2
Legend
Sphere of Influence
Existing Infrastructure
Treatment Plant
Pump Station
Enclosed Storage Facility
SSJID Turnout
Pipe
Pipe Velocity, fps
Less than 4
4 - 6
Greater than 6 (Not Meeting Criteria)
Abbreviations
BPS = booster pump station
ft/s = feet per second
gpm = gallons per minute
LAWTF = Louise Avenue Water Treatment Facility
PHD = Peak Hour Demand
SOI = Sphere of Influence
SSJID = South San Joaquin Irrigation District
Notes
1. All locations are approximate.
2. Well 9, Well 21, and Well 21 WTF are not active in the existing system analysis.
3. SSJID Turnout 1 is operating at 1,381 gpm flow rate in the existing modeling scenario.
Sources
1. Aerial photograph provided by ESRI's ArcGIS Online, 13 November 2024.
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Existing Water System Hydraulic Evaluation
Peak Hour - Pipe Velocity
Water System Master Plan Amendment
City of Lathrop
Lathrop, CA
December 2024
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Figure 7-4


DE LIMA RD
DOS REIS RD
LATHROP RD
LOUISE AV
YOSEMITE AV
GOLDEN VALLEY PKWY
RIVER ISLANDS PKWY
MCKINLEY AV
BPS-3 Tank
BPS-6 Tank
BPS-1 Tank
SSJID Turnout 1
LAWTF Tank and BPS
BPS-2 Tank
BPS-4 Tank
BPS-5 Tank
SSJID Turnout 2
Legend
Sphere of Influence
Existing Infrastructure
Treatment Plant
Pump Station
Enclosed Storage Facility
SSJID Turnout
Pipe
Pipe Head Loss, ft/k-ft
Less than 3
3 - 5
5 - 7
7 - 10
Greater than 10
Pipe Head Loss Not Meeting Criteria
Head Loss Exceeds Requirement
Abbreviations
BPS = booster pump station
ft/k-ft = feet per thousand feet
gpm = gallons per minute
LAWTF = Louise Avenue Water Treatment Facility
PHD = Peak Hour Demand
SOI = Sphere of Influence
SSJID = South San Joaquin Irrigation District
Notes
1. All locations are approximate.
2. Well 9, Well 21, and Well 21 WTF are not active in the existing system analysis.
3. SSJID Turnout 1 is operating at 1,381 gpm flow rate in the existing modeling scenario.
Sources
1. Aerial photograph provided by ESRI's ArcGIS Online, 13 November 2024.
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(Scale in Feet)
Existing Water System Hydraulic Evaluation
Peak Hour - Pipe Head Loss
Water System Master Plan Amendment
City of Lathrop
Lathrop, CA
December 2024
C20049.01
Figure 7-5
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DE LIMA RD
DOS REIS RD
LATHROP RD
LOUISE AV
YOSEMITE AV
MCKINLEY AV
GOLDEN VALLEY PKWY
RIVER ISLANDS PKWY
BPS-3 Tank
BPS-6 Tank
BPS-1 Tank
SSJID Turnout 1
LAWTF Tank and BPS
BPS-2 Tank
BPS-4 Tank
SSJID Turnout 2
BPS-5 Tank
Legend
Sphere of Influence
Existing Infrastructure
Treatment Plant
Pump Station
Enclosed Storage Facility
SSJID Turnout
Pipe
Available Fire Flow, Gallons per Minute
Less than 1250
1250 - 2000
2000 - 3000
3000 - 4000
Greater than 4000
Hydrant Residual Pressure Not Meeting Criteria
Residual Pressure Below Requirement
Abbreviations
BPS = booster pump station
gpm = gallons per minute
LAWTF = Louise Avenue Water Treatment Facility
SOI = Sphere of Influence
SSJID = South San Joaquin Irrigation District
Notes
1. All locations are approximate.
2. Well 9, Well 21, and Well 21 WTF are not active in the existing system analysis.
3. SSJID Turnout 1 is operating at 1,381 gpm flow rate in the existing modeling scenario.
4. Evaluated with fire pumps online at booster pump stations where effluent pressure drops below effluent pressure set points.
Sources
1. Aerial photograph provided by ESRI's ArcGIS Online, 13 November 2024.
N
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3,000
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(Scale in Feet)
Existing Water System Hydraulic Evaluation
Maximum Day Demands - Available Fire Flow
Water System Master Plan Amendment
City of Lathrop
Lathrop, CA
December 2024
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Figure 7-6

7.4.2 Future System Evaluation

Model results for the buildout scenario were evaluated to anticipate future system deficiencies. As discussed in Section 7.3, the sizes of facilities needed to support future development added to each scenario were verified by the modeling efforts. As such, the following sections discuss how future development and planned infrastructure improvements affect the existing water distribution system facilities.

Given the SSJID Turnout 1 is required to provide sufficient flow to meet demand conditions, the buildout PHD and MDD plus fire flow scenarios were modeled with SSJID Turnout 1 BPS operating at 3,900 gpm (i.e., 50% of buildout ADD) to conservatively mimic the City's current operational scheme. Currently, the City utilizes existing tanks, SSJID Turnout 1 (operating at 1,381 gpm), and the LAWTF to meet peak demands, and then utilizes SSJID Turnout 1 and LAWTF to refill tanks during the off-peak hours.

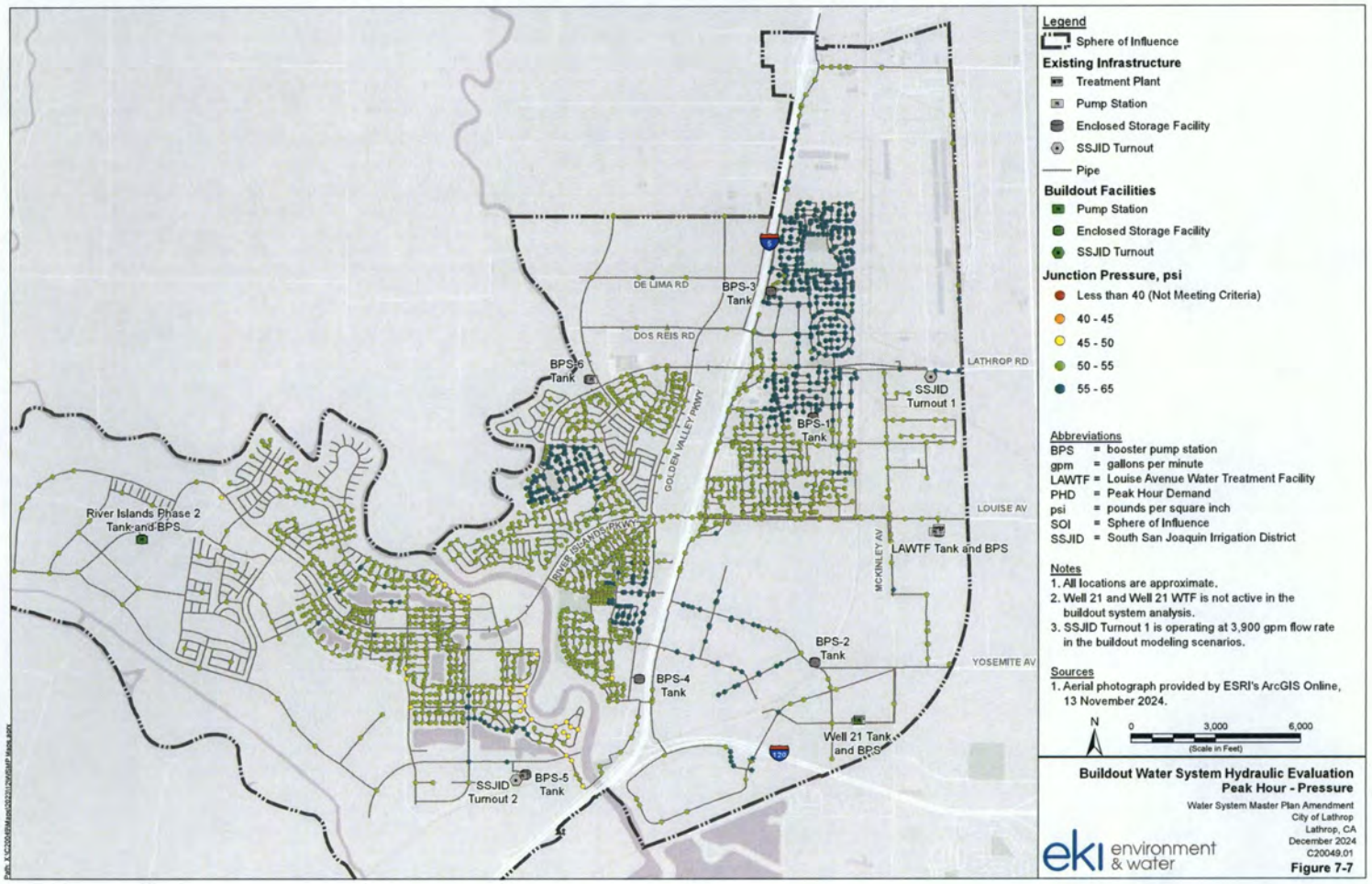
7.4.2.1 PHD Results

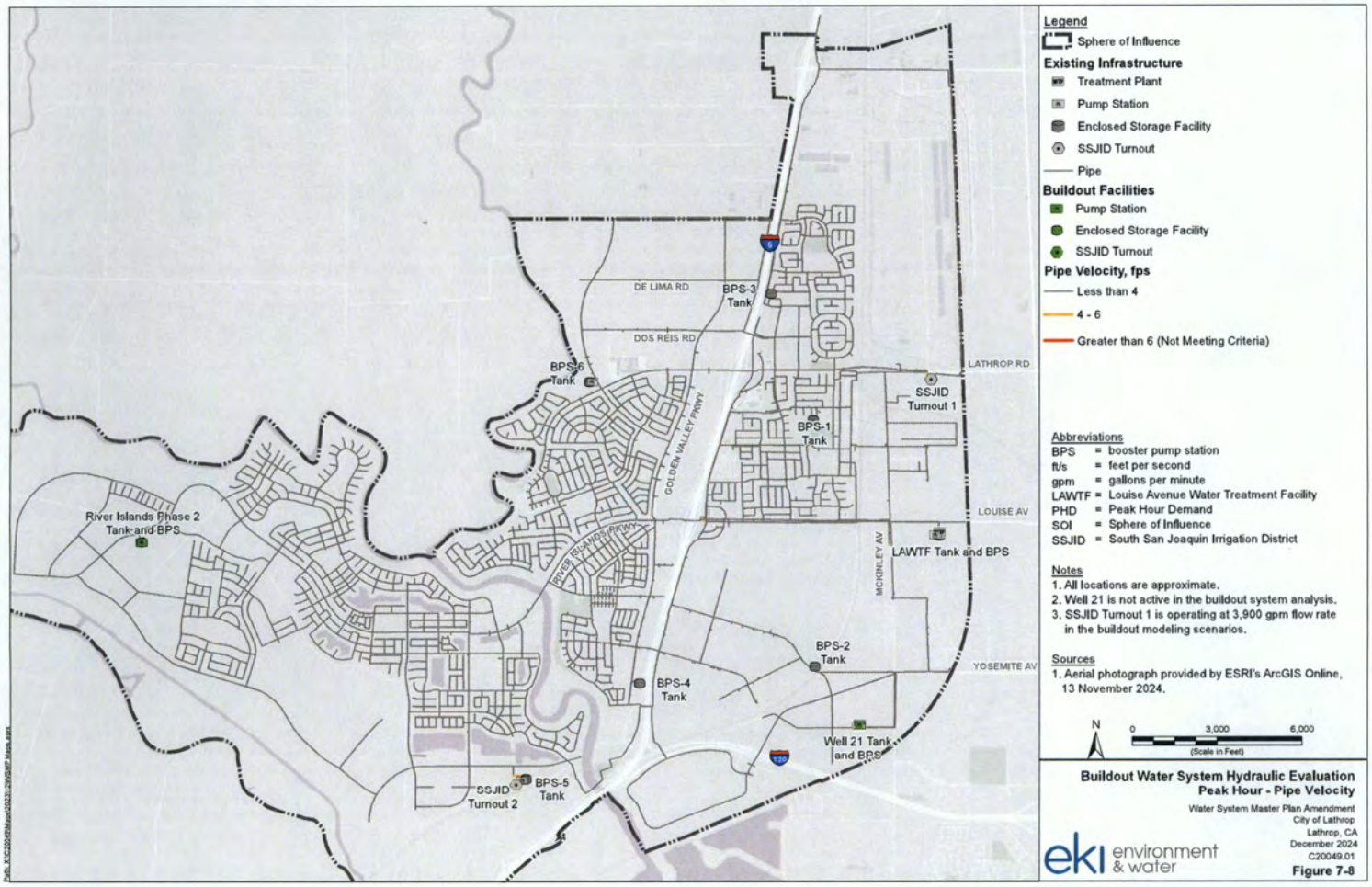
Model results indicate that the system can meet minimum pressure criteria of 40 psi system-wide under PHD conditions at buildout, as shown on Figure 7-7. Pressures at the nodes with potable water demand range from 44 psi to 62 psi.

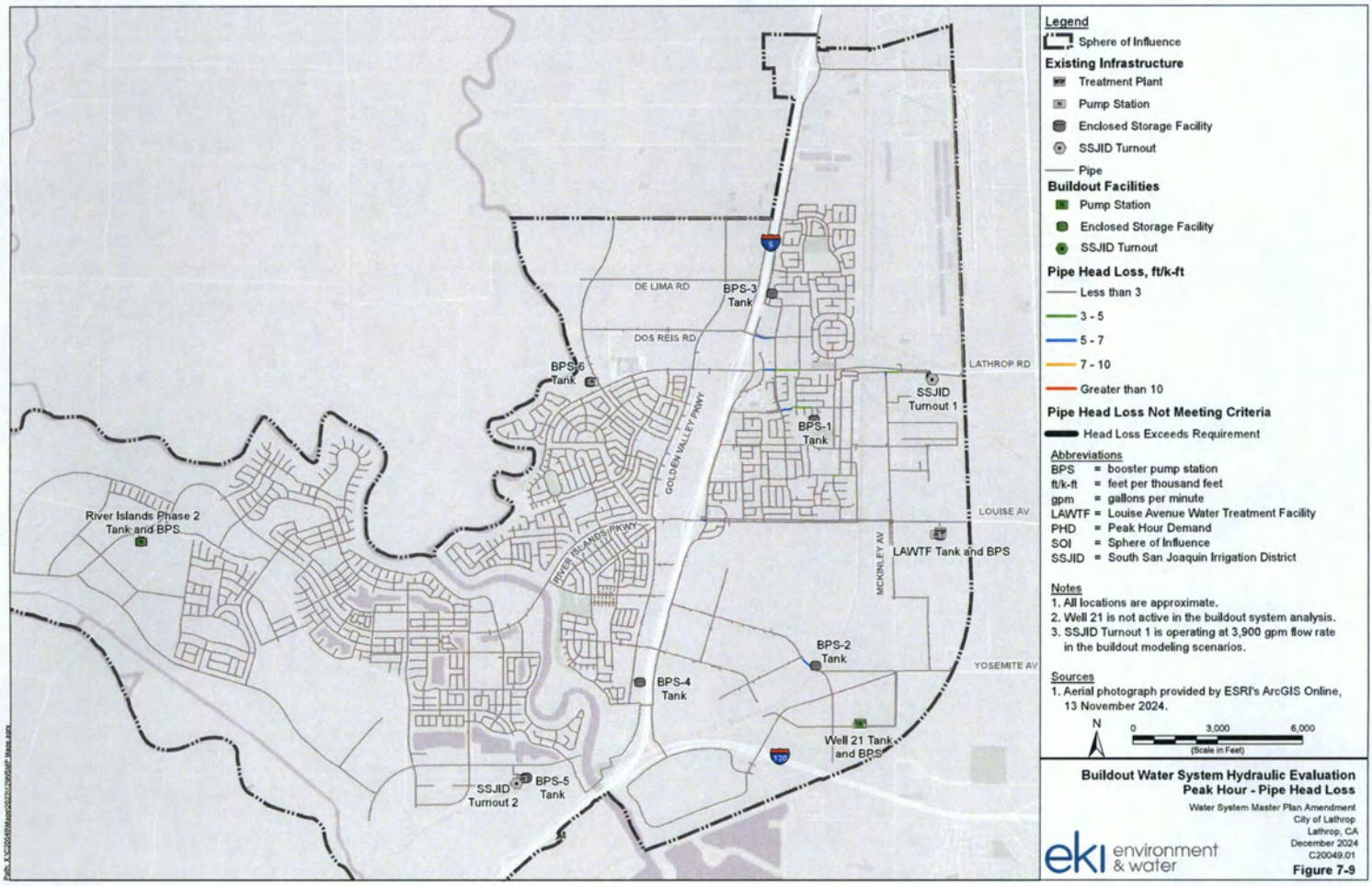
Results show that velocities remain elevated near each of the BPSs in the future scenarios (Figure 7-7). As shown in Figure 7-7, head losses exceed recommended normal operational head losses (7 ft/k-ft for pipes smaller than 16 inches in diameter or 3 ft/k-ft for pipes larger than 16 inches in diameter) in the discharge lines of multiple BPSs and SSJID Turnout 1. This exceedance does not necessarily indicate there is a problem unless the head loss is contributing to pressure deficiencies.

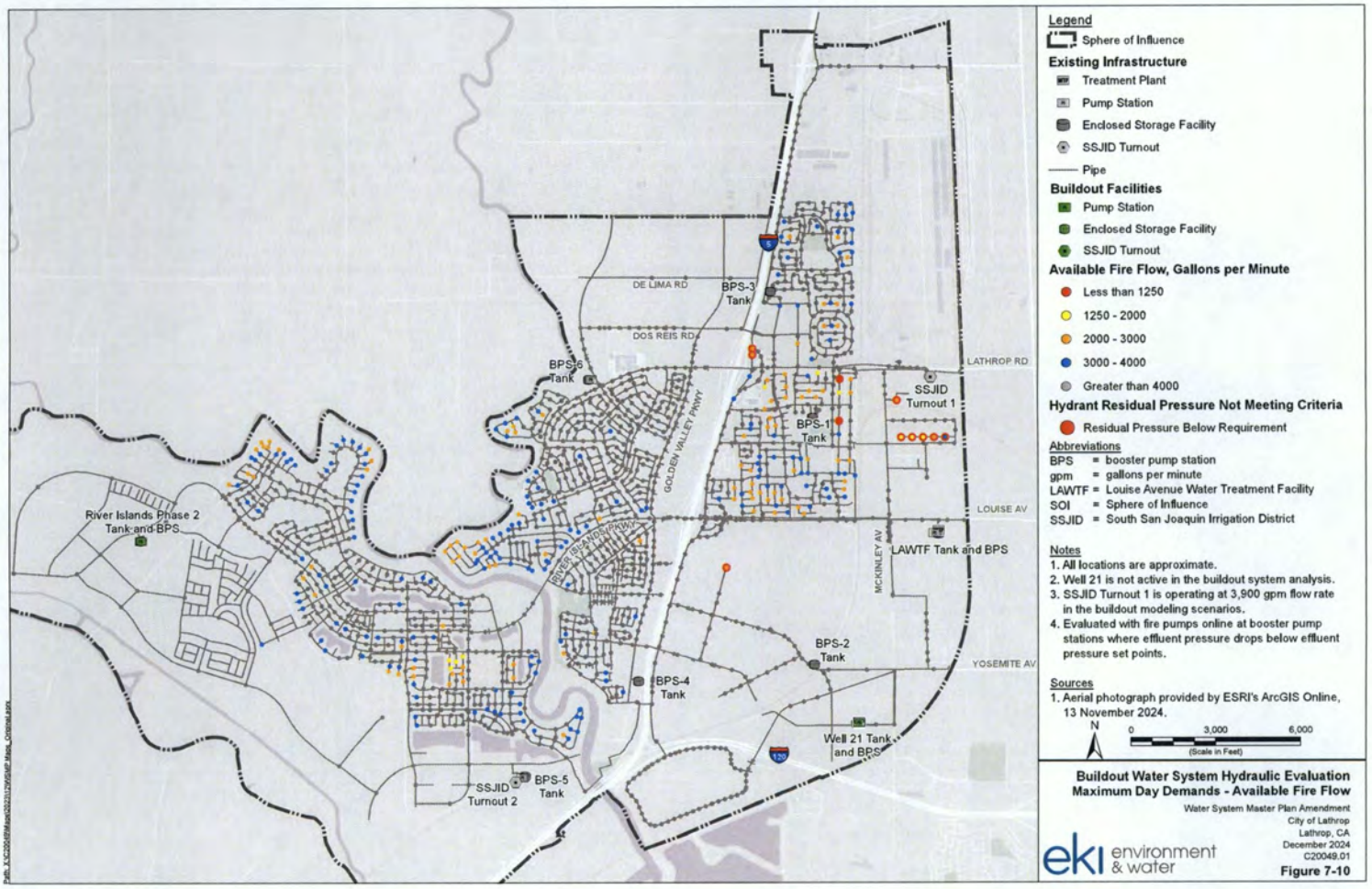
7.4.2.2 MDD Plus Fire Flow Results

Modeled future fire flow availability and deficiencies are shown on Figure 7-10. The existing fire flow deficiencies remain in the future scenarios, with exception of hydrants in CLSP which are addressed by future CLSP infrastructure improvements, hydrants on Old Harlan Road and Avon Avenue which are addressed by future I-5 crossing at Lathrop Road, and one hydrant on Murphy Road which is addressed by future tank and BPS at the former Well 21 site.


DE LIMA RD
DOS REIS RD
LATHROP RD
LOUISE AV
YOSEMITE AV
GOLDEN VALLEY PKWY
RIVER ISLANDS PKWY
MCKINLEY AV
BPS-3 Tank
BPS-6 Tank
BPS-1 Tank
SSJID Turnout 1
LAWTF Tank and BPS
River Islands Phase 2 Tank and BPS
BPS-2 Tank
BPS-4 Tank
Well 21 Tank and BPS
SSJID Turnout 2
BPS-5 Tank
Legend
Sphere of Influence
Existing Infrastructure
Treatment Plant
Pump Station
Enclosed Storage Facility
SSJID Turnout
Pipe
Buildout Facilities
Pump Station
Enclosed Storage Facility
SSJID Turnout
Junction Pressure, psi
Less than 40 (Not Meeting Criteria)
40 - 45
45 - 50
50 - 55
55 - 65
Abbreviations
BPS = booster pump station
gpm = gallons per minute
LAWTF = Louise Avenue Water Treatment Facility
PHD = Peak Hour Demand
psi = pounds per square inch
SOI = Sphere of Influence
SSJID = South San Joaquin Irrigation District
Notes
1. All locations are approximate.
2. Well 21 and Well 21 WTF is not active in the buildout system analysis.
3. SSJID Turnout 1 is operating at 3,900 gpm flow rate in the buildout modeling scenarios.
Sources
1. Aerial photograph provided by ESRI's ArcGIS Online, 13 November 2024.
N
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(Scale in Feet)
Buildout Water System Hydraulic Evaluation
Peak Hour - Pressure
Water System Master Plan Amendment
City of Lathrop
Lathrop, CA
December 2024
C20049.01
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Figure 7-7


DE LIMA RD
DOS REIS RD
LATHROP RD
LOUISE AV
YOSEMITE AV
MCKINLEY AV
GOLDEN VALLEY PKWY
RIVER ISLANDS PKWY
BPS-3 Tank
BPS-6 Tank
SSJID Turnout 1
BPS-1 Tank
River Islands Phase 2 Tank and BPS
LAWTF Tank and BPS
BPS-2 Tank
BPS-4 Tank
Well 21 Tank and BPS
SSJID Turnout 2
BPS-5 Tank
Legend
Sphere of Influence
Existing Infrastructure
Treatment Plant
Pump Station
Enclosed Storage Facility
SSJID Turnout
Pipe
Buildout Facilities
Pump Station
Enclosed Storage Facility
SSJID Turnout
Pipe Velocity, fps
Less than 4
4 - 6
Greater than 6 (Not Meeting Criteria)
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gpm = gallons per minute
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PHD = Peak Hour Demand
SOI = Sphere of Influence
SSJID = South San Joaquin Irrigation District
Notes
1. All locations are approximate.
2. Well 21 is not active in the buildout system analysis.
3. SSJID Turnout 1 is operating at 3,900 gpm flow rate in the buildout modeling scenarios.
Sources
1. Aerial photograph provided by ESRI's ArcGIS Online, 13 November 2024.
N
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3,000
6,000
(Scale in Feet)
Buildout Water System Hydraulic Evaluation
Peak Hour - Pipe Velocity
Water System Master Plan Amendment
City of Lathrop
Lathrop, CA
December 2024
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Figure 7-8


DE LIMA RD
DOS REIS RD
LATHROP RD
LOUISE AV
YOSEMITE AV
GOLDEN VALLEY PKWY
RIVER ISLANDS PKWY
MCKINLEY AV
BPS-3 Tank
BPS-6 Tank
BPS-1 Tank
SSJID Turnout 1
LAWTF Tank and BPS
River Islands Phase 2 Tank and BPS
BPS-2 Tank
BPS-4 Tank
Well 21 Tank and BPS
SSJID Turnout 2
BPS-5 Tank
Legend
Sphere of Influence
Existing Infrastructure
Treatment Plant
Pump Station
Enclosed Storage Facility
SSJID Turnout
Pipe
Buildout Facilities
Pump Station
Enclosed Storage Facility
SSJID Turnout
Pipe Head Loss, ft/k-ft
Less than 3
3 - 5
5 - 7
7 - 10
Greater than 10
Pipe Head Loss Not Meeting Criteria
Head Loss Exceeds Requirement
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SOI = Sphere of Influence
SSJID = South San Joaquin Irrigation District
Notes
1. All locations are approximate.
2. Well 21 is not active in the buildout system analysis.
3. SSJID Turnout 1 is operating at 3,900 gpm flow rate in the buildout modeling scenarios.
Sources
1. Aerial photograph provided by ESRI's ArcGIS Online, 13 November 2024.
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3,000
6,000
(Scale in Feet)
Buildout Water System Hydraulic Evaluation
Peak Hour - Pipe Head Loss
Water System Master Plan Amendment
City of Lathrop
Lathrop, CA
December 2024
C20049.01
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Figure 7-9


DE LIMA RD
DOS REIS RD
LATHROP RD
LOUISE AV
YOSEMITE AV
MCKINLEY AV
GOLDEN VALLEY PKWY
RIVER ISLANDS PKWY
BPS-3 Tank
BPS-6 Tank
BPS-1 Tank
BPS-2 Tank
BPS-4 Tank
BPS-5 Tank
SSJID Turnout 1
SSJID Turnout 2
LAWTF Tank and BPS
River Islands Phase 2 Tank and BPS
Well 21 Tank and BPS
Legend
Sphere of Influence
Existing Infrastructure
Treatment Plant
Pump Station
Enclosed Storage Facility
SSJID Turnout
Pipe
Buildout Facilities
Pump Station
Enclosed Storage Facility
SSJID Turnout
Available Fire Flow, Gallons per Minute
Less than 1250
1250 - 2000
2000 - 3000
3000 - 4000
Greater than 4000
Hydrant Residual Pressure Not Meeting Criteria
Residual Pressure Below Requirement
Abbreviations
BPS = booster pump station
gpm = gallons per minute
LAWTF = Louise Avenue Water Treatment Facility
SOI = Sphere of Influence
SSJID = South San Joaquin Irrigation District
Notes
1. All locations are approximate.
2. Well 21 is not active in the buildout system analysis.
3. SSJID Turnout 1 is operating at 3,900 gpm flow rate in the buildout modeling scenarios.
4. Evaluated with fire pumps online at booster pump stations where effluent pressure drops below effluent pressure set points.
Sources
1. Aerial photograph provided by ESRI's ArcGIS Online, 13 November 2024.
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6,000
(Scale in Feet)
Buildout Water System Hydraulic Evaluation
Maximum Day Demands - Available Fire Flow
Water System Master Plan Amendment
City of Lathrop
Lathrop, CA
December 2024
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Figure 7-10

8 WATER SUPPLY, STORAGE, AND PUMPING CAPACITY EVALUATION

This section evaluates the City's water system storage and pumping capacity to meet the recommended performance and operational criteria described in Section 6.2 under existing and future scenarios. Note that the demands used for sizing these facilities include landscaping and park demands which may be supplied by recycled water in the future. If recycled water is used to supply these demands, then the City can opt to reduce facility sizing requirements accordingly.

8.1 Existing Water System Evaluation

As discussed below, the City's existing water system currently has sufficient storage and pumping capacity to meet performance criteria.

8.1.1 Water Supply Capacity

The City's required supply capacity must be greater than MDD. This supply capacity can currently be provided by the firm pumping capacity at the existing SSJID Turnout 1, SSJID Turnout 2, and the LAWTF. Table 8-1 presents a summary of required and existing firm supply pumping capacity and indicates that the City currently has a supply pumping capacity of approximately 13,400 gpm, and a surplus capacity of approximately 7,800 gpm.

8.1.2 Water Storage Capacity

The City's required storage capacity is composed of equalization (25% of MDD), fire (0.72 MG based on concurrent industrial and high-density residential fires of 2,000 and 4,000 gpm with durations of two hours), and emergency storage (75% of MDD). Total existing required storage is equal to 8.7 MG.

The City currently has 7.4 MG of storage between LAWTF and Tanks 1 through 6. In addition, the City has a groundwater credit of 4.5 MG (see Section 6.2.3.4).[18] Thus, the City currently has a storage surplus of 3.1 MG. Table 8-2 provides a summary of existing storage requirements and capacity.

8.1.3 Peak Pumping Capacity

The City's required peak pumping capacity is equal to the greater of MDD plus concurrent industrial and high-density residential fires or PHD. Peak pumping capacity can be met with a combination of the existing SSJID Turnout 1, the LAWTF, and the BPSs associated with each Tank. The total firm capacity of these pumps is approximately 38,200 gpm.

Existing MDD is equal to approximately 5,500 gpm and the two concurrent fires are equal to 6,000 gpm. Thus, MDD plus fire flow pumping requirement is equal to approximately 11,500 gpm. PHD pumping requirement is approximately 8,500 gpm. Therefore, MDD plus fire flow pumping requirements governs. Table 8-3 provides an evaluation of firm pumping capacity and indicates that the City currently has a surplus pumping capacity of approximately 26,600 gpm.

[18] Groundwater credit is calculated as the firm capacity of the wells with backup power (i.e., with highest-capacity well with backup power out of service) over an 18-hour period. This is equal to the 18-hour maximum capacity of Wells 6, 7, and 8. Well 10 is not included because it is highest-capacity well with backup power. Well 9 is temporarily offline due to water quality issues. The City currently don't have plan to put Well 21 back online.

Table 8-1. Existing Water Supply Capacity

Supply Component		Required or Available Firm Supply Capacity (a)	
		gpm	MGD
Available Supply Capacity	SSJID Turnout 1 BPS Firm Capacity (b)	5,210	7.5
	LAWTF Production Capacity (c)	4,150	6.0
	SSJID Turnout 2 BPS Firm Capacity (b)	4,000	5.8
	Total Supply Capacity	**13,360**	**19.2**
Required Supply Capacity	Existing Maximum Day Demand (d)	5,562	8.0

Notes:
(a) Firm pumping capacity reflects the capacity of the pumping station with the largest pump offline.
(b) Refer to Table 3-1.
(c) LAWTF production capacity equals the firm of capacity of Wells 6, 7, and 8. Well 10 is not included because it is highest-capacity well. Well 9 is temporarily offline due to water quality issues.
(d) Refer to Table 7-1.

Table 8-2. Existing Water Storage Capacity and Requirements

Storage Component		Storage Volume (MG)
Available Storage Capacity	Tank Storage Capacity (a)	7.4
	Groundwater Credit (b)	4.5
	Total Storage Capacity	**11.9**
Required Storage Capacity	Operational	2.0
	Fire (c)	0.7
	Emergency	6.0
	Total Required Storage	**8.7**

Notes:
(a) Tank storage capacity includes total capacity of Tanks 1, 2, 3, 4, 5, 6 and the LAWTF Tank. The tank storage capacity does not include the tank at the SSJID turnouts, which are not City facilities.
(b) Groundwater credit is calculated as the firm capacity of the wells with backup power (i.e., with highest-capacity well with backup power out of service) over an 18-hour period. This is equal to the 18-hour maximum capacity of Wells 6, 7, and 8. Well 10 is not included because it is highest-capacity well with backup power. Well 9 is temporarily offline due to water quality issues. The City currently does not have plan to put Well 21 and Well 21 WTF back online.
(c) Required fire storage for one high density residential (2,000 gpm) fire and one industrial or heavy commercial fire (4,000 gpm).

Table 8-3. Evaluation of Existing Firm Pumping Capacity

Pumping Component		Firm Capacity (a)	
		gpm	MGD
Available Pumping Capacity	SSJID Turnout 1	5,210	7.5
	LAWTF BPS	6,300	9.1
	BPS-1	1,050	1.5
	BPS-2	3,000	4.3
	BPS-3	4,750	6.8
	BPS-4	4,600	6.6
	BPS-5	8,000	11.5
	BPS-6	5,300	7.6
	Total Available Firm Pumping Capacity	**38,210**	**55.0**
Criteria 1: Max Day Plus Fire Flow	Max Day Plus Two Concurrent Fires (b)	11,562	16.6
	MDD+FF Pumping Capacity Surplus	**26,648**	**38.4**
Criteria 2: Peak Hour Demands	Peak Hour Demand	8,506	12.2
	PHD Pumping Capacity Surplus	**29,704**	**42.8**

Notes:

(a) Firm pumping capacity reflects the capacity of the pumping station with the largest domestic pump offline.

(b) Reflects MDD plus one high density residential (2,000 gpm) fire and one industrial or heavy commercial fire (4,000 gpm).

(c) MDD with fire flow governs as the more stringent criteria.

(d) SSJID Turnout 2 was designed to pump directly to Tank 5 or BPS-5, therefore it's not accounted for in the total pumping capacity.

8.2 Future Water System Evaluation

The following sections evaluate the City's future pumping and storage capacity and requirements at buildout. These sections also describe the storage and pumping capacity that each future development will need to provide to meet the City Standards.

8.2.1 Water Supply Capacity

At buildout, the City's firm supply capacity is anticipated to increase because of reactivation of Well 9 and the future expansion of SSJID Turnout 2. The total supply pumping capacities at buildout is approximately 18,760 gpm.

Future supply pumping requirements (equal to total MDD) are 13,075 gpm. Table 8-4 shows the itemized projected Citywide pumping capacity availability and requirements. At buildout, the City is anticipated to have a supply pumping surplus of approximately 5,685 gpm.

Table 8-4. Projected Water Supply Capacity

Supply Component		Required or Available Firm Supply Capacity (a)			
		Existing		Buildout	
		gpm		gpm	MGD
Available Supply Capacity	SSJID Turnout 1 Capacity	5,210	7.5	5,210	7.5
	LAWTF Capacity (b)	4,150	6.0	5,550	8.0
	SSJID Turnout 2 Capacity	4,000	5.8	8,000	11.5
	Total Supply Capacity	**13,360**	**19.2**	**18,760**	**27.0**
Required Supply Capacity	Maximum Day Demand	5,562	8.0	13,075	18.8

Notes:

(a) Firm supply capacity reflects the capacity of the supply source with the largest pump offline.

(b) LAWTF production capacity at buildout equals the firm capacity of Wells 6, 7, 8, and 9. Well 10 is not included because it is highest capacity well.

8.2.2 Water Storage Capacity

The City's water storage capacity is anticipated to expand to support future development. Table 8-5 shows the existing and required storage that each development area will need to provide in the future to meet the City's storage criteria for emergency and equalization storage.

River Islands already has plans to build an additional 3.6 MG of storage at the existing Tank 5 site and plans to design two additional 1.8 MG tanks (3.6 MG total) to support the River Islands Phase 2 development. A 1.0 MG storage tank at the former Well 21 site is also planned to provide additional storage capacity. Reactivation of Well 9 will increase the City's groundwater credit to 6.0 MG. Table 8-6 shows these planned storage projects can support the projected Citywide future storage needs. The City is anticipated to maintain a storage surplus of 2.0 MG at buildout.

Table 8-5. Projected Storage Requirements by Development Area

Development Area	Projected Storage Requirement (MG) (a)	
	Existing	Buildout
Central Lathrop Specific Plan (b)	0.36	3.01
Mossdale Landing	1.05	1.14
Mossdale Landing East	0.32	0.39
Mossdale Landing West	0.00	0.49
Mossdale Landing South	0.08	0.20
River Islands	1.36	7.54
South Lathrop	0.04	0.28
Lathrop Gateway	0.04	0.46
Crossroads	0.93	0.98
Historic Lathrop	3.88	4.24
Sharpe Army Depot	0.01	0.09

Notes:
(a) Storage requirement includes equalization storage (0.25 x MDD) and emergency storage (0.75 x MDD).
(b) Includes CLSP phase 1 and 2 developments.
(c) Totals may not sum due to rounding.

Table 8-6. Projected Citywide Storage Requirements

Storage Component		Existing	Buildout
Available Storage Capacity (MG)	Existing Storage Capacity (a)	7.4	7.4
	Groundwater Credit (b)	4.5	6.0
	Planned Storage Capacity (c)	-	8.2
	Total Existing and Planned Storage Capacity	**11.9**	**21.6**
Required Storage Capacity (MG)	Operational	2.0	4.7
	Emergency	6.0	14.1
	System Wide Fire Storage	0.7	0.7
	Total Projected Required Storage Capacity	**8.7**	**19.5**

Notes:
(a) Tank storage capacity includes total capacity of Tanks 1, 2, 3, 4, 5, 6, and the LAWTF Tank. The tank storage capacity does not include the tank at the SSJID turnout, which is not a City facility.
(b) Groundwater credit is calculated as the firm capacity of the wells with backup power (i.e., with highest-capacity well with backup power out of service) over an 18-hour period. This is equal to the 18-hour maximum capacity of Wells 6, 7, 8, and 9 at buildout. Well 10 is not included because it is highest-capacity well with backup power.
(c) Planned storage includes 1 MG for the planned tank at the Well 21 site, 3.6 MG for Tanks 5B and 5C, and 3.6 MG for the River Island Phase 2 tanks.

8.2.3 Peak Pumping Capacity

As with storage capacity, the City's peak pumping capacity is anticipated to expand to support future development. Table 8-7 shows the Citywide required pumping capacities under MDD plus two simultaneous fire flows and PHD scenarios in the future to meet the City's pumping requirement criteria.

River Islands has planned Tank 5 BPS expansion, which will provide an additional 4,000 gpm firm pumping capacity and the planned phase 2 BPS is assumed to provide 8,000 gpm firm pumping capacity.[19] The planned BPS at the previous Well 21 site is anticipated to provide 3,000 gpm firm pumping capacity. Table 8-7 shows these planned BPSs at buildout on top of the projected Citywide pumping capacity needs.

Table 8-7. Projected Citywide Pumping Requirements

Available or Required Capacity (a)		Existing		Buildout	
		gpm	mgd	gpm	mgd
Available Pumping Capacity	SSJID Turnout 1	5,210	7.5	5,210	7.5
	LAWTF Booster Station	6,300	9.1	6,300	9.1
	BPS-1	1,050	1.5	1,050	1.5
	BPS-2	3,000	4.3	3,000	4.3
	BPS-3	4,750	6.8	4,750	6.8
	BPS-4	4,600	6.6	4,600	6.6
	BPS-5 (b)	8,000	11.5	12,000	17.3
	BPS-6	5,300	7.6	5,300	7.6
	Planned BPS at the former Well 21 site	-	-	3,000	4.3
	Planned River Islands Phase II BPS	-	-	8,000	11.5
	Total Available Firm Pumping Capacity	**38,210**	**55.0**	**53,210**	**76.6**
Criteria 1: Max Day Plus Fire Flow	MDD Plus Two Concurrent Fires (c)	11,562	16.6	19,075	27.5
	Max Day Plus Two Concurrent Fires Pumping Capacity Surplus	**26,648**	**38.4**	**34,135**	**49.2**
Criteria 2: Peak Hour Demands	PHD	8,506	12.2	19,996	28.8
	Peak Hour Demand Pumping Capacity	**29,704**	**42.8**	**33,214**	**47.8**

Notes:

(a) Firm pumping capacity reflects the capacity of the pumping station with the largest domestic pump offline.

(b) Firm pumping capacity at buildout from City of Lathrop Phase I Potable Water Booster Pump station and Storage Tank Expansion Plan at River Islands 100% Plans (PACE, 2022).

(c) Value is equal to the MDD plus the fire flow criteria for one high density residential fire (2,000 gpm) and one industrial fire (4,000 gpm).

(d) Total pumping capacity surplus or deficit reflects the most stringent criteria. Deficits will be made up by future booster pump stations.

(e) SSJID Turnout 2 was designed to pump directly to Tank 5 or BPS-5 therefore it's not accounted for in the total pumping capacity.

[19] Based on 2022 BPS-5 configurations.

9 RECOMMENDED CAPITAL IMPROVEMENT PROGRAM CHANGES

This section recommends modifications to the list of CIPs included in the 2019 WSMP and the City's Fiscal Year (FY) 2023 – 2025 Capital Improvement Program (Lathrop, 2023). Table 9-1 summarizes CIPs from the 2019 WSMP and the City's Capital Improvement Program and incorporates the modifications recommended herein. Figure 9-1 shows an overview of the distribution system project locations and improvements. Each project is shown in detail in Appendix C. In addition to these CIPs, the analysis presented herein assumes that the development-related improvements identified in Section 7 will also be implemented.

Opinions of probable costs (OPCs) presented below are conceptual level estimates, considered to have an estimated accuracy range of -30% to +50%, suitable for use for budget forecasting, CIP development, and project evaluations, with the understanding that refinements to the project details and costs would be necessary as projects proceed to design and construction. OPCs for each project are escalated to December 2024 dollars based on an Engineering News Record (ENR) Construction Cost Index (CCI) of 13,632 (20-city average).

9.1 Modifications to Water Supply CIPs

The following modifications to the City's water supply CIPs are identified to reflect the discussion of water supply strategy in Section 5.6. In addition to these CIPs, it is recommended that the City explore water transfer opportunities with regional water projects to increase the available supplies.

9.1.1 Groundwater Treatment Improvements

The City will need treatment for all of its groundwater wells to meet the USEPA's proposed PFAS MCLs, anticipated to be effective by 2026. As described in Section 5.6.2, the City completed a feasibility study in 2022 for centralized PFAS treatment at the existing LAWTF. The project OPC for a 7,000 gpm GAC treatment system was estimated to be $22 million, escalated to December 2024 dollars (Carollo Engineers, 2022). The City currently has budgeted $25,564,010 for overall groundwater treatment improvements through FY 2026 (Lathrop, 2023).

9.1.2 Aquifer Storage and Recovery

As discussed in Section 5.6.3, the City's supplies have historically been highly reliable. However, the City's surface water supplies face uncertainties with implementation of the Bay-Delta Plan Amendment and new water quality regulations. The City should continue to monitor Bay-Delta Plan Amendment negotiations for the Stanislaus River. If the Bay-Delta Plan Amendment or a Voluntary Agreement with high cutbacks is implemented that significantly impacts the reliability of the SCWSP, an ASR project would boost the City's dry year water supply and mitigate the impacts of severe droughts. Additionally, an ASR project would be capable of supplying water during water supply emergencies related to water quality concerns or treatment downtime.

Per the City's feasibility assessment, ASR wellfields are typically constructed in phases. To pursue the project, the City would construct a full-size ASR well with one or two monitoring wells, and conduct cycle testing to verify operational performance. During the next phase, additional ASR wells would be constructed and placed into operation (Carollo Engineers, 2023).

The City's 2023 assessment estimates that constructing the first ASR well for the City, including well construction and equipment costs, would cost $5.6 million escalated to December 2024 dollars. The City's current Capital Improvement Program includes $6.6 million for project design, construction, acceptance, and commission. EKI estimates a total project OPC at $9.0 million considering a 60% markup for

construction contingency, design, construction management, permitting, and project implementation consistent with other CIPs.

9.2 Modification to Water Distribution System CIPs

Due to the updated water demand projections evaluated herein, which are significantly lower than those included in the 2019 WSMP, the following projects are removed or modified from the list of the City's existing CIPs and recommended CIPs in the 2019 WSMP:

- The BPS-2 and BPS-3 Pipeline Replacement Projects are no longer necessary (portion of PW 22-22);
- Well 21 WTF Phase 2 Improvements are no longer necessary, except for the construction of the 1 MG tank and BPS at the Well 21 location;
- The Sadler Oak Transmission Improvement Project is no longer necessary;
- Multiple fire flow improvement projects are no longer necessary or have reduced in scale, including the E. Louise Avenue project (PW 22-21), Harlan Road project (PW 22-22), Easy J Street Alley project near BPS-1 and Crossroads project; and
- The I-5 crossing at Lathrop Road was originally anticipated to be completed by developers but is now incorporated as City CIP PW 25-10 East Lathrop Water Distribution System Improvement project. The project connects the distribution system between Golden Valley Parkway and Old Harlan Road on Lathrop Road.

Modifications to the Harlan Road project (PW 22-22) are discussed further in Section 9.2.1 below.

In addition, the following projects recommended in the 2019 WSMP have been completed as of the date of this update:

- LAWTF Transmission Improvement Project (Louise Avenue 12" CIP)
- BPS-1 Pipeline Replacement Project
- Old Harlan Road Fire Flow Improvement Project

One new CIP has been identified to address the fire flow deficiency identified on Murphy Parkway.

9.2.1 Harlan Road and South Harlan Road Fire Flow Improvement Project

The hydraulic modeling results indicate the fire flow deficiencies at the intersection of Harlan Road and South Harlan Road can be addressed by the City's current CIP PW 25-10 (previously PW 22-22), the Harlan Road Fire Flow Improvement Project, in a reduced scale.

The recommended scaled down project consists of:

- Replacing approximately 1,270 LF of existing 6-inch mains on Harlan Road between Lathrop Road and Shilling Avenue[20];
- Replacing approximately 600 LF of existing 2-inch mains on Harlan Road between Shilling Avenue and Warren Avenue with a new 8-inch main; and
- Installing approximately 490 LF of 8-inch main along Harlan Road to connect to the existing mains at the intersection of Warren Avenue and Harlan Road.

[20] This existing pipeline section has been identified with inconsistent diameters of 6" and 8" across various record documents. Further verification may be required to confirm the actual pipe size.

- Installing approximately 70 LF of 8-inch main connecting new 8-inch mains on Harlan Road and Old Harlan Road at the intersection of Harlan Road and Shilling Avenue.

To eliminate dead-end pipes and improve system resilience, EKI recommends retaining the original project scope to install approximately 580 LF 12-inch main connecting the 12-inch main on South Harlan Road to the new 8-inch main on Harlan Road.

The total project OPC is approximately $1,190,000.

9.2.2 Murphy Parkway Fire Flow Loop to Harlan Road

The City's existing CIP PW 24-11 includes installing a new 12-inch water main from Murphy Parkway across to Harlan Road to loop the dead-end of the 10-inch water main on Murphy Parkway. The loop is currently completed by an old private 8-inch main and not included in the City's hydraulic model. The hydraulic modeling results indicate that replacing the private 8-inch main with a new 8-inch line can address the fire flow deficiency identified on Murphy Parkway and increase system reliability. The updated OPC is approximately $180,000.

9.2.3 East J Street Alley Residential Fire Flow Improvement Project

This project updates BPS-1 Pipeline Replacement and Residential Fire Flow Improvement Project recommended in the 2019 WSMP due to completion of improvements of the BPS-1 discharge main and distribution mains on J Street and Avon Street.

The recommended East J Street Alley Residential Fire Flow Improvement Project addresses existing fire flow deficiencies along the residential alley between 5th and 6th Streets and eliminates the dead-end of the 6" pipe near H Street for higher system resilience. This project consists of:

- Replacing approximately 1,020 LF of existing 4-inch mains in the alley between 5th and 6th Streets with a new 8-inch main; and
- Installing an approximately 80-LF 6-inch connection between the existing 10-inch main on East H Street and the existing 6-inch main in the alley between 5th and 6th Streets.

Total project OPC is $400,000.

9.2.4 Lathrop Transmission Main Improvement Project

The City's existing CIP PW 25-10 includes installing approximately 1,450 LF of new 8-inch transmission main connection between the existing 8-inch dead-end mains on Lathrop Road on both sides of Interstate Highway 5. The total project OPC is approximately $570,000.

Table 9-1. Summary of Recommended Water System Capital Improvement Projects

Project #	Project (a)	Time Frame (b)	Addresses Fire Flow Deficiency	Total Project OPC (c)(d)
Water Supply Improvements				
WS-1	Well 10 Testing, Analysis and Modifications (PW 22-37) (e)	Existing	--	$844,527
WS-2	Booster Pump Stations Upgrade Project (PW 24-10) (e)	Existing	--	$800,000
WS-3	Groundwater Treatment Improvements (PW 20-16) (e)	Existing	--	$25,564,010
WS-4	SSJID Turnout 1 Emergency Backup Power (f)	Buildout	--	$930,000
WS-5	Tank and BPS at the Well 21 Site (g)	Buildout	--	$5,640,000
WS-6	SSJID SCWSP Phase 2 (f)	Buildout	--	$28,280,000
WS-7	SSJID Turnout 2 Expansion (f)	Buildout	--	$4,490,000
WS-8	Aquifer Storage and Recovery (PW 22-36) (d) (e)	Buildout	--	$9,000,000
	TOTAL WATER SUPPLY IMPROVEMENTS OPC			**$75,550,000**
Water Distribution System Improvements				
WD-1	East J Street Alley Residential Fire Flow Improvement Project (PW 25-10)	Existing	Yes	$400,000
WD-2	Harlan Road Fire Flow Improvement Project (PW 25-10) (e) (h) (i)	Existing	Yes	$1,190,000
WD-3	Northern McKinley Industrial Area Fire Flow Improvement Project	Existing	Yes	(h)
WD-4	Murphy Parkway Fire Flow Improvement Project (PW 24-11) (e) (j)	Existing	Yes	$180,000
WD-5	Lathrop Transmission Main Improvement Project (PW 25-10)	Existing	Yes	$570,000
WD-6	Lathrop Water Main and Lateral Upgrade Project (PW 24-12) (e)	Existing	Yes	$120,000
	TOTAL WATER DISTRIBUTION SYSTEM IMPROVEMENTS OPC			**$2,460,000**

Notes:

(a) Project information is obtained from Table 9-1 of the 2019 WSMP with their costs escalated to December 2024 dollars, and includes modifications recommended in Sections 9.1 and 9.2.

(b) Time frame refers to when projects are identified to be required.

(c) Costs shown are presented in December 2024 dollars based on an ENR CCI of 13,632.41 (20-city average), with totals rounded to the nearest $10,000, except for projects called out in footnote (e).

(d) Costs include mark-ups equal to 60% for construction contingency (25%), design (10%), construction management (10%), permitting (10%), and Project Implementation (5%).

(e) Improvements and associated costs have been carried over from the City of Lathrop Capital Improvement Programs Fiscal Years 2023 – 2025 (City of Lathrop, 2023).

(f) Construction costs for improvements have been carried over from estimates in the 2013 Draft Water Master Plan, escalated to December 2024 dollars.

(g) Construction costs for Tank and BPS at the former Well 21 site reflect the engineer's estimate prepared by H2O Urban Solutions in July 2017, escalated to December 2024 dollars.

(h) This project will be conditioned for private development to complete.

(i) For planning purpose, cost estimated shown in the table was based on 6-inch for existing water mains along Old Harlan Road between Shilling Avenue and Lathrop Road, City to verify the actual size since inconsistent pipe diameters observed in available documentation.

(j) Costs were updated to reflect reduced project scale as recommended in Section 9.1.

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APPENDIX A

Water Demand Factor Evaluation

A. WATER DEMAND FACTOR EVALUATION

EKI evaluated the City's billing data to develop representative unit water use factors for each anticipated land use category. The water use factors assign a unit volume of water demand to each acre of commercial, industrial, and institutional (CII) development (gpd/acre) or an individual dwelling unit (gpd/du). The factors described herein update those developed by EKI in 2020, which were included as part of the City's 2020 Urban Water Management Plan (UWMP). The methodology utilized to verify and update the City's water demand factors is summarized in this section.

As discussed in Section 4.1, the City's water use has fluctuated over the past several years, responding to changing economic and drought conditions. During the extended drought of 2014-2017, the City's water production decreased dramatically due to the voluntary and mandatory water conservation efforts that were implemented by the City's water customers. Water production rebounded between 2017 and 2020 as water use restrictions were lifted and new development projects were constructed, however, is again affected by the recent drought of 2021-2022. The City's water demand factors were last updated in July 2020 based on post-drought water use between 2017 and 2019. The analysis herein verifies the 2020 water demand factors against water use trends through 2021.

Based on these data, 2022 was selected as the "representative year" (i.e., it reflects the latest water use behavioral changes and moderate drought conditions). The total production and per capita water use in 2022 are slightly below the average values over the past 10 years. This level of optimism is appropriate for future projections, given that this number accounts for both the water use behavioral changes and construction of new water-efficient development along with retrofits of existing properties, both of which significantly impacted water use.

A.1 Residential Water Use Factors

Development of residential water use factors focused on quantifying water use in homes within the City, as a whole and by development area. Historical residential water use was evaluated on a parcel-by-parcel basis based on the City's water billing data. Annual water use was extracted for residential accounts with complete billing records between 2017 and 2021.

To simplify the evaluation, various development area-specific zoning classes were grouped into one of three categories *Low Density Residential (LDR), Medium Density Residential (MDR),* and *High Density Residential (HDR).* LDR accounts for Single-Family accounts with lot sizes larger than 4,000 square feet, while MDR includes Multi-Family accounts and Single-Family accounts with lot sizes equal to or less than 4,000 square feet.[1] HDR exclusively represents apartment land use.

[1] Account type extracted from the City's potable water billing data. Lot size information based on San Joaquin County Assessor data.

Figure A-1 shows which individual parcels fell into each land use category, according to the San Joaquin County Assessor parcel data. Only accounts with full year of billing data in each year were considered as qualified data for the LDR and MDR water use factor analysis. Figure A-2 shows the breakdown of total qualified residential accounts in the LDR and MDR categories between 2017 and 2021 by development area. HDR water use were only available between November 2022 and May 2023 with construction and occupation of the Towne Centre Apartment and were evaluated separately.

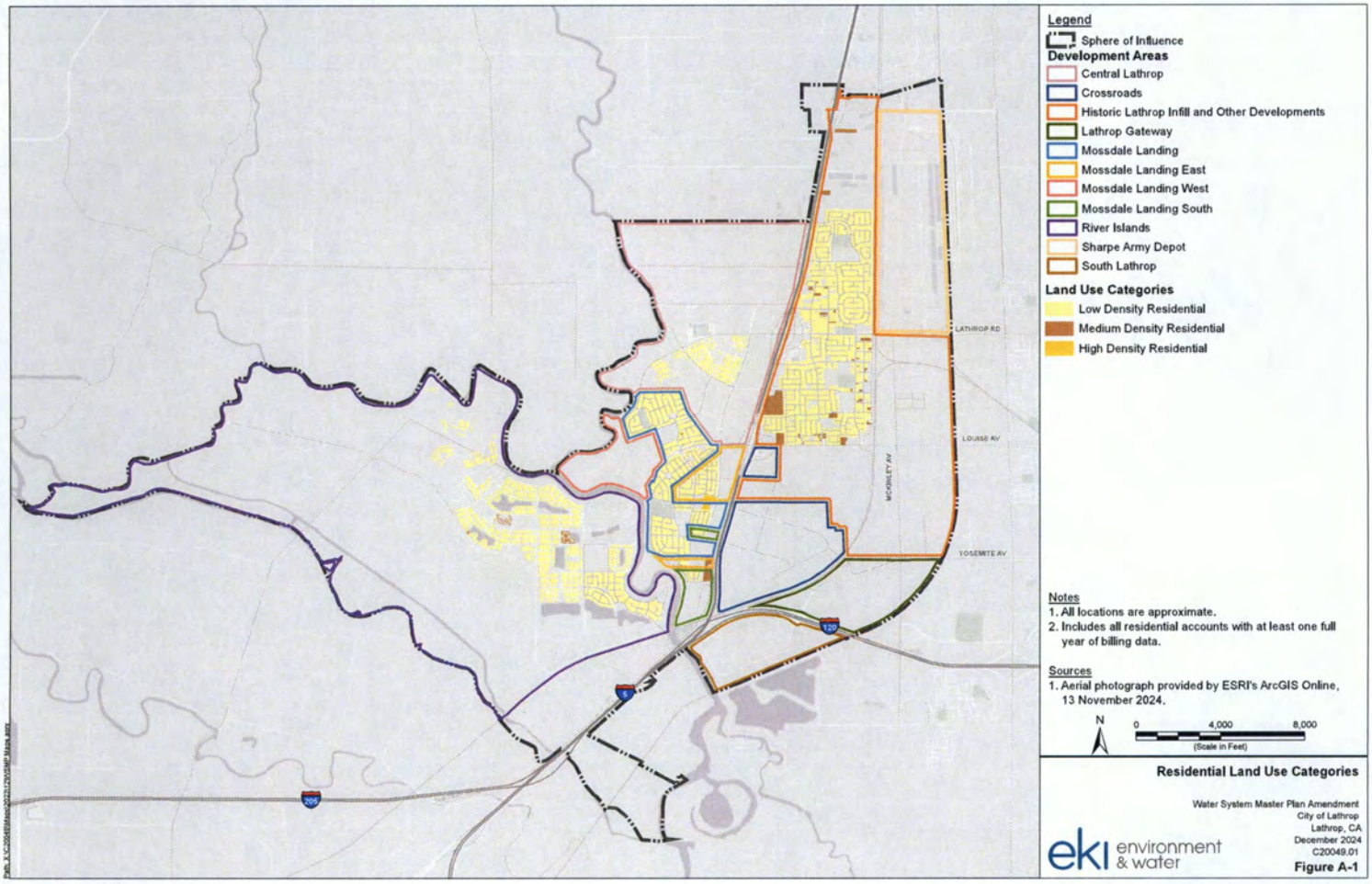
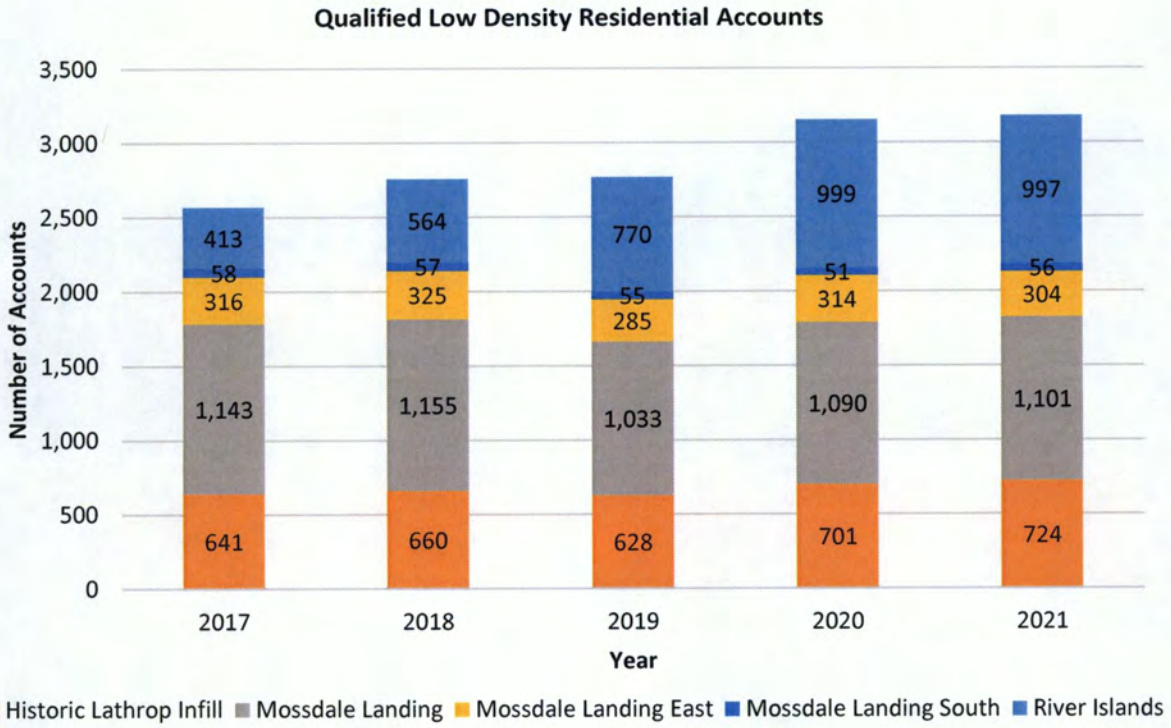
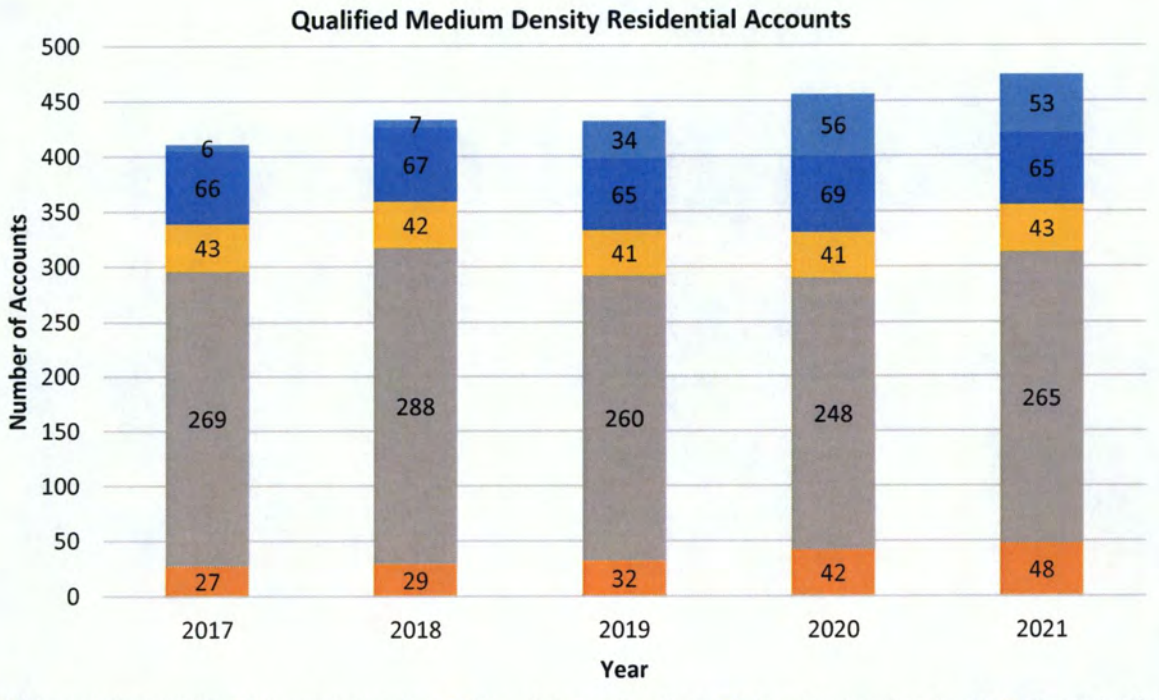

LATHROP RD
LOUISE AV
MCKINLEY AV
YOSEMITE AV
120
5
205
Legend
Sphere of Influence
Development Areas
Central Lathrop
Crossroads
Historic Lathrop Infill and Other Developments
Lathrop Gateway
Mossdale Landing
Mossdale Landing East
Mossdale Landing West
Mossdale Landing South
River Islands
Sharpe Army Depot
South Lathrop
Land Use Categories
Low Density Residential
Medium Density Residential
High Density Residential
Notes
1. All locations are approximate.
2. Includes all residential accounts with at least one full year of billing data.
Sources
1. Aerial photograph provided by ESRI's ArcGIS Online, 13 November 2024.
N
0
4,000
8,000
(Scale in Feet)
Residential Land Use Categories
Water System Master Plan Amendment
City of Lathrop
Lathrop, CA
December 2024
C20049.01
Figure A-1
eki environment & water

Figure A-2 Qualified Low Density and Medium Density Residential Accounts

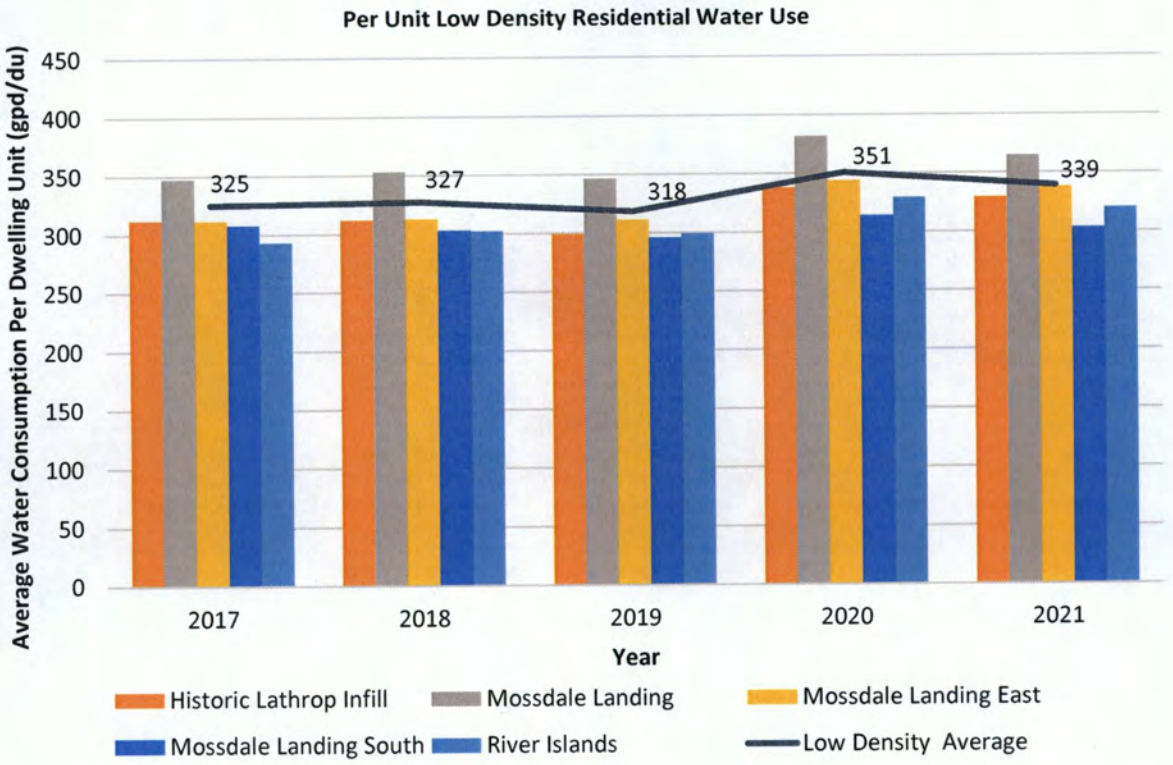


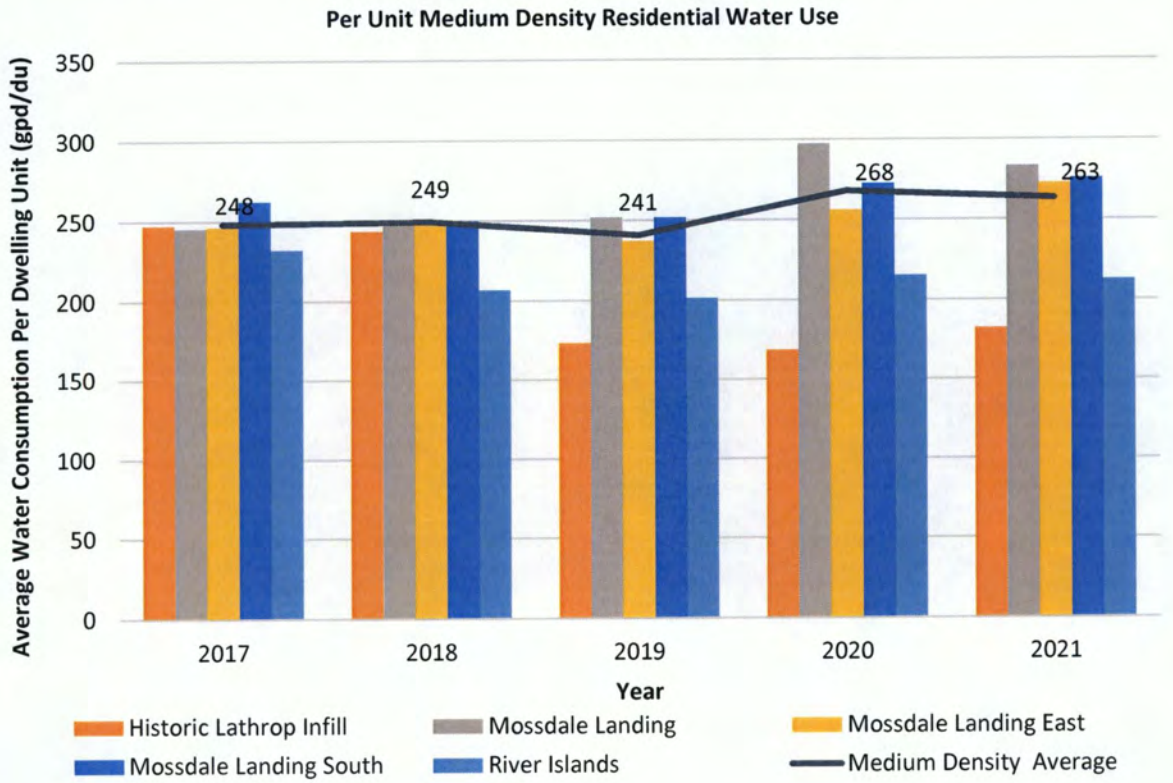


The available data were further evaluated to assess the extent to which each development area had unique water use patterns. Figure A-3 presents the average per unit water use between 2017 and 2021 by land use category and development area. These figures indicate that (1) while certain patterns are apparent, residential units in each development area, broken down by the selected land use categories, used similar amounts of water per dwelling unit annually, and exhibited similar water use trends during this period; and (2) the water use in medium density residential units in the River Islands area are consistently lower than those in the other parts of the City. This confirms the methodology of developing a specific set of factors based on River Islands residential water use for the future water demand projection in this area, and "City-wide" factors to project residential uses for the rest of the City.

As Figure A-3 shows, though the average water use varied slightly year by year, no significant change in Low Density Residential and Medium Density Residential water use pattern has been identified between 2020 and 2022 compared to 2017 through 2019. As such, the City's 2020 water demand factors for Low Density Residential and Medium Density Residential categories are confirmed to be (1) **330 gpd/du** and **250 gpd/du** for **City-wide low** and **medium-density residential** units, respectively, and (2) **315 gpd/du** and **235 gpd/du** for **River Islands low** and **medium density residential** units, respectively. A uniform, City-wide **high density residential** water use factor of **170 gpd/du** was determined by water use in the Towne Centre Apartments in the Mossdale Landing area, since no water use from high density water units are available from River Islands as of the date of this report.

Figure A-3 Low and Medium Density Residential Water Demand Factor Evaluation





A.2 CII Water Use Factors

Per acre water use factors for commercial, industrial, parks/irrigation, and schools/institutions were updated based on the City's billing data from 2017 to 2021. For each CII land use, the total water use each year, including sub-metered irrigation accounts, was divided by the total acreage to determine water use factors. Acreages were calculated by cross-referencing the City's billing database with the San Joaquin County parcel database. Land use categories were extracted from the City's billing data account types for each customer.

As part of this update, City staff identified inconsistencies within the City's billing data account types and reclassified certain CII users, which significantly altered the results compared to the 2020 water demand factors analysis. Figure A-4 shows which individual parcels fell into each land use category, as confirmed by City staff. Figure A-5 presents the historical average per acre water use and total area evaluated each year for commercial and industrial land uses.

General commercial and industrial water use factors were evaluated based on the average commercial and industrial water uses between 2017 and 2021, including on-parcel irrigation, respectively. The water use factor was determined to be **1,550 gpd/ac** for **Commercial** land uses. The commercial water demand factor increased significantly compared to the 2020 factor of 860 gpd/acre, likely due to that a significant portion of commercial accounts were corrected as industrial, government, or park land uses. The average water use by industrial water users between 2017 and 2021 was 1,132 gpd/ac, generally consistent with the **1,200 gpd/ac** water use factor for **Industrial** land uses.

The water use factor for parks and landscape irrigation was quantified based on historical water use data for the following parks:

- Apolinar Sangalang Park
- Armstrong Park
- Crescent Park
- Crystal Cove Park
- Green Belt Park
- Historical Marker
- Homsen Park
- Islanders Field
- Lathrop Dog Park
- Lathrop Generations Center
- Lathrop Generations Fitness Park
- Lathrop Squares
- Leland and Jane Stanford Park
- Libby Lane Park
- Manuel Valverde Park
- Michael Vega Park
- Milestone Park
- Mossdale Crossing Regional Park
- Mossdale Landing Community Park
- Park West
- River Park North
- River Park South
- Somerston Park
- The Commons at Mossdale Landing
- The Green at Mossdale Landing
- Tidewater Park
- Woodfield Park
- William S. Moss Park
- Other unnamed community park in River Islands, Mossdale, and CLSP

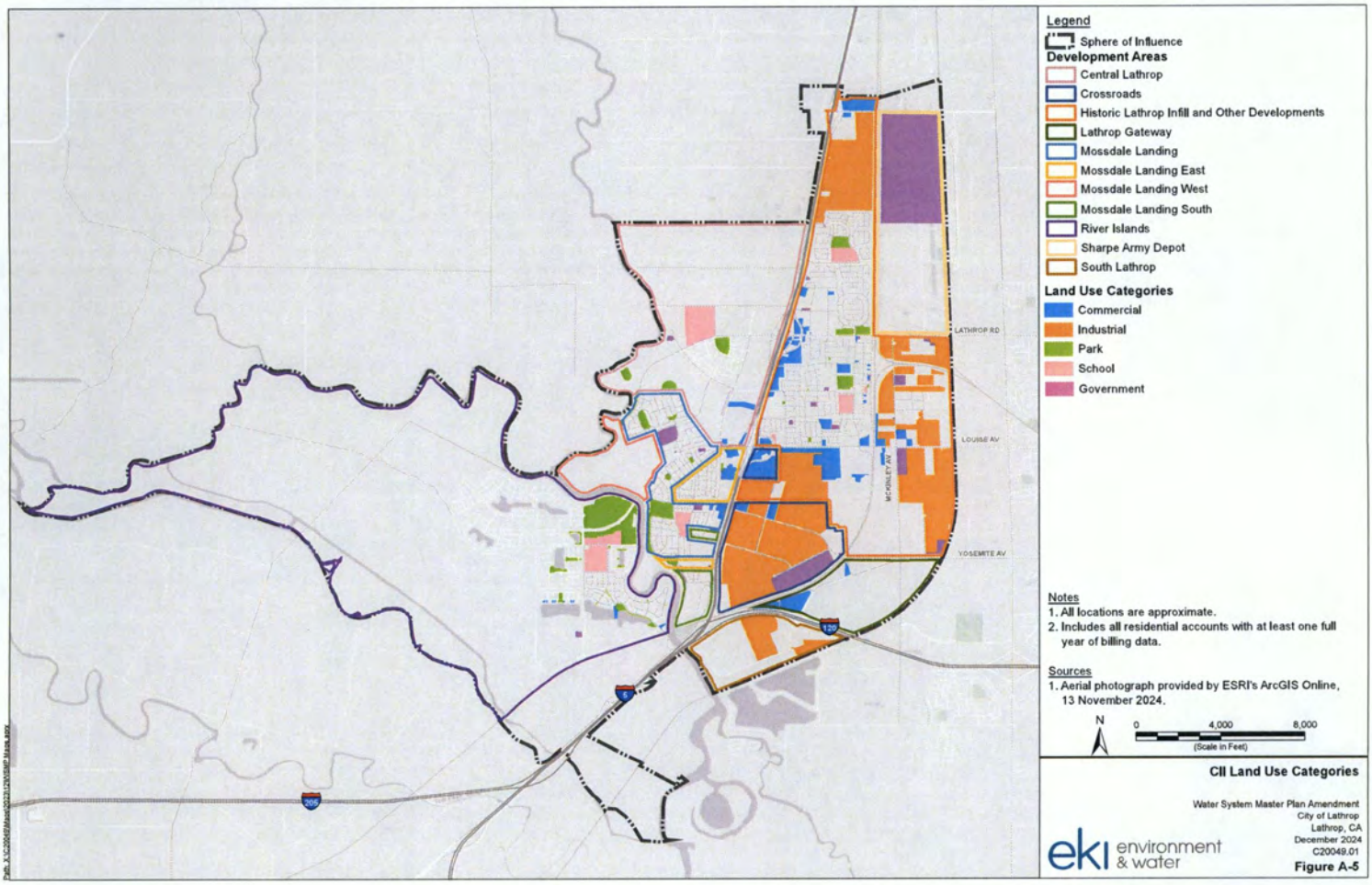
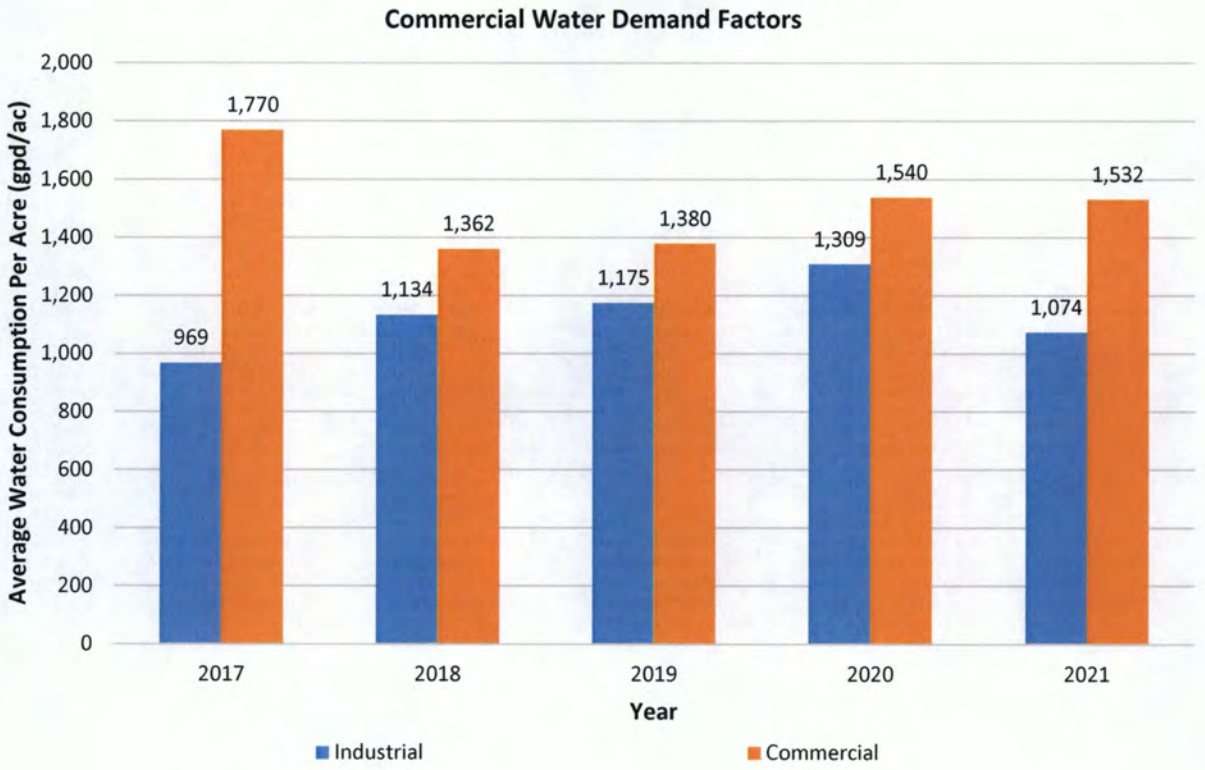
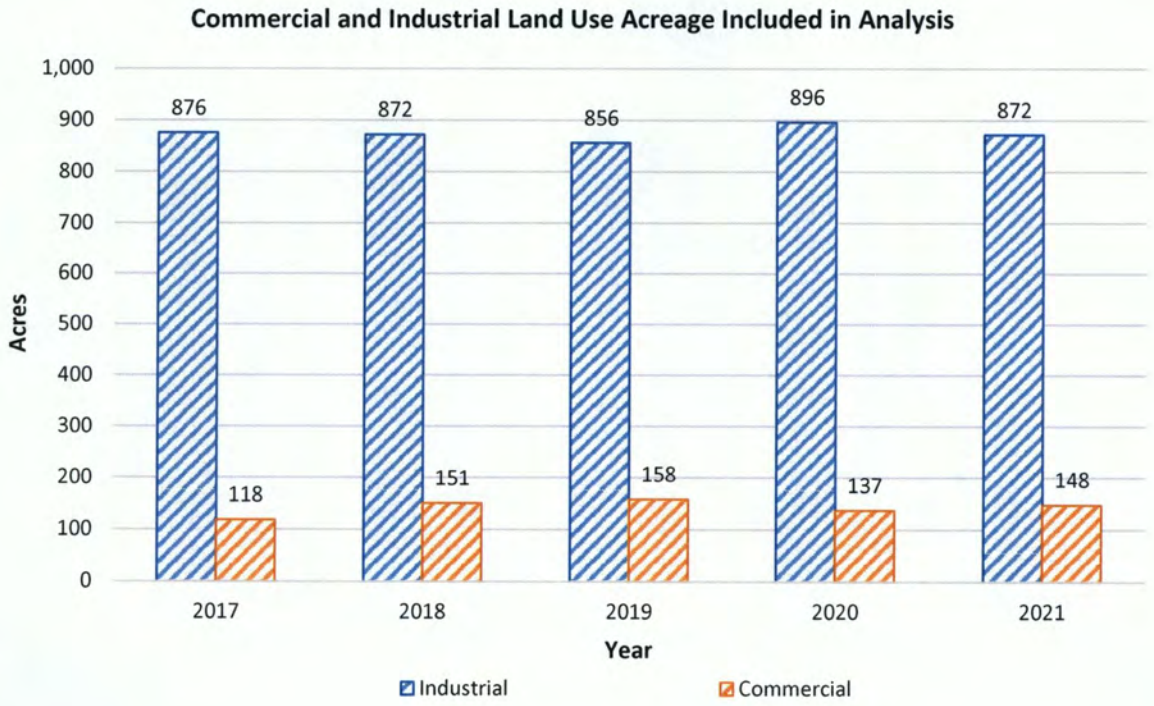

LATHROP RD
LOUISE AV
MCKINLEY AV
YOSEMITE AV
Legend
Sphere of Influence
Development Areas
Central Lathrop
Crossroads
Historic Lathrop Infill and Other Developments
Lathrop Gateway
Mossdale Landing
Mossdale Landing East
Mossdale Landing West
Mossdale Landing South
River Islands
Sharpe Army Depot
South Lathrop
Land Use Categories
Commercial
Industrial
Park
School
Government
Notes
1. All locations are approximate.
2. Includes all residential accounts with at least one full year of billing data.
Sources
1. Aerial photograph provided by ESRI's ArcGIS Online, 13 November 2024.
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(Scale in Feet)
CII Land Use Categories
Water System Master Plan Amendment
City of Lathrop
Lathrop, CA
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Figure A-5
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Figure A-5 Commercial Water Demand Factor Evaluation





Historical water use for parks evaluated herein presents total water use, inclusive of both potable water and recycled water uses, to determine the total irrigational demand of park acreages. Figure A-6 shows that park water use increased between 2017 and 2021, likely due to construction of new parks in the new development areas and water use rebound post the 2014 and 2017 drought. Irrigation water demand was suppressed in 2019 due to insufficient water main pressure when the Louise Avenue Water Treatment Facility (LAWTF) was offline. The average park water use from 2017 to 2021 excluding 2019 was approximately 2,383 gpd/ac, generally consistent with the water use factor for **Parks/Irrigation** at **2,450 gpd/ac**.

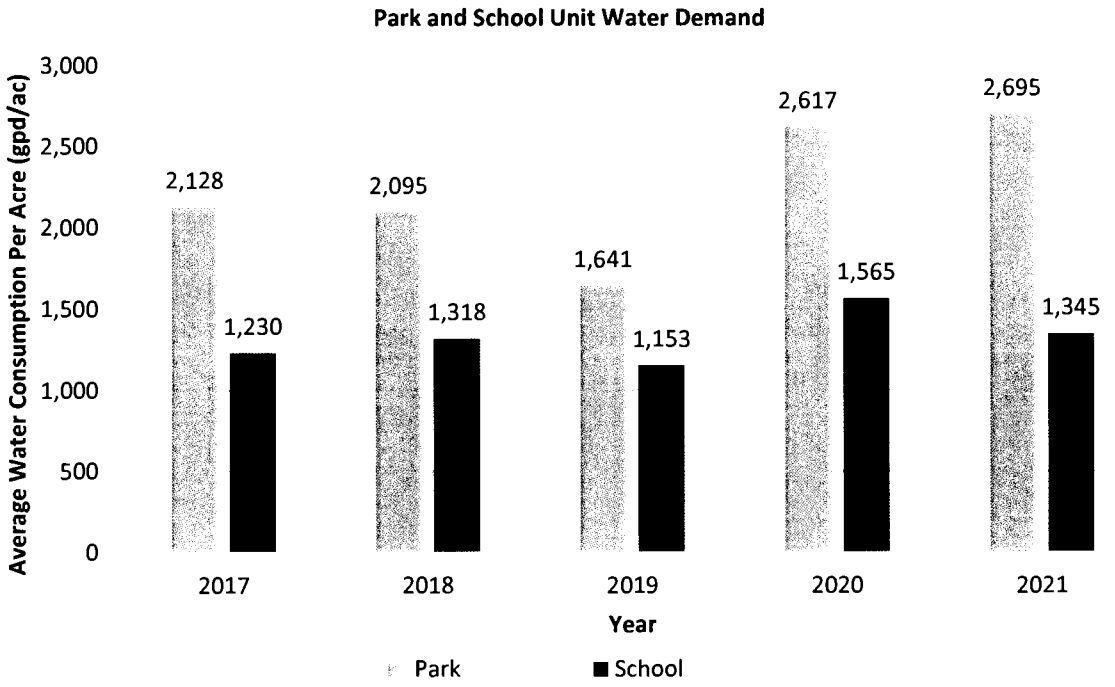
Historical water use data was reviewed for the following schools and City services for the Schools/Institutional land use category:[2]

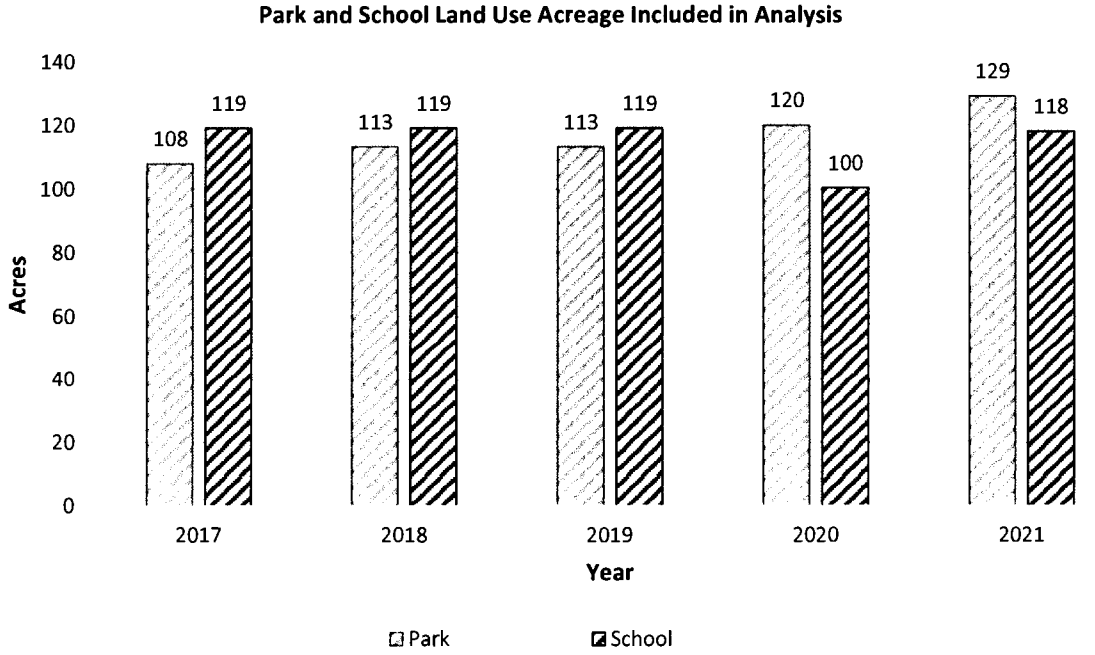
- Joseph Widmer Jr. Elementary School
- Lathrop Elementary School
- Lathrop High School
- Mossdale Elementary School
- NextGeneration STEAM Academy
- one. Lathrop
- River Islands Technology Academy
- Other City institutional uses including fire stations, City Hall, and post offices.

Figure A-6 shows the schools/institutional water use has been generally consistent over the past five years and averaged at 1,322 gpd/ac, which is generally consistent with the water use factor for **Schools/Institutional** at **1,500 gpd/ac**.

[2] Water use in 2020 from the NextGeneration STEAM Academy and River Islands Technology Academy were excluded from analysis due to irregular water billing data.

Figure A-6 Park and School Water Demand Factor Evaluation





A.3 Summary of Water Use Factors

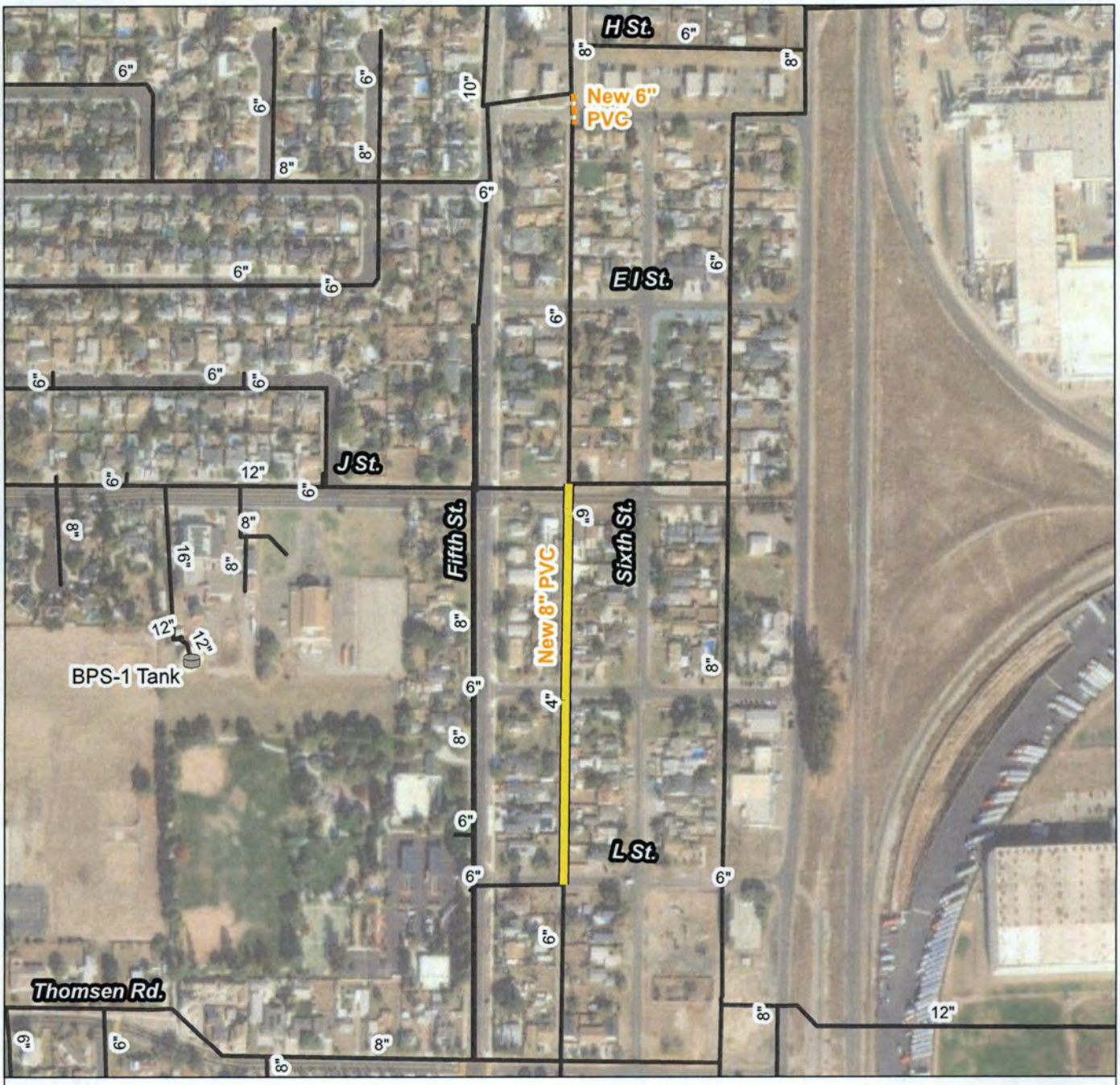
Based on the information presented above, Table A-1 summarizes the water use factors developed for the 2023 IWRMP Amendment.

Table A-1. Updated 2022 Water Use Factors

Land Use Category	Updated Potable Water Use Factors (a)			
	City-wide		River Islands	
Low Density Residential	330	gpd/du	315	gpd/du
Medium Density Residential	250	gpd/du	235	gpd/du
High Density Residential	170		gpd/du	
Commercial	1,550		gpd/ac	
Industrial	1,200		gpd/ac	
Parks / Public Landscaping	2,450		gpd/ac	
Schools / Institutional	1,250		gpd/ac	

APPENDIX B

Recommended CIP Details



Legend

Sphere of Influence

Existing Pipe

8" PVC Inch-Diameter and Pipe Material

Replacement Pipe, Inches

8

New Pipe, Inches

6

N

0 375 750

Feet

Abbreviations

PVC = polyvinyl chloride

Notes

1. All locations are approximate.

Sources

1. Aerial photograph provided by ESRI's ArcGIS Online, obtained 13 November 2024.

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East J Street Alley Residential Fire Flow Improvement Project

Water System Master Plan Amendment
City of Lathrop
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Figure B-1

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Legend

- Sphere of Influence
- Existing Pipe
- Future Pipe
- 8" PVC — Inch-Diameter and Pipe Material

Replacement Pipe, Inches

- 8

New Pipe, Inches

- 8
- 12

N

0 425 850

Feet

Abbreviations

PVC = polyvinyl chloride

Notes

1. All locations are approximate.

Sources

1. Aerial photograph provided by ESRI's ArcGIS Online, obtained 13 November 2024.

Old Harlan Road and South Harlan Road Fire Flow Improvement Project

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Figure B-2

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Path: X:\C20049\Maps\2023\12\WSMP Maps_Original.aprx



Legend

Sphere of Influence

Existing Pipe

8" PVC Inch-Diameter and Pipe Material

Replacement Pipe, Inches

12

New Pipe, Inches

12

N

0 450 900

Feet

Abbreviations

PVC = polyvinyl chloride

Notes

1. All locations are approximate.

Sources

1. Aerial photograph provided by ESRI's ArcGIS Online, obtained 13 November 2024.

Northern McKinley Avenue Industrial Area Fire Flow Improvement Project

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Figure B-3

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Path: X:\C20049\Maps\2023\12\WSMP Maps.aprx



Legend

- Sphere of Influence
- Existing Pipe
- Future Pipe
- 8" PVC — Inch-Diameter and Pipe Material

New Pipe, Inches

- 8

N

0 425 850

Feet

Abbreviations

PVC = polyvinyl chloride

Notes

1. All locations are approximate.

Sources

1. Aerial photograph provided by ESRI's ArcGIS Online, obtained 14 November 2024.

Murphy Parkway
Fire Flow Improvement Project

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Figure B-4

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Legend

Sphere of Influence

Existing Pipe

8" PVC Inch-Diameter and Pipe Material

New Pipe, Inches

8

N

0 150 300

Feet

Abbreviations

PVC = polyvinyl chloride

Notes

1. All locations are approximate.

Sources

1. Aerial photograph provided by ESRI's ArcGIS Online, obtained 14 November 2024.

Lathrop Road Transmission Main Improvement Project

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Figure B-5

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ATTACHMENT D

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2024 WASTEWATER SYSTEM MASTER PLAN AMENDMENT

City of Lathrop

December 2024

EKI C20049.02

EKI ENVIRONMENT & WATER, INC.

www.ekiconsult.com

2001 Junipero Serra Blvd, Suite 300 • Daly City, CA 94014

2024 Wastewater System Master Plan Amendment

City of Lathrop

December 2024

Prepared for:

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2024 Wastewater System Master Plan Amendment

City of Lathrop

TABLE OF CONTENTS

1 INTRODUCTION 1-1

1.1 Project Background 1-1

1.2 Scope of Work 1-1

1.3 Report Organization 1-1

2 STUDY AND SERVICE AREAS 2-3

2.1 City Limits, Sphere of Influence, and Service Boundaries 2-3

2.2 Specific Plans and Large Planned Unit Development 2-3

2.3 Current and Projected Population 2-9

3 CITY'S EXISTING WASTEWATER INFRASTRUCTURE 3-1

3.1 Wastewater Collection 3-1

3.1.1 Gravity System 3-1

3.1.2 Pump Stations and Force Mains 3-5

3.1.3 Collection System Intertie 3-5

3.1.4 Major Collection System Improvements Completed Since 2019 3-5

3.2 Wastewater Treatment 3-8

3.2.1 Manteca Water Quality Control Facility 3-8

3.2.2 Lathrop Consolidated Treatment Facility 3-8

4 EXISTING AND FUTURE WASTEWATER GENERATION 4-1

4.1 Current and Historical Wastewater Flow 4-1

4.2 Wastewater Generation Projections 4-5

4.2.1 Existing Wastewater Generation 4-5

4.2.2 Wastewater Generation Associated with Planned Development 4-5

4.2.3 Total Projected Wastewater Generation 4-5

4.3 Wastewater Peaking Factors 4-9

5 WASTEWATER TREATMENT CAPACITY ASSESSMENT 5-1

5.1 Wastewater Treatment Capacity Assessment 5-1

5.2 Impacts of Wastewater Strength on Treatment Capacity 5-5

5.2.1 Manteca Water Quality Control Facility 5-5

5.2.2 Lathrop Consolidated Treatment Facility 5-5

6 COLLECTION SYSTEM PERFORMANCE AND DESIGN CRITERIA 6-1

6.1 Capacity Criteria 6-1

6.2 Minimum Velocity and Slope Criteria 6-1
7 HYDRAULIC ASSESSMENT OF THE COLLECTION SYSTEM 7-1
7.1 Hydraulic Modeling Approach 7-1
7.2 Hydraulic Model Update 7-1
7.2.1 Model Platform 7-1
7.2.2 Model Update 7-1
7.3 Sewer System Hydraulic Modeling Scenarios 7-2
7.4 Collection System Hydraulic Evaluation 7-5
7.5 Force Main and Pump Station Capacity Evaluation 7-8
8 CAPITAL IMPROVEMENT PROGRAM CHANGES TO THE 2019 WWSMP 8-1
8.1 Modifications to Wastewater Treatment CIPs 8-1
8.1.1 Manteca Interim Improvements 8-1
8.1.2 Lathrop CTF Phase 3 Expansion 8-1
8.2 Modification to Collection System CIPs 8-2
9 REFERENCES 9-1

TABLES

Table 2-1. City of Lathrop Development Projections by Development Area 2-7
Table 2-2. Historical City of Lathrop Population 2-10
Table 2-3. Current and Projected City of Lathrop Population 2-11
Table 3-1. Collection System Inventory 3-4
Table 3-2. Summary of Wastewater Pump Station Characteristics 3-6
Table 3-3. Wastewater Capacity Allocation at MWQCF 3-8
Table 4-1. Current and Historical Wastewater AAF and Per Capita AAF 4-2
Table 4-2. Current and Historical ADWF and Per Capita ADWF 4-3
Table 4-3. Wastewater Flow Factors 4-5
Table 4-4. Projected New Wastewater Flow by Development Area 4-6
Table 4-5. Existing and Future Wastewater Flow by Development Area 4-8
Table 5-1. Projected Wastewater Flow and Treatment Capacity at MWQCF 5-2
Table 5-2. Projected Wastewater Flow and Treatment Capacity at Lathrop CTF 5-3
Table 5-3. Projected Wastewater Flow and Treatment Capacity, Citywide 5-4
Table 6-1. Minimum Gravity Main Slopes 6-1
Table 7-1. Peak Wet Weather Flow at Pump Stations. 7-3
Table 7-2. Summary of Collection System Capacity Deficiencies 7-5
Table 7-3. Force Main Hydraulic Analysis Results 7-9
Table 7-4. Summary of Hydraulic Capacity Analysis for Pump Stations 7-10
Table 8-1. Summary of Capital Improvement Projects 8-3

FIGURES

Figure 2-1. City of Lathrop Municipal Boundaries and Development Areas 2-6
Figure 2-2. Historical and Projected City of Lathrop Population 2-11
Figure 3-1. City's Wastewater Infrastructure 3-2
Figure 3-2. City's Wastewater Pump Station Drainage Areas 3-3
Figure 3-3. City's Wastewater Collection System Schematic 3-7
Figure 4-1. Current and Historical Wastewater Flow by Collection System 4-4
Figure 4-2. Current and Historical Per Capita Wastewater Flow 4-4
Figure 4-3. Average Dry Weather Flow and Peaking Factors 4-9
Figure 5-1. Projected Wastewater Flow and Treatment Capacity at MWQCF 5-2
Figure 5-2. Projected Wastewater Flow and Treatment Capacity at Lathrop CTF 5-3
Figure 5-3. Projected Wastewater Flow and Treatment Capacity, Citywide 5-4

Figure 7-1. Modeling Scenarios 7-4
Figure 7-2. Existing Collection System Capacity Deficiencies 7-6
Figure 7-3. Buildout Collection System Capacity Deficiencies 7-7
Figure 8-1. Recommended Collection System Improvement Projects 8-4

APPENDICES

Appendix A *Wastewater Generation Factor Evaluation*
Appendix B *Wastewater Peaking Factor Evaluation*
Appendix C *Summary of Monitoring Results from Evaluation of Biochemical Oxygen Demand Contribution to Manteca Water Quality Control Facility*
Appendix D *Recommended CIP Details*

APPENDIX D FIGURES

Figure D-1. Stonebridge Gravity Main Replacement and Parallel Force Main Project
Figure D-2. Woodfield West Deficiency Project - Alternative A
Figure D-3. Woodfield West Deficiency Project - Alternative B
Figure D-4. J Street Gravity Main Replacement Project
Figure D-5. Easy Court / O Street Gravity Main Replacement Project

LIST OF ABBREVIATIONS

AAF	Average Annual Flow
AAFES	Army & Air Force Exchange Services
ac	acre
ADWF	Average Dry Weather Flow
AOI	Area of Interest
BSF	Base Sanitary Flow
BOD	Biological Oxygen Demand
CCI	Construction Cost Index
CII	Commercial, Industrial, and Institutional
CIP	Capital Improvement Projects
City	City of Lathrop
CLSP	Central Lathrop Specific Plan
d/D	depth to Diameter
Depot	Sharpe Army Depot
DOF	Department of Finance
du	dwelling unit
EKI	EKI Environment & Water, Inc.
ENR	Engineering News Record
fps	feet per second
GIS	Geographical Information System
gpd	gallons per day
I-5	Interstate 5
I&I	Infiltration and Inflow
IWRMP	Integrated Water Resources Master Plan
Lathrop CTF	Lathrop Consolidated Treatment Facility
LF	Linear Feet
LS	Lift Station
MGD	Million Gallons per Day
MWQCF	Manteca Wastewater Quality Control Facility
NPDES	National Pollution Discharge Elimination System
OPC	Opinion of Probable Cost
PS	Pump Station
PVC	Polyvinyl Chloride
PWWF	Peak Wet Weather Flow
SCADA	Supervisory Control and Data Acquisition
SLSP	South Lathrop Specific Plan
SOI	Sphere of Influence
TDH	Total Dynamic Head
UWMP	Urban Water Management Plan
VC	Vitrified Clay
WDR	Waste Discharge Requirements
WWSMP	Wastewater System Master Plan
WWTF	Wastewater Treatment Facility

EXECUTIVE SUMMARY

EKI Environment & Water, Inc. (EKI) has prepared this Wastewater System Master Plan Amendment (WWSMP Amendment) for the City of Lathrop, California (City). This WWSMP Amendment was developed as part of the 2024 Amendment to the City's Integrated Water Resources Master Plan (IWRMP Amendment), a comprehensive planning process involving the City's Potable Water System, Wastewater System, and Recycled Water System Master Plans. This WWSMP Amendment incorporates new information that has become available and changed planning assumptions since the completion of the 2019 IWRMP.

STUDY AND SERVICE AREAS

The City completed a General Plan Update in September 2022 (Lathrop, 2022a) which included updated growth projections for the City. In addition, development projections have changed significantly in the River Islands area with approval of the modified River Islands Phase 2 project in June 2021 and revisions to the Central Lathrop area development plans.

The current population within the City is approximately 35,080 as of January 2023 (California DOF, 2023). The City has experienced significant growth and anticipates growth to continue in the future given the existing entitlements for several large residential developments.

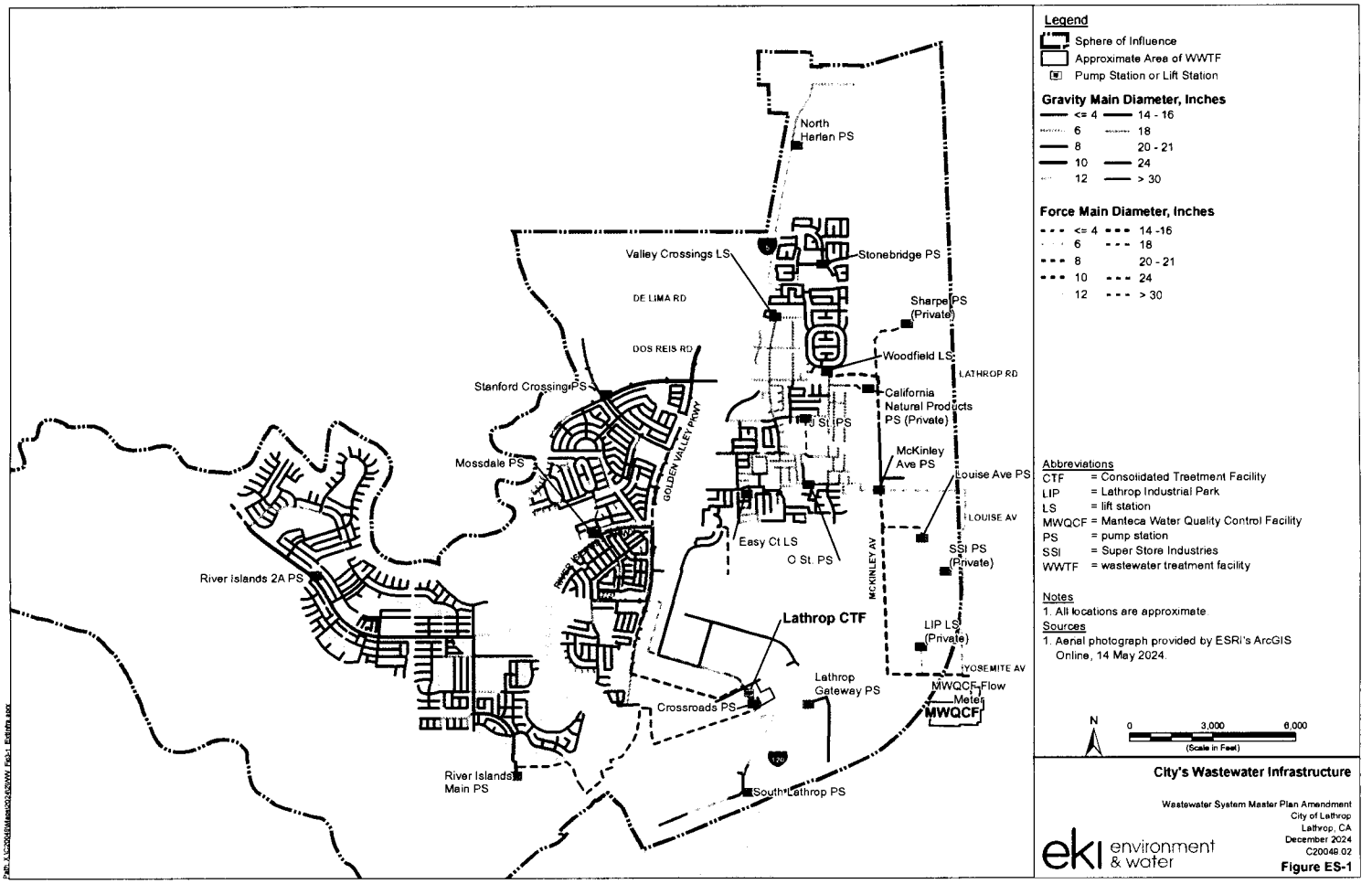
CITY'S EXISTING WASTEWATER INFRASTRUCTURE

Wastewater from the City is treated at two facilities: (1) the Lathrop Consolidated Treatment Facility (Lathrop CTF, or LCTF), and (2) the Manteca Wastewater Quality Control Facility (MWQCF). The City's allocated capacity at the MWQCF is 1.451 million gallons per day (MGD) of dry weather flow per the City's 2002 Agreement Amendment with Manteca. The Lathrop CTF has a treatment capacity of 2.5 MGD. The City is currently planning a Phase 3 Expansion that will expand CTF's capacity to a total of 5.0 MGD.

The City's wastewater collection system consists of approximately 102 miles of gravity mains, 23.6 miles of force mains, as well as 15 lift stations and pump stations. The City has a Supervisory Control and Data Acquisition (SCADA) system for control and monitoring of facilities. The City's wastewater infrastructure is shown on Figure ES-1.

EXISTING AND FUTURE WASTEWATER GENERATION

In 2022, the City generated a total average annual flow (AAF) of 2.17 MGD, including 1.11 MGD treated at the MWQCF (51%) and 1.06 MGD treated at the CTF (49%). The City's average dry weather flow (ADWF) was essentially equal to its AAF between 2017 and 2022, indicating minimal rainfall-induced infiltration and inflow (I&I). The total per capita ADWF is approximately 70 gallons of wastewater per capita per day.


North Harlen PS
Valley Crossings LS
Stonebridge PS
DE LIMA RD
Sharpe PS (Private)
DOS REIS RD
Woodfield LS
LATHROP RD
Stanford Crossing PS
California Natural Products PS (Private)
O St. PS
Mossdale PS
McKinley Ave PS
Louise Ave PS
GOLDEN VALLEY PKWY
LOUISE AV
Easy Ct LS
O St. PS
SSI PS (Private)
MCKINLEY AV
River Islands 2A PS
Lathrop CTF
LIP LS (Private)
YOSEMITE AV
Lathrop Gateway PS
MWQCF Flow Meter
MWQCF
Crossroads PS
River Islands Main PS
South Lathrop PS
Legend
Sphere of Influence
Approximate Area of WWTF
Pump Station or Lift Station
Gravity Main Diameter, Inches
<= 4
6
8
10
12
14 - 16
18
20 - 21
24
> 30
Force Main Diameter, Inches
<= 4
6
8
10
12
14 -16
18
20 - 21
24
> 30
Abbreviations
CTF = Consolidated Treatment Facility
LIP = Lathrop Industrial Park
LS = lift station
MWQCF = Manteca Water Quality Control Facility
PS = pump station
SSI = Super Store Industries
WWTF = wastewater treatment facility
Notes
1. All locations are approximate.
Sources
1. Aerial photograph provided by ESRI's ArcGIS Online, 14 May 2024.
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(Scale in Feet)
City's Wastewater Infrastructure
Wastewater System Master Plan Amendment
City of Lathrop
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Figure ES-1
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Land use-specific wastewater generation factors were updated using the 2017 through 2022 historic wastewater flow and parcel-level water use data. The wastewater generation factors serve as the basis to estimate ADWF for future developments. The IWRMP updated wastewater generation factors (in units of gallons per day per dwelling unit or gallons per day per acre; gpd/du or gpd/ac) are presented in Table ES-1 below.

Table ES-1 Wastewater Flow Factors

	Wastewater Flow Factor	
	City-Wide	River Islands
Low Density Residential	240 gpd/du	200 gpd/du
Medium Density Residential	200 gpd/du	155 gpd/du
High Density Residential	110 gpd/ac	
Commercial	755 gpd/ac	
Industrial	240 gpd/ac	
Parks	55 gpd/ac	
Schools/Institutional	220 gpd/ac	

Wastewater ADWF projections were calculated as the sum of the two major components of future wastewater flow: (1) the volume of wastewater that best represents existing wastewater generation within the City, and (2) the anticipated wastewater generation associated with the future development projects and planning areas.

The City's projected wastewater generation by sector and by development area are estimated in five-year increments between 2025 and buildout in 2045. It is anticipated that the City's total ADWF at buildout in 2045 is estimated to be 5.67 MGD, which is 12.5% lower than the projections included in the 2019 WWSMP of 6.48 MGD. An ADWF of 1.36 MGD is anticipated to flow to MWQCF from Historic Lathrop and 4.31 MGD is projected to flow to the Lathrop CTF at buildout. The vast majority of the projected increase in wastewater generation at the CTF above current rates is associated with new development in River Islands and Central Lathrop.

WASTEWATER TREATMENT CAPACITY ASSESSMENT

The City's allocation at the MWQCF is sufficient to meet the projected wastewater flows to MWQCF at buildout. Flows to the CTF is anticipated to exceed the current CTF capacity between 2030 and 2035. The planned Phase 3 Expansion at the CTF will provide sufficient capacity to meet projected flows through buildout.

Both the MWQCF and the Lathrop CTF are observing increasing wastewater strength (i.e. concentration of pollutants and nutrients in wastewater) likely due to improved water use efficiency during the recent droughts and in response to state regulations. The increases in influent wastewater strength may further limit treatment capacities at the treatment plants. To review the pollutant concentration in Lathrop's wastewater conveyed to the MWQCF, EKI conducted monitoring study during October 2022.

HYDRAULIC ASSESSMENT

EKI updated the sewer system hydraulic model to represent the City's utility infrastructure as of January 2023. The hydraulic model was used to assess the ability of the City's existing infrastructure to support the wastewater flow projections summarized in Section 4. Existing infrastructure was assessed under two scenarios: Existing (2022) and Buildout (2045).

The City's collection system was primarily assessed against the capacity criteria, including depth to diameter (d/D) ratio in gravity mains and maximum velocity in force mains. Model results have shown that approximately 3% of City's existing gravity mains will not meet the capacity criteria by 2045. Most capacity deficiencies identified in the Buildout scenario already exist in the existing system, although the degree of deficiency may increase with projected development.

Pump stations are evaluated against the ability to convey peak wet weather flow (PWWF) within a station's firm capacity. A capacity deficiency has been identified in the Stonebridge Lift Station (LS) in both the Existing and Buildout scenario. All other pump stations are projected to have sufficient capacities to meet existing and future PWWFs.

The City's existing and planned force mains are able to convey projected wastewater flow through 2045.

RECOMMENDED CAPITAL IMPROVEMENT PROGRAM

The recommended collection system capital improvement projects (CIPs) from the 2019 WWSMP and the City's existing Capital Improvement Programs (Lathrop, 2023) have been reviewed and confirmed to address the potential deficiencies identified in the updated hydraulic assessment. However, EKI recommends additional analyses be conducted to confirm the required project extents and infrastructure sizing. Modifications and additions were made to treatment projects based on findings from the wastewater treatment capacity assessment in Section 5.

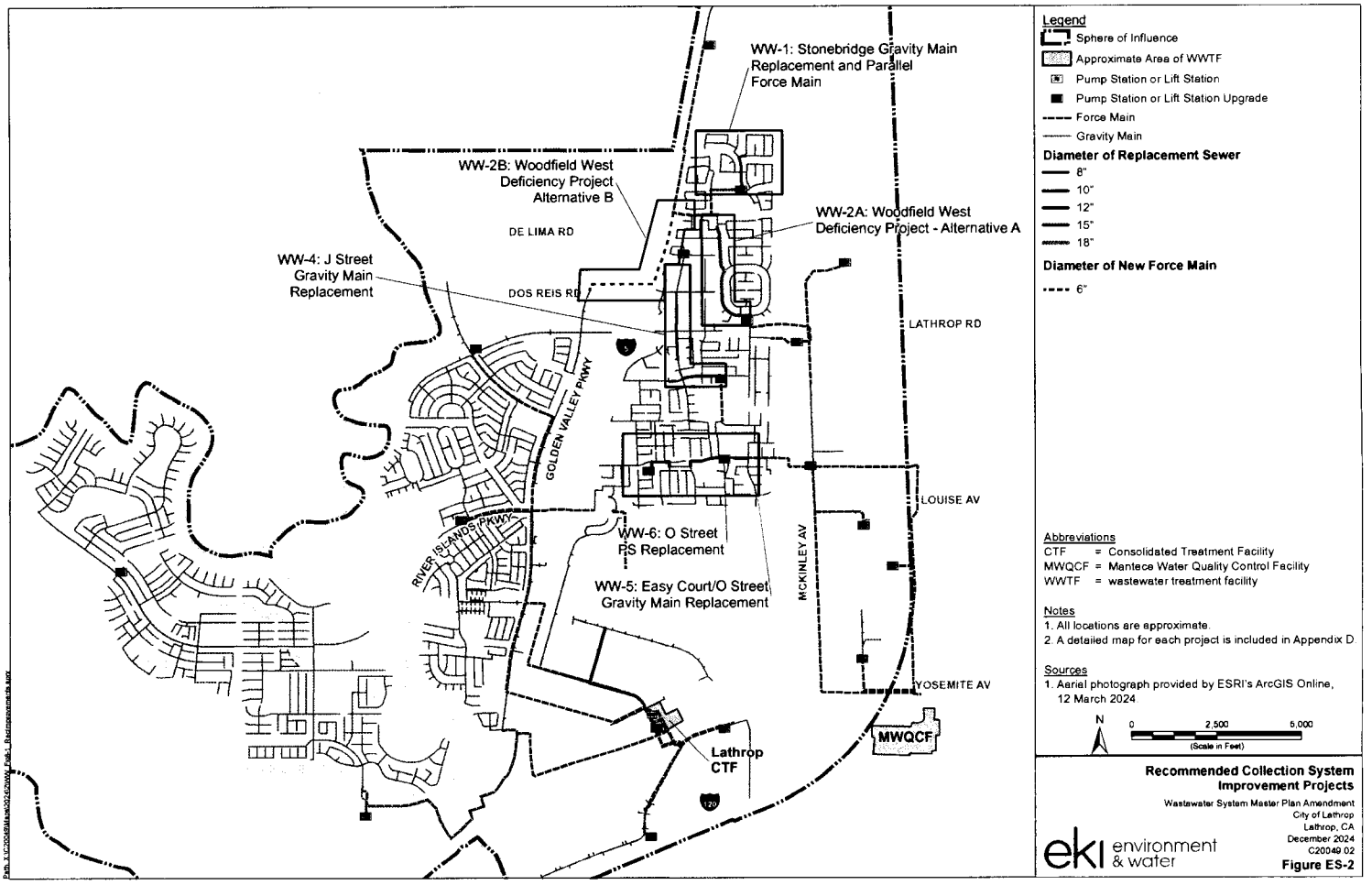
Figure ES-2 shows an overview of the collection system capacity project locations, and Table ES-2 summarizes all the identified collection system improvement projects, including location, proposed improvements, estimated planning level costs, and alternatives.

Table ES-2. Recommended Capital Improvement Projects

Project Number	Project	Timeframe	Addresses Modeled Surcharging in Existing Scenario	Total Project OPC (a)
Treatment Facility Improvement Projects				
WWT-1	Manteca Interim Improvements	Near-term (b)	--	--
WWT-2	CTF Phase 3 Expansion (WW 22-38)	Near-term (c)	--	$23,700,000
WWT-3	CTF Surface Water Discharge (WW 20-17) (d)	Existing	--	$12,699,000
			Total Treatment Facility Improvements OPC	**$36,399,000**
Collection System Improvement Projects				
WW-1	Stonebridge Gravity Main Replacement and Pump Station Upgrade (WW 22-25) (e)	Existing	No	$850,000
WW-2A	Woodfield West Deficiency Project - Alternative A (WW 22-26)	Existing (f)	No	$2,730,000
WW-2B	Woodfield West Deficiency Project - Alternative B (WW 22-26)	Existing (f)	No	$2,400,000
WW-4	J Street Gravity Main Replacement Project	Existing (f)	Yes	$1,690,000
WW-5	Easy Court / O Street Gravity Main Replacement Project	Existing	No	$1,370,000
WW-6	O Street Pump Station Upgrade	Existing	No	$1,560,000
			Total Collection System Improvements OPC	**$10,600,000**
Miscellaneous Collection System Projects				
WW-8	Temporary Flow Monitoring	--	--	$100,000
WW-9	Wastewater Lift Station Access Modifications (PW 24-14) (d)	FY 23-25 CIP		$475,000
WW-9	Ozone Upgrade for Wastewater Pump Stations (PW-24-15) (d)	FY 23-25 CIP		$75,000
			Total Miscellaneous Collection System Improvements OPC	**$650,000**

Notes:

(a) Costs shown are presented in December 2024 dollars based on an ENR CCI of 13,632.41 (20-city average).
(b) City is currently evaluating the appropriate level of contribution to improvements at the MWQCF.
(c) City is currently issuing a request for proposal to PACE which may update this project OPC.
(d) Project included as a part of the City of Lathrop Capital Improvement Programs Fiscal Years 2023-2025 report.
(e) Connecting North Harlan Rd businesses which currently pump into the Stonebridge collection system to the North Harlan Rd SSFM can be considered as an alternative.
(f) Project addresses existing deficiencies, however future development influences recommended pipe or pump sizes to be installed.


WW-1: Stonebridge Gravity Main Replacement and Parallel Force Main
WW-2B: Woodfield West Deficiency Project Alternative B
WW-2A: Woodfield West Deficiency Project - Alternative A
WW-4: J Street Gravity Main Replacement
WW-6: O Street PS Replacement
WW-5: Easy Court/O Street Gravity Main Replacement
DE LIMA RD
DOS REIS RD
LATHROP RD
LOUISE AV
YOSEMITE AV
GOLDEN VALLEY PKWY
RIVER ISLANDS PKWY
MCKINLEY AV
Lathrop CTF
MWQCF
Legend
Sphere of Influence
Approximate Area of WWTF
Pump Station or Lift Station
Pump Station or Lift Station Upgrade
Force Main
Gravity Main
Diameter of Replacement Sewer
8"
10"
12"
15"
18"
Diameter of New Force Main
6"
Abbreviations
CTF = Consolidated Treatment Facility
MWQCF = Mantece Water Quality Control Facility
WWTF = wastewater treatment facility
Notes
1. All locations are approximate.
2. A detailed map for each project is included in Appendix D.
Sources
1. Aerial photograph provided by ESRI's ArcGIS Online, 12 March 2024
N
0
2,500
5,000
(Scale in Feet)
Recommended Collection System Improvement Projects
Wastewater System Master Plan Amendment
City of Lathrop
Lathrop, CA
December 2024
C20049.02
eki environment & water
Figure ES-2

1 INTRODUCTION

EKI Environment & Water, Inc. (EKI) has prepared this Wastewater System Master Plan Amendment (WWSMP Amendment) for the City of Lathrop, California (City). This WWSMP Amendment was developed as part of the 2024 amendment to the City's Integrated Water Resources Master Plan (IWRMP Amendment), a comprehensive planning process involving the City's Potable Water System, Wastewater System, and Recycled Water System Master Plans. This WWSMP Amendment updates the City's 2019 WWSMP (EKI, 2019a). The IWRMP Amendment was completed through a coordinated effort between multiple City departments and provides a unifying framework to support utility operations and capital improvement program (CIP) development and implementation.

1.1 Project Background

The City's 2019 IWRMP, which includes the City's Water System Master Plan, Wastewater System Master Plan, and Recycled Water Master Plan, was finalized and approved by the City Council in December 2019 after a California Environmental Quality Act (CEQA) process (EKI, 2019a; 2019b; 2019c). Since the 2019 IWRMP was completed, new information has become available and certain planning assumptions have changed that require an amendment to the IWRMP. The factors that influence this WWSMP Amendment include the following:

- **Land Use Information**: The City completed a General Plan Update in September 2022 which included updated growth projections for the City. In addition, development projections have changed significantly in the River Islands area with approval of the modified River Islands Phase 2 project in June 2021 and in the Central Lathrop area.
- **River Discharge Permit**: The City has obtained a National Pollutant Discharge Elimination System (NPDES) permit to discharge a portion of the wastewater treated at the Lathrop Consolidated Treatment Facility (CTF) in the San Joaquin River and deliver the remaining recycled water to retail customers. To support use of recycled water for landscape irrigation, the City obtained coverage under General Order WQ-2019-0058-DDW-R5017 and submitted a Title 22 Report Addendum in 2020. The City began delivering recycled water for urban uses in the summer of 2021 and discharging to the San Joaquin River in February 2024. These changes reduce the City's potable water demand, and affect the operations and infrastructure needed of the City's wastewater effluent disposal and recycled water distribution systems.
- **Increases in Wastewater Strength**: both the Manteca Wastewater Quality Control Facility (MWQCF) and the Lathrop Consolidated Treatment Facility (Lathrop CTF) are observing increasing wastewater strength (i.e. concentration of pollutants and nutrients in wastewater) likely due to improved water use efficiency during the recent droughts and in response to state regulations. The recent increases in wastewater strength have resulted in decreased hydraulic capacities at the treatment plants and requires a reassessment of the City's treatment capacity against projected wastewater flows.

1.2 Report Organization

The WWSMP is organized into the following sections:

- Section 1 - Introduction
- Section 2 - Study and Service Areas
- Section 3 - City's Existing Wastewater Infrastructure

- Section 4 - Existing and Future Wastewater Generation
- Section 5 - Wastewater Treatment Capacity Assessment
- Section 6 - Hydraulic Assessment of the Collection System
- Section 7 - Capital Improvement Program Changes to the 2019 WWSMP
- Section 8 - References

1.3 Scope of Work

The scope of work for the WWSMP Amendment included the following primary tasks:

- Update of the wastewater system hydraulic model network to incorporate system improvements completed since the 2019 WWSMP or those currently in design or under construction;
- Review of the City's basic assumptions, criteria and conclusions in wastewater planning, e.g., wastewater system design criteria, pump station operations, and infiltration and inflow rates;
- Update of the land use-specific wastewater flow unit factors based on wastewater flow and water use between 2017 and 2021;
- Development of wastewater generation projections based on land use consistent with the General Plan Update (adopted September 2022) and River Islands Phase 2 project (approved June 2021);
- Verification and update of the peaking curve to evaluate peak wet-weather flows;
- Assessment of wastewater treatment capacity against updated wastewater flow projections;
- Assessment of the existing collection system under existing and future flow conditions using steady-state model simulations;
- Evaluation of pump stations, force mains, and conveyance alternatives;
- Verification of the list of Capital Improvement Programs (CIPs) included in the 2019 WWSMP; and
- Preparation of the amended WWSMP document.

2 STUDY AND SERVICE AREAS

The City of Lathrop (also referred to herein as the City) was incorporated on July 1, 1989 and is located in San Joaquin County, approximately 10 miles south of the City of Stockton and directly west of the City of Manteca. The City lies east of the Coastal Range that separates California's Central Valley from the San Francisco Bay Area. Interstate 5 (I-5), a major north-south interstate corridor, bisects the City. The City is also connected by Highway 120 which runs east-west through the southeastern-most part of the City, and by Interstate 205, which connects Interstate 580 to I-5. The City is also served by the Altamont Commuter Express (ACE) train, which travels along the southern and eastern border of the City. The community was originally developed primarily east of I-5. Beginning in 2003, major new developments have been constructed west of I-5 and others are currently planned or under construction in this area.

This section provides an overview of the City's service area, including discussions of the City's service area boundaries, planned developments, and population.

2.1 City Limits, Sphere of Influence, and Service Boundaries

The City currently encompasses an area of approximately 13,400 acres, or about 20.9 square miles. The City's Sphere of Influence (SOI) is slightly larger with an area of about 13,600 acres, or 21.2 square miles. The City's SOI includes two unincorporated areas:

1. Approximately 134 acres northeast of the City boundary and along Roth Road that is designated Freeway Commercial and Limited Industrial, and
2. Approximately 62 acres southeast of the City boundary that is designated Service Commercial and part of the Lathrop Gateway Business Park Specific Plan area.

The City reduced their SOI in 2016 to exclude an additional unincorporated area (approximately 2,100 acres) located north of the Central Lathrop Specific Plan (Central Lathrop or CLSP) area and west of I-5. Much of this area does not have a General Plan land use designation. The City has designated this area as an Area of Interest (AOI) (Lathrop, 2016). Figure 2-1 shows the City limits, SOI, and AOI.

The City's wastewater collection system service area is generally contiguous with the City limits. The City currently provides wastewater service to approximately 6,100 residential, commercial, industrial and institutional/governmental properties.

A few large industrial facilities (e.g., Simplot and California Natural Products) manage their wastewater onsite. California Natural Products independently treats and land applies most of their wastewater onsite and sends the remaining flows to the City's collection system. The City began sewer service to the 724-acre Sharpe Army Depot in 2022.

2.2 Specific Plans and Large Planned Unit Development

The City has experienced significant growth in recent years and is anticipating growth to continue, particularly in several approved or pending large development projects within the City. Infrastructure needs for these projects are evaluated in this document. These projects are described below and shown on Figure 2-1 and Table 2-1, based on City and developer projections. Specifically, Table 2-1 lists the number of new residential dwelling units and commercial, industrial, and institutional (CII) acreage that is anticipated to be connected to the City's sewer system in five-year increments between 2025 and the anticipated buildout at 2045. A general description of the development areas and the total development planned at buildout is described below.

- Central Lathrop Specific Plan. The Central Lathrop Specific Plan proposes development of 1,520 acres located west of I-5. Phase 1 of the project is anticipated to be completed by 2040 and consists of a total of 579 high density units, 1,483 variable density residential units, and 144 acres of commercial land uses. The project also includes two schools and 161 acres of recreational land use and open space. Phase 2 of the project includes 682 acres of light industrial use and a 5-acre park.
- Mossdale Landing. Mossdale Landing is a mixed-use master planned community that is anticipated to be completed by 2030. Construction at Mossdale Landing began in 2003 and approximately 1,640 residential units have been constructed thus far. An additional 66 low density are anticipated by project completion. In addition, the development is allocating a total of 35 acres of land for two schools, 40 acres for parks, and 25 acres for commercial development.
- Mossdale Landing East. Mossdale Landing East (formerly referred to as Lathrop Station) is anticipated to be completed by 2030. Approximately 490 residential units have been constructed so far. An additional 37 low density units are anticipated by project completion. The development plan also includes a total of 6.5 acres of village commercial, 13.2 acres of service commercial, and 27.5 acres of highway commercial land uses.
- Mossdale Landing South. Mossdale Landing South is a proposed 104-acre development that is anticipated to be completed by 2030. Approximately 140 medium and high density units have been constructed so far. An additional 85 medium density units are anticipated by project completion. In addition, the project includes a total of 28 acres of commercial, 25 acres of open space, and 9.5 acres of parks.
- Mossdale Landing West. Mossdale Landing West is a proposed residential development that is anticipated to be completed by 2032. The project will be located on the Silveira property and consist of 829 low density dwelling units and 11 acres of parks.
- River Islands. The 4,995-acre River Islands development is located west of the San Joaquin River and east of Paradise Cut on land known as the Stewart Tract. The development proposes a mixture of low, medium and high density residential units. According to its recently amended Specific Plan, River Islands will consist of two phases and a total of 15,000 homes, a 260-acre employment center, a 79-acre town center, 235 acres of parks and ten schools. About 2,800 low density residential units were constructed and occupied by late 2022. The estimated project completion date is 2040 (Lathrop, 2022b; Woodard & Curran, 2020).
- Lathrop Gateway Business Park Specific Plan. The Lathrop Gateway Business Park Specific Plan proposes commercial and industrial development of approximately 384 acres to be completed by 2040. The City annexed 213 acres of this area in June 2012 and 99 acres of the remaining 117 acres in May 2016. This would result in approximately 4.7 million square feet of service commercial, limited industrial, distribution, and research and development related uses, and approximately 741,000 square feet of commercial office and retail uses. The first phase of the project includes approximately 167 acres of limited industrial, 83 acres of service commercial, and 57 acres of office and commercial retail uses and is anticipated to be completed by 2030.
- South Lathrop Specific Plan. The South Lathrop Specific Plan was approved by the City Council on 20 July 2015 and includes a 315-acre plan area. The Specific Plan proposes approximately 10 acres of commercial office uses, 246 acres of limited industrial, 31 acres of open space, and 27 acres of roads and public facilities. The City South Lathrop Specific Plan area was annexed into the City in May 2016. The South Lathrop Commerce Center, approximately 272 acres within

the South Lathrop Specific Plan, is anticipated to be completed by 2030. The South Lathrop Commerce Center will encompass all of the South Lathrop Specific Plan area with the exception of approximately 24 acres of light industrial, 1.2 acres of office commercial, and 19 acres of open space and public roads.

- Historic Lathrop Infill and Other Developments East of I-5. The portion of the City east of I-5 is anticipated to expand and add density in the future. Currently, this area consists of approximately 3,160 low density and 455 medium density units, commercial and industrial areas, and a few public parks. Future residential growth of this area is expected on undeveloped/underutilized and redeveloped parcels consolidated from large lots where low density residential units would be demolished. New residential projects are estimated to consist of 52 low density, 218 medium density, and 48 high density residential units, increasing the total existing residential unit count by 318 units.
- Sharpe Army Depot. During World War II, the US Army created the Sharpe Army Depot (Depot) in the rural Lathrop Community to allow shipment of major army supplies to the western United States. The Depot is comprised of a 724-acre facility south of Roth Road and has served both the Army and Airforce with a variety of supplies depending on the demand of goods and supplies created by war time efforts. The Depot is occupied by the AAFES West Coast Distribution Center that employs 348 workers. Prior to 30 September 2014 the Defense Logistics Agency was also housed at the Depot; its workforce of 700 workers has since been transferred to the larger Tracy Army Depot. The City began providing water and sewer services to the Sharpe Army Depot in 2022, including the AAFES and the California National Guard properties.

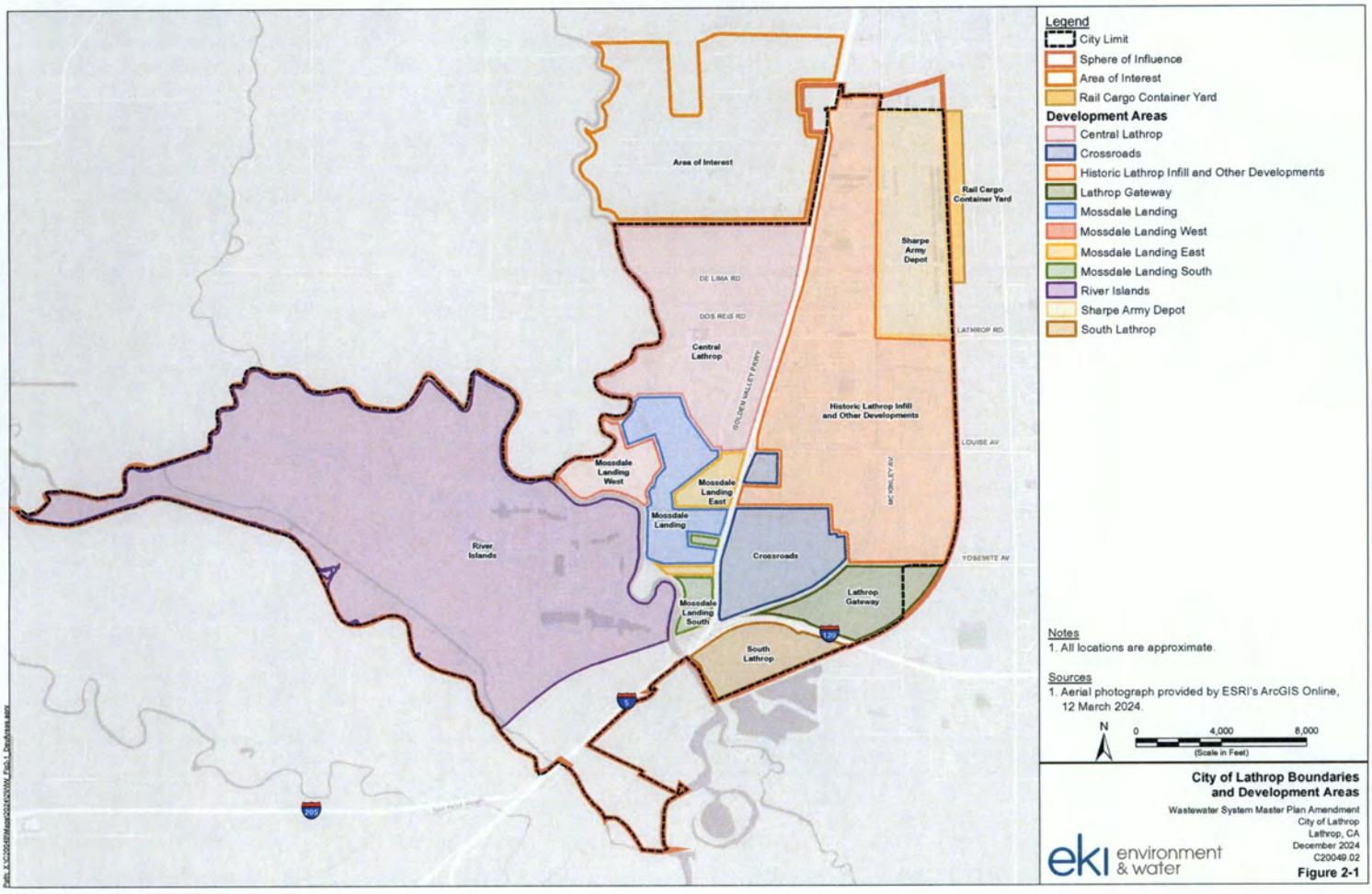

Area of Interest
Rail Cargo Container Yard
Sharpe Army Depot
DE LIMA RD
DOS REIS RD
LATHROP RD
Central Lathrop
GOLDEN VALLEY PKWY
Historic Lathrop Infill and Other Developments
LOUISE AV
MCKINLEY AV
Mossdale Landing West
Mossdale Landing East
Mossdale Landing
River Islands
Crossroads
YOSEMITE AV
Lathrop Gateway
Mossdale Landing South
South Lathrop
120
5
205
Legend
City Limit
Sphere of Influence
Area of Interest
Rail Cargo Container Yard
Development Areas
Central Lathrop
Crossroads
Historic Lathrop Infill and Other Developments
Lathrop Gateway
Mossdale Landing
Mossdale Landing West
Mossdale Landing East
Mossdale Landing South
River Islands
Sharpe Army Depot
South Lathrop
Notes
1. All locations are approximate.
Sources
1. Aerial photograph provided by ESRI's ArcGIS Online, 12 March 2024.
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(Scale in Feet)
City of Lathrop Boundaries and Development Areas
Wastewater System Master Plan Amendment
City of Lathrop
Lathrop, CA
December 2024
C20049.02
Figure 2-1
eki environment & water

Table 2-1
City of Lathrop Wastewater Development Projections by Development Area

Land Use Designation	Units	Incremental New Development (a)(b)					Total New Development
		2025	2030	2035	2040	2045 (Buildout)	
Central Lathrop - Phase 1							
Low Density Residential	du	--	500	264	--	--	764
High Density Residential	du	--	246	210	123	--	579
Commercial	ac	13.0	60.6	--	--	72.0	145.6
Mixed Use	ac	--	--	--	--	51.0	51.0
Parks	ac	--	39	5.0	--	--	44.1
Central Lathrop - Phase 2							
Light Industrial / R&D Flex	ac	90	--	--	--	592	682
Parks	ac	--	--	--	--	5	5
Mossdale - All Developments (c)							
Low Density Residential	du	--	37	829	--	66	932
Medium Density Residential	du	85	--	--	--	--	85
High Density Residential	du	--	--	--	--	84	84
Commercial	ac	4.6	8.5	8.0	--	17.0	38.1
Parks	ac	--	4.0	11.0	--	--	15.0
Schools	ac	--	--	--	--	16.2	16.2
Mossdale Landing							
Low Density Residential	du	--	--	--	--	66	66
Medium Density Residential	du	--	--	--	--	--	0
High Density Residential	du	--	--	--	--	--	0
Commercial	ac	4.6	1.5	--	--	--	6
Schools	ac	--	--	--	--	16.2	16
Mossdale Landing East							
Low Density Residential	du	--	37	--	--	--	37
High Density Residential	du	--	--	--	--	84	84
Commercial	ac	--	7.0		--	--	7
Mossdale Landing South							
Medium Density Residential	du	85	--	--	--	--	85
Commercial	ac	--	--	8.0	--	17.0	25
Parks	ac	--	4.0	--	--	--	4
Mossdale Landing West							
Low Density Residential	du	--	--	829	--	--	829
Parks	ac	--	--	11.0	--	--	11
River Islands							
Low Density Residential	du	768	1,218	1,218	1,218	--	4,422
Medium Density Residential	du	676	945	945	945	--	3,511
High Density Residential	du	--	1,395	1,395	1,395	--	4,185
Town Center	ac	--	26.3	26.3	26.3	--	79

Table 2-1
City of Lathrop Wastewater Development Projections by Development Area

Land Use Designation	Units	Incremental New Development (a)(b)					Total New Development
		2025	2030	2035	2040	2045 (Buildout)	
Commercial	ac	--	86.1	86.1	86.1	--	258
Schools (d)	ac	32.5	15.0	15.0	14.0	--	77
Parks	ac	19.0	60.9	61.0	61.0	--	201.9
South Lathrop							
Light Industrial / R&D Flex	ac	--	67.0	--	--	32.8	99.8
Office Commercial	ac	--	8.8	--	--	1.2	10.0
Lathrop Gateway							
Light Industrial / R&D Flex	ac	--	66.0	--	16.6	--	82.6
Office Commercial	ac	--	51.0	--	11.7	--	62.7
Open Space	ac	--	2.5	--	1.6	--	4.1
Crossroads (c)							
Industrial	ac	--	23.0	--	--	--	23.0
Commercial	ac	--	1.5	--	--	--	1.5
Historic Lathrop and Other Development Areas (c)							
Low Density Residential	du	--	12	6	5	29	52
Medium Density Residential	du	27	26	26	26	113	218
High Density Residential	du	--	--	--	--	48	48
Commercial	ac	22.0	13.6	--	--	8.0	43.6
Industrial	ac	18.0	--	--	--	24.0	42.0
Sharpe Army Depot							
Industrial	ac	(d)	--	--	--	--	(d)

Notes:

(a) Dwelling unit counts and acreages were based on information provided by developers and the City in July 2020 and April 2023.

(b) Includes dwelling units and acreages that are assumed to be developed during the preceding five-year period. Dwelling units and acreages shown for 2025 are those assumed to be developed between January 2023 and December 2025. Dwelling units and acreages developed before December 2022 are included in baseline wastewater flow (see Table 4-6).

(c) Future development located in the Historic Lathrop Development Area that are anticipated to be discharging to the CTF are listed under the Crossroads Development Area for the purposes of this document.

(d) The AAFES facility and the CMD facility at the Sharpe Army Depot are connected to City's sewer system as of January 2023.

2.3 Current and Projected Population

Values for the historical and current population within the City's water service area were obtained from data reported by the California Department of Finance (DOF) within the City Limits. Although Lathrop's water service area includes a railroad cargo container commercial enterprise that is outside the City limits, the service area population is estimated to be equivalent to the City population. As of January 2023, the population estimate for Lathrop was 35,080 (California DOF, 2023). The historical and current population data within the City's water service area are presented in Table 2-2.

Population in the City has grown by approximately 410% over the 32-year period between 1990 through 2023, from approximately 6,800 to 35,100 (California DOF, 2007, 2012, and 2023). Between 2005 and 2023, the population increased by 174%, from approximately 12,800 to 35,100.

The City anticipates that population will continue to grow in the future given the existing entitlements for several large residential developments, discussed above in Section 2.2. The population projections for 2025 through 2045, summarized in Table 2-3, are estimated using the existing population (as determined by California DOF) and adding the amount of new housing anticipated to be permitted in each five-year increment based on Table 2-1. The population added each year is projected by multiplying the most recent number of new housing units by (1) 4.02 person per dwelling unit based on Census data for low density developments, which consists of a large majority of the City's existing land uses and (2) 3.0 persons per dwelling units for future medium density and high-density dwelling units (U.S. Census, 2023). Current and projected population trends are shown on Figure 2-2.

Table 2-2. Historical City of Lathrop Population

Year	Service Area Population (a)	Annual Growth Rate
1990	6,841	--
1991	7,018	2.6%
1992	7,063	0.6%
1993	7,434	5.3%
1994	8,410	13.1%
1995	8,713	3.6%
1996	9,031	3.6%
1997	9,172	1.6%
1998	9,508	3.7%
1999	9,786	2.9%
2000	10,445	6.7%
2001	10,802	3.4%
2002	11,616	7.5%
2003	12,089	4.1%
2004	12,482	3.3%
2005	12,768	2.3%
2006	14,489	13.5%
2007	16,271	12.3%
2008	17,282	6.2%
2009	17,589	1.8%
2010	18,023	2.5%
2011	18,688	3.7%
2012	19,090	2.2%
2013	19,642	2.9%
2014	20,158	2.6%
2015	20,796	3.2%
2016	22,174	6.6%
2017	23,117	4.3%
2018	24,185	4.6%
2019	25,401	5.0%
2020	26,833	5.6%
2021	29,384	9.5%
2022	31,575	7.5%
2023	35,080	11.1%

Notes:

(a) Historical and current population is based on population estimates by the California DOF for the City of Lathrop included in DOF, 2007; DOF, 2012; DOF, 2022; and DOF, 2023.

Table 2-3. Current and Projected City of Lathrop Population

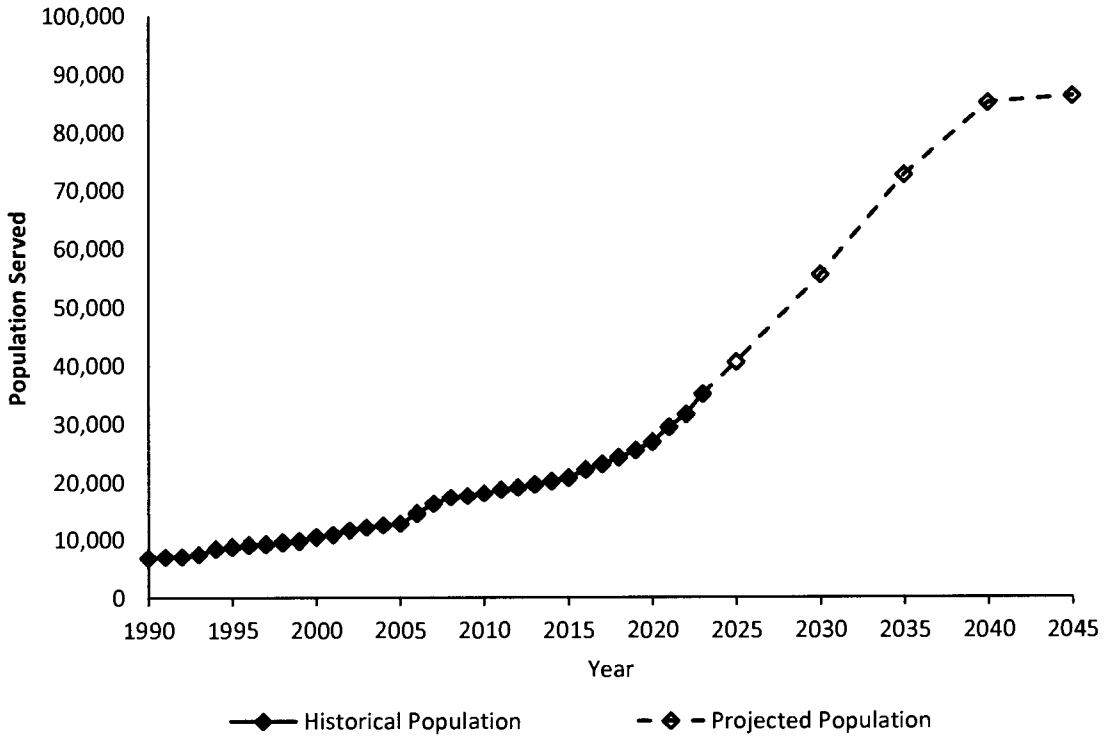
Current and Projected Service Area Population (a)(b)						
Year	**2023**	**2025**	**2030**	**2035**	**2040**	**2045 (Buildout)**
Population Served	35,080	40,531	55,471	72,513	84,897	86,013

Notes:

(a) Current population is based on population estimates by the California DOF for the City of Lathrop included in DOF, 2023.

(b) Projected populations for 2025 through buildout (2045) are based on residential unit counts from Table 2-1, multiplied by 4.02 persons per dwelling unit for low density developments (U.S. Census, 2023) and 3.0 persons per dwelling unit for medium and high density developments.

Figure 2-2. Historical and Projected City of Lathrop Population



3 CITY'S EXISTING WASTEWATER INFRASTRUCTURE

Wastewater from the City is treated at two facilities: the regional MWQCF and the City-owned Lathrop CTF. The City's wastewater collection system, including the City's lift station and pump station drainage areas,[1] is shown on Figure 3-1. The City's wastewater utilities are discussed in more detail in the sections below.

3.1 Wastewater Collection

The City's wastewater collection system consists of approximately 102 miles of gravity mains, 23.6 miles of force mains, as well as 16 lift and pump stations. The City has a supervisory control and data acquisition (SCADA) system for control and monitoring of facilities.

As shown on Figure 2-2, most of the City's wastewater generated in the areas east of I-5 is conveyed to the MWQCF; wastewater generated in the Crossroads, South Lathrop, and Lathrop Gateway industrial areas and the areas west of I-5, including the Mossdale, River Island, and Central Lathrop areas, is conveyed to the Lathrop CTF.

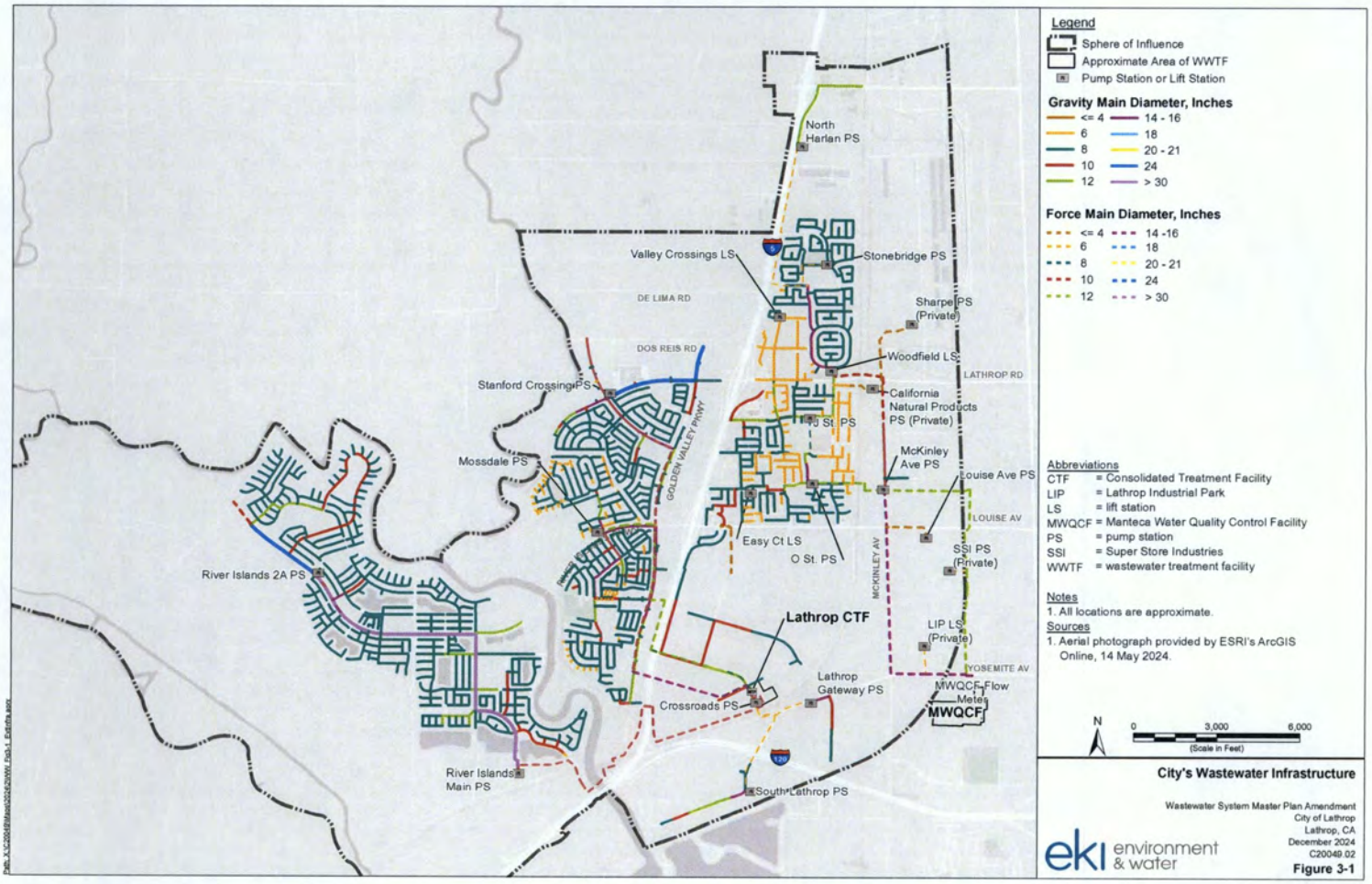
A few large industrial facilities (e.g., Simplot and California Natural Products) manage their wastewater onsite. California Natural Products manages the majority of their wastewater and sends the remaining flows to either the J Street Lift Station (LS) or the McKinley Avenue Pump Station (PS).

3.1.1 Gravity System

Table 3-1 summarizes the City's gravity main inventory by diameter. Gravity main sizes are also shown on Figure 3-1.

Approximately 66% of gravity mains are polyvinyl chloride (PVC) pipes, and the remaining 34% are vitrified clay (VC) pipes. All the VC pipes are located in the older Historic Lathrop and Crossroads areas. Newer areas of the City west of I-5 are exclusively served by PVC pipe, which is the City's current standard pipe material.

[1] Generally, lift stations add hydraulic head to the wastewater flow within the gravity collection system; pump stations pressurize wastewater flow for conveyance via force mains.


Legend
Sphere of Influence
Approximate Area of WWTF
Pump Station or Lift Station
Gravity Main Diameter, Inches
<= 4
6
8
10
12
14 - 16
18
20 - 21
24
> 30
Force Main Diameter, Inches
<= 4
6
8
10
12
14 -16
18
20 - 21
24
> 30
North Harlan PS
Valley Crossings LS
Stonebridge PS
DE LIMA RD
Sharpe PS (Private)
DOS REIS RD
Woodfield LS
LATHROP RD
Stanford Crossing PS
California Natural Products PS (Private)
10 St. PS
GOLDEN VALLEY PKWY
Mossdale PS
McKinley Ave PS
Louise Ave PS
LOUISE AV
Easy Ct LS
O St. PS
MCKINLEY AV
SSI PS (Private)
River Islands 2A PS
Lathrop CTF
LIP LS (Private)
YOSEMITE AV
Lathrop Gateway PS
MWQCF Flow Meter
Crossroads PS
MWQCF
River Islands Main PS
South Lathrop PS
Abbreviations
CTF = Consolidated Treatment Facility
LIP = Lathrop Industrial Park
LS = lift station
MWQCF = Manteca Water Quality Control Facility
PS = pump station
SSI = Super Store Industries
WWTF = wastewater treatment facility
Notes
1. All locations are approximate.
Sources
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Figure 3-1
eki environment & water

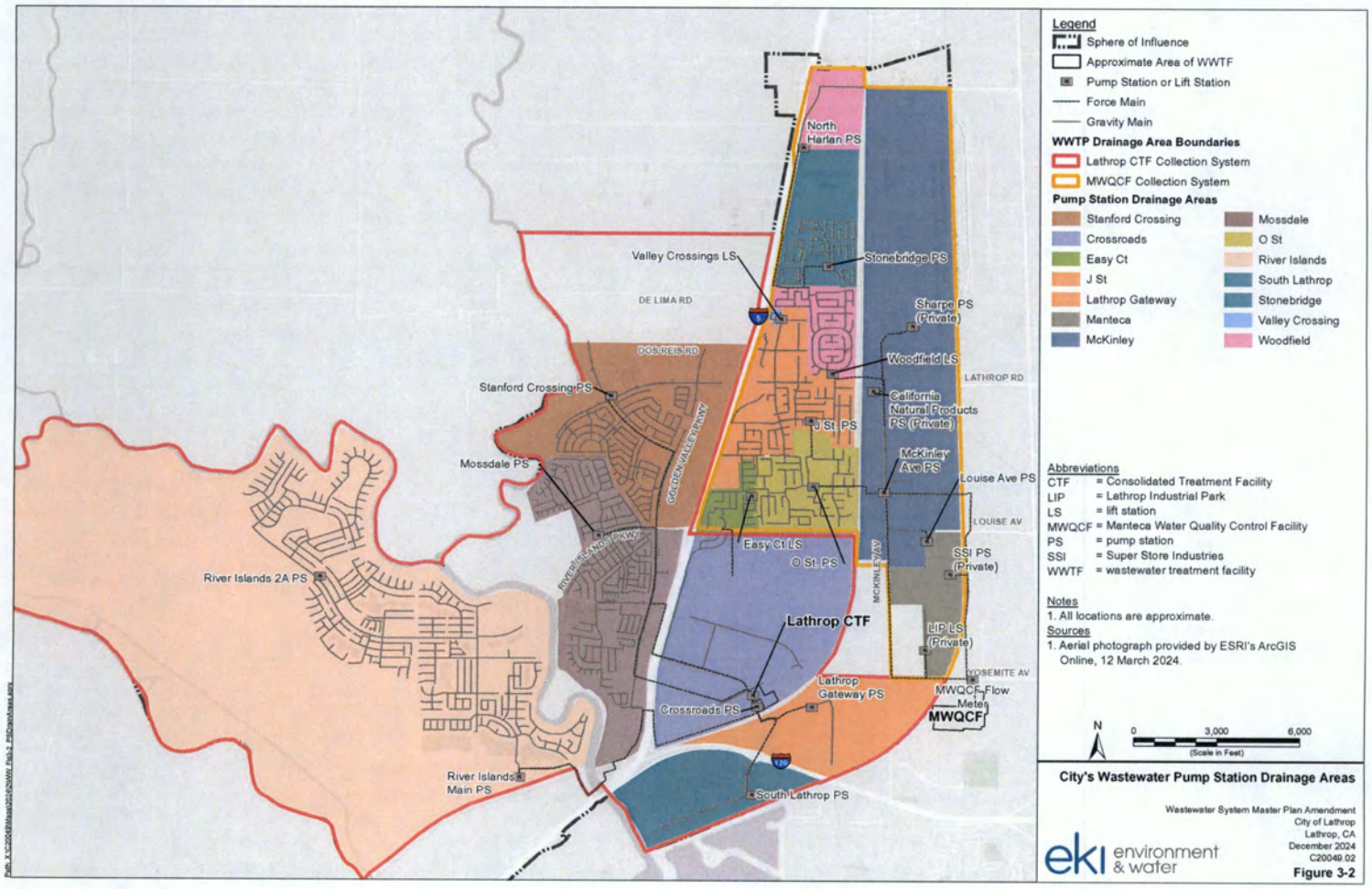

Legend
Sphere of Influence
Approximate Area of WWTF
Pump Station or Lift Station
Force Main
Gravity Main
WWTP Drainage Area Boundaries
Lathrop CTF Collection System
MWQCF Collection System
Pump Station Drainage Areas
Stanford Crossing
Crossroads
Easy Ct
J St
Lathrop Gateway
Manteca
McKinley
Mossdale
O St
River Islands
South Lathrop
Stonebridge
Valley Crossing
Woodfield
Abbreviations
CTF = Consolidated Treatment Facility
LIP = Lathrop Industrial Park
LS = lift station
MWQCF = Manteca Water Quality Control Facility
PS = pump station
SSI = Super Store Industries
WWTF = wastewater treatment facility
Notes
1. All locations are approximate.
Sources
1. Aerial photograph provided by ESRI's ArcGIS Online, 12 March 2024.
N
0
3,000
6,000
(Scale in Feet)
North Harlan PS
Valley Crossings LS
Stonebridge PS
Sharpe PS (Private)
Woodfield LS
California Natural Products PS (Private)
J St PS
McKinley Ave PS
Louise Ave PS
SSI PS (Private)
Easy Ct LS
O St PS
Lathrop CTF
LIP LS (Private)
Lathrop Gateway PS
MWQCF Flow Meter
MWQCF
Crossroads PS
South Lathrop PS
River Islands Main PS
River Islands 2A PS
Stanford Crossing PS
Mossdale PS
DE LIMA RD
DOS REIS RD
LATHROP RD
LOUISE AV
YOSEMITE AV
GOLDEN VALLEY PKWY
RIVER ISLANDS PKWY
MCKINLEY AV
City's Wastewater Pump Station Drainage Areas
Wastewater System Master Plan Amendment
City of Lathrop
Lathrop, CA
December 2024
C20049.02
Figure 3-2
eki environment & water

Table 3-1. Collection System Inventory

Pipe Diameter (inches)	Total Pipe Length (miles)	Percent of System
Gravity Mains		
6	8.6	8%
8	71.9	70%
10	6.7	6.6%
12	5.8	5.7%
14	0.5	0.5%
15	2.9	2.8%
16	0.1	0.1%
18	1.3	1.3%
20	0.4	0.4%
21	0.02	0.02%
24	1.5	1.5%
30	1.9	1.9%
36	0.6	0.6%
42	0.1	0.1%
Total	**102.2**	**100%**
Force Mains		
4	1.2	5%
6	4.3	18%
8	2.5	11%
10	0.7	3%
12	7.3	31%
14	3.1	13%
16	1.8	8%
18	2.7	11%
Total	**23.6**	**100%**

Notes:

(a) Does not include laterals.

3.1.2 Pump Stations and Force Mains

Table 3-2 summarizes the characteristics of each of the City's lift and pump stations and their associated force mains. The direct tributary areas of each lift station or pump station, or "drainage areas", are shown on Figure 3-2. A schematic of the City's lift stations and pump stations that shows how wastewater flows through the collection system is illustrated on Figure 3-3. An inventory of the City's force main sizes is summarized in Table 3-1.

The City's wastewater generated east of I-5 and north of Louise Avenue in the Historic Lathrop area is conveyed via gravity sewers and lift stations to either the O Street PS or the McKinley Avenue PS. Wastewater from the McKinley Avenue PS and O Street PS converge at the McKinley intertie, which is capable of sending converged flow via a 12-inch and/or a 16-inch diameter force main to the MWQCF. These force mains also convey wastewater from the Louise Avenue pump station and other private pump stations that serve the industrial areas east of I-5 to the MWQCF.

Wastewater from the CLSP, Mossdale, River Islands, South Lathrop, and Lathrop Gateway areas are conveyed via gravity sewers to a main pump station within each development area. These pump stations then send wastewater directly to the Lathrop CTF.

3.1.3 Collection System Intertie

The City's two collection systems are connected by the 8-inch Mossdale Intertie, which crosses beneath I-5 on River Islands Parkway and Louise Avenue. The intertie may convey flow from the Mossdale PS to sewer mains upstream of the East Street LS but is limited by the capacity of sewers in the Easy Street area. The intertie is not routinely operated but could potentially be utilized in the future to reroute a portion of flows from the Mossdale PS to the MWQCF tributary area.

3.1.4 Major Collection System Improvements Completed Since 2019

The following major wastewater collection system improvements were completed since the 2019 WSMP:

CLSP sewer infrastructure and Stanford Crossing Pump Station: infrastructure improvements in the Central Lathrop Phase 1 (Stanford Crossing) area were constructed including gravity mains, pump station, and connection to existing 14-inch and 18-inch force mains which convey wastewater flow from buildout of Central Lathrop Specific Plan (CLSP) area to the CTF.

River Islands: sewer infrastructure was expanded for Phase 2A/2B of the River Islands development, including a gravity collection system, the River Islands 2A PS, and the River Islands Main PS which connects to existing 12-inch and 18-inch diameter force mains conveying flows to the Lathrop CTF.

South Lathrop: a new gravity collection system along Yosemite Ave was constructed to collect wastewater from commercial facilities in its vicinity to a new pump station, which then conveys flows to the CTF via dual 6-inch force mains.

Lathrop Gateway: a new 10-inch diameter gravity collection system along Business Park Court. was constructed to collect wastewater from commercial facilities in its vicinity to a new pump station, which then conveys flows to the CTF via a new 4-inch and 6-inch diameter force mains.

Woodfield Pump Station: the Woodfield PS was upgraded and connected to the 10-inch diameter force main that flows to the gravity mains upstream of the McKinley Avenue PS.

North Harlan PS: the private pump station has been upgraded to a public pump station.

These completed projects are incorporated in the WWSMP evaluation of the existing wastewater collection system.

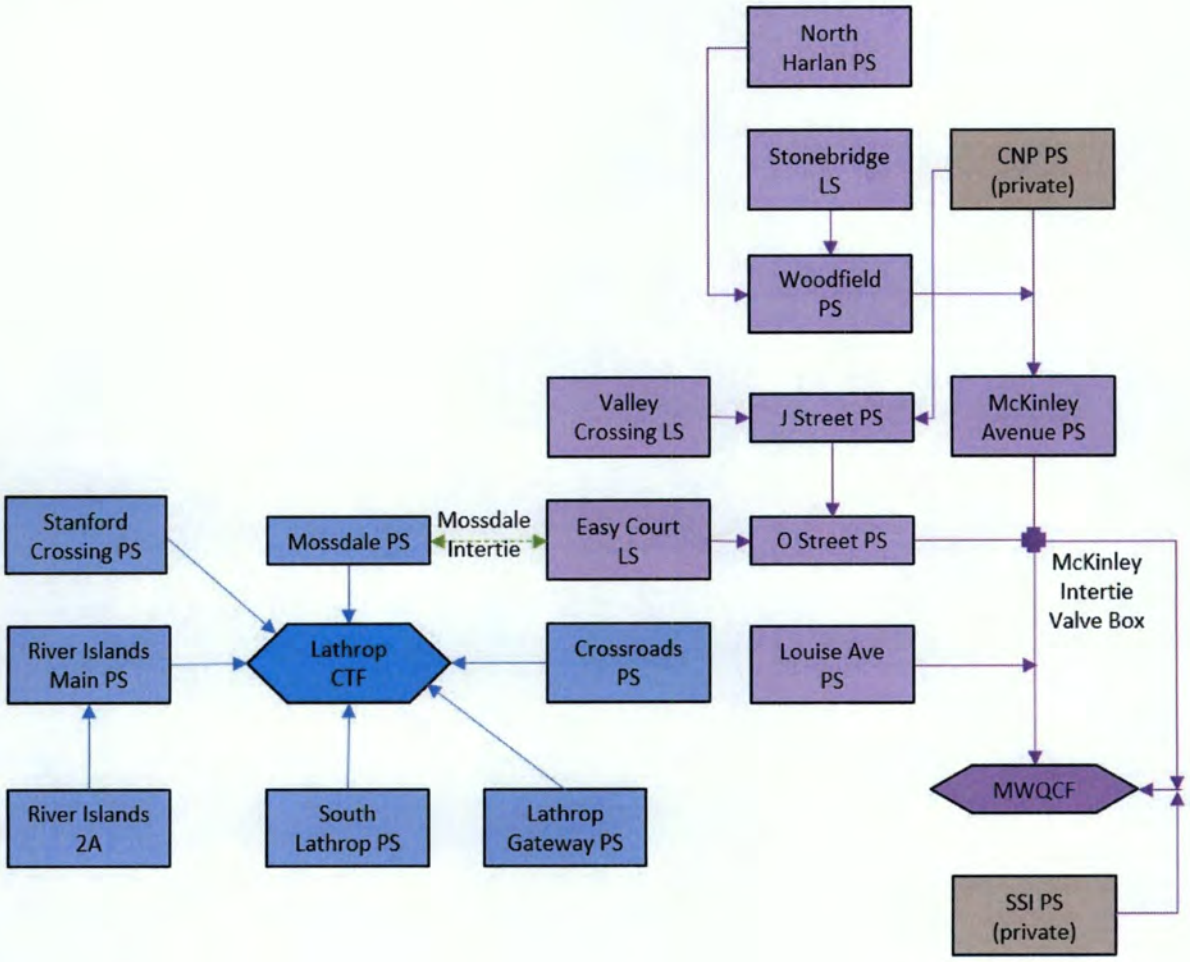
Table 3-2. Summary of Wastewater Pump Station Characteristics

Pump Station	Number of Pumps	Rated Power	Force Main Diameter (in)	Existing Design Capacity (gpm)	Existing Firm Capacity (gpm)(a)
MWQCF Collection System					
North Harlan PS	2	10 HP	6"	2,150	1,075
Stonebridge LS	2	10 HP	6"	700	350
Woodfield LS	3	5 HP	8" (b)	1,230	820
Valley Crossing LS (b)	2	3 HP	4"	83	83
J Street LS	2	10 HP	8"	1,400	700
Easy Court LS	2	3 HP	-	1,000	500
O Street PS	3	Two at 70 HP; one at 5 HP	12"	4,200	2,800
McKinley Avenue PS	3	Two at 25 HP; one at 5 HP	16"	2,513	1,675
Louise Avenue PS	2	5 HP	4"	(d)	(d)
Lathrop CTF Collection System					
Stanford Crossing	2	One at 90 HP; One at 45 HP	14" & 18"	4,100	2,300
Mossdale PS	4	30 HP	8" & 12"	5,400	4,050
River Islands Main PS	2 (c)	110 HP	12" & 18"	3,400	1,700
River Islands 2A PS	4	15 HP	30"	5,300	3,975
Lathrop Gateway PS	2	23 HP	4" & 6"	560	280
South Lathrop PS	3	12 HP	6" & 6"	2,775	1,850

Notes:

(a) Firm pumping capacity defined as the total capacity of all pumps minus the capacity of the largest pump.
(b) Capacity of the 8"outlet is listed as the lift station capacity, as it is the capacity limiting component of this pump station.
(c) River Islands Sewer PS will be constructed in phases with addition of two pumps during each phase.

Figure 3-3. City's Wastewater Collection System Schematic



Notes:

(a) The Stonebridge PS receives wastewater from four private pump stations: Panattoni, Gordon Trucking, Boise Cascade, and Utility Trailer. These pump stations convey wastewater collected by the private North Harlan Gravity System, which serves industrial parcels north of Brookfield Street.
(b) Heinz-Kraft, Sharpe, and LIP private pump stations not shown.

3.2 Wastewater Treatment

Wastewater treatment at the MWQCF and the Lathrop CTF are discussed in the following sections.

3.2.1 Manteca Water Quality Control Facility

The City owns approximately 14.7% of the existing MWQCF capacity by contract with the City of Manteca. However, the City does not participate in the operation of the plant, nor does it receive recycled water from MWQCF. Per the City's 2002 Agreement Amendment with Manteca and as listed in Table 3-3, the total current MWQCF design capacity is 9.87 million gallons per day (MGD) and the City's allocated capacity is 1.451 MGD (Lathrop County Water District and the City of Manteca, 2002). Under the Agreement Amendment, the City has the right to 1.451 MGD dry weather flow, 2.321 MGD peak wet weather flow, 3,751 pounds per day of biochemical oxygen demand (BOD), and 3,812 pounds per day of total suspended solids (TSS). However, as discussed in Section 5.2, recent increases in wastewater strength may limit MWQCF's treatment capacity and, as a result, the City's share of MWQCF capacity.

The MWQCF is permitted for future expansions of up to 26.97 MGD, of which the City would be allocated up to 3.97 MGD, should the City elect to fund its share of the expansions to maintain its proportional allotment.

Treatment at the MWQCF consists of primary sedimentation followed by roughing biotowers, conventional activated sludge, secondary clarification, tertiary filtration, and ultraviolet disinfection. Disinfected tertiary effluent is discharged to the San Joaquin River. A portion of the secondary effluent is not disinfected and is used to irrigate crops on 190 acres of land owned by the City of Manteca (WDR Order No. R5-2015-0026).

Table 3-3. Wastewater Capacity Allocation at MWQCF

Phase	Allocated Capacity at MWQCF (MGD)		
	City of Manteca	City of Lathrop	Total
Existing	8.42	1.45	**9.87**
Build-Out (2050)	23.00	3.97	**26.97**

3.2.2 Lathrop Consolidated Treatment Facility

The City owns a membrane bio reactor (MBR) treatment facility, the Lathrop CTF, that also incorporates portions of the old Crossroads Industrial Wastewater Treatment Plant. Daily operations of the Lathrop CTF are contracted to Veolia Water, North America. The City completed the Phase 2 Expansion of the Lathrop CTF in 2019 which increased the plant's treatment capacity to 2.5 MGD. The City has the ability to further upgrade Lathrop CTF to increase the treatment capacity up to 9.0 MGD as needed.[2] As discussed in Section 5.2, recent increases in wastewater strength may limit the CTF's treatment capacity.

Wastewater treatment and recycled water disposal at the City's Lathrop CTF is regulated under Waste Discharge Requirements (WDR) Order No. R5-2016-0028-01 by the Central Valley Regional Water Quality Control Board (RWQCB). Wastewater treatment processes at the Lathrop CTF include secondary

[2] The City had previously completed a project-level Environmental Impact Report (EIR) for treatment capacity up to 6.0 MGD at the CTF. Post combination with Crossroads WWTF, the program-level EIR treatment capacity at the CTF has increased to 9.0 MGD.

treatment, tertiary membrane filtration, and disinfection prior to storage and disposal. The current Lathrop CTF is capable of treating Peak Day Flows of 4.0 MGD at a loading of 14,000 pounds of BOD per day and Peak Hour Flows of 7.5 MGD.

With the rapid increase of wastewater generation anticipated within the City and the CTF drainage area, the City is planning Phase 3 expansion of the Lathrop CTF in the near future. The Phase 3 expansion is anticipated to add 2.5 MGD of capacity to a total of 5.0 MGD capacity.

The Lathrop CTF produces disinfected tertiary recycled water suitable for irrigation at parks, landscape strips, median islands, pond berms, and agricultural fields. The City is covered under General Order WQ-2016-0068-DDW (General Order) for recycled water use in a total of 196 acres of landscape irrigation areas in the River Islands, Mossdale, and Central Lathrop areas.

In 2021, the City obtained a National Pollutant Discharge Elimination System (NPDES) permit for surface water discharge (Order R5-2022-0004). This permit allows the City to discharge a portion of the treated effluent to the river, while using the remaining portion for meeting landscape irrigation demands and other permitted non-potable uses.

The City completed the following infrastructure improvements to implement its NPDES permit and began discharging to the San Joaquin River in February 2024:

- CTF
    - Retrofitting of the existing chlorine contact exit structure to a new dechlorination station with overflow pipes to send chlorinated effluent (Title 22 recycled water) to S5 and dechlorinated effluent to the Crossroads Pump Station.
    - New piping from the dechlorination station to the existing Crossroads Pump Station.
    - Abandoning of the piping from Ponds A, B and C to the Crossroads Pump Station
    - New piping that connects the existing discharge line from the Crossroads Pump Station to the CTF headworks, which will divert substandard effluent from the outfall, and disconnection of the existing discharge line from PB-1.
    - New piping to connect PMP-1 to percolation pond PB-1.
- Effluent Discharge Pipeline
    - Approximately 2,000 linear feet (LF) of a new dedicated discharge line and railway crossing from the Crossroads Pump station along Tesla Way to connect to an existing 18" pipeline at Murphy Parkway and Tesla Way.
    - Reuse of approximately 3,300 LF of existing 18-inch pipeline along Tesla Way and Harlan Road from Murphy Parkway to Sadler Oak.
    - Reuse of approximately 1,800 LF of existing 20-inch pipeline along Sadler Oak from Harlan Road to the RD-17 levee.
    - Reconstruction of the 20-inch pipeline where it crosses the levee and extension of the pipeline to a new outfall approximately 350 feet further downstream (north).
- Outfall Structure
    - A new side bank outfall located approximately 350 feet downstream from the Crossroads storm drain pump station outfall.

The City began discharging CTF effluent to the San Joaquin River in February 2024 and plans to retire its agricultural land application areas and decommission the majority of its recycled water storage ponds and percolation pond PB-1 (EKI, 2024).

4 EXISTING AND FUTURE WASTEWATER GENERATION

As part of the IWRMP, the City evaluated its existing wastewater flows and updated its flow projections. The following sections summarize the City's historical and current wastewater generation, wastewater flow projections, and wastewater peaking factors.

Wastewater flows in a sanitary sewer system typically consist of the following components:

- **Base sanitary flow (BSF)**: BSF is the sanitary wastewater flow from domestic, commercial, industrial, and institutional uses.
- **Infiltration**: Infiltration refers to groundwater that enters a sewer system through defective pipes, pipe joints, connections, or manholes.
- **Inflow**: Inflow refers to stormwater that enters a sewer system through direct connections, such as manhole covers and defective sewer service cleanouts or (illegal) roof drains, foundation drains, catch basins, or area drain connections.

Infiltration and Inflow are collectively referred to as "I&I". The amount of I&I tends to be smaller in new collection systems but is generally observed to increase over time due to wear and tear on the collection system.

The following terminology is used throughout this document to describe variations in wastewater flow:

- **Average annual flow (AAF)**: AAF refers to the average daily flow over the entire year and is inclusive of BSF and I&I.
- **Average dry-weather flow (ADWF)**: ADWF refers to the average daily flow for the months of June, July, and August (i.e., during the dry season). ADWF includes BSF and infiltration, but not inflow.
- **Peak wet weather flow (PWWF)**: PWWF refers to the peak hourly flow, which includes peak diurnal BSF, infiltration, and inflow from storm events.

EKI reviewed the following available information for evaluation of wastewater flows as part of this WWSMP update:

- Daily flow data collected between January 2017 and December 2022 from the headworks of the Lathrop CTF;
- Daily flow data collected between January 2017 and December 2022 from the flow meter on Yosemite Avenue that measures the City's flow to the MWQCF;
- Available discharge flow and level data recorded in 5-minute intervals from the City's lift stations and pump stations by the SCADA system between January 2017 and December 2021; and
- Daily discharge flow for the City's lift stations and pump stations recorded by the City's operators between January 2017 and December 2021.

4.1 Current and Historical Wastewater Flow

Table 4-1 and Table 4-2 provide historical context by summarizing the City's wastewater generation, service area population, and per-capita wastewater generation for the years 2009 through 2022. Table 4-1 lists the total AAF, citywide and by treatment facility, and per-capita AAF. Table 4-2 lists the same information on an ADWF-basis, and compares AAF to ADWF along with Figure 4-1 and Figure 4-2.

The City's total AAF and ADWF showed a steady increasing trend between 2009 and 2022. Although there was a period of slower growth between 2014 and 2016, the City's wastewater flow appears to be insensitive to the recent droughts. During the period between 2017 and 2022, the City's AAF increased at an annual rate of approximately 7%, comparable to the City's population growth. In 2022, the City generated a total AAF of 2.171 MGD, including 1.106 MGD treated at the MWQCF (51%) and 1.065 MGD treated at the CTF (49%).

The comparison between AAF and ADWF is calculated in Table 4-2, which is an indication of the amount of rainfall-induced I&I collected during a given year. The ADWF to AAF ratio between 2017 and 2022 averaged 103%, indicating that the ADWF is essentially equal or at times, higher than the AAF.

The total per capita AAF and ADWF also showed an increasing trend between 2009 and 2022, despite temporary declines during the economic recession between 2009 and 2012 and the historic drought between 2014 and 2015. The per capita ADWF varied between 67 and 75 gallons of wastewater per day per capita between 2017 and 2022.

Table 4-1. Current and Historical Wastewater AAF and Per Capita AAF

Year	Average Annual Flow (AAF) (a)			City Population (c)	Per Capita Wastewater Flow (d) (gallons per capita per day)
	MWQCF (MGD)	CTF (b) (MGD)	Total (MGD)		
2009	0.706	0.287	1.154	17,589	66
2010	0.705	0.286	1.145	18,023	64
2011	0.724	0.294	1.157	18,688	62
2012	0.781	0.280	1.171	19,090	61
2013	0.919	0.301	1.333	19,642	68
2014	0.897	0.315	1.359	20,158	67
2015	0.873	0.348	1.360	20,796	65
2016	0.918	0.405	1.463	22,112	66
2017	0.911	0.642	1.553	23,098	67
2018	1.046	0.678	1.724	24,124	71
2019	1.104	0.708	1.812	25,332	72
2020	1.068	0.831	1.899	26,806	71
2021	0.939	1.002	1.941	29,608	66
2022	1.106	1.065	2.171	31,575	69

Notes:

(a) Wastewater flow data from 2009 to 2022 are obtained from the treatment plants' semi-annual monitoring reports. Totals may not sum due to rounding.

(b) Flows to the CTF includes flows to the Crossroads WWTF prior to its conversion and connection to the CTF in August 2015.

(c) City sewered population is assumed to be approximate to City population, which is based on population estimates by the California DOF for the City of Lathrop included in E-5 Population and Housing Estimates.

(d) Per capita wastewater flow is calculated by dividing the total annual wastewater flow by City population and the number of days in a year.

Table 4-2. Current and Historical ADWF and Per Capita ADWF

Year	Average Dry Weather Flow (ADWF) (a)			ADWF vs. AAF (c)	Annual Rainfall (d) (in)	Per Capita ADWF (e) (gallon per capita per day)
	MWQCF (MGD)	CTF (b) (MGD)	Total (MGD)			
2009	0.701	0.257	1.134	98%	10.48	64
2010	0.697	0.266	1.116	97%	18.70	62
2011	0.710	0.276	1.120	97%	10.09	60
2012	0.779	0.274	1.152	98%	13.54	60
2013	0.950	0.299	1.358	102%	14.59	69
2014	0.896	0.304	1.342	99%	14.23	67
2015	0.857	0.335	1.328	98%	7.43	64
2016	0.874	0.383	1.405	96%	18.28	64
2017	0.97	0.701	1.673	108%	16.60	72
2018	1.10	0.705	1.803	105%	14.15	75
2019	1.11	0.663	1.771	98%	17.05	70
2020	1.14	0.880	2.020	106%	5.97	75
2021	0.97	1.007	1.974	102%	14.18	67
2022	1.12	1.083	2.203	101%	11.41	70

Notes:

(a) ADWF is calculated as the average daily flow between June and August of the year. Totals may not sum due to rounding.
(b) Flows to the CTF includes flows to the Crossroads WWTF prior to its conversion and connection to the CTF in August 2015.
(c) The ratio of AAF to ADWF is calculated using AAF values from Table 4-1.
(d) Precipitation data obtained from National Oceanic and Atmospheric Administration Stockton Airport Station (USW00023237).
(e) Per capita ADWF is calculated using City population data in Table 4-1.

Figure 4-1. Current and Historical Wastewater Flow by Collection System

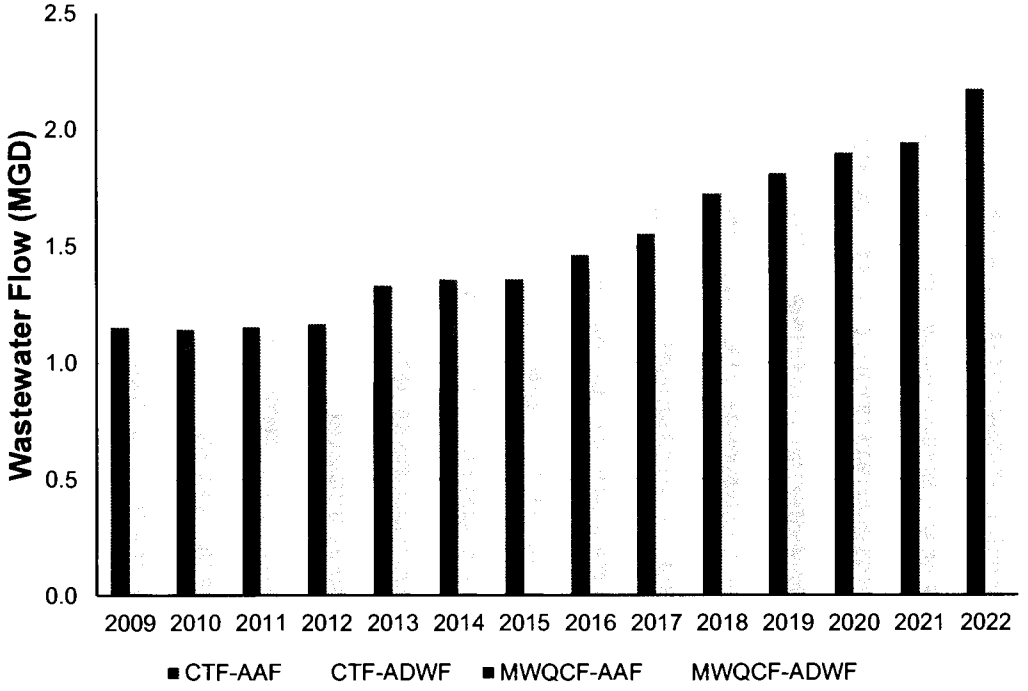
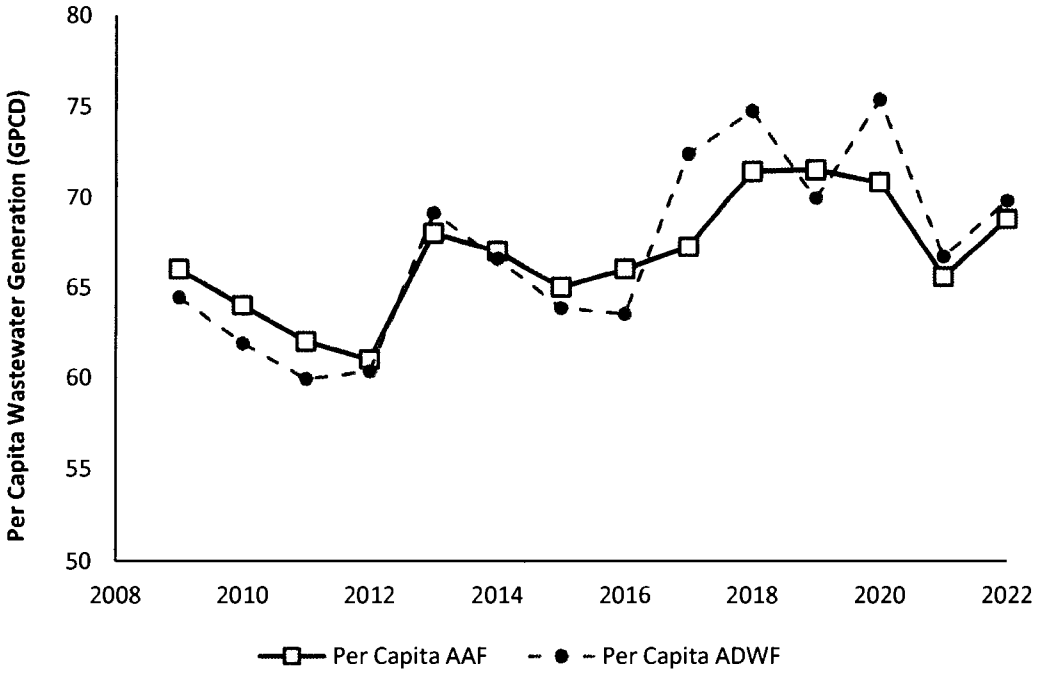


Figure 4-2. Current and Historical Per Capita Wastewater Flow



4.2 Wastewater Generation Projections

Wastewater ADWF projections were calculated as the sum of the two major components of future wastewater flow: (1) the volume of wastewater that represents existing wastewater generation within the City in 2022, and (2) the anticipated wastewater generation associated with the future development projects and planning areas post 2022. Components of wastewater generation projections are described in the sections below.

4.2.1 Existing Wastewater Generation

The City's existing wastewater generation is based on the City's wastewater flow data in 2022, representing development within the City as of the end of 2022. The City decided to apply a 10% safety factor to the 2022 flows to account for anticipated future increases in I&I. A major portion of the City's collection system consists of the newer systems in the areas west of I-5, which will likely produce more I&I in the future as the infrastructure ages.

4.2.2 Wastewater Generation Associated with Planned Development

Wastewater generation associated with anticipated future development are estimated using land use-specific wastewater flow factors and the anticipated acreages and number of dwelling units associated with each proposed development (Table 2-1). The land use-specific wastewater flow factors were developed using historic wastewater flow and parcel-level water use data with a safety factor, as described in detail in Appendix A. These factors are developed based on 2017 to 2021 wastewater flows and update those included in the 2019 WWSMP. The updated wastewater generation factors (in units of gallons per day per dwelling unit or gallons per day per acre; gpd/du or gpd/ac) are presented in Table 4-3, below.

Table 4-3. Wastewater Flow Factors

Land Use	Wastewater Flow Factor	
	Historic Lathrop	West Lathrop
Low Density Residential	240 gpd/du	200 gpd/du
Medium Density Residential	200 gpd/du	155 gpd/du
High Density Residential	110 gpd/du	
Commercial	755 gpd/ac	
Industrial	240 gpd/ac	
Parks	55 gpd/ac	
Schools / Institutional	220 gpd/ac	

Table 4-4 summarizes the volume of wastewater generation associated with anticipated future developments by development area in five-year increments between 2025 and 2045.

4.2.3 Total Projected Wastewater Generation

Table 4-5 summarizes the City's total projected wastewater generation in five-year increments between 2025 and buildout, as a sum of the existing and new wastewater flow. Based on these projections, it is anticipated that total ADWF in 2045 will be 5.67 MGD. Of these totals, ADWFs of 1.36 MGD and 4.31 MGD are anticipated to flow to MWQCF and the Lathrop CTF, respectively. The majority of the anticipated increase in wastewater generation at the CTF is associated with the River Islands and Central Lathrop development areas.

Table 4-4
Projected New Wastewater Flow by Development Area

Land Use Designation	Wastewater Flow Factor	Projected New Wastewater Flow (gpd) (a)				
		2025	2030	2035	2040	Buildout 2045
Central Lathrop Phase 1						
Low Density Residential	240 gpd/du	0	120,000	183,360	183,360	183,360
High Density Residential	110 gpd/du	0	27,060	50,160	63,690	63,690
Commercial	755 gpd/ac	9,815	55,538	55,538	55,538	109,898
Mixed Use	755 gpd/ac	0	0	0	0	38,505
Parks	55 gpd/ac	0	2,149	2,424	2,424	2,424
New Central Lathrop ADWF		9,815	204,747	291,482	305,012	397,877
Central Lathrop - Phase 2						
Light Industrial / R&D Flex	240 gpd/ac	21,557	21,557	21,557	21,557	163,620
Parks	55 gpd/ac	0	0	0	0	275
New Central Lathrop ADWF		21,557	21,557	21,557	21,557	163,895
Mossdale Landing						
Low Density Residential	240 gpd/du	0	0	0	0	15,840
Medium Density Residential	200 gpd/du	0	0	0	0	0
High Density Residential	110 gpd/du	0	0	0	0	0
Commercial	755 gpd/ac	3,443	4,575	4,575	4,575	4,575
Schools	220 gpd/ac	0	0	0	0	3,573
New Mossdale ADWF		3,443	4,575	4,575	4,575	23,988
Mossdale Landing East						
Low Density Residential	240 gpd/du	0	8,880	8,880	8,880	8,880
High Density Residential	110 gpd/du	0	0	0	0	9,240
Commercial	755 gpd/ac	0	5,285	5,285	5,285	5,285
New Mossdale ADWF		0	14,165	14,165	14,165	23,405
Mossdale Landing South						
Medium Density Residential	200 gpd/du	17,000	17,000	17,000	17,000	17,000
Commercial	755 gpd/ac	0	0	6,040	6,040	18,875
Parks	55 gpd/ac	0	220	220	220	220
New Mossdale ADWF		17,000	17,220	23,260	23,260	36,095
Mossdale Landing West						
Low Density Residential	240 gpd/du	0	0	198,960	198,960	198,960
Parks	55 gpd/ac	0	0	603	603	603
New Mossdale ADWF		0	0	199,563	199,563	199,563
River Islands						
Low Density Residential	200 gpd/du	153,600	397,200	640,800	884,400	884,400
Medium Density Residential	155 gpd/du	104,780	251,255	397,730	544,205	544,205
High Density Residential	110 gpd/du	0	153,450	306,900	460,350	460,350
Town Center	755 gpd/ac	0	19,857	39,713	59,570	59,570
Commercial	755 gpd/ac	0	65,006	130,011	195,017	195,017
Schools	220 gpd/ac	7,150	10,450	13,750	16,830	16,830
Parks	55 gpd/ac	1,045	4,395	7,750	11,105	11,105
New River Islands ADWF		266,575	901,612	1,536,654	2,171,476	2,171,476
South Lathrop						
Light Industrial / R&D Flex	240 gpd/ac	0	16,080	16,080	16,080	23,940
Office Commercial	755 gpd/ac	0	6,644	6,644	6,644	7,550
Open Space	55 gpd/ac	0	0	0	0	0
New South Lathrop ADWF		0	22,724	22,724	22,724	31,490
Lathrop Gateway						
Light Industrial / R&D Flex	240 gpd/ac	0	15,840	15,840	19,824	19,824
Office Commercial	755 gpd/ac	0	38,505	38,505	47,339	47,339
Open Space	55 gpd/ac	0	138	138	226	226
New Lathrop Gateway ADWF		0	54,483	54,483	67,388	67,388

Table 4-4
Projected New Wastewater Flow by Development Area

Land Use Designation	Wastewater Flow Factor	Projected New Wastewater Flow (gpd) (a)				
		2025	2030	2035	2040	Buildout 2045
Crossroads						
Industrial	240 gpd/ac	0	5,520	5,520	5,520	5,520
Commercial	755 gpd/ac	0	1,133	1,133	1,133	1,133
New Crossroads ADWF		0	6,653	6,653	6,653	6,653
Historic Lathrop and Other Development Areas						
Low Density Residential	240 gpd/du	0	2,880	4,320	5,520	12,480
Medium Density Residential	200 gpd/du	5,400	10,600	15,800	21,000	43,600
High Density Residential	110 gpd/du	0	0	0	0	5,280
Commercial	755 gpd/ac	16,610	26,878	26,878	26,878	32,918
Industrial	240 gpd/ac	4,320	4,320	4,320	4,320	10,080
New Historic Lathrop / Other ADWF		26,330	44,678	51,318	57,718	104,358
Sharpe Army Depot						
Industrial	--	32,000	32,000	32,000	32,000	32,000
New Sharpe Army Depot ADWF		32,000	32,000	32,000	32,000	32,000
Total Projected New ADWF		376,720	1,324,413	2,258,433	2,926,091	3,258,188
PROJECTED NEW ADWF AT CTF		*318,390*	*1,247,735*	*2,175,115*	*2,836,373*	*3,121,830*
PROJECTED NEW ADWF AT MWQCF		*58,330*	*76,678*	*83,318*	*89,718*	*136,358*

Notes:

(a) Projected residential wastewater generation calculated as the total number of projected residential dwelling units multiplied by the applicable wastewater flow factor (Table 4-3). Projected non-residential wastewater flow are calculated as the total projected acreage multiplied by the applicable wastewater flow factor (Table 4-3). Projected residential dwelling units and non-residential acreage are listed in Table 2-1.

Table 4-5. Existing and Future Wastewater Flow by Development Area

Development Area (a)	Wastewater Generation (MGD) (a)					
	Baseline (b)	2025	2030	2035	2040	Buildout 2045
Lathrop CTF						
Central Lathrop and Mossdale (c)	0.46	0.51	0.73	1.02	1.03	1.31
River Islands	0.44	0.71	1.35	1.98	2.62	2.62
South Lathrop	0.002	0.002	0.025	0.025	0.025	0.034
Lathrop Gateway and Crossroads (c)	0.28	0.28	0.34	0.34	0.36	0.36
ADWF at CTF	**1.19**	**1.51**	**2.44**	**3.37**	**4.03**	**4.31**
Manteca						
Historic Lathrop and Other Development Areas	1.22	1.28	1.30	1.30	1.31	1.36
ADWF at MWQCF	**1.22**	**1.28**	**1.30**	**1.30**	**1.31**	**1.36**
TOTAL EXISTING ADWF (b)	**2.41**	**2.79**	**3.73**	**4.67**	**5.34**	**5.67**

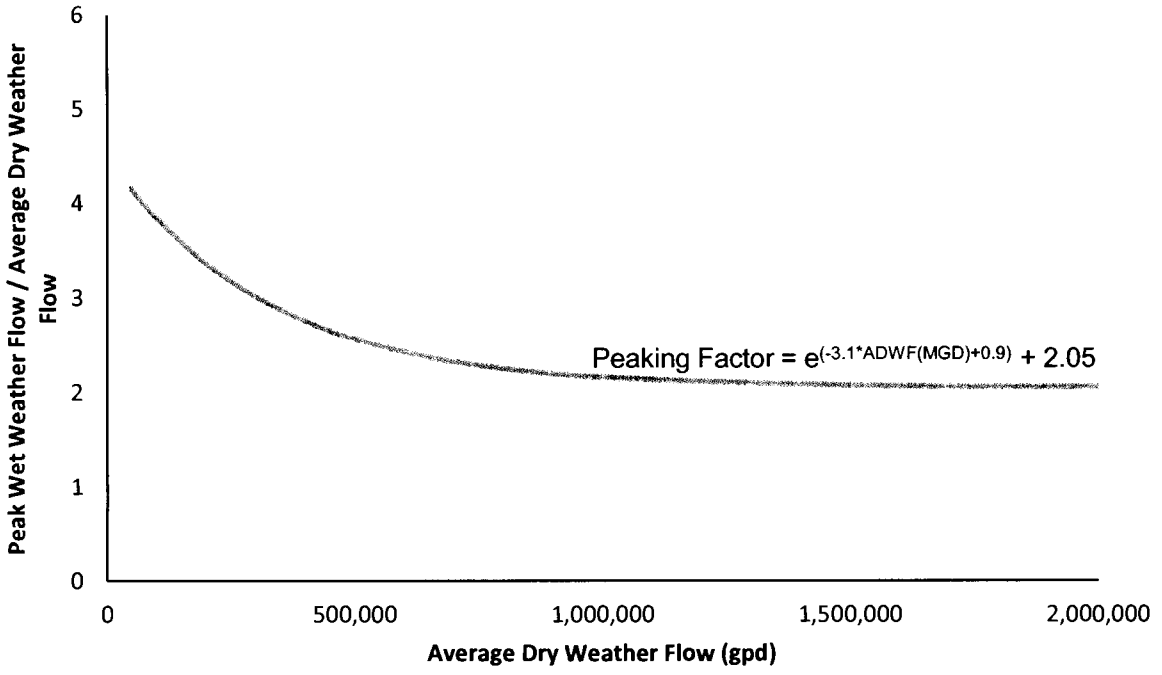
Notes:

(a) Projected wastewater generation calculated as the sum of baseline wastewater generation and the incremental new wastewater generation associated with future development shown in Table 4-4.
(b) Baseline wastewater generation is based on the existing wastewater generation in 2022 at 2.12 MGD with a 10% factor of safety to account for future I&I.
(c) Development areas served by the Lathrop CTF are grouped due to the availability of existing pump station flow data. Central Lathrop and Mossdale ADWF is estimated using flow from the Mossdale PS. Crossroads and Lathrop Gateway ADWF are estimated as the LCTF flow minus flow from the River Islands, Mossdale, and South Lathrop pump stations.
(d) Totals may not sum due to rounding.

4.3 Wastewater Peaking Factors

EKI reviewed the City's historical wastewater flow data between 2017 and 2022 to verify and update the peaking factor curve that best estimates PWWF. PWWF is the highest hourly flow experienced during the year due to rainfall-induced I&I and peak diurnal sanitary flows and is used to evaluate the hydraulic capacity of a wastewater collection system. The PWWF peaking factors are typically higher in smaller drainage areas, in which there is little flow attenuation. Larger drainage areas provide a greater capacity to attenuate flows, as peak flows generated in the upstream reaches of the system take a longer amount of time to travel downstream. EKI developed a new peaking factor curve shown on Figure 4-3. The methodologies used to develop this curve are described in Appendix B.

Figure 4-3. Average Dry Weather Flow and Peaking Factors



5 WASTEWATER TREATMENT CAPACITY ASSESSMENT

This section compares the City's projected wastewater generation through 2045 to its treatment capacity at the two treatment plants. The City's collection system and treatment plant capacity are described in Section 3.2.

5.1 Wastewater Treatment Capacity Assessment

Table 5-1 and Figure 5-1 compares the projected ADWF with the City's allocation at 1.451 MGD at the MWQCF (Section 3.2.1). The City's allocation at the MWQCF is sufficient to meet projected wastewater flows to the MWQCF through buildout.

As shown in Table 5-2 and on Figure 5-2, flows to the Lathrop CTF is anticipated to exceed the current CTF capacity of 2.5 MGD between 2030 and 2035. The City anticipates completing the Lathrop CTF Phase 3 Expansion within the next three years to meet the projected wastewater flows. The Phase 3 Expansion will expand the CTF's capacity to a total of 5.0 MGD, which is sufficient to meet projected flows through buildout.

Collectively, wastewater treatment capacity at the CTF (including the Phase 3 Expansion) and MWQCF is projected to be sufficient to meet Citywide projected wastewater flows through buildout (Table 5-3 and Figure 5-3). However, as discussed below in Section 5.2, recent increases in wastewater strength observed at the treatment plants may limit their treatment capacities.

Table 5-1. Projected Wastewater Flow and Treatment Capacity at MWQCF

	Estimated ADWF Influent and Treatment Capacity (MGD)					
	Existing (2022)	2025	2030	2035	2040	2045
Projected Influent ADWF (a)						
ADWF Projection	1.11	1.28	1.30	1.30	1.31	1.36
MWQCF Capacity						
Allocated Capacity	1.451	1.451	1.451	1.451	1.451	1.451
Projected Deficit	--	--	--	--	--	--

Notes:

(a) Wastewater influent to MWQCF is the wastewater flow from the Historic Lathrop area and Sharpe Army Depot.

Figure 5-1. Projected Wastewater Flow and Treatment Capacity at MWQCF

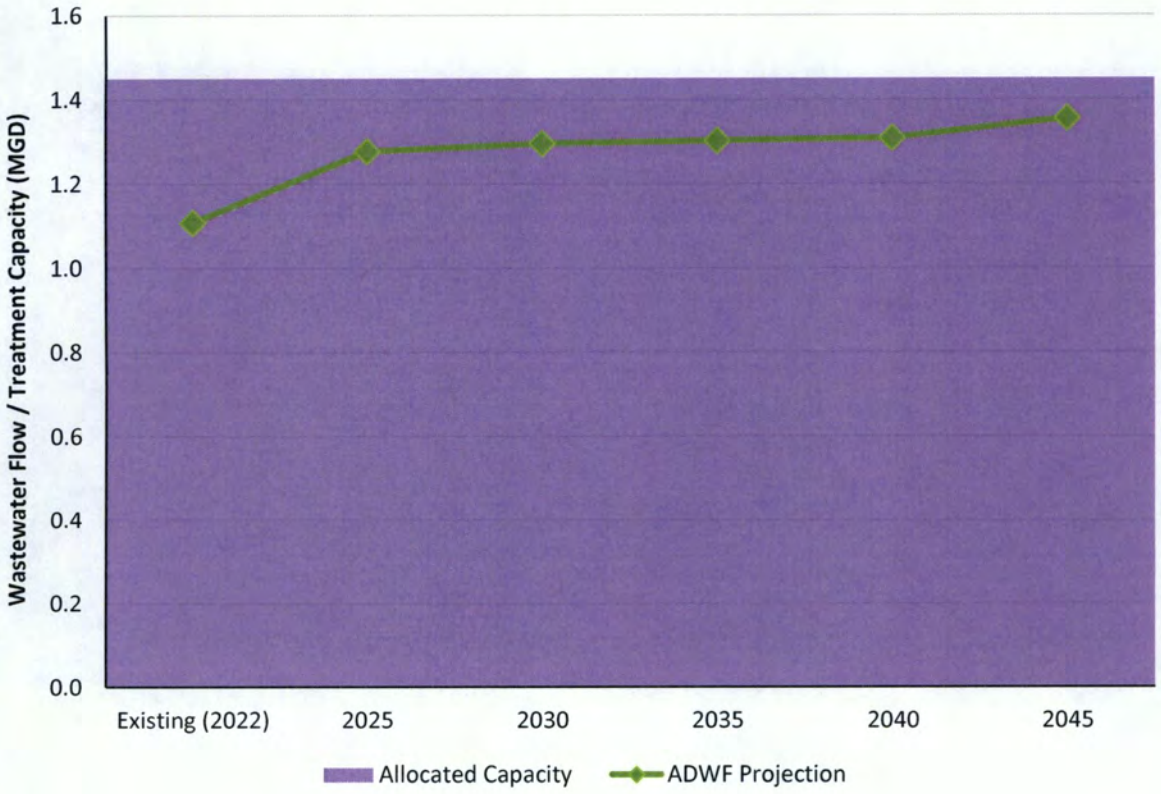


Table 5-2. Projected Wastewater Flow and Treatment Capacity at Lathrop CTF

	Estimated ADWF Influent and Treatment Capacity (MGD)					
	Existing (2022)	2025	2030	2035	2040	2045
Projected Influent ADWF (a)						
ADWF Projection	1.08	1.51	2.44	3.37	4.03	4.31
Existing Capacity and Future Expansions						
Lathrop CTF Phase 0 - 2 (b)	2.50	2.50	2.50	2.50	2.50	2.50
Lathrop CTF Phase 3	0.00	0.00	2.50	2.50	2.50	2.50
Total Capacity	*2.50*	*2.50*	*5.00*	*5.00*	*5.00*	*5.00*
Projected Deficit	--	--	--	--	--	--

Notes:

(a) Wastewater influent to Lathrop CTF is the combination of wastewater flow from all city areas except for the Historic Lathrop area and Sharpe Army Depot.

(b) Higher influent wastewater nutrient concentrations recently observed at the CTF may limit its hydraulic capacity to approximately 2.0 MGD (see Section 5.2).

Figure 5-2. Projected Wastewater Flow and Treatment Capacity at Lathrop CTF

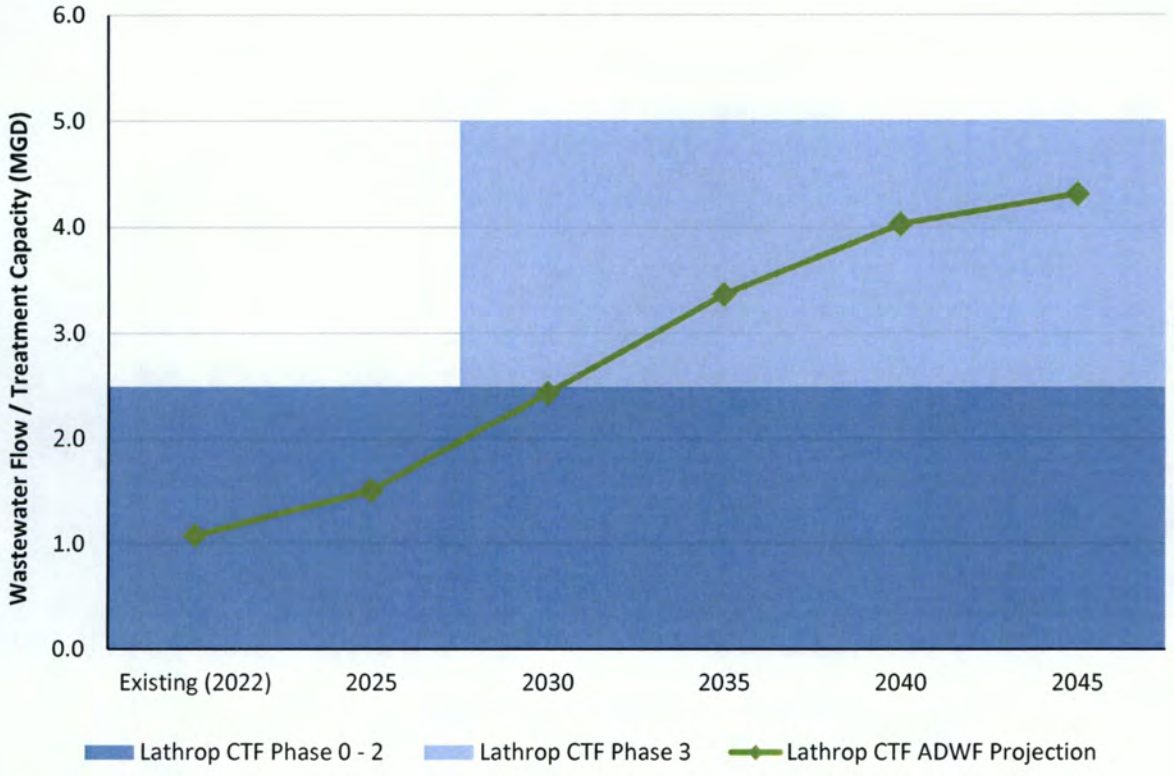
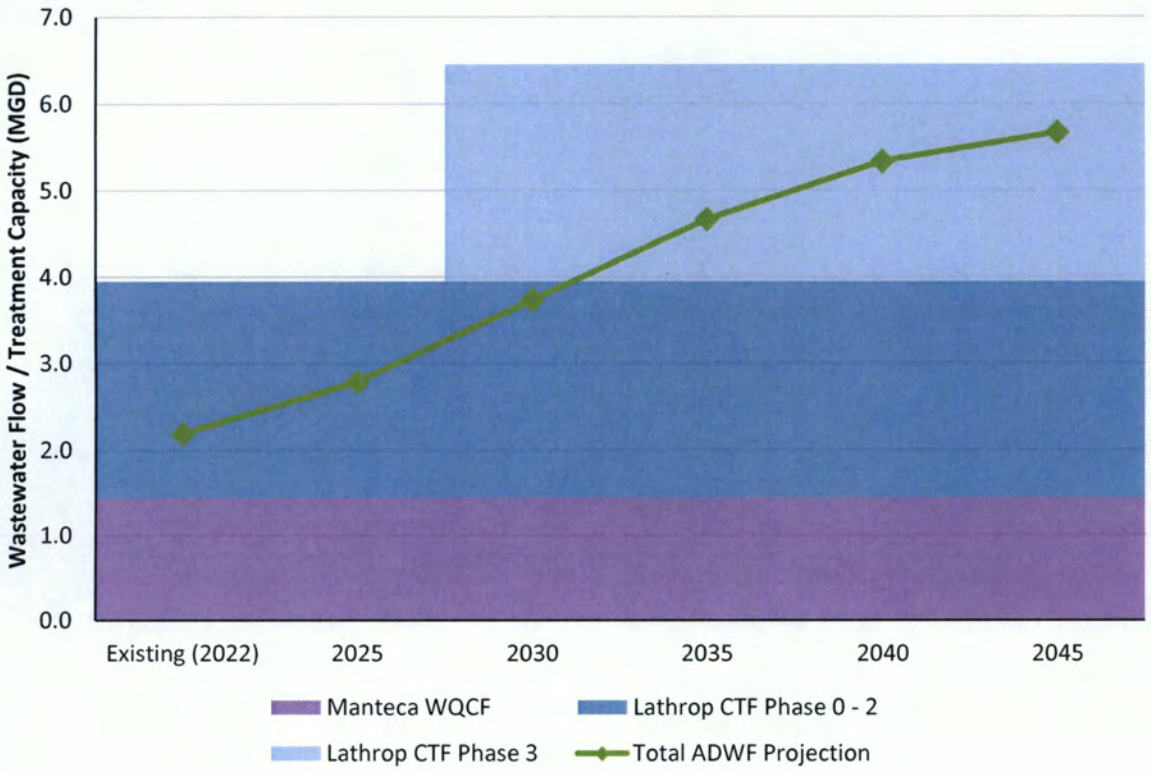


Table 5-3. Projected Wastewater Flow and Treatment Capacity, Citywide

	Estimated ADWF Influent and Treatment Capacity (MGD)					
	Existing (2022)	2025	2030	2035	2040	2045
Projected Influent ADWF (a)						
Total ADWF Projection	2.19	2.79	3.73	4.67	5.34	5.67
Existing Capacity and Future Expansions						
Manteca WQCF	1.451	1.451	1.451	1.451	1.451	1.451
Lathrop CTF Phase 0 - 2	2.50	2.50	2.50	2.50	2.50	2.50
Lathrop CTF Phase 3	0.00	0.00	2.50	2.50	2.50	2.50
Total Capacity	*3.95*	*3.95*	*6.45*	*6.45*	*6.45*	*6.45*
Projected Deficit	--	--	--	--	--	--

Figure 5-3. Projected Wastewater Flow and Treatment Capacity, Citywide



5.2 Impacts of Wastewater Strength on Treatment Capacity

Both the MWQCF and the Lathrop CTF are observing increasing influent wastewater strength (i.e. concentration of pollutants and nutrients in wastewater) likely due to improved water use efficiency during the recent droughts and in response to state regulations. The increases in influent wastewater strength may further limit treatment capacities at the treatment plants.

5.2.1 Manteca Water Quality Control Facility

In March 2022, Stantec Consulting Services (Stantec) and Herwit Engineering (Herwit) completed a MWQCF Capacity Study that indicates a reduction in MWQCF treatment capacity due to increased wastewater strength over recent years among other factors. To review the pollutant concentration in Lathrop's wastewater conveyed to the MWQCF, EKI conducted monitoring study during October 2022, summarized in Appendix C.

The current wastewater influent to MWQCF, including flows from the Cities of Lathrop and Manteca, has an average BOD concentration of 372 mg/L over the period of 2016 to 2021 (Stantec and Herwit, 2022). To investigate the contribution of wastewater strength, EKI performed monitoring of flow and BOD, TSS, and total kjeldahl nitrogen (TKN) concentrations during October 2022 at selected locations in the City's wastewater collection system connected to the MWQCF. The results indicate there was relatively little variation in BOD, TSS, and TKN concentrations across the six monitored locations. BOD and TKN concentrations in the collection system samples were generally similar to concentrations typically measured from the Lathrop combined influent samples that are collected at the MWQCF, however, the TSS concentrations in the collection system were generally significantly lower than the concentrations from MWQCF samples. BOD concentrations in the collection system samples ranged from 208 mg/L to 312 mg/L. A summary of sampling results is detailed in Appendix C.

5.2.2 Lathrop Consolidated Treatment Facility

The current capacity of the Lathrop CTF at 2.5 MGD was designed in 2015 based on a pollutant loading of 420 mg/L BOD (carbon) and 60 mg/L total nitrogen (TN) (nitrogen). However, current sewer flows to the CTF contain higher dissolved and particulate BOD and TN concentrations. In its 2021 sewershed analysis, PACE Engineers (PACE) showed an increase of 15 to 20% in pollutant load per gallon of water or hydraulic load in wastewater samples collected in the Mossdale, River Islands, and Crossroads areas compared to the CTF design concentrations (PACE 2021). The higher pollutant loading limits the treatment capacity and reduces the CTF hydraulic capacity to 2.0 MGD at current pollutant loading conditions (PACE, 2021).

In the City's collection system draining to the Lathrop CTF, PACE conducted sampling and analysis of BOD and TN during August of 2021. Samples were collected from four locations including Mossdale, River Islands, Crossroads, and combined CTF influent. Filtered chemical oxygen demand (COD), TN, and total dissolved solids (TDS) were analyzed for each sample and BOD was estimated from COD / filtered COD. The average BOD for the Mossdale, River Islands, Crossroads, and combined CTF locations were 554.2 mg/L, 466.8 mg/L, 544.3 mg/L, and 355.8 mg/L, respectively (PACE, 2021).[3]

[3] PACE indicated that the results for the combined CTF influent were artificially low due to the auto-sampling equipment being located too far from the sample location and treatment occurring within the sample tubing.

6 COLLECTION SYSTEM PERFORMANCE AND DESIGN CRITERIA

The criteria used to evaluate the City's existing collection system is based on 2022 *Lathrop Design and Construction Standards* ("Standards"; Lathrop, 2022) and the 2019 WWSMP. A summary of the wastewater system design criteria is provided below:

- For hydraulic analyses, a Manning's "n" of 0.013 is assumed for all sewers.
- Pipes 15 inches in diameter and smaller are designed for peak flows with a maximum depth to diameter (d/D) ratio of 0.50. Pipes 18 inches in diameter and larger are designed for peak flows at a maximum d/D ratio of 0.75.
- Design velocity and head loss for force mains calculated using Hazen-Williams formula with a roughness constant of 110.
- Minimum velocity greater than 2 feet per second (fps) for pipes flowing half full.
- Minimum gravity main slopes are summarized in Table 6-1.
- Maximum velocity less than 10 fps.
- Pump stations should be designed to convey PWWF within its firm capacity[4].

Table 6-1. Minimum Gravity Main Slopes

Pipe Size (inch)	Minimum Slope (ft/ft)
6	0.0050
8	0.0035
10	0.0025
12	0.0020
15	0.0015
18	0.0012

6.1 Capacity Criteria

The collection system is primarily evaluated against its ability to carry projected PWWF. Specifically, the d/D ratio for gravity mains under PWWF are compared to the design criteria. Force mains are considered to be capacity deficient if maximum velocity exceeds 10 fps. For pump stations, the required total head and flow under PWWF are compared to their firm capacity.

6.2 Minimum Velocity and Slope Criteria

Minimum velocity and slope criteria for gravity mains are of the same nature and independent of flow, i.e. velocity in a pipe flowing at half full is determined by its slope. These criteria ensure an appropriate flushing velocity and prevents sediment buildout in the pipes. However, it is unnecessary to correct an existing pipe with a mild slope if the pipe is sufficient to carry PWWF. The minimum velocity and slope criteria evaluation were not updated as part of this WWSMP Amendment.

[4] Defined as pumping capacity with the largest pumping unit out of service.

7 HYDRAULIC ASSESSMENT OF THE COLLECTION SYSTEM

EKI updated the City's wastewater system hydraulic model to assess the ability of City's existing collection system and key planned infrastructure under various wastewater flow scenarios to meet the recommended performance and operational criteria described in Section 6. A hydraulic model transforms information about the physical facilities and system into a mathematical model used to analyze the sewer system under various demand conditions. The hydraulic model then generates information on flow, velocity, flow depth, and head that can be used to assess system performance and identify system capabilities and deficiencies. The hydraulic model can also be used to verify the adequacy of recommended or proposed system improvements.

7.1 Hydraulic Modeling Approach

To evaluate collection system performance against hydraulic design criteria, EKI (1) conducted steady-state model simulations of PWWF conditions, and (2) evaluated capacity and head requirements at PWWF for each lift station or pump station for existing and buildout scenarios.

The PWWF were modeled for all pipes as the total ADWF upstream of the pipe multiplied by the corresponding peaking factor from Figure 4-3. Pump stations were first modeled as ideal pumps that can pump at a rate equal to the inflow to determine the estimated PWWF influent to each pump station. The modeling results were then evaluated against actual pump hydraulics to determine if each pump station has sufficient capacity to pump the modeled PWWF.

7.2 Hydraulic Model Update

This section provides an overview of the updates to the City's sewer system hydraulic model as part of this WWSMP amendment.

7.2.1 Model Platform

The City's existing sewer system hydraulic model was developed on the Innovyze InfoSWMM model platform for the 2019 WWSMP. This selection was partially based on the platform's geographical information system (GIS) integration capabilities. To optimize the modeling building and maintenance process, a key objective of the IWRMP modeling effort was to construct hydraulic models that are integrated with the City's infrastructure GIS and allow for automatic synchronization between the model and infrastructure GIS to limit future maintenance efforts.

7.2.2 Model Update

The City maintains a GIS geodatabase of its infrastructure assets, which was used as the basis of information to construct the existing water system hydraulic model. EKI updated the City's GIS database to incorporate recent infrastructure improvements, identified and filled data gaps to make sure the GIS database accurately represented the City's existing utility infrastructure as of January 2023.

After importing the City's GIS data into the hydraulic model, the following steps are performed to address data gaps, validate network data, and create a fully connected network:

- New wastewater system infrastructure, including lift stations, pipeline improvements constructed post 2019 WSMP, were digitized in the geodatabase and incorporated into the new hydraulic model.

- The model network was reviewed and refined for connectivity. Using the software's tools, each pipe was connected to a model node[5] and identified for upstream and downstream directions. Orphan and duplicate elements were corrected.
- Node and pipe invert data were reviewed and corrected for data errors. Missing invert data were inferred based on the City's minimum slope requirement, known invert of connecting pipes, and ground slope.
- Global parameters including Manning's constant and the Hazen-Williams C-Factors were applied to pipes based on City's design criteria.
- All scenarios were created with associated active facilities and conveyance configurations
- Parcel-level wastewater flow projections were allocated to the nearest upstream manhole.

EKI also obtained data for pump stations including wet well dimensions and elevations, pump types, operating levels, and head-discharge curves. These data are summarized in Table 3-2 and are the basis for the pump station evaluation in Section 7.5. Modeled PWWF at each pump station are summarized in Table 7-1.

EKI did not recalibrate the hydraulic model due to lack of sewer flow monitoring data. However, flow monitoring recommended as a CIP (see Section 8) could be used to calibrate the model in the future.

7.3 Sewer System Hydraulic Modeling Scenarios

The Existing (2022) and Buildout (2045) scenarios respectively assess existing infrastructure and regional infrastructure needs for the City's current and planned developments described in Section 2.2.

Parcel-level wastewater ADWFs for the existing scenario were developed based on parcel land use and wastewater generation factors summarized in Section 4.2. Future ADWF included in the Buildout scenario is consistent with flow projections described in Section 4.2.3. Figure 7-1 shows parcels and future development included in each scenario.

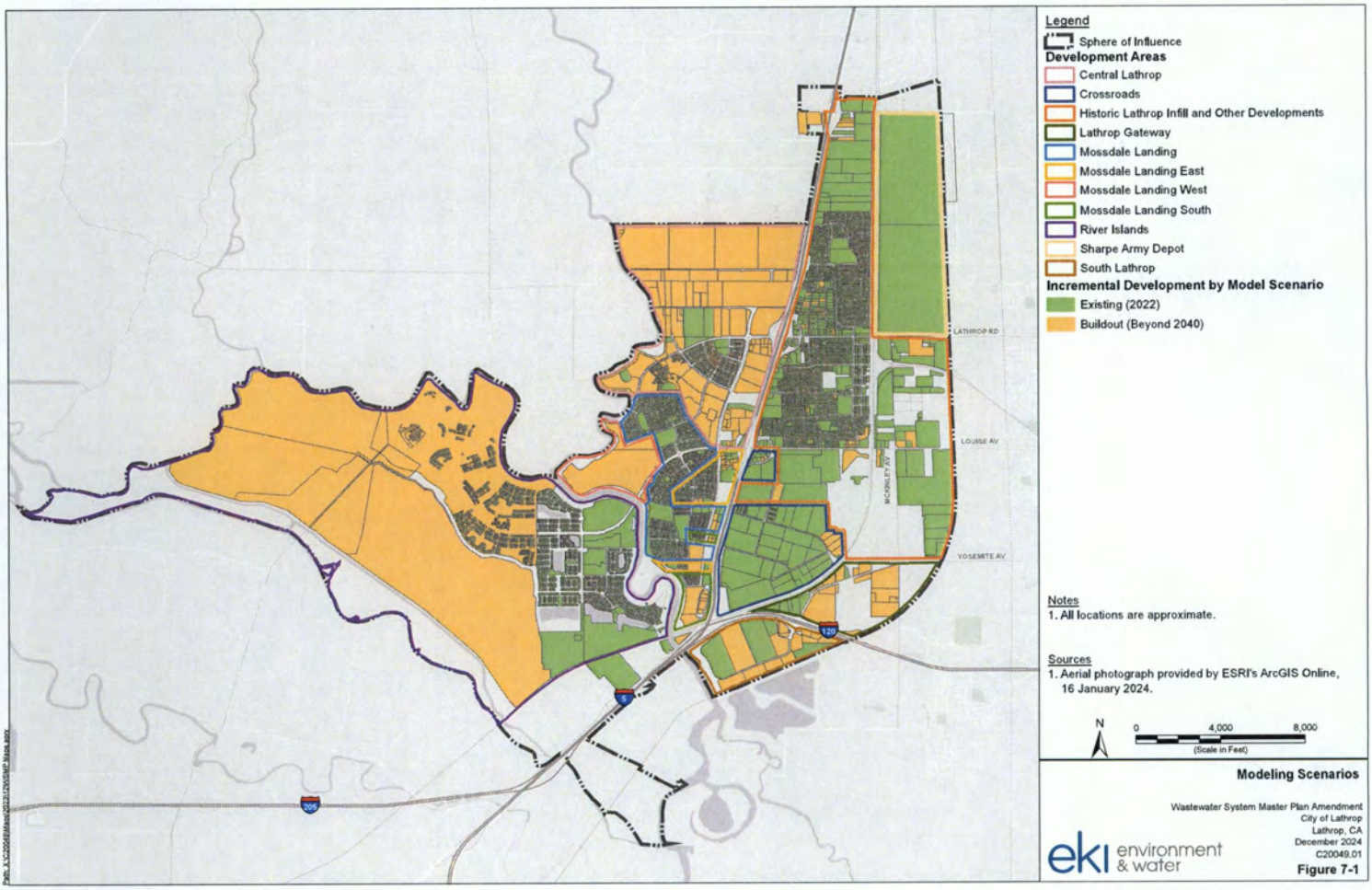
[5] either a manhole, a force main fitting, or a network structure

Table 7-1. Peak Wet Weather Flow at Pump Stations.

Lift Station or Pump Station	Existing			Buildout		
	ADWF (mgd)	Peaking Factor	PWWF (mgd)	ADWF (mgd)	Peaking Factor	PWWF (mgd)
MWQCF Collection System						
North Harlan PS	0.017	4.4	0.076	0.040	4.2	0.168
Stonebridge LS	0.158	3.6	0.561	0.158	3.6	0.561
Woodfield LS	0.382	2.8	1.071	0.389	2.8	1.083
Valley Crossing LS	0.009	4.4	0.039	0.009	4.4	0.039
J Street LS	0.270	3.1	0.842	0.315	3.0	0.938
Easy Court LS	0.081	4.0	0.322	0.083	4.0	0.327
O Street PS	0.518	2.5	1.317	0.583	2.5	1.431
McKinley Avenue PS	0.564	2.5	1.398	0.575	2.5	1.417
Lathrop CTF Collection System						
Central Lathrop PS	0.069	4.0	0.279	0.630	2.4	1.511
Mossdale PS	0.579	2.5	1.424	0.861	2.2	1.913
River Islands 2A PS	0.183	3.4	0.629	1.395	2.1	2.905
River Islands Main PS	0.493	2.6	1.273	2.658	2.1	5.45
Crossroads PS	0.043	4.2	0.182	0.054	4.1	0.223
South Lathrop PS	0.0003	4.5	0.001	0.032	4.3	0.136
Lathrop Gateway PS	0.01	4.5	0.03	0.07	4.0	0.286

Notes:

(a) Flow information is not available for the Louise Avenue PS.


Legend
Sphere of Influence
Development Areas
Central Lathrop
Crossroads
Historic Lathrop Infill and Other Developments
Lathrop Gateway
Mossdale Landing
Mossdale Landing East
Mossdale Landing West
Mossdale Landing South
River Islands
Sharpe Army Depot
South Lathrop
Incremental Development by Model Scenario
Existing (2022)
Buildout (Beyond 2040)
LATHROP RD
LOUISE AV
MCKINLEY AV
YOSEMITE AV
120
5
205
Notes
1. All locations are approximate.
Sources
1. Aerial photograph provided by ESRI's ArcGIS Online, 16 January 2024.
N
0
4,000
8,000
(Scale in Feet)
Modeling Scenarios
Wastewater System Master Plan Amendment
City of Lathrop
Lathrop, CA
December 2024
C20049.01
Figure 7-1
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7.4 Collection System Hydraulic Evaluation

As discussed in Section 6.1, the City's collection system is primarily assessed against the capacity criteria, including d/D ratio in gravity mains and maximum velocity in force mains. Figure 7-2 and Figure 7-3 show the modeled d/D ratio under PWWF for each scenario. Gravity mains are highlighted where the modeled d/D ratio exceeds the design criteria.

Modeled results are generally similar to the 2019 WWMP update and show that approximately 3% of City's existing gravity mains will not meet the capacity criteria by 2045 (see Table 7-2). As shown on Figure 7-2 and Figure 7-3, areas with capacity deficiencies are mostly consistent in the two scenarios, indicating that most capacity deficiencies identified in the Buildout scenario already exist in the existing system, although the degree of deficiency may increase with projected development.

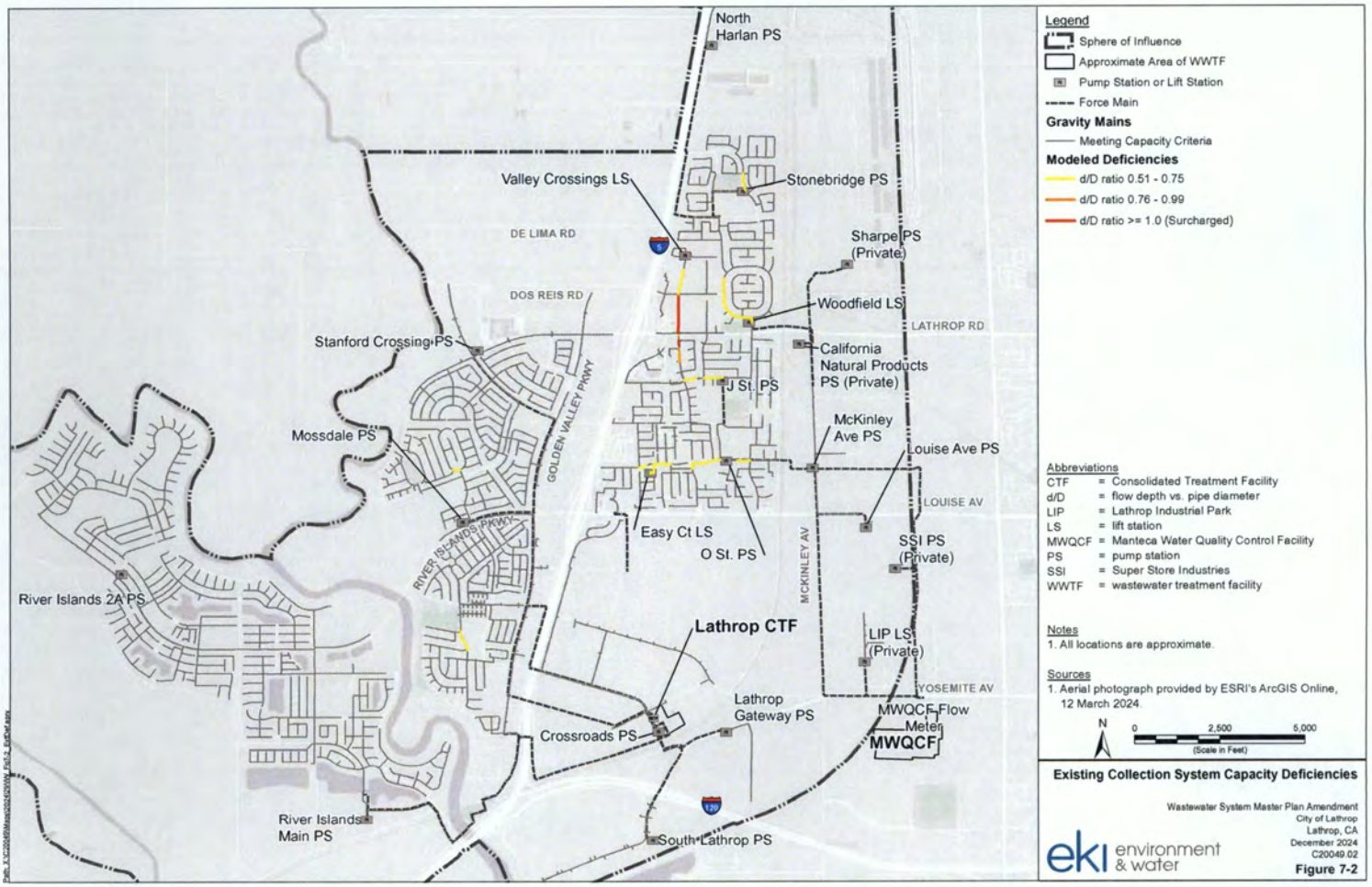
Table 7-2 summarizes modeled d/D ratio results for each scenario.

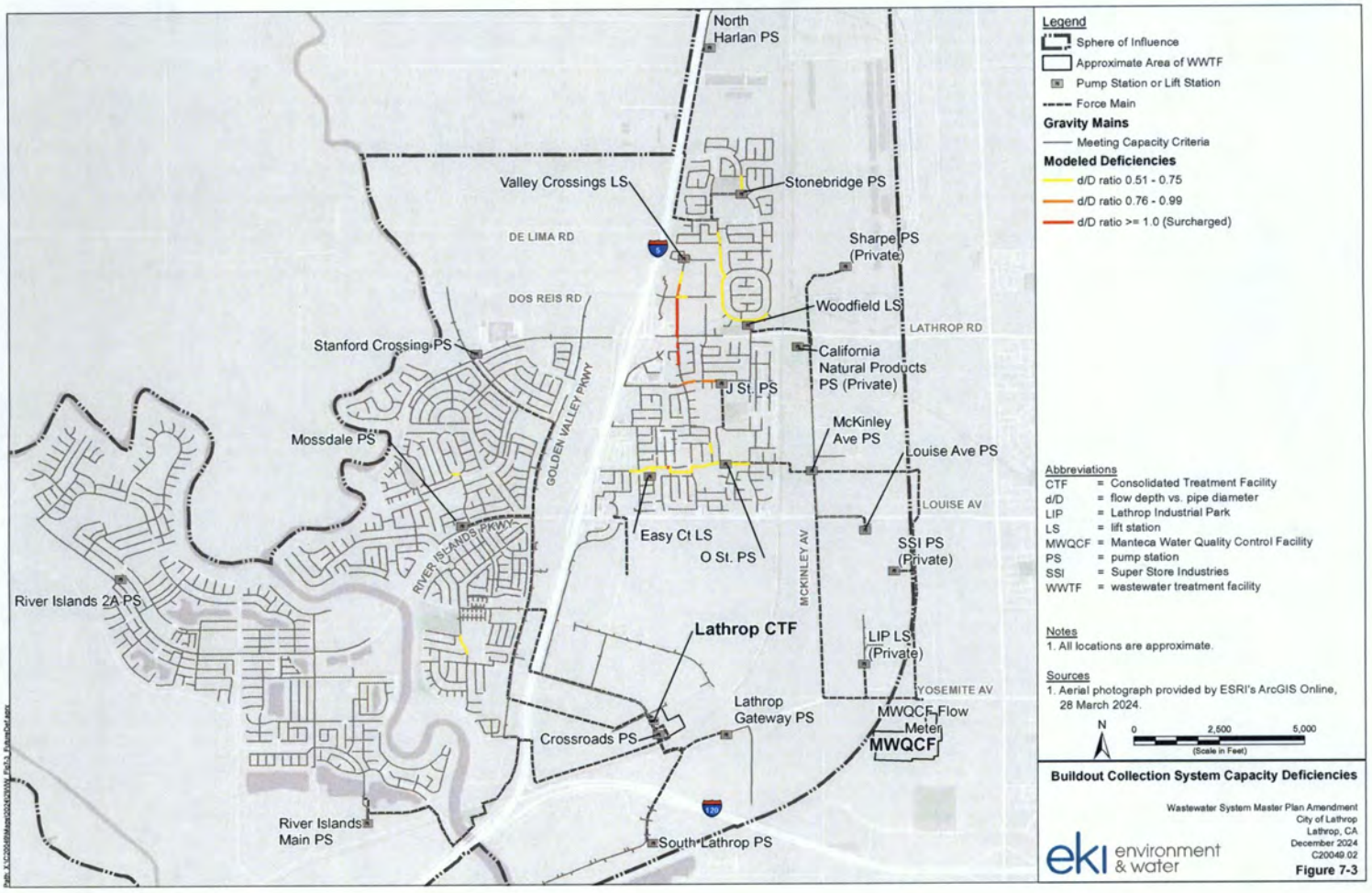
Table 7-2. Summary of Collection System Capacity Deficiencies

Scenario	Percent Length of Gravity Mains			
	Meeting Capacity Criteria	d/D Ratio Greater Than 0.5 (a)	d/D Ratio Greater Than 0.75	d/D Ratio Greater Than 1 (Surcharged)
Existing	98%	1.4%	0.1%	0.2%
Buildout	97%	2.0%	0.2%	0.3%

Notes:

(a) Gravity mains less than 18-inch diameter and exceeding the capacity criteria.


North Harlan PS
Valley Crossings LS
Stonebridge PS
DE LIMA RD
Sharpe PS (Private)
DOS REIS RD
Woodfield LS
LATHROP RD
Stanford Crossing PS
California Natural Products PS (Private)
J St. PS
GOLDEN VALLEY PKWY
McKinley Ave PS
Mossdale PS
Louise Ave PS
LOUISE AV
RIVER ISLANDS PKWY
Easy Ct LS
O St. PS
MCKINLEY AV
SSI PS (Private)
River Islands 2A PS
Lathrop CTF
LIP LS (Private)
YOSEMITE AV
Lathrop Gateway PS
MWQCF Flow Meter
MWQCF
Crossroads PS
River Islands Main PS
South Lathrop PS
Legend
Sphere of Influence
Approximate Area of WWTF
Pump Station or Lift Station
Force Main
Gravity Mains
Meeting Capacity Criteria
Modeled Deficiencies
d/D ratio 0.51 - 0.75
d/D ratio 0.76 - 0.99
d/D ratio >= 1.0 (Surcharged)
Abbreviations
CTF = Consolidated Treatment Facility
d/D = flow depth vs. pipe diameter
LIP = Lathrop Industrial Park
LS = lift station
MWQCF = Manteca Water Quality Control Facility
PS = pump station
SSI = Super Store Industries
WWTF = wastewater treatment facility
Notes
1. All locations are approximate.
Sources
1. Aerial photograph provided by ESRI's ArcGIS Online, 12 March 2024.
N
0
2,500
5,000
(Scale in Feet)
Existing Collection System Capacity Deficiencies
Wastewater System Master Plan Amendment
City of Lathrop
Lathrop, CA
December 2024
C20049.02
Figure 7-2
eki environment & water


North Harlan PS
Valley Crossings LS
Stonebridge PS
DE LIMA RD
Sharpe PS (Private)
DOS REIS RD
Woodfield LS
LATHROP RD
Stanford Crossing PS
California Natural Products PS (Private)
J St. PS
GOLDEN VALLEY PKWY
McKinley Ave PS
Mossdale PS
Louise Ave PS
LOUISE AV
RIVER ISLANDS PKWY
Easy Ct LS
O St. PS
MCKINLEY AV
SSI PS (Private)
River Islands 2A PS
Lathrop CTF
LIP LS (Private)
YOSEMITE AV
Lathrop Gateway PS
MWQCF Flow Meter
Crossroads PS
MWQCF
River Islands Main PS
South Lathrop PS
Legend
Sphere of Influence
Approximate Area of WWTF
Pump Station or Lift Station
Force Main
Gravity Mains
Meeting Capacity Criteria
Modeled Deficiencies
d/D ratio 0.51 - 0.75
d/D ratio 0.76 - 0.99
d/D ratio >= 1.0 (Surcharged)
Abbreviations
CTF = Consolidated Treatment Facility
d/D = flow depth vs. pipe diameter
LIP = Lathrop Industrial Park
LS = lift station
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PS = pump station
SSI = Super Store Industries
WWTF = wastewater treatment facility
Notes
1. All locations are approximate.
Sources
1. Aerial photograph provided by ESRI's ArcGIS Online, 28 March 2024.
N
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2,500
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(Scale in Feet)
Buildout Collection System Capacity Deficiencies
Wastewater System Master Plan Amendment
City of Lathrop
Lathrop, CA
December 2024
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eki environment & water
Figure 7-3

7.5 Force Main and Pump Station Capacity Evaluation

The hydraulic requirements at each lift station or pump station depend on configuration of its downstream force main, specifically, size and head loss. Therefore, EKI ran the model and reviewed the resulting velocities to optimize force main configuration in the Buildout scenario before conducting the hydraulic assessment.

Table 7-3 summarized the force main configurations under PWWF in each scenario, as well as the head loss and velocity of each force main. As shown on the table, the City's existing and planned force mains are able to convey projected wastewater flow through buildout.

Table 7-4 summarizes the flow and total head requirements under PWWF for each pump station. The table also lists the firm capacities of each pump station under Existing and Buildout scenarios, which may be affected by a pump station expansion or significant change in the total head requirement due to development. When compared to the pump stations' capacities, deficiencies are identified in the Stonebridge LS in both scenarios.

Table 7-3. Force Main Hydraulic Analysis Results

Upstream Pump Station	Force Main Diameter (in)	Existing Velocity (fps)(b)	Buildout Velocity (fps)(b)
CLSP PS	18	14" Capacity Sufficient (b)	
	14	**0.40**	2.14
Mossdale PS	8	**1.60**	**1.75**
	12	2.05	2.24
River Islands 2A	30	**1.89**	2.57
River Islands Main PS	18	**1.09**	3.45
	12	18" Capacity Sufficient (b)	2.71
Crossroads PS	8	**1.21**	**1.44**
South Lathrop PS	6	**0.10**	**0.53**
	6	6" Capacity Sufficient (c)	
Lathrop Gateway PS	6	**0.68**	2.39
	4	6" Capacity Sufficient (c)	
North Harlan PS	6	**0.59**	**1.31**
Stonebridge PS	6	**4.36**	4.36
Woodfield LS	10	2.98	3.02
Valley Crossings LS	4	**0.98**	**0.98**
J St. PS	8	4.10	4.47
Easy Ct LS	8	2.32	2.33
O St. PS	12	2.55	2.76
McKinley Ave PS	10	5.44	5.47

Notes:

(a) Blue bolded text indicates velocity does not meet minimum criteria of 2 fps.
(b) Velocity in the force mains under steady-state hydraulic modeling is evaluated as a secondary criterion. In reality, force main and pump station operations can be adjusted from time-to-time to ensure there is enough velocity to prevent sedimentation.
(c) For pump stations with parallel force mains, a single force main was modeled when velocities were below 2 fps.

Table 7-4. Summary of Hydraulic Capacity Analysis for Pump Stations

Pump Station	Existing Firm Capacity (gpm)	Existing Scenario		Buildout Firm Capacity (gpm) (b)	Buildout Scenario	
		PWWF (gpm)	TDH (ft)		PWWF (gpm)	TDH (ft)
MWQCF Collection System						
North Harlan PS	1,075	53	11.4	--	117	21.2
Stonebridge LS	350	**390**	**47.5**	--	**390**	**43.0**
Woodfield LS	820	744	47.5	--	752	50.2
Valley Crossing LS (c)	83	27	47.5	--	27	50.2
J Street LS	700	584	27.8	--	651	28.1
Easy Court LS	500	223	37.9	--	227	65.1
O Street PS	2,800	915	27.8	--	994	28.1
McKinley Avenue PS	1,675	971	34.1	--	984	35.5
Lathrop CTF Collection System						
Stanford Crossing PS	2,300	194	37.9	--	1,049	65.1
Mossdale PS	4,050	989	43.2	3,450	1,328	58.9
River Islands 2A PS	3,975	437	19.4	--	2,018	19.9
River Islands Main PS (e)	1,700	884	37.9	15,000	3,785	65.1
Lathrop Gateway PS	280	126	13.5	--	155	22.2
South Lathrop PS	1,850	1	27.8	--	94	28.1

Notes:

(a) **Red bolded** text indicates PWWF exceeded pump station's firm capacity.
(b) If different from existing firm capacity.
(c) Capacity of the 8"outlet is listed as the lift station capacity, as it is the capacity limiting component of this pump station.
(d) Flow information is not available for the Louise Avenue PS, therefore, its capacity is not analyzed.
(e) It is anticipated that the River Islands Sewer PS will be constructed in phases to include a total of six pumps.

8 CAPITAL IMPROVEMENT PROGRAM CHANGES TO THE 2019 WWSMP

This section recommends modifications and additions to the list of recommended CIPs included in the 2019 WWSMP and the City's current Capital Improvement Program (Lathrop, 2023). Table 8-1 summarizes the current CIPs and incorporates the modifications recommended herein. The Opinion of Probable Cost (OPC) for each project is escalated to December 2024 dollars based on an Engineering News Record (ENR) Construction Cost Index (CCI) of 13,632 (20-city average). The OPCs are conceptual level estimates, considered to have an estimated accuracy range of -30% to +50%, suitable for use for budget forecasting, CIP development, and project evaluations, with the understanding that refinements to the project details and costs would be necessary as projects proceed to design and construction.

Figure 8-1 shows an overview of the collection system project locations and improvements. Each project is shown in detail in Appendix D .

8.1 Modifications to Wastewater Treatment CIPs

The following modifications to the City's wastewater treatment CIPs are identified to reflect recent wastewater strength at MWQCF and the City's progression on CTF expansions.

8.1.1 Manteca Interim Improvements

As discussed in Section 5.1, the City of Manteca indicated that increases in influent wastewater nutrient concentrations reduce MWQCF's treatment capacity to 6.36 MGD and, therefore, Lathrop's share of MWQCF's capacity to 0.935 MGD (Stantec and Herwit, 2022; Manteca, 2022). The City's ADWF conveyed to the MWQCF was 1.11 MGD in 2022 and was above this estimated reduced allocation. Moreover, the City anticipates a total of 1.31 MGD of wastewater will flow to MWQCF at buildout.

The City of Manteca is planning interim improvement projects which would increase the MWQCF's capacity to 8.23 MGD and Lathrop's share of capacity to 1.21 MGD. The cost estimate of interim improvement projects to MWQCF was estimated at a total $32.8 million in the August 2022 letter and updated to $79.6 million in Manteca's 2023 draft Wastewater Master Plan (Manteca, 2022; 2023).

The draft Manteca Wastewater Master Plan additionally evaluated a Phase IV Expansion Project that would further increase MWQCF's capacity from 8.23 MGD to 17.5 MGD to serve projected population growth in its service area. The recommended Phase IV Expansion Project includes two 4.65 MGD stages, with the cost of Stage 1 estimated at $146.3 million and Stage 2 at $70.6 million.

The City is currently assessing its rights to capacity at the MWQCF and the appropriate level of contribution to improvements at the MWQCF to meet its current and buildout wastewater treatment needs. It is anticipated that the City will identify such improvements as a CIP once an agreement is established.

8.1.2 Lathrop CTF Phase 3 Expansion

The current Phase 2 expansion Lathrop CTF has a hydraulic capacity of 2.5 MGD at elevated wastewater strength levels. As discussed in Section 5.1, wastewater ADWF to the Lathrop CTF is projected to soon exceed this capacity before 2025. The City has initiated Phase 3 expansion of the facility to a total ADWF capacity of 5.0 MGD. As shown in Table 8-1, the total projected OPC for the Phase 3 expansion is approximately $23.7 million based on the City's FY 2023-24 CIP plan (WW 22-38).

The Phase 3 expansion is projected to meet flows from the new development areas through 2040, until when the City may need a fourth expansion of the facility.

8.2 Modification to Collection System CIPs

The hydraulic evaluation presented in Section 7 showed a reduction in hydraulic deficiency locations compared to those presented in the 2019 WWSMP as a result of CIPs completed since the 2019 WWSMP and lower wastewater flow projections. In particular, (1) the Woodfield Pump Station upgrade (WW 22-26) was completed in 2019; and (2) the Crossroads gravity main replacement project (WW 22-27) is no longer necessary. As such, these projects are removed or modified from the list of recommended CIPs.

The Stonebridge LS is approximately 40-gpm over capacity and the North Harlan PS has significant excess capacity. As an alternative to Project WW-1, North Harlan Rd businesses which currently pump into the Stonebridge collection system could instead tie-into North Harlan Rd SSFM.

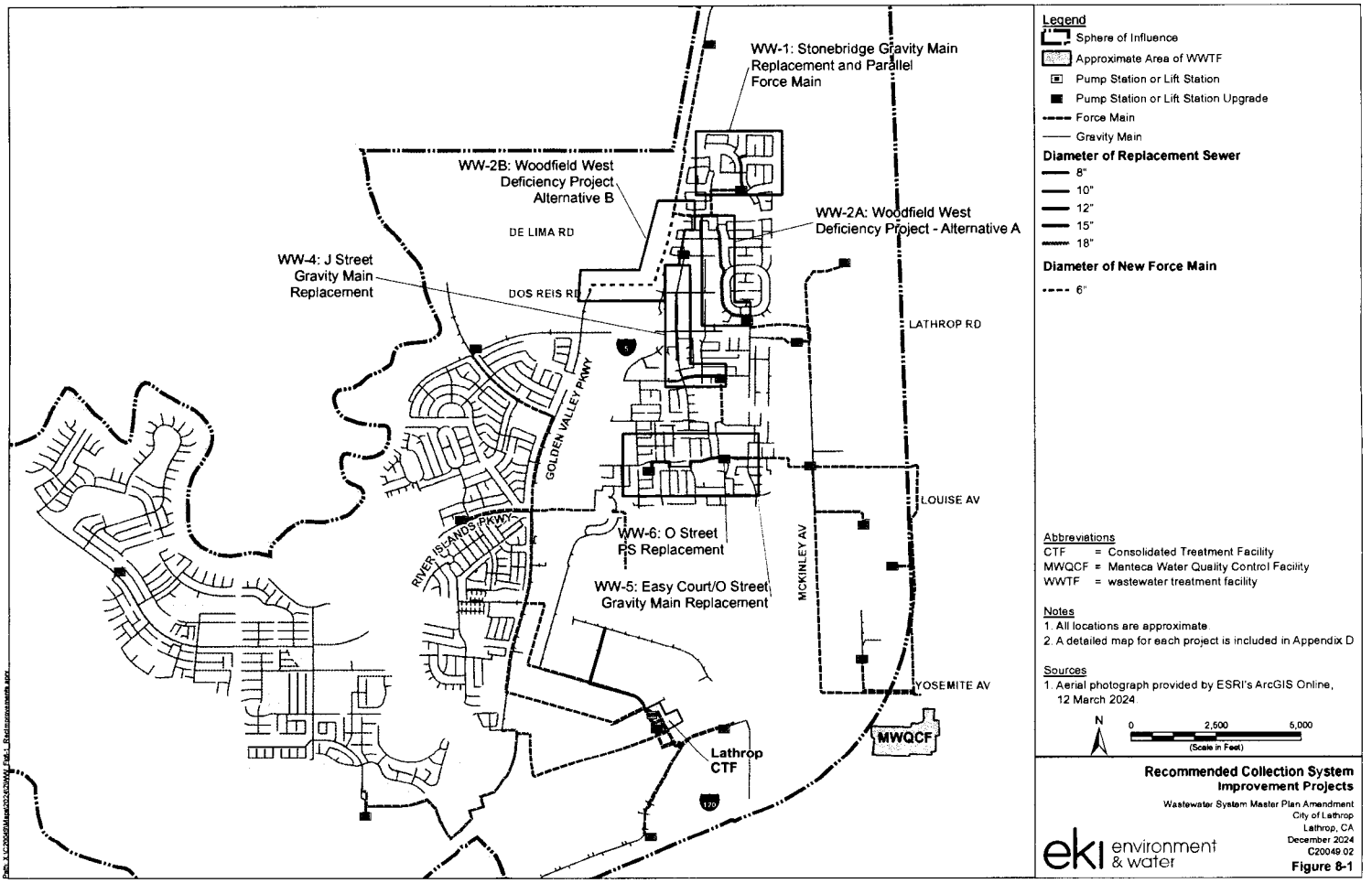
The remaining collection system CIPs from the 2019 WWSMP have been reviewed and have been retained to address the potential deficiencies identified in the hydraulic assessment. However, EKI recommends additional analysis be conducted to confirm the required project extents and sizing.

Table 8-1. Summary of Capital Improvement Projects

Project Number	Project	Timeframe	Addresses Modeled Surcharging in Existing Scenario	Total Project OPC (a)
Treatment Facility Improvement Projects				
WWT-1	Manteca Interim Improvements	Near-term (b)	--	--
WWT-2	CTF Phase 3 Expansion (WW 22-38)	Near-term (c)	--	$23,700,000
WWT-3	CTF Surface Water Discharge (WW 20-17) (d)	Existing	--	$12,699,000
			Total Treatment Facility Improvements OPC	**$36,399,000**
Collection System Improvement Projects				
WW-1	Stonebridge Gravity Main Replacement and Pump Station Upgrade (WW 22-25) (e)	Existing	No	$850,000
WW-2A	Woodfield West Deficiency Project - Alternative A (WW 22-26)	Existing (f)	No	$2,730,000
WW-2B	Woodfield West Deficiency Project - Alternative B (WW 22-26)	Existing (f)	No	$2,400,000
WW-4	J Street Gravity Main Replacement Project	Existing (f)	Yes	$1,690,000
WW-5	Easy Court / O Street Gravity Main Replacement Project	Existing	No	$1,370,000
WW-6	O Street Pump Station Upgrade	Existing	No	$1,560,000
			Total Collection System Improvements OPC	**$10,500,000**
Miscellaneous Collection System Projects				
WW-8	Temporary Flow Monitoring	--	--	$100,000
WW-9	Wastewater Lift Station Access Modifications (PW 24-14) (d)	FY 23-25 CIP		$475,000
WW-9	Ozone Upgrade for Wastewater Pump Stations (PW-24-15) (d)	FY 23-25 CIP		$75,000
			Total Miscellaneous Collection System Improvements OPC	**$650,000**
[illegible]				

Notes:

(a) Costs shown are presented in December 2024 dollars based on an ENR CCI of 13,632.41 (20-city average).
(b) City is currently evaluating the appropriate level of contribution to improvements at the MWQCF.
(c) City is currently issuing a request for proposal to PACE which may update this project OPC.
(d) Project included as a part of the City of Lathrop Capital Improvement Programs Fiscal Years 2023-2025 report.
(e) Connecting North Harlan Rd businesses which currently pump into the Stonebridge collection system to the North Harlan Rd SSFM can be considered as an alternative.
(f) Project addresses existing deficiencies, however future development influences recommended pipe or pump sizes to be installed.


WW-1: Stonebridge Gravity Main Replacement and Parallel Force Main
WW-2B: Woodfield West Deficiency Project Alternative B
WW-2A: Woodfield West Deficiency Project - Alternative A
WW-4: J Street Gravity Main Replacement
WW-6: O Street PS Replacement
WW-5: Easy Court/O Street Gravity Main Replacement
DE LIMA RD
DOS REIS RD
LATHROP RD
LOUISE AV
YOSEMITE AV
GOLDEN VALLEY PKWY
RIVER ISLANDS PKWY
MCKINLEY AV
Lathrop CTF
MWQCF
120
Legend
Sphere of Influence
Approximate Area of WWTF
Pump Station or Lift Station
Pump Station or Lift Station Upgrade
Force Main
Gravity Main
Diameter of Replacement Sewer
8"
10"
12"
15"
18"
Diameter of New Force Main
6"
Abbreviations
CTF = Consolidated Treatment Facility
MWQCF = Manteca Water Quality Control Facility
WWTF = wastewater treatment facility
Notes
1. All locations are approximate.
2. A detailed map for each project is included in Appendix D
Sources
1. Aerial photograph provided by ESRI's ArcGIS Online, 12 March 2024
N
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2,500
5,000
(Scale in Feet)
Recommended Collection System Improvement Projects
Wastewater System Master Plan Amendment
City of Lathrop
Lathrop, CA
December 2024
C20049.02
eki environment & water
Figure 8-1

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APPENDIX A
WASTEWATER GENERATION FACTOR EVALUATION

A. WASTEWATER GENERATION FACTOR EVALUATION

The following section describes the analysis performed to verify and update land-use specific wastewater generation factors developed by EKI in the City's 2019 Integrated Water Resources Master Plan (IWRMP). As the City meters wastewater flows only at pump stations or at treatment plants, it is difficult to determine existing wastewater flow rates by individual land uses or sectors. However, wastewater use by individual sector can be estimated using historical water billing data. The analysis herein estimates wastewater flow rates using historical minimum month water use data and its ratio compared with measured average dry weather flow (ADWF).

EKI first evaluated the City's water billing data for each applicable land use category and calculated the unit volume of minimum month water use for an individual dwelling unit (gpd/du) or each acre of commercial, industrial, and institutional (CII) development (gpd/acre). This factor was then multiplied by either the uniform City-wide or development-area-specific ratios between water use and the ADWF (see Section A.1) to estimate the unit volume of wastewater ADWF, or gallons of wastewater per day per dwelling unit or acre (gpd/du and gpd/acre, respectively). These unit flow factors represent estimated ADWF measured downstream at the wastewater treatment plants, which includes base sanitary flow (BSF) and year-round groundwater infiltration into the collection system.

The updated wastewater flow factors are listed in Table A-4. As discussed below, a separate set of factors for River Islands low and medium density residential land uses has been developed to account for the unique residential per unit water use and existing lower I&I due to the age of the collection system in this development area. A safety factor of 15% has been applied to the unit wastewater flow for the River Islands factors to account for the expected increase in I&I in the future as the sewer system ages. A lower safety factor of 10% has been applied to the City-wide per unit wastewater generation factors to account for the relatively new developments and their local wastewater collection systems in Mossdale and Central Lathrop Specific Plan (CLSP) development areas.

The process used to develop updated wastewater factors for each land use category is described in the following sections.

A.1 Wastewater Flow and Water Use Comparison

To evaluate the relationship between water use and wastewater generation, EKI compared monthly water use derived from the City's account-level water billing data to wastewater generation within each drainage area. By comparing water use to wastewater flows during the winter months, when little water is typically used outdoors, one can assess the amount of I&I. For example, without significant I&I, wastewater flows are typically only slightly lower than water use in winter, assuming the majority of indoor water use drains to the wastewater collection system. Wastewater flows in excess of water use during the winter would be indicative of contributions from I&I.

Monthly average wastewater flow and water use from non-irrigation accounts between January 2017 and December 2021 for each collection system are shown on Figure A-1. Wastewater flows in the MWQCF (Manteca Water Quality Control Facility) drainage area was based on the SCADA at the MWQCF site, while the LCTF (Lathrop Consolidatedh Treatment Facility) no River Islands drainage area wastewater flows was calculated by subtracting the River Islands pump station SCADA from the SCADA data at the LCTF site,

which treats wastewater from Mossdale, River Islands, CLSP, South Lathrop, and Lathrop Gateway development areas as shown in the system schematic shown in Section 3.[1,2]

While water use generally exhibits strong seasonal trends largely due to landscape irrigation, wastewater generation appears similar from month to month. During the winter months, overall wastewater flows in the MWQCF drainage area (i.e., Historic Lathrop Infill areas) and LCTF drainage area (i.e., the rest development areas within the City) without River Islands are nearly equivalent to water use. Specifically, in the River Islands development area, wastewater flows are approximately 80% of winter water use.[3]

Table A-1 compares ADWF to water use during the month with the least water use (i.e. "minimum month water use") for each winter from 2017 to 2022 to assess the amount of infiltration. Wastewater flows range from 84% to approximately 115% of minimum month water use in the MWQCF drainage area. In LCTF drainage area, the 5-year average ADWF is 95% of minimum month water use, while in River Islands, the ADWF is approximately 84% of minimum month water use. Without River Islands' wastewater flow contributions, the LCTF ADWF to water use increased to as high as 110%. It may be indicative of I&I from the rest LCTF development areas draining to the LCTF collection system.[4] Citywide, the ADWF to water use ratio during minimum water use months is about 98% during the five-year window.

[1] The May 2019 wastewater flow spike at the MWQCF station resulted from an abnormal meter reading, impacting the City-wide data, which is the sum of LCTF and MWQCF flows.

[2] May 2018 and July 2019 wastewater flow SCADA data in the LCTF drainage area and River Islands were excluded due to negative readings at the River Islands pump station. The spike observed in June 2021 was considered an irregular meter reading compared to the historical flow pattern at the station. All reading errors at this station were not reflected in the LCTF flow data.

[3] A 80% ratio between wastewater flows and winter water use is lower than typically expected and may indicate that there is significant winter-time landscape irrigation in River Islands. One potential reason may be because these newer homes are equipped with irrigation timers that residents forget to reset in the winter.

[4] Significant I&I had been identified in Crossroads in the previous Wastewater System Mater Plan (EKI, 2019), however, Crossroads Pump Station SCADA data was not available during this preparation of this update.

Figure A-1 Monthly Water Use and Wastewater Flow by Collection System

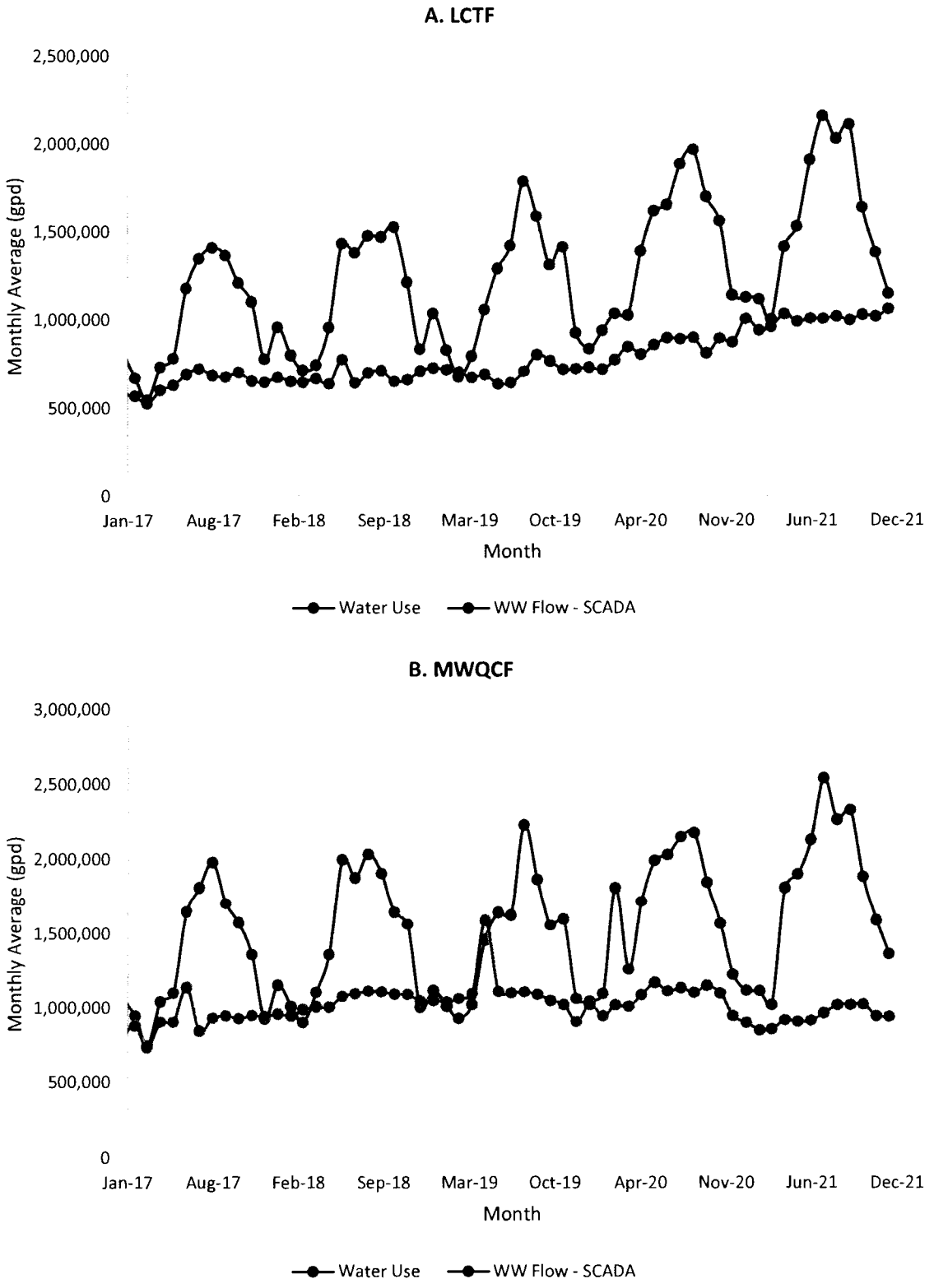
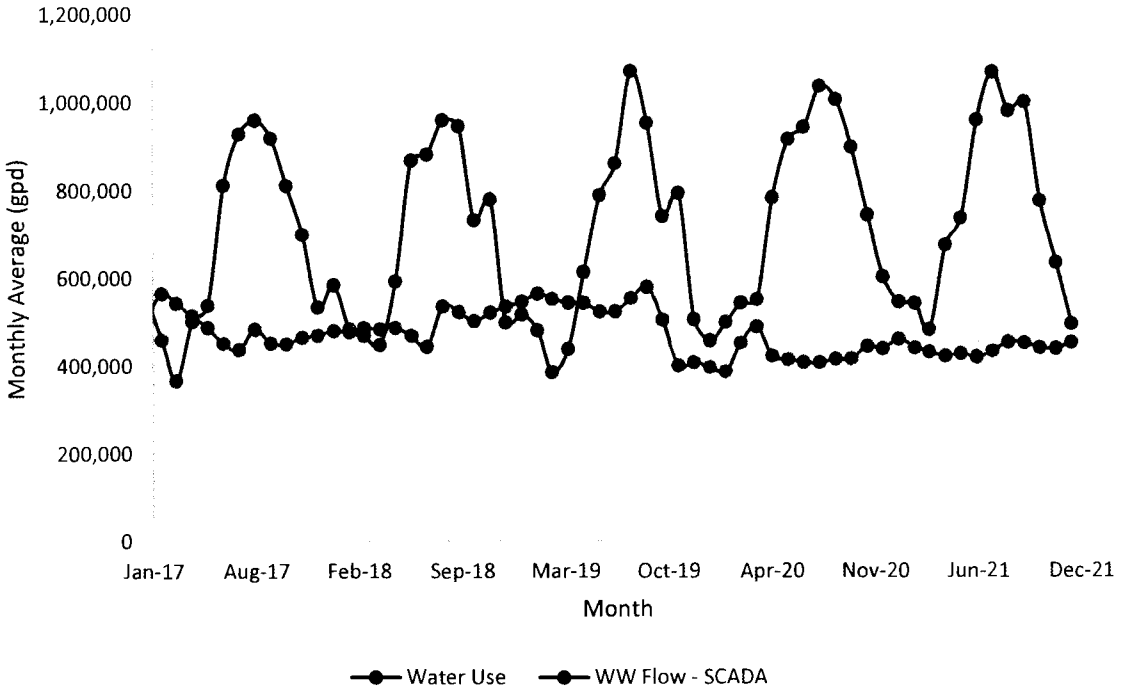


Figure A-1 (Continued)
Monthly Water Use and Wastewater Flow by Collection System

C. Mossdale



D. City-Wide

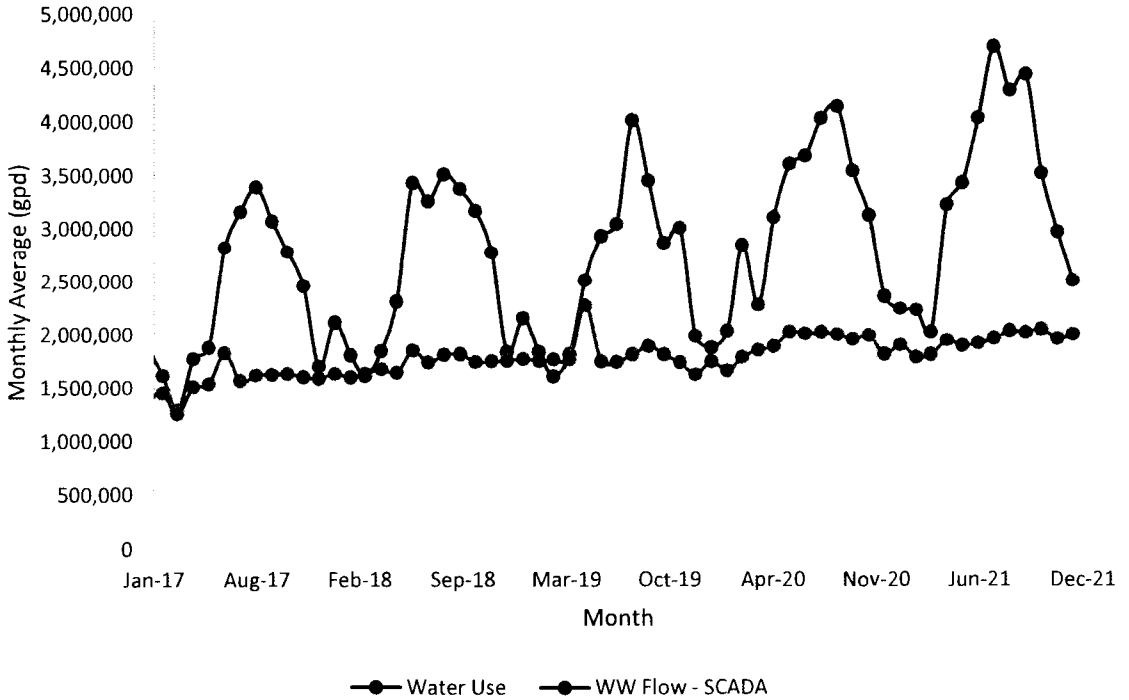


Table A-1 Minimum Month Water Use and ADWF

	ADWF as a Percentage of Minimum Month Water Use (%) (a)				
	MWQCF (b)	LCTF (c)	LCTF (no RI)	River Islands	City-Wide
2017	99%	97%	94%	112%	98%
2018	110%	90%	96%	68%	101%
2019	115%	104%	110%	86%	110%
2020	98%	87%	91%	80%	93%
2021	84%	96%	108%	76%	90%
2022	73%	89%	85%	77%	80%
Average	101%	95%	100%	84%	98%

Notes:

(a) Calculated as the ADWF of a given year divided by the water use during the minimum water use month of the previous winter. Dedicated irrigation accounts are excluded from this evaluation.

(b) Because it is difficult to discern the portion of wastewater that is managed onsite or discharged to the city's wastewater system, historical water use in the McKinley drainage area is assumed to be equal to wastewater generation in this evaluation.

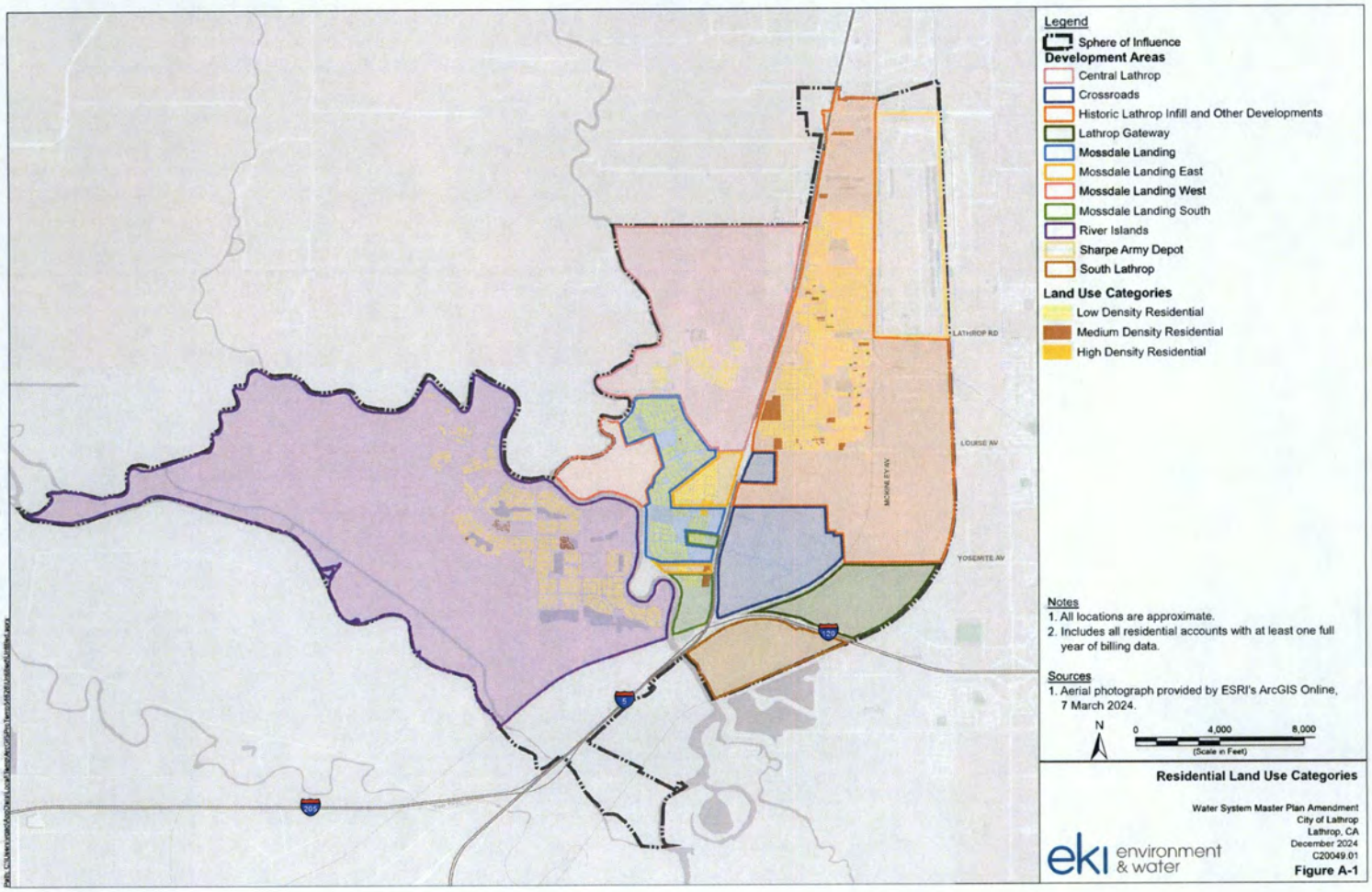
(c) Including River Islands, Mossdale, CLSP, South Lathrop, and Lathrop Gateway development areas.

A.2 Residential Wastewater Flow Factors

Similar to the residential water use evaluation presented in the IWRMP Water System Master Plan Amendment (EKI, 2024), various development-area-specific zoning classes were simplified into one of three categories: *Low Density Residential (LDR), Medium Density Residential (MDR),* and *High Density Residential (HDR)*. LDR accounts for Single-Family accounts with lot sizes larger than 4,000 square feet, while MDR includes Multi-Family accounts and Single-Family accounts with lot sizes equal to or less than 4,000 square feet.[5] HDR exclusively represents apartment land use. According to the San Joaquin County Assessor data and the account type from the billing records, the residential classes were assigned to each residential land use category are shown on Figure A-2.

After grouping the residential parcels, minimum month water use in each year between 2017 and 2021 was evaluated on a parcel-by-parcel basis and multiplied by the ADWF ratios (Table A-1) to develop residential wastewater flow factors for each existing residential land use category. The HDR wastewater flow factor was exclusively derived from the water usage of the Towne Centre Apartments from November 2022 to June 2023 due to limited prior occupancy rates and billing data availability. Therefore, HDR flow factor was evaluated separately.

[5] Account type extracted from the City's potable water billing data. Lot size information based on San Joaquin County Assessor data.


LATHROP RD
LOUISE AV
MCKINLEY AV
YOSEMITE AV
5
205
120
Legend
Sphere of Influence
Development Areas
Central Lathrop
Crossroads
Historic Lathrop Infill and Other Developments
Lathrop Gateway
Mossdale Landing
Mossdale Landing East
Mossdale Landing West
Mossdale Landing South
River Islands
Sharpe Army Depot
South Lathrop
Land Use Categories
Low Density Residential
Medium Density Residential
High Density Residential
Notes
1. All locations are approximate.
2. Includes all residential accounts with at least one full year of billing data.
Sources
1. Aerial photograph provided by ESRI's ArcGIS Online, 7 March 2024.
N
0
4,000
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(Scale in Feet)
Residential Land Use Categories
Water System Master Plan Amendment
City of Lathrop
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C20049.01
Figure A-1
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As shown in Table A-3,the available data were then evaluated to assess the extent to which each collection system had unique wastewater generation patterns. Figure A-3 and Figure A-4 show the results of this evaluation for LDR and MDR units, respectively. The data show that estimated unit wastewater generation in River Islands was approximately 20% lower than the minimum month water use per unit, and average water usage per unit at these homes was generally lower than City-wide average water use per unit. It may be caused by significant winter-time landscape irrigation in this development area (see footnote 3 above). For the rest of the City, the estimated residential wastewater generation was generally equal to or slightly higher than the estimated minimum month water use per unit. This is likely due to the aging of the wastewater collection system within older historic Lathrop collection system which makes it more subject to I&I compared to the newer West Lathrop collection system.

The ADWF in the MWQCF drainage area (i.e., Historic Lathrop) and LCTF drainage area (excluding River Islands) observed during 2017-2021 are similar to the observed Historic Lathrop average flow during the 2018 flow monitoring period, while ADWF in River Islands is slightly lower than the observed West Lathrop flow. Additionally, the 2018 flow monitoring results provided further evidence that unit wastewater generation is different between the two portions of the City.

Based on the analysis and flow monitoring results described above, separate LDR and MDR wastewater flow factors were developed for the River Islands and the remaining City-wide units. There were no HDR (i.e., apartments) in River Islands as of the preparation of this evaluation. Therefore, a uniform high density flow factor was assumed. Due to the newer age of the sewer system in River Islands, a 15% safety factor is applied to units in this development area to account for the expected increase in infiltration in the future as the sewer system ages. Therefore, a wastewater flow factor of **200 gpd/du** was selected for the **River Islands LDR** units based on calculated maximum wastewater generation per unit between 2017 and 2021 and the 15% safety factor. A safety factor of 10% was applied to the City-wide wastewater flow factors, assuming sewer conditions and infiltration will not be significantly worsened in the Historic Lathrop area and the collection system will gradually age in the remaining LCTF drainage area. As such, a wastewater flow factor of **240 gpd/du** was selected for **City-wide LDR** units, which is consistent with the previously developed Historic Lathrop LDR wastewater flow factor.

Similarly, wastewater flow factors of **200 gpd/du** and **155 gpd/du** were selected for **City-wide and River Islands MDR** units, respectively. A wastewater flow factor of **170 gpd/du** was selected for **HDR** units. The HDR flow factor is assumed to apply to all apartment units within the City.

Appendix A
Wastewater Generation Factor Evaluation

Table A-2
Residential Wastewater Flow Factor Evaluation

Year	MWQCF (Historic Lathrop)					LCTF (West Lathrop, no RI)					River Islands					Citywide
	Minimum Month Water Use (a) (gpd)	Number of Active Accounts (a)	Unit Water Use (b) (gpd/du)	ADWF vs. Water Use Ratio (c)	Estimated Unit ADWF (d) (gpd/du)	Minimum Month Water Use (a) (gpd)	Number of Active Accounts (a)	Unit Water Use (b) (gpd/du)	ADWF vs. Water Use Ratio (c)	Estimated Unit ADWF (d) (gpd/du)	Minimum Month Water Use (a) (gpd)	Number of Active Accounts (a)	Unit Water Use (b) (gpd/du)	ADWF vs. Water Use Ratio (c)	Estimated Unit ADWF (d) (gpd/du)	Estimated Unit ADWF (e) (gpd/du)
Low Density																
2017	495,452	2,730	181	99%	179	265,935	1,466	181	94%	171	64,742	418	155	112%	173	176
2018	574,871	2,740	210	110%	230	344,677	1,482	233	96%	223	116,226	575	202	68%	137	228
2019	460,484	2,517	183	115%	210	256,323	1,347	190	110%	209	138,516	792	175	86%	151	209
2020	563,613	2,674	211	98%	206	322,484	1,455	222	91%	201	212,000	1,023	207	80%	167	205
2021	581,742	2,720	214	84%	179	399,677	1,494	268	108%	289	309,742	1,389	223	76%	170	218
Medium Density																
2017	50,323	324	155	99%	153	60,806	363	168	94%	158	871	6	145	112%	162	156
2018	53,774	334	161	110%	177	79,935	382	209	96%	200	1,000	7	143	68%	97	189
2019	46,000	344	134	115%	153	64,839	356	182	110%	200	5,452	36	151	86%	131	177
2020	57,226	429	133	98%	131	74,484	358	208	91%	189	17,355	105	165	80%	133	157
2021	54,097	433	125	84%	105	95,323	373	256	108%	276	21,355	150	142	76%	108	184

Notes:
(a) Water use data are obtained from the City's billing system.
(b) Unit water use equals the minimum month water use divided by the number of active accounts.
(c) The ADWF to Water Use Ratio for each drainage area is obtained from Table A-2.
(d) Estimated ADWF is calculated by multiplying the Unit Water Use by the ADWF to Water Use Ratio.
(e) Citywide Estimated Unit ADWF is calculated using the citywide estimated ADWF in gallons per day, divided by the city's total number of active accounts.

Figure A-3 Low Density Residential Wastewater Flow Factor Evaluation

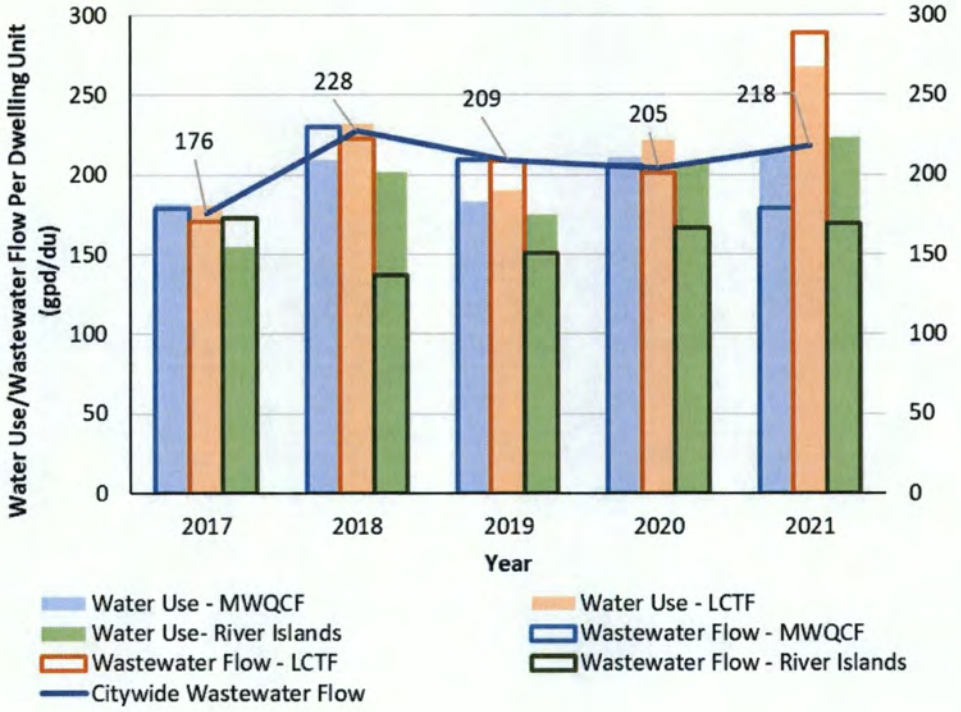
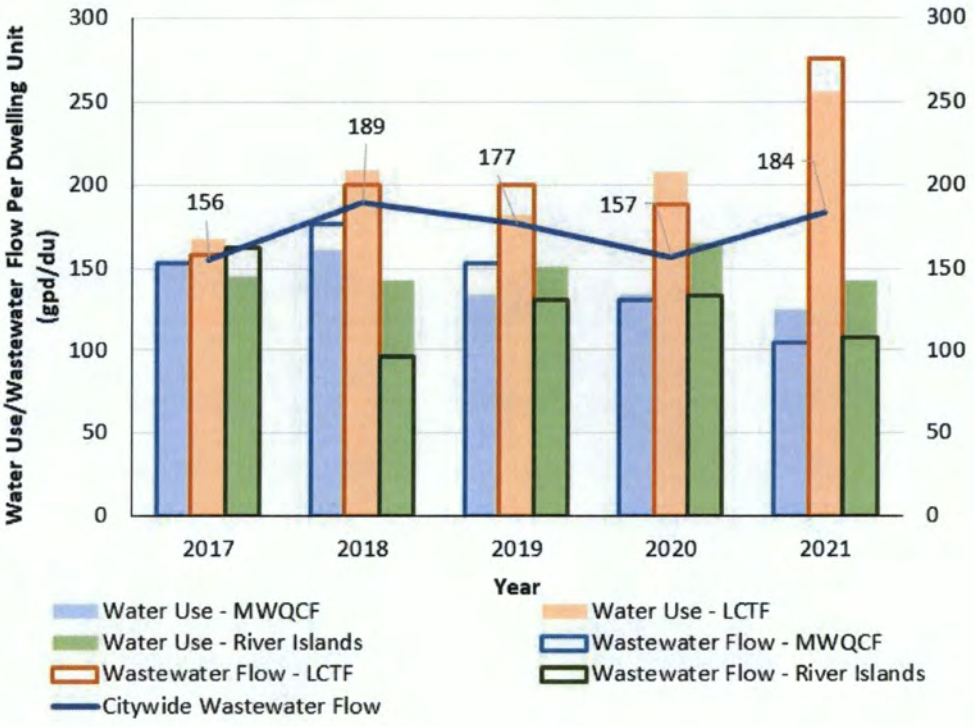


Figure A-4 Medium Density Residential Wastewater Flow Factor Evaluation



A.3 CII Wastewater Flow Factors

Per acre wastewater flow factors were developed for commercial, industrial, parks, and schools/institutional land uses based on minimum month water use and ADWF between 2017 and 2021. For each CII land use, minimum month water use for each year between 2017 and 2021 was divided by the total land use acreage of active accounts, then multiplied by the ADWF ratio, to determine wastewater flow factors. Acreages were calculated by cross-referencing the City's billing database with the San Joaquin County parcel database.

As discussed in the City's Water System Master Plan Amendment, City staff identified certain CII users need reclassification in regard to the account type from the billing data, which significantly altered the results compared to the CII wastewater generation factors developed in the City's 2019 IWRMP. Figure A-5 shows which individual parcels fell into each land use category, as confirmed by City staff.

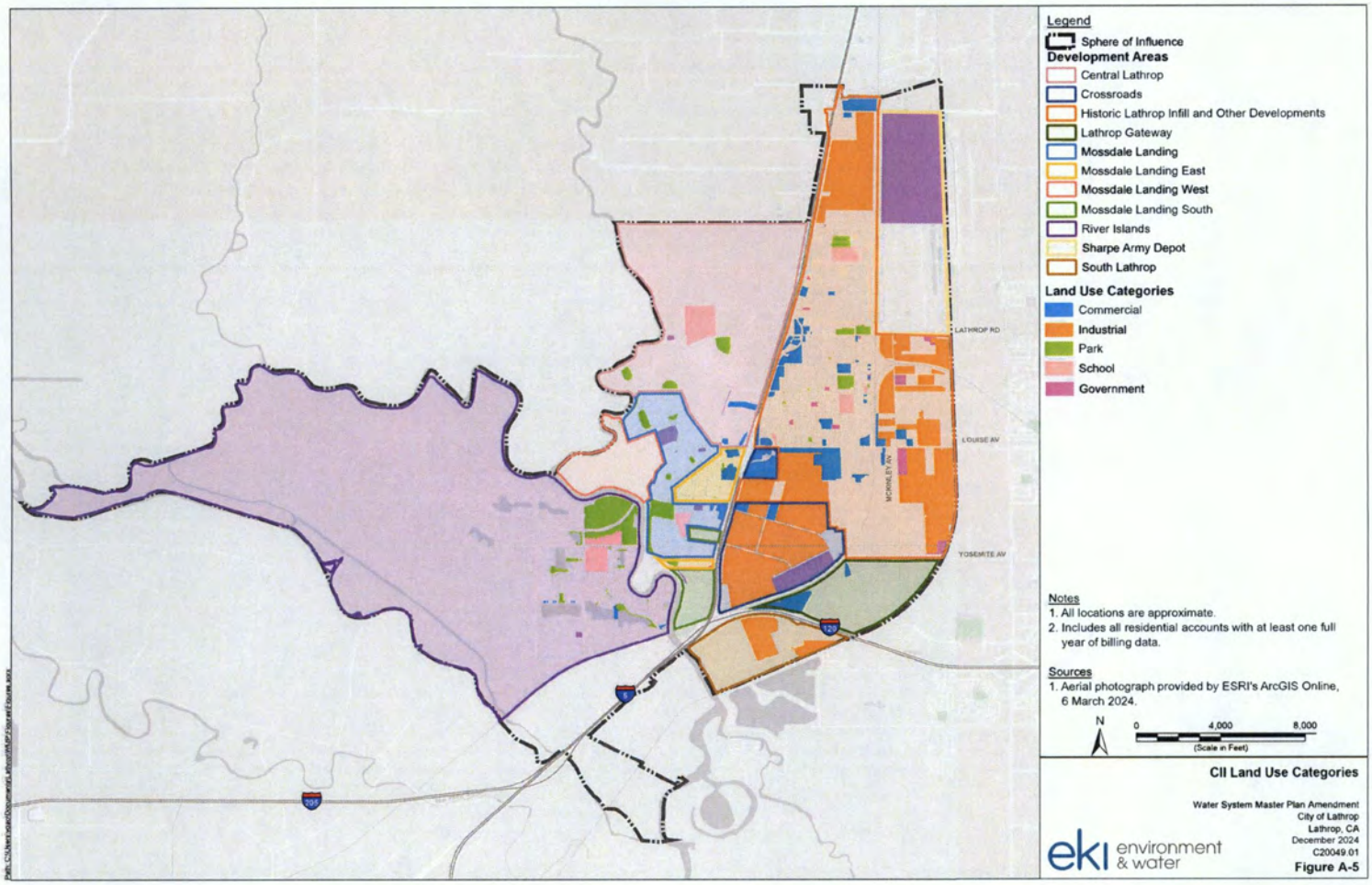
General commercial and industrial water use factors were updated based on commercial and industrial minimum month water use, respectively. Table A-3 shows an evaluation of commercial and industrial estimated water flow between 2017 and 2021. Estimated wastewater flows are compared between each collection system, as the MWQCF system represents the Historic Lathrop area, the LCTF drainage area represents new developments in West Lathrop. [6] Estimated commercial wastewater flow varies significantly across the systems, ranging from less than 300 gpd/acre in the LCTF area to more than 900 gpd/acre in the MWQCF area. [7] This is likely due to highly variable water use between the types of commercial businesses across the City. The evaluations of commercial and industrial wastewater flows are illustrated on Figure A-6 and Figure A-7, respectively.

As parcel-level commercial and industrial wastewater flow is largely determined by the specific type of business, uniform or "Citywide" factors were developed to project future commercial and industrial wastewater generation, assuming that the existing profile of business and industries within the City will continue into the future. The wastewater flow factors were determined to be **755 gpd/acre** for Commercial land uses and **240 gpd/acre** for Industrial land uses including a 10% safety factor to account for the average future increase in infiltration in old and new sewers City-wide. Compared to the 2019 IWRMP, the commercial wastewater flow factor increased by approximately 28% from 590 gpd/acre, which is likely due to a significant portion of commercial accounts were corrected as industrial, government, or park land uses.

The industrial wastewater flow factor decreased by approximately 28% from 335 gpd/acre, which may be partially attributed to the improved I&I conditions within the Crossroads development area. As shown in Table A-1, the 5-year average ADWF to Minimum Month Water Use ratio in the LCTF drainage area, where the Crossroads located within, is 95%, approximately 32% lower than the prior Crossroads 5-year average ratio of 140%.

[6] Since no industrial units currently exists or has been planned in River Islands, no separation of River Islands and the rest of LCTF was performed for CII wastewater flow factor evaluation.

[7] Water use in during the minimum water use month in the Crossroads area in 2014 is likely to be an anomaly.


Legend
Sphere of Influence
Development Areas
Central Lathrop
Crossroads
Historic Lathrop Infill and Other Developments
Lathrop Gateway
Mossdale Landing
Mossdale Landing East
Mossdale Landing West
Mossdale Landing South
River Islands
Sharpe Army Depot
South Lathrop
Land Use Categories
Commercial
Industrial
Park
School
Government
LATHROP RD
LOURSE AV
MCKINLEY AV
YOSEMITE AV
Notes
1. All locations are approximate.
2. Includes all residential accounts with at least one full year of billing data.
Sources
1. Aerial photograph provided by ESRI's ArcGIS Online, 6 March 2024.
N
0
4,000
8,000
(Scale in Feet)
CII Land Use Categories
Water System Master Plan Amendment
City of Lathrop
Lathrop, CA
December 2024
C20049.01
Figure A-5
eki environment & water

Appendix A
Wastewater Generation Factor Evaluation

Table A-3
Commercial and Industrial Wastewater Generation Factor Evaluation

Year	MWQCF (Historic Lathrop)					LCTF (West Lathrop)					Citywide
	Minimum Month Water Use (gpd)	Land Use of Active Accounts (acres)	Unit Water Use (gpd/ac)	ADWF vs. Water Use Ratio	Estimated Unit ADWF (gpd/ac)	Minimum Month Water Use (gpd)	Land Use of Active Accounts (acres)	Unit Water Use (gpd/ac)	ADWF vs. Water Use Ratio	Estimated Unit ADWF (gpd/ac)	Estimated Unit ADWF (gpd/ac)
Commercial											
2017	62,613	68	919	99%	906	18,806	50	374	97%	361	675
2018	77,839	71	1096	110%	1204	20,065	80	251	90%	227	686
2019	63,903	74	864	115%	990	25,774	84	306	104%	318	633
2020	70,710	82	862	98%	843	20,000	55	365	87%	320	634
2021	82,323	97	853	84%	715	17,419	51	340	96%	325	580
Industrial											
2017	85,097	449	189	99%	187	85,548	427	200	97%	194	190
2018	105,097	436	241	110%	264	79,452	436	182	90%	165	215
2019	57,290	447	128	115%	147	73,129	409	179	104%	186	165
2020	96,419	516	187	98%	183	56,419	381	148	87%	130	160
2021	63,935	501	128	84%	107	70,194	371	189	96%	181	139

Notes:
(a) Water use data are obtained from the City's billing system.
(b) The ADWF to Water Use Ratio for each drainage area is obtained from Table A-2.
(c) Estimated ADWF is calculated by multiplying the Unit Water Use by the ADWF to Water Use Ratio.
(d) Citywide Estimated Unit ADWF is calculated using the citywide estimated ADWF in gallons per day, divided by the city total number land use in acres.

Figure A-6 Commercial Wastewater Flow Factor Evaluation

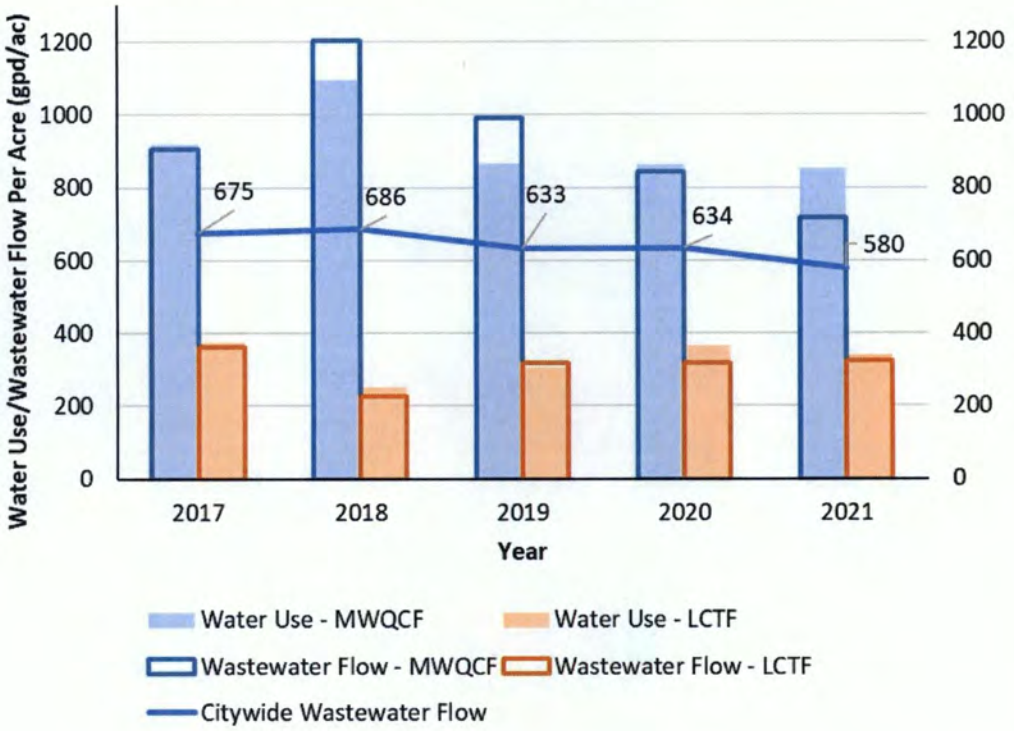
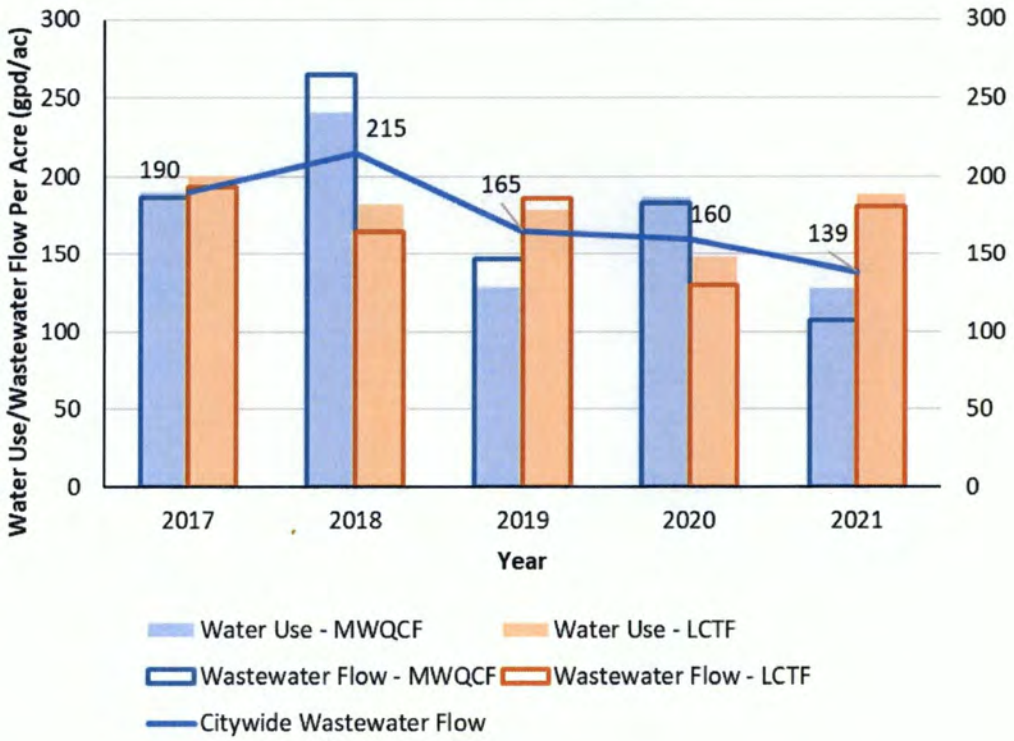


Figure A-7 Industrial Wastewater Flow Factor Evaluation



The wastewater flow factor for parks was quantified based on minimum month water use data for the following parks with indoor (i.e., restroom) water use:

- Apolinar Sangalang,
- Crescent Park,
- Greens Park,
- Islanders Field,
- Lathrop Generations Fitness Park,
- Manuel Valverde Park,
- Michael Vega Park,
- Milestone Park,
- Mossdale Landing Community Park,
- Park West,
- William S. Moss Park,
- Woodfield Park, and
- River Island Fields.

The wastewater flow factor for parks was determined to be **55 gpd/ac** including a City-wide 10% safety factor, which is consistent with the 2019 park wastewater flow factor.

School water use varies seasonally depending on the school calendar (i.e., the highest water use months) were reviewed to evaluate wastewater flow. Water use data were reviewed for the Lathrop High School, one. Lathrop, NextGeneration STEAM Academy, River Islands Technology Academy, and the Lathrop Elementary School.[8,9]

Minimum month water use data for several institutional uses (i.e., fire stations, City Hall, post office) had been reviewed and determined to be similar to schools in the 2019 IWRMP, and there was no significant change observed in institutional water use since then. Therefore, wastewater generation for institutional uses and schools was combined into a single factor. Based on minimum month water use between 2017 and 2021 and the City-wide 10% safety factor, the wastewater flow factor for Schools/Institutional was determined to be **220 gpd/ac**.

A.4 Summary of Wastewater Flow Factors

Based on the information presented above, Table A-4 summarizes the wastewater flow factors developed for the 2024 IWRMP Amendment.

Note that these wastewater flow factors are planning-level factors for evaluating infrastructure, while the City uses site-specific wastewater allocations to manage discharge and capacity fees.

[8] Water use data from non-irrigation meters for schools such as the Mossdale Elementary School and the Joseph Widemer Jr. Elementary School showed significant seasonal patterns due to irrigation water use and were therefore excluded from this analysis.

[9] Water use in 2020 from the NextGeneration STEAM Academy and River Islands Technology Academy were excluded from analysis due to irregular water billing data.

Table A-4 Updated Wastewater Flow Generation Factors

	Wastewater Flow Factor	
	City-Wide	River Islands
Low Density Residential	240 gpd/du	200 gpd/du
Medium Density Residential	200 gpd/du	155 gpd/du
High Density Residential	110 gpd/ac	
Commercial	755 gpd/ac	
Industrial	240 gpd/ac	
Parks	55 gpd/ac	
Schools/Institutional	220 gpd/ac	

APPENDIX B
WASTEWATER PEAKING FACTOR EVALUATION

B. WASTEWATER PEAKING FACTOR EVALUATION

As part of the Wastewater System Master Plan (WWSMP) Amendment, EKI updated the peaking factor curve that estimates peak wet weather flow (PWWF) using wastewater flow data collected between 2017 and 2022. PWWF is the highest hourly flow experienced during the year due to rainfall-induced I&I and peak diurnal sanitary flows and is used to evaluate the hydraulic capacity of a wastewater collection system. PWWF peaking factors are typically higher in smaller drainage areas, in which there is little flow attenuation. Larger drainage areas provide a greater capacity to attenuate flows, as peak flows generated in the upstream reaches of the system take a longer amount of time to travel downstream.

B.1 Historical Peak Hourly Flow

The City provided discharge flow data and sump elevation data from several pump stations in 5-minute increments between January 2017 and July 2022. Using these data, EKI calculated hourly inflow to each pump station by summing discharge and sump storage change.

EKI has observed occasional abnormal patterns in the SCADA flow data, possibly due to incorrectly registered flows in the SCADA system, or artificial flow peaks due to large scale construction and wastewater infrastructure maintenance. The data sets were processed in the programming language "R" in order to convert the 5-minute SCADA data into useable hourly and daily averages. Additionally, manual processing was conducted in order to remove erroneous zero data and outliers. Summarized by pump station the following adjustments were made to the SCADA data:

- Mossdale PS – Removed small portion of erroneous data from 2018 (124 data points)
- Stonebridge PS – Removed erroneous peak in 2021 (5 data points)
- Woodfield PS – Data from 1 January 2017 to 15 May 2021 was determined to be unreliable reliable due to incorrectly registered flows
- River Islands Main PS – November and December 2021 data was combined with the 2022 dataset
- McKinley and O Street PS – Data was split into two sets for before and after 2 April 2021 for changes in pumping configuration.

To review data in detail, EKI calculated the Cumulative Distribution Function (CDF) of peak hourly flow within each day, normalized by ADWF, for each pump station. The result of this analysis is shown together with CDFs calculated for the 2019 WWSMP on Figure B-1. A typical CDF resembles a sigmoid function (or "S-curve"), which can be observed during most years at each pump station. Several exceptionally high peak periods were observed at the Mossdale, Stonebridge, and O Street Pump Stations that were not found to be associated with rainfall. To eliminate anomalies in flow data, EKI selected the 99.5-percentile peak hourly flow as the PWWF during each year, as listed in Table B-1.

B.2 Peaking Factor Curve

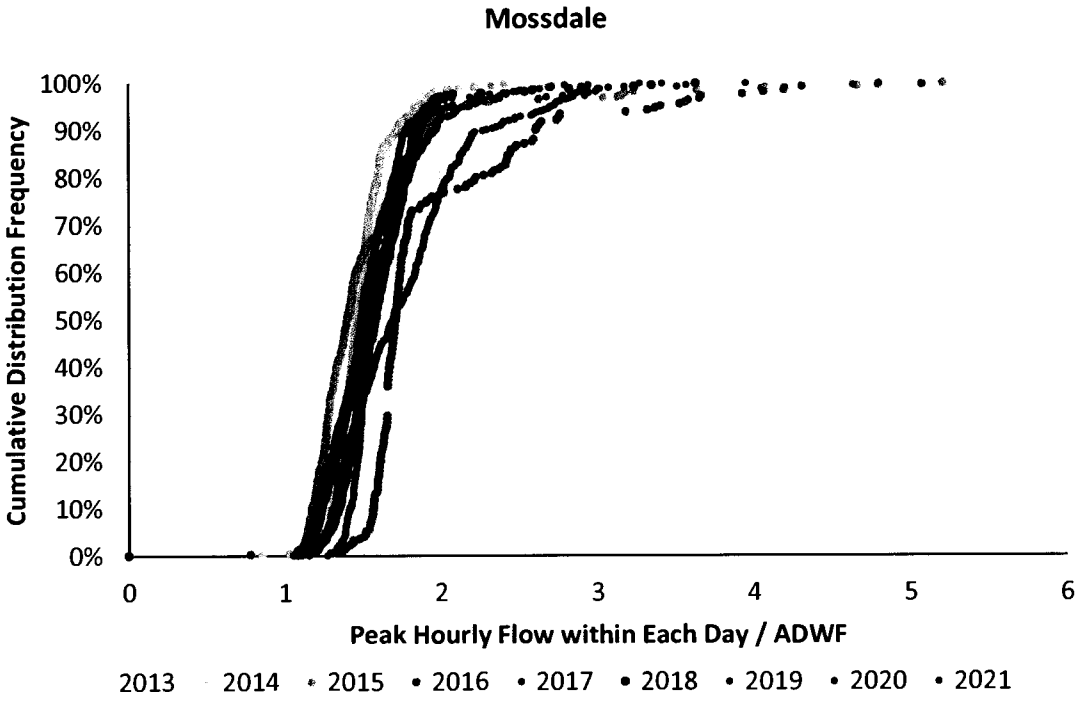
Figure B-2 plots historical PWWF versus ADWF for the City's pump stations from 2013 through 2022 as well as peak hourly flow versus average flow for the 2018 flow monitoring locations by year and then by pump station. As shown on Figure B-2, there is not an observed yearly trend of PWWF versus ADWF.

EKI fit a peaking factor curve based on these flow data, as shown on Figure B-2, which EKI recommends be adopted for future evaluations to assess pumping and conveyance capacities. It can be observed that while other pump stations with long periods of records, such as Stonebridge, Mossdale, and McKinley, have data points scattered both above and below the estimate line, data from the O Street Pump Station concentrated below the estimated line. This indicates that peak flow observed at the O Street Pump Station are smaller than what is anticipated for pump stations at its size.

Given that the City's design standard requires that 50% capacity be retained in most pipes[1] under PWWF and that pump stations meet PWWF with their firm capacity, EKI believes that use of the calculated PWWF curve is appropriate. The design standard provides surplus capacity to accommodate flows from larger rain events to prevent capacity-related sanitary sewer overflows.

[1] The City's design standard requires 50% capacity to be retained in pipes with a diameter of 15 inches or smaller and 75% capacity to be retained in pipes with a diameter greater than 15 inches.

Figure B-1. Cumulative Distribution Functions of Historical Peak Hourly Flow



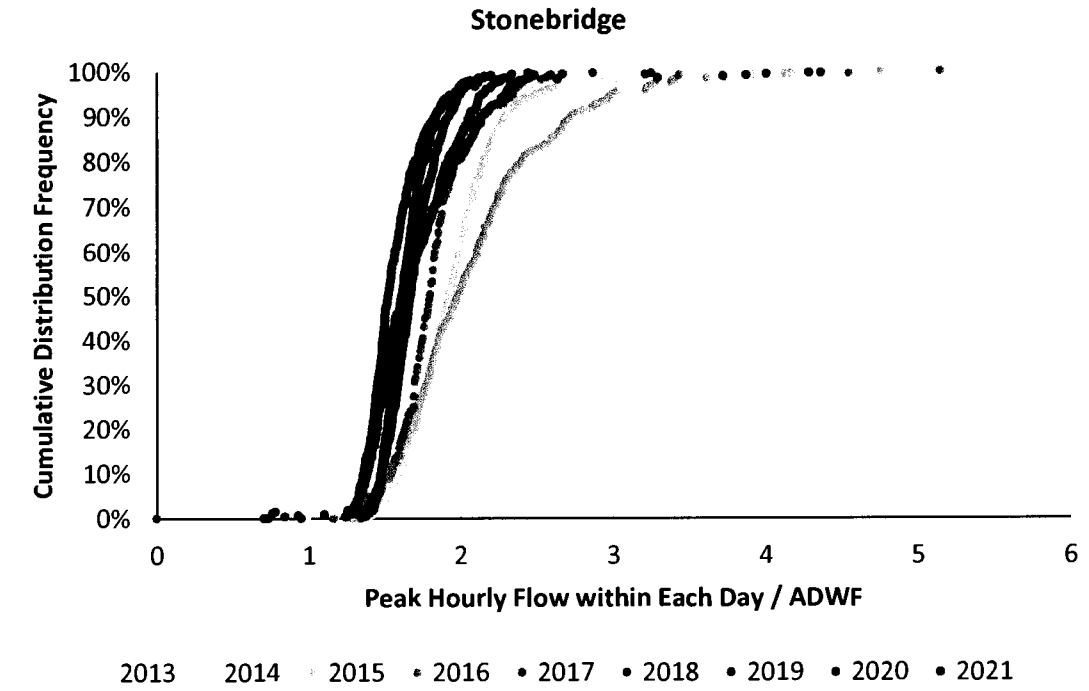
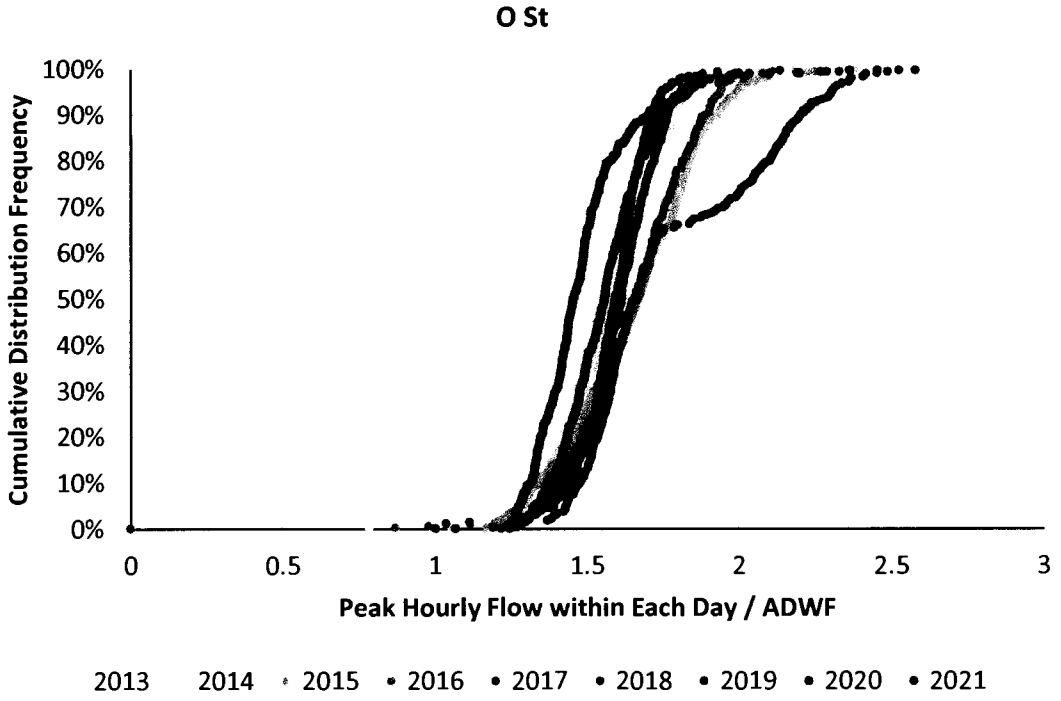


Figure B-1. Cumulative Distribution Functions of Historical Peak Hourly Flow (Cont.)



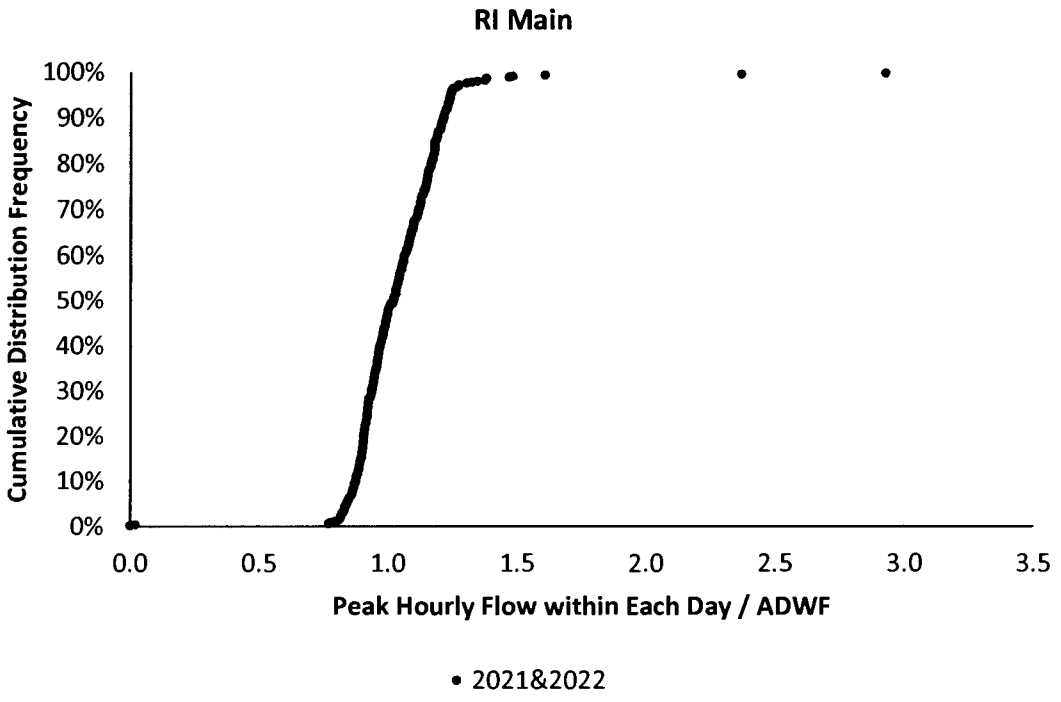
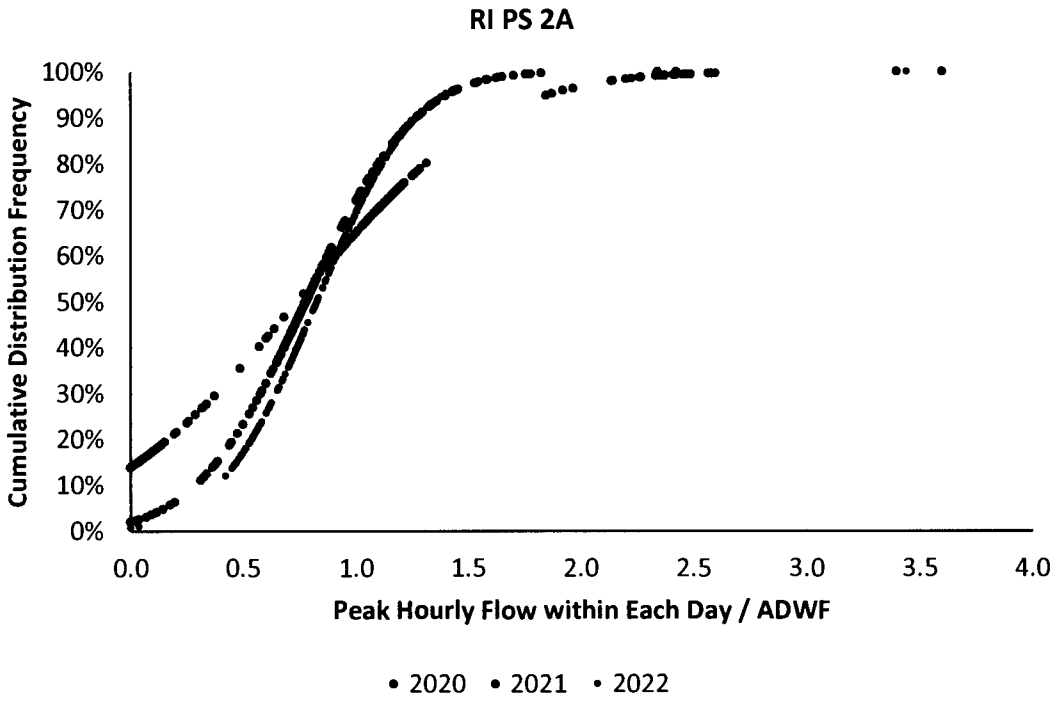


Figure B-1. Cumulative Distribution Functions of Historical Peak Hourly Flow (Cont.)



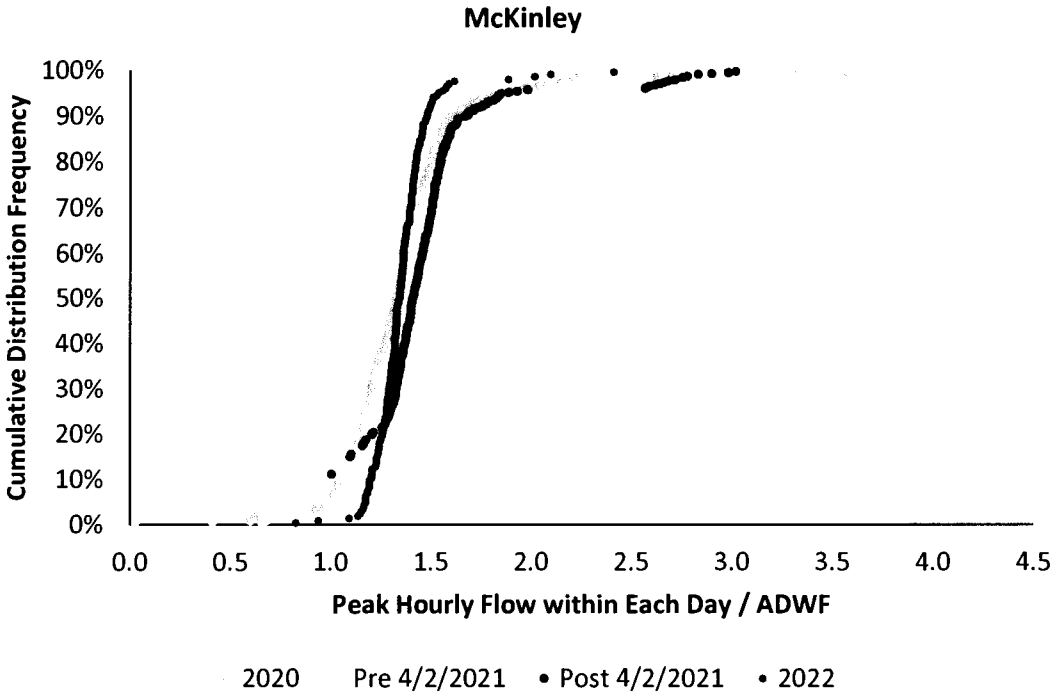


Figure B-1. Cumulative Distribution Functions of Historical Peak Hourly Flow (Cont.)

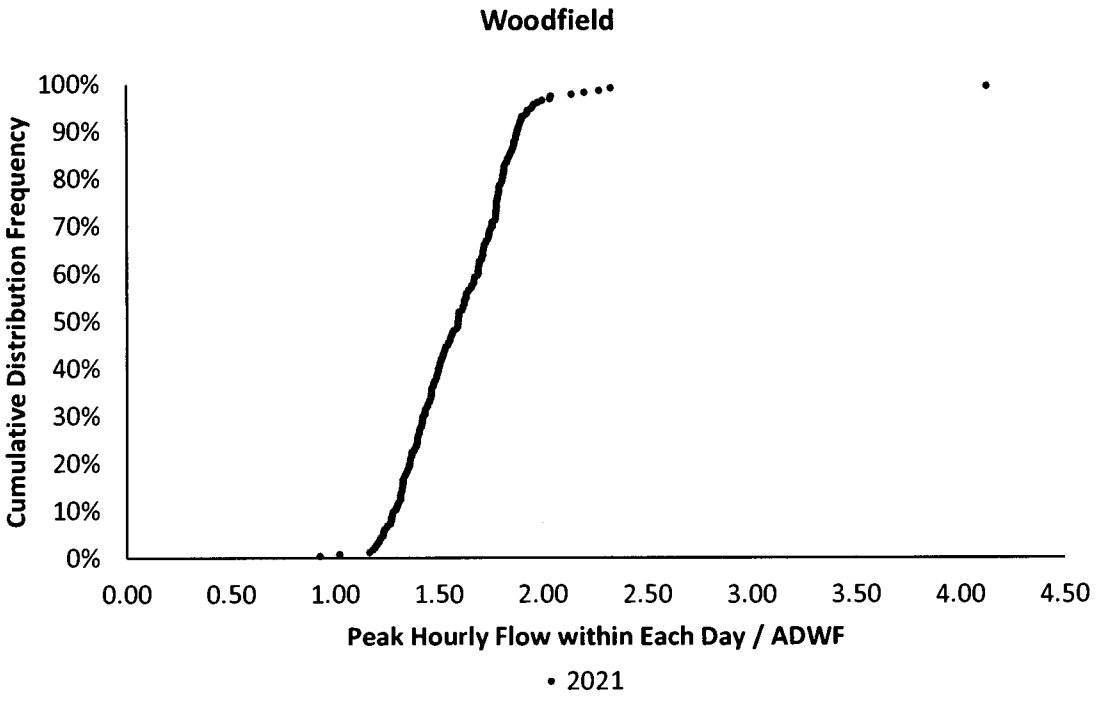


Table B-1. Historical Wastewater Flow and Peaking Factors

Year	ADWF (gpd)	PWWF (gpd) (a)	Peaking Factor (b)
Mossdale Pump Station (c)			
2013	307,410	830,547	2.70
2014	312,268	732,557	2.35
2015	335,693	1,636,267	4.87
2016	408,363	2,008,720	4.92
Stonebridge Pump Station			
2013	128,478	367,326	2.86
2014	121,054	512,057	4.23
2015	116,383	497,970	4.28
2016	120,371	603,360	5.01
O St Pump Station			
2013	675,465	1,406,948	2.08
2014	638,801	1,371,470	2.15
2015	612,014	1,393,241	2.28
2016	622,123	1,310,883	2.11
MWQCF Flow Meter			
2014	0	0	2.02

Notes:

(a) A 99.5-percentile daily peak flow was selected for the PWWF of each pump station to eliminate anomalies in the City's SCADA system data.

(b) Peaking factor is calculated as the ratio of PWWF to ADWF.

(c) The City began weekly flushing of River Islands sewer system in 2015, which likely accounts for the significantly higher peak flows in 2015 and 2016.

Figure B-2. Historical Wastewater Flow and Peaking Factors

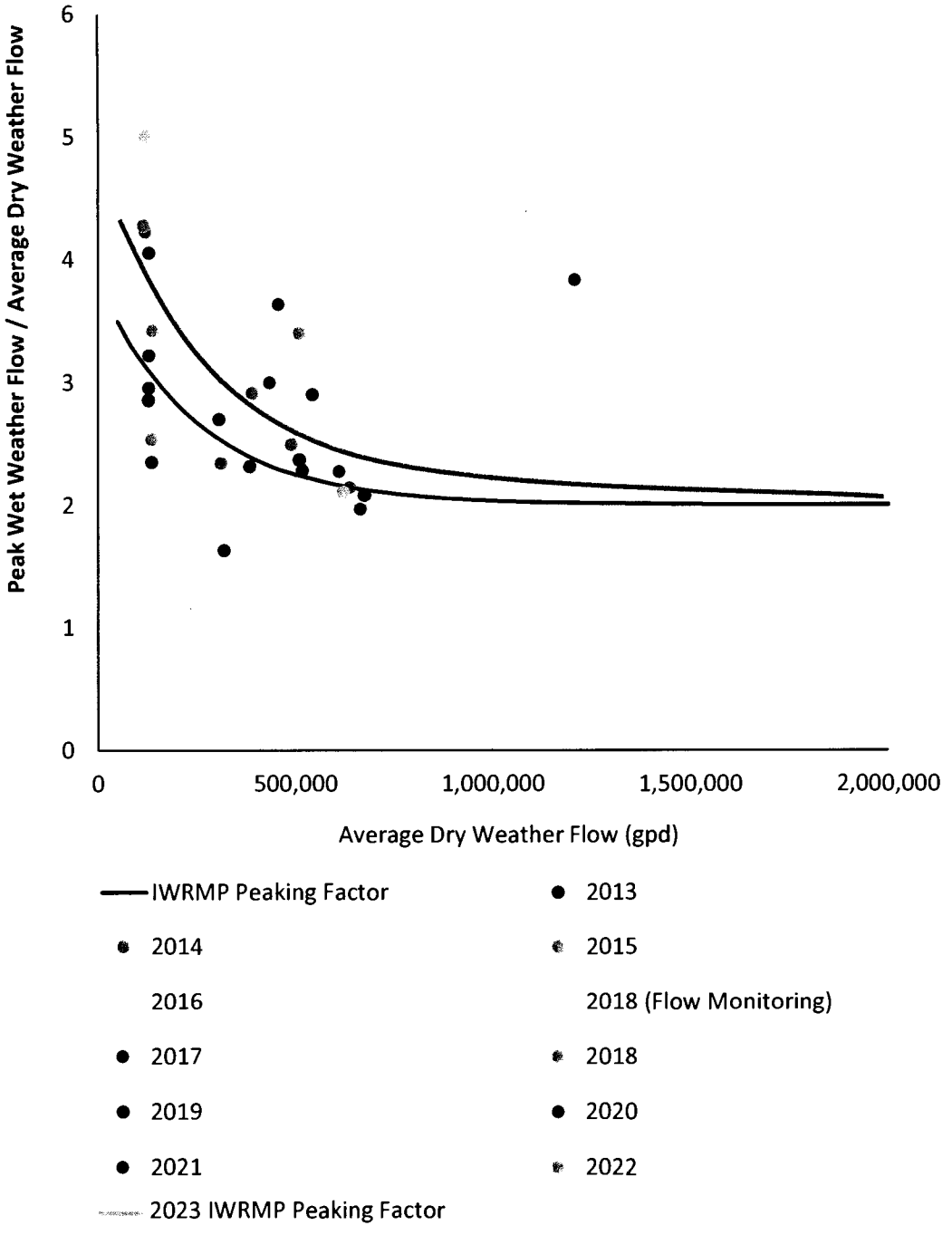
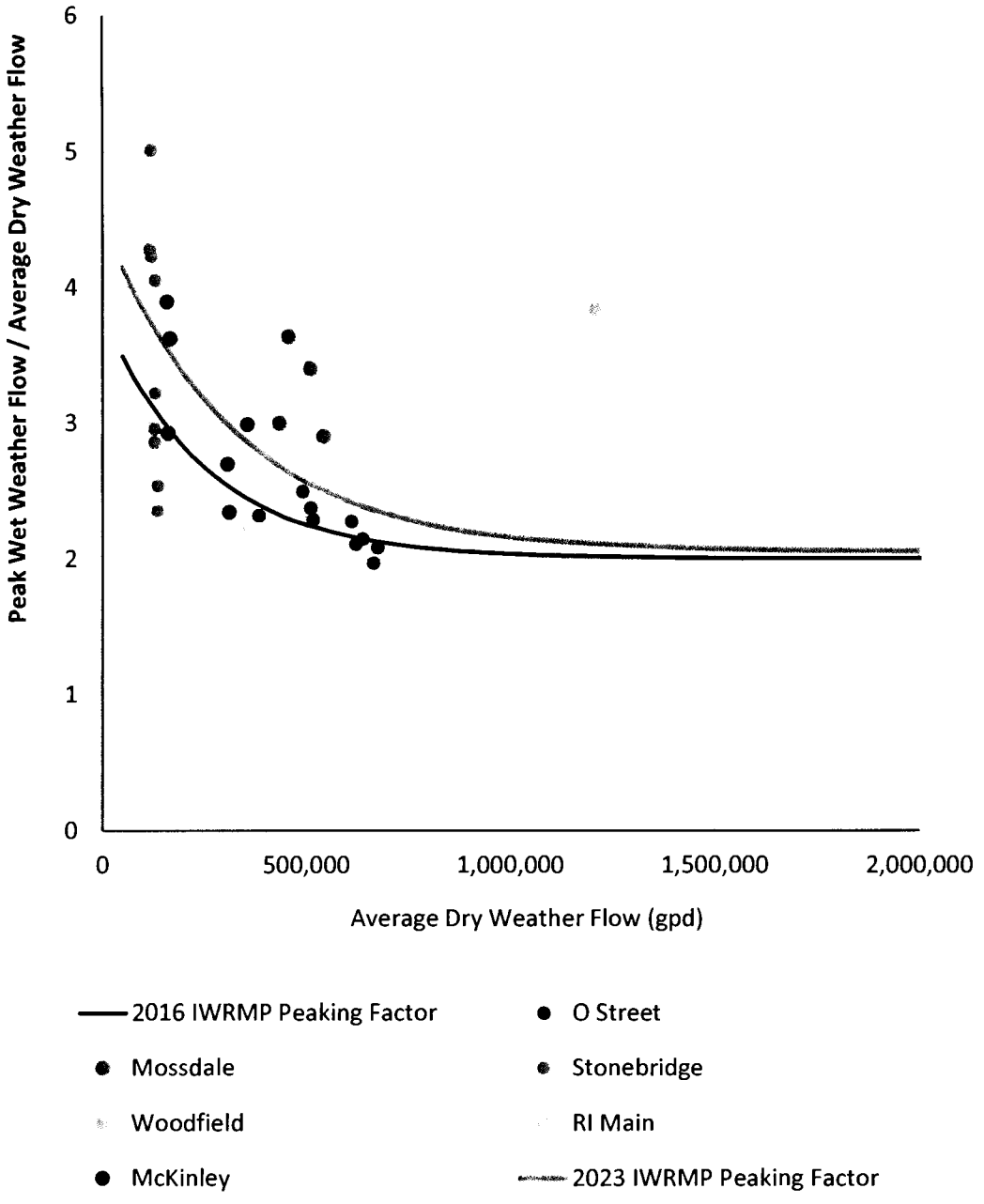


Figure B-2. Historical Wastewater Flow and Peaking Factors (Cont.)



APPENDIX C
Summary of Monitoring Results from Evaluation of Biochemical Oxygen Demand Contribution to Manteca Water Quality Control Facility

DRAFT – 13 December 2023

MEMORANDUM

To: Greg Gibson, P.E. (City of Lathrop)

From: Dave Umezaki, P.E. (EKI Environment & Water, Inc.)
Tina Wang, P.E., (EKI Environment & Water, Inc.)

Subject: Summary of Monitoring Results from Evaluation of Biochemical Oxygen Demand Contributions to Manteca Water Quality Control Facility
Wastewater System Master Plan Amendment Evaluation
City of Lathrop, California
(EKI C20049.02)

On behalf of the City of Lathrop (City), EKI Environment & Water, Inc. has prepared this memorandum to summarizing the results of monitoring performed for evaluation of the City's biochemical oxygen demand (BOD), total suspended solids (TSS), and Total Kjeldahl Nitrogen (TKN) contributions to the Manteca Water Quality Control Facility (MWQCF).

BACKGROUND AND MONITORING APPROACH

During October 2022, EKI performed monitoring to evaluate flows and BOD, TSS, and TKN concentrations at selected locations within the City's wastewater collection system. The purpose of the monitoring was to provide additional data in response to correspondence from the City of Manteca indicating that the City of Lathrop was exceeding its allotted BOD loading limit from the Wastewater Capacity Agreement between the two cities.

Based on a review of the City of Lathrop wastewater collection system, EKI selected a total of five monitoring locations, generally shown on Figure 1 and in more detailed views on Figures 2 through 6. These monitoring locations included the following:

- A monitoring location at the North Harlan Pump Station wet well (Figure 2) to capture the sewershed served by that pump station;
- A monitoring location at the Stonebridge Lift Station wet well (Figure 3) to capture the sewershed served by that lift station;
- A monitoring location at the Woodfield Lift Station wet well (Figure 4), to capture the sewershed that is served by the North Harlan Pump Station, Stonebridge Lift Station, and Woodfield Lift Station;
- A monitoring location at an O Street manhole located upstream of the Easy Court Lift Station (Figure 5), to capture the sewershed that is served by that lift station;
- A monitoring location at the O Street Pump Station wet well (Figure 6), to capture the sewershed that is served by the Valley Crossing Lift Station, J Street Pump Station, Easy Court Lift Station, and O Street Pump Station; and

- A monitoring location at the McKinley Avenue Pump Station wet well (Figure 7), to capture the sewershed that is served by the Woodfield Pumping Station, California Natural Products Pump Station, and McKinley Avenue Pump Station.

A schematic of the sewersheds captured by the meter locations is shown on Figure 8.

Sampling equipment was installed by EKI's subconsultant, Total Flow, Inc. (TFI) in each of the six monitoring locations, while flow monitoring equipment was installed in one of the monitoring locations, specifically at the O Street manhole location (Figure 5). Samplers were set to collect 24-hour composite samples on approximately 20-minute increments. The flow monitoring equipment was set by TFI to monitor flow at five-minute increments.

Composite samples were collected on the following dates:

- 10 October 2022 (Monday)[1];
- 16 October 2022 (Sunday);
- 20 October 2022 (Thursday); and
- 28 October 2022 (Friday).

Composite samples were analyzed by FGL Environmental (FGL) laboratories located in Santa Paula and Stockton, California. Samples were analyzed for the following constituents:

- BOD by Standard Method (SM) 5210B;
- TSS by SM 2540D; and
- TKN by EPA Method 351.2.

MONITORING RESULTS

Results from the four sampling events are summarized in Table 1. Results from the flow monitoring at the O Street sanitary sewer manhole are provided in raw form in Attachment A and are summarized in Table 2 and Figures 9 through 13.

As shown in Table 1, there was relatively little variation in BOD, TSS, TKN concentrations across the six monitored locations. The average BOD concentrations across all sampling events were all within a relatively narrow range between 214 milligrams per liter (mg/L) and 311 mg/L, while TSS and TKN concentrations also did not vary widely. There also did not appear to be any consistent correlations between concentrations and the day of the week that the sampling occurred.

[1] Due to an unanticipated sampling equipment issue, a sample could not be collected from the O Street PS location on 10 October 2022.

One observation is that while BOD and TKN concentrations in the collection system samples were generally similar to concentrations typically measured from the Lathrop combined influent samples that are collected at the WQCF, the TSS concentrations in the collection system were generally significantly lower than the concentrations from the WQCF samples. The cause of this discrepancy is not immediately known.

As shown in Table 2, the daily flows at the O Street Pump Station appeared to increase later in the month, with slightly higher flows observed on weekends as compared to weekdays. As shown on Figures 9 through 13, the diurnal patterns in the flow generally were consistent with what would be expected, with flows being very low during the midnight to 6 am portion of the day and weekday flow peaks observed in the early evenings.

DISCUSSION AND CONCLUSIONS

One original goal of this monitoring was to evaluate whether there are portions of the collection system that may be higher contributors to BOD, TSS, and TKN loading at the MWQCF, with the hope that portions of the wastewater flow could possibly be rerouted to the City's Consolidated Treatment Facility (CTF). As shown in Table 1, the sampling indicated that BOD, TSS, and TKN concentrations were relatively uniform across the various sewersheds. As a result, the monitoring did not identify any specific sewersheds that could be specifically targeted to redirect a disproportionate amount of BOD, TSS, and/or TKN mass to the CTF.

DRAFT - Table 1

Sampling Results from Composite Samples Collection from Wastwater Collection System

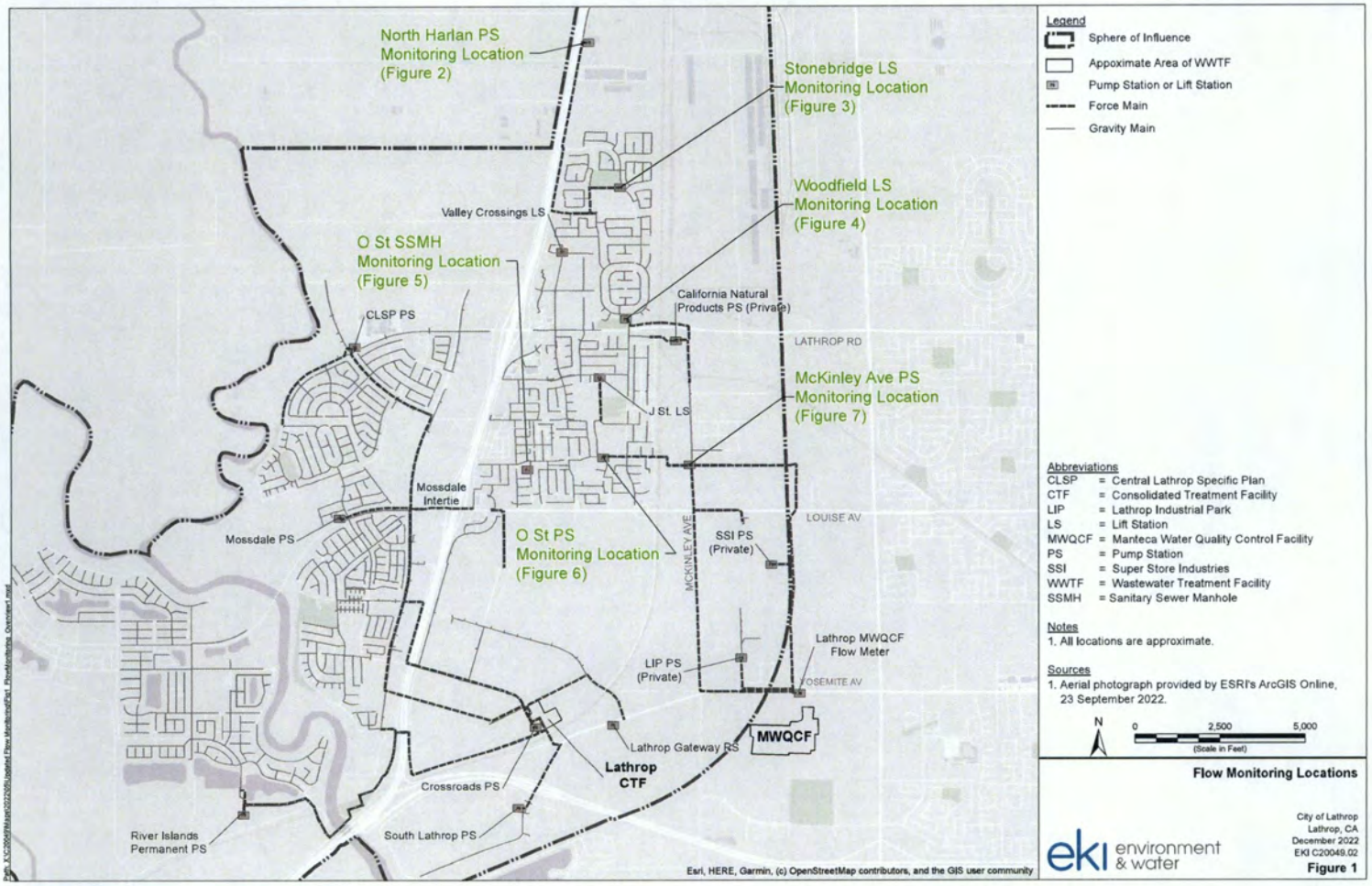
Sampling Location	Sample Date	Concentration (mg/L)		
		BOD	TSS	TKN
North Harlan Pump Station	10/10/2022	231	63	68
	10/16/2022	224	55	54
	10/20/2022	273	49	95
	10/28/2022	222	133	100
Average - North Harlan Pump Station		**238**	**75**	**79**
Stonebridge Lift Station	10/10/2022	211	50	13
	10/16/2022	222	44	50
	10/20/2022	<260	41	45
	10/28/2022	208	260	46
Average - Stonebridge Lift Station		**214**	**99**	**39**
Woodfield Pump Station	10/10/2022	286	73	13
	10/16/2022	295	68	62
	10/20/2022	282	62	57
	10/28/2022	288	86	59
Average - Woodfield Pump Station		**288**	**72**	**48**
O Street Santiary Sewer Manhole	10/10/2022	238	30	12
	10/16/2022	265	32	56
	10/20/2022	269	34	54
	10/28/2022	221	32	47
Average - O Street Sanitary Sewer Manhole		**248**	**32**	**42**
O Street Pump Station	10/16/2022	310	86	61
	10/20/2022	<260	67	52
	10/28/2022	312	123	53
Average - O Street Pump Station		**311**	**92**	**55**
McKinley Pump Station	10/10/2022	212	49	17
	10/16/2022	137	52	160
	10/20/2022	312	41	28
	10/28/2022	270	63	33
Average - McKinley Pump Station		**233**	**51**	**60**

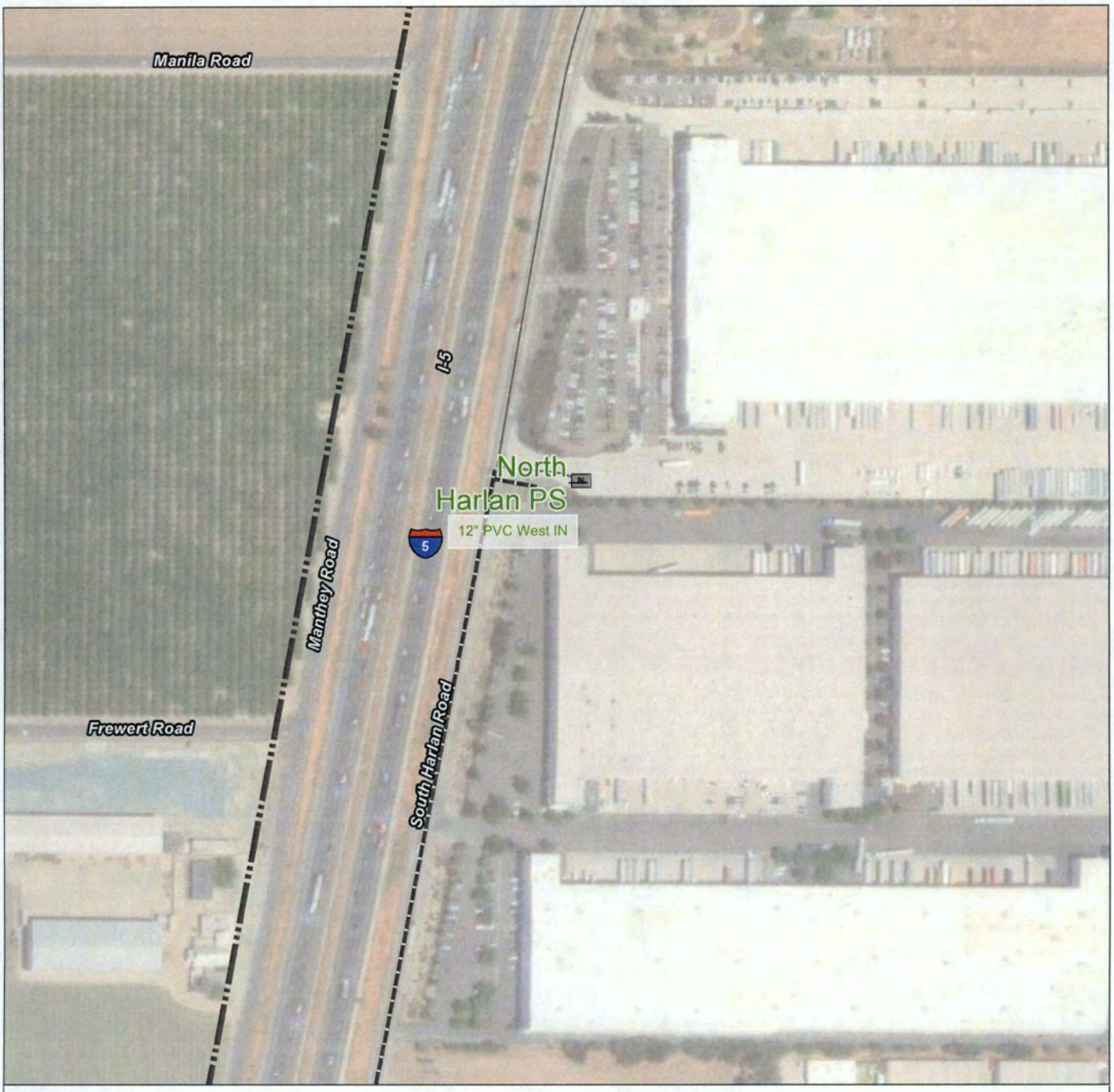
Abbreviations:
BOD = biochemical oxygen demand
mg/L = milligrams per liter
TKN = Total Kjeldahl Nitrogen
TSS = total suspended solids

DRAFT - Table 2
Summary of Flow Monitoring Results from O Street Sanitary Sewer Manhole

Sample Date	Day of Week	Flow (MGD)		
		Average	Minimum	Maximum
10/5/2023	Wednesday	0.0341	0.0094	0.0671
10/6/2023	Thursday	0.0306	0.0045	0.0648
10/7/2023	Friday	0.0382	0.0037	0.0889
10/8/2023	Saturday	0.0403	0.0089	0.0795
10/9/2023	Sunday	0.0379	0.0066	0.0862
10/10/2023	Monday	0.0379	0.0065	0.0846
10/11/2023	Tuesday	0.0398	0.0021	0.0761
10/12/2023	Wednesday	0.0397	0.0059	0.0799
10/13/2023	Thursday	0.0408	0.0099	0.0860
10/14/2023	Friday	0.0396	0.0111	0.1072
10/15/2023	Saturday	0.0432	0.0101	0.0992
10/16/2023	Sunday	0.0414	0.0096	0.0888
10/17/2023	Monday	0.0439	0.0119	0.0822
10/18/2023	Tuesday	0.0410	0.0083	0.0774
10/19/2023	Wednesday	0.0408	0.0087	0.0849
10/20/2023	Thursday	0.0419	0.0051	0.0887
10/21/2023	Friday	0.0416	0.0075	0.0784
10/22/2023	Saturday	0.0531	0.0120	0.1186
10/23/2023	Sunday	0.0460	0.0110	0.0933
10/24/2023	Monday	0.0407	0.0115	0.1097
10/25/2023	Tuesday	0.0427	0.0076	0.0932
10/26/2023	Wednesday	0.0452	0.0095	0.0891
10/27/2023	Thursday	0.0442	0.0078	0.0918
10/28/2023	Friday	0.0426	0.0070	0.0841
10/29/2023	Saturday	0.0444	0.0064	0.0954
10/30/2023	Sunday	0.0454	0.0076	0.0927
10/31/2023	Monday	0.0446	0.0120	0.0915
Month of October (not including partial days)		***0.0415***	***0.0021***	***0.1186***
Mondays		*0.0418*	*0.0065*	*0.1097*
Tuesdays		*0.0413*	*0.0021*	*0.1186*
Wednesdays		*0.0400*	*0.0059*	*0.0891*
Thursdays		*0.0394*	*0.0045*	*0.0918*
Fridays		*0.0405*	*0.0037*	*0.1072*
Saturdays		*0.0452*	*0.0064*	*0.1186*
Sundays		*0.0427*	*0.0066*	*0.0933*

Abbreviations:
MGD = million gallons


North Harlan PS
Monitoring Location
(Figure 2)
Stonebridge LS
Monitoring Location
(Figure 3)
Woodfield LS
Monitoring Location
(Figure 4)
Valley Crossings LS
O St SSMH
Monitoring Location
(Figure 5)
CLSP PS
California Natural
Products PS (Private)
LATHROP RD
McKinley Ave PS
Monitoring Location
(Figure 7)
J St. LS
Mossdale
Intertie
Mossdale PS
O St PS
Monitoring Location
(Figure 6)
MCKINLEY AVE
SSI PS
(Private)
LOUISE AV
Lathrop MWQCF
Flow Meter
LIP PS
(Private)
YOSEMITE AV
MWQCF
Lathrop Gateway PS
Lathrop
CTF
Crossroads PS
River Islands
Permanent PS
South Lathrop PS
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
Legend
Sphere of Influence
Appoximate Area of WWTF
Pump Station or Lift Station
Force Main
Gravity Main
Abbreviations
CLSP = Central Lathrop Specific Plan
CTF = Consolidated Treatment Facility
LIP = Lathrop Industrial Park
LS = Lift Station
MWQCF = Manteca Water Quality Control Facility
PS = Pump Station
SSI = Super Store Industries
WWTF = Wastewater Treatment Facility
SSMH = Sanitary Sewer Manhole
Notes
1. All locations are approximate.
Sources
1. Aerial photograph provided by ESRI's ArcGIS Online, 23 September 2022.
N
0
2,500
5,000
(Scale in Feet)
Flow Monitoring Locations
eki environment & water
City of Lathrop
Lathrop, CA
December 2022
EKI C20049.02
Figure 1



Legend

- Sphere of Influence
- PS Pump Station or Lift Station
- Force Main
- Gravity Main

Sources

1. Aerial photograph provided by ESRI's ArcGIS Online, 29 April 2021.

N

0 300 600

(Scale in Feet)

Notes

1. All locations are approximate.

Flow Monitoring Location - North Harlan PS

City of Lathrop
Lathrop, CA
December 2022
EKI C20049.02

Figure 2

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Path: X:\C20049\Maps\2022\05\Fig1_NorthHarlan.mxd



Legend

- PS Pump Station or Lift Station
- Force Main
- Gravity Main

Sources

1. Aerial photograph provided by ESRI's ArcGIS Online, 29 April 2021.

N

0 300 600

(Scale in Feet)

Notes

1. All locations are approximate.

Flow Monitoring Location - Stonebridge PS

City of Lathrop
Lathrop, CA
December 2022
EKI C20049.02

Figure 3

eki environment & water

Path: X:\C20049\Maps\2022\05\Fig2_Stonebridge.mxd



Legend

- Pump Station or Lift Station
- Force Main
- Gravity Main

Sources

1. Aerial photograph provided by ESRI's ArcGIS Online, 29 April 2021.

N

0 300 600

(Scale in Feet)

Notes

1. All locations are approximate.

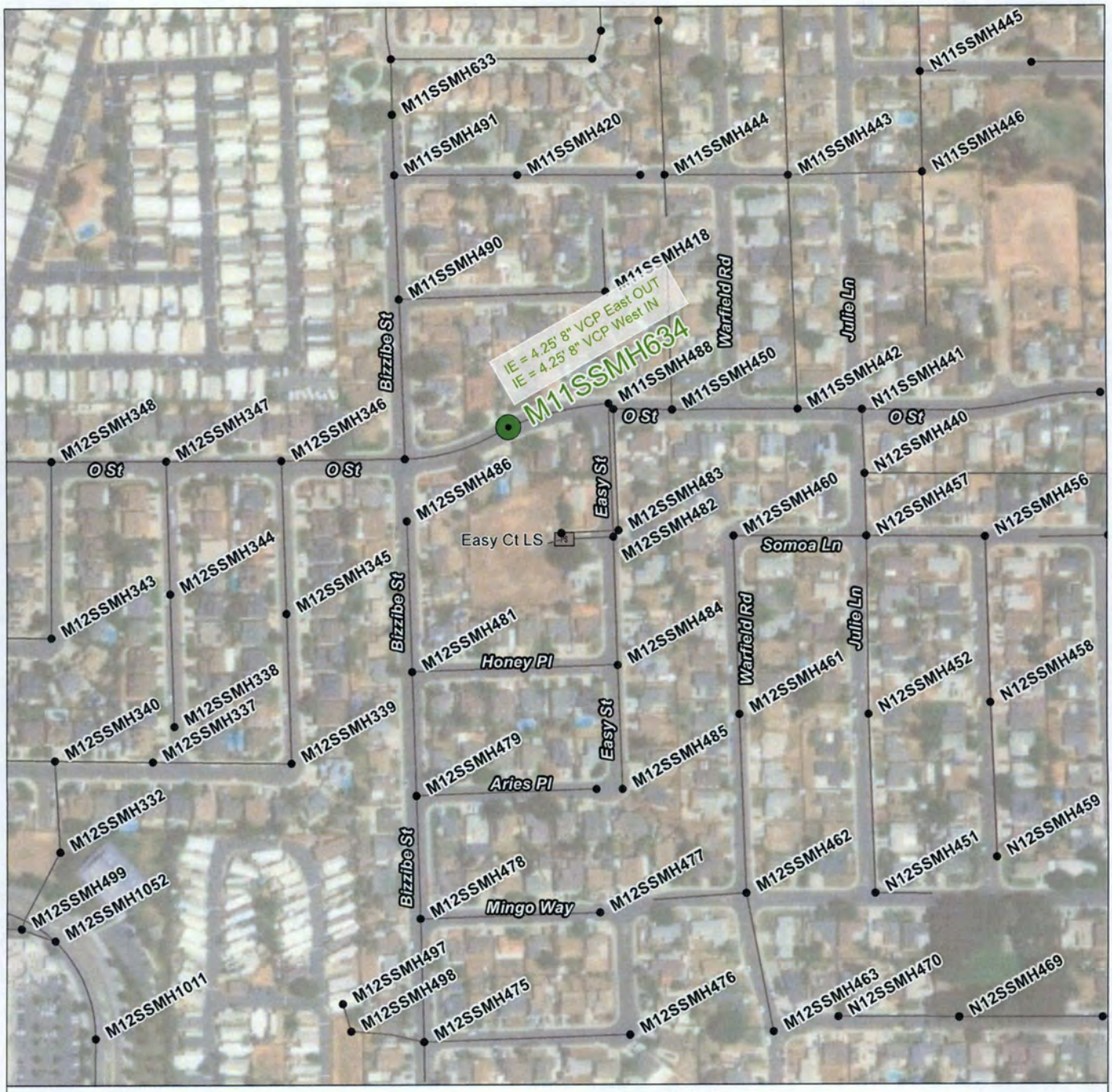
Flow Monitoring Location - Woodfield LS

City of Lathrop
Lathrop, CA
December 2022
EKI C20049.02

Figure 4

eki environment & water

Path: X:\C20049\Maps\2022\05\Fig3_Woodfield.mxd



Legend

- PS — Pump Station or Lift Station
- ---- Force Main
- —— Gravity Main

Sources

1. Aerial photograph provided by ESRI's ArcGIS Online, 29 April 2021.

N

0 300 600

(Scale in Feet)

Notes

1. All locations are approximate.

Flow Monitoring Location - O St SSMH

City of Lathrop
Lathrop, CA
December 2022
EKI C20049.02

Figure 5

eki environment & water

Path: X:\C20049\Maps\2022\05\Fig5_OStSSMH.mxd



Legend

- PS — Pump Station or Lift Station
- Force Main
- Gravity Main

Sources

1. Aerial photograph provided by ESRI's ArcGIS Online, 29 April 2021.

N

0 300 600

(Scale in Feet)

Notes

1. All locations are approximate.

Flow Monitoring Location - O Street PS

City of Lathrop
Lathrop, CA
December 2022
EKI C20049.02

Figure 6

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Path: X:\C20049\Maps\2022\05\Fig5_OSt1.mxd



Legend

- PS — Pump Station or Lift Station
- Force Main
- Gravity Main

Sources

1. Aerial photograph provided by ESRI's ArcGIS Online, 29 April 2021.

N

0 300 600

(Scale in Feet)

Notes

1. All locations are approximate.

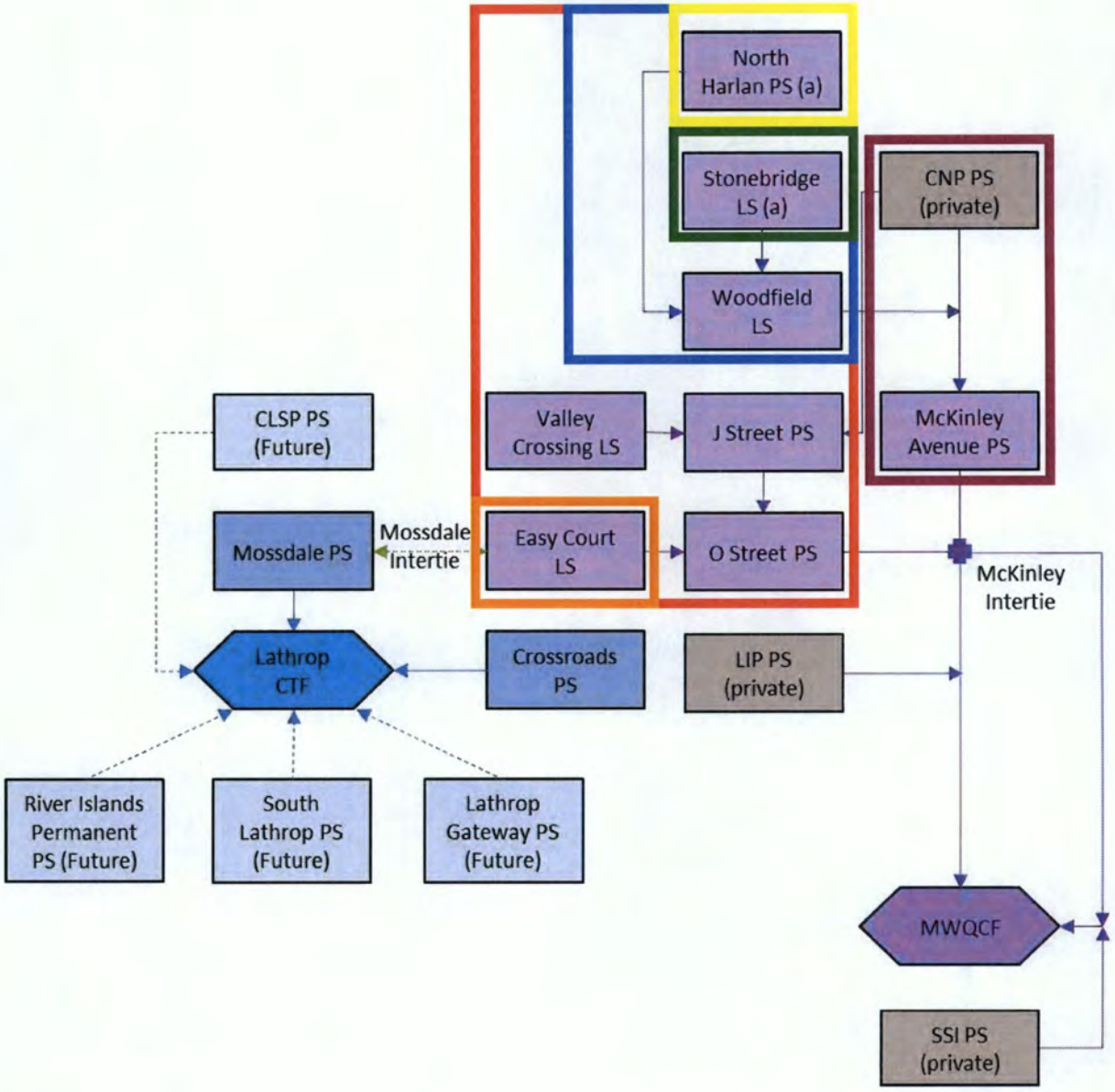
Flow Monitoring Location - McKinley Ave PS

City of Lathrop
Lathrop, CA
December 2022
EKI C20049.02

Figure 7

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Path: X:\C20049\Maps\2022\05\Fig6_McKinley.mxd



Notes:

(a) The Stonebridge PS receives wastewater from four private pump stations: Panattoni, Gordon Trucking, Boise Cascade, and Utility Trailer. These pump stations convey wastewater collected by the private North Harlan Gravity System, which serves industrial parcels north of Brookfield Street.

Sewershed Legend

- North Harlan PS Monitoring Location (Figure 2)
- Stonebridge LS Monitoring Location (Figure 3)
- Woodfield LS Monitoring Location (Figure 4)
- O St SSMH Monitoring Location (Figure 5)
- O St PS Monitoring Location (Figure 6)
- McKinley Ave PS Monitoring Location (Figure 7)

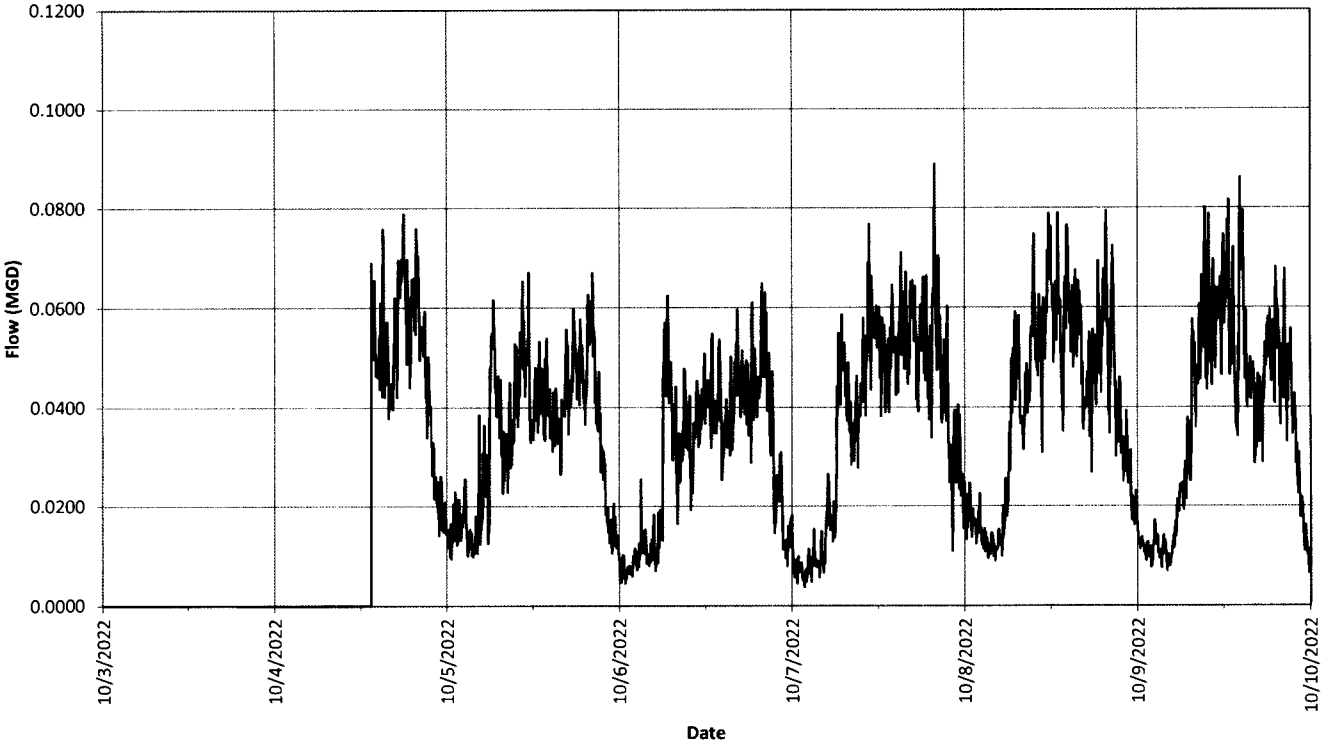
Schematic of Flow Monitoring Approach

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City of Lathrop
Lathrop, CA
December 2022
EKI C20049.02

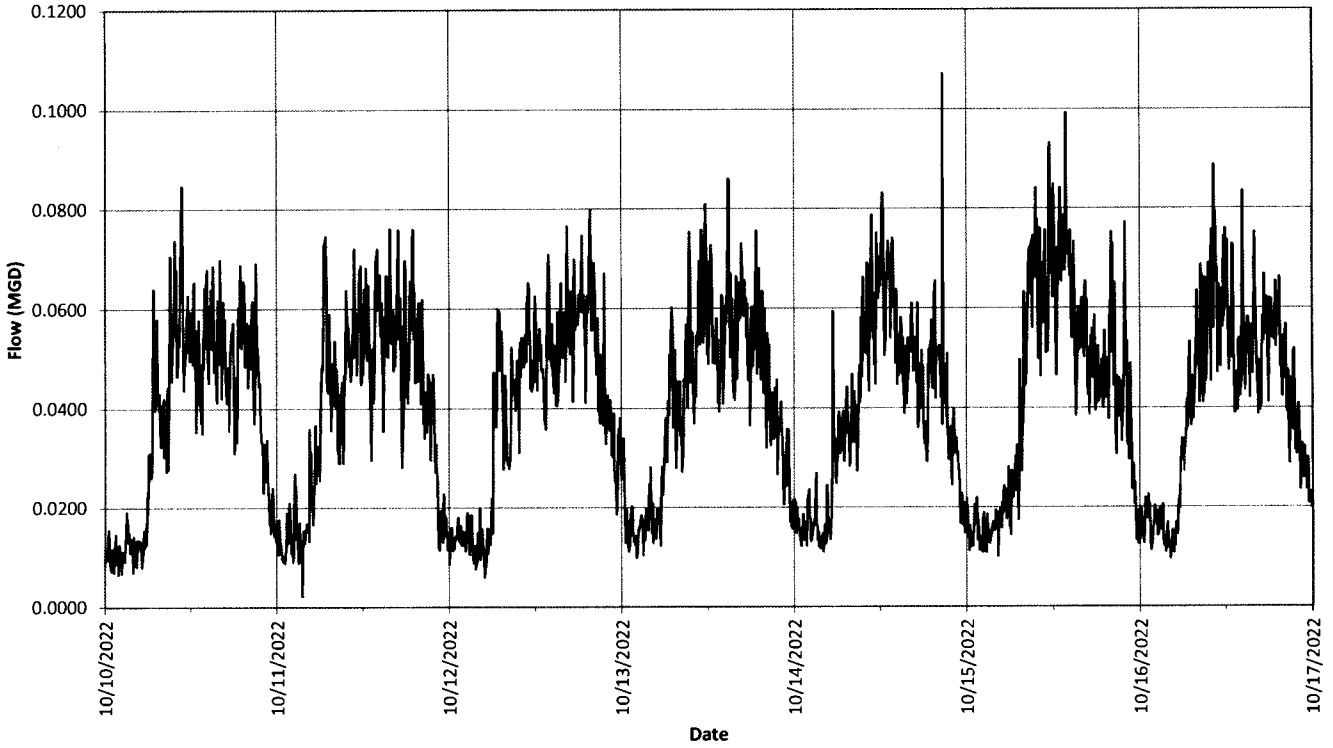
Figure 8

Figure 9:
Flow Data from O Street Sanitary Sewer Manhole - October 3 to 9



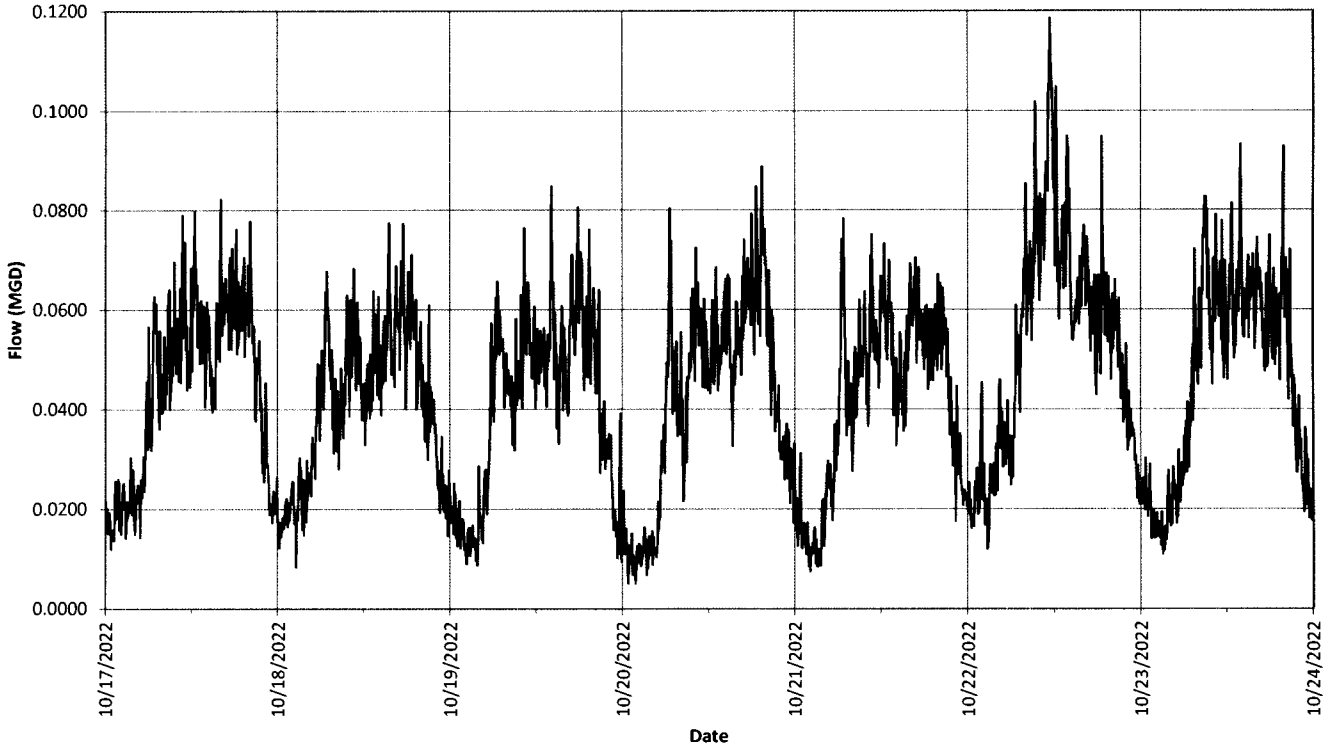
	10/3/2022(Mon)	10/4/2022(Tue)	10/5/2022(Wed)	10/6/2022(Thu)	10/7/2022(Fri)	10/8/2022(Sat)	10/9/2022(Sun)
Maximum	0.000	0.079	0.067	0.065	0.089	0.079	0.086
Average	0.000	0.021	0.034	0.031	0.038	0.040	0.038
Minimum	0.000	0.000	0.009	0.004	0.004	0.009	0.007

Figure 10:
Flow Data from O Street Sanitary Sewer Manhole - October 10 to 16



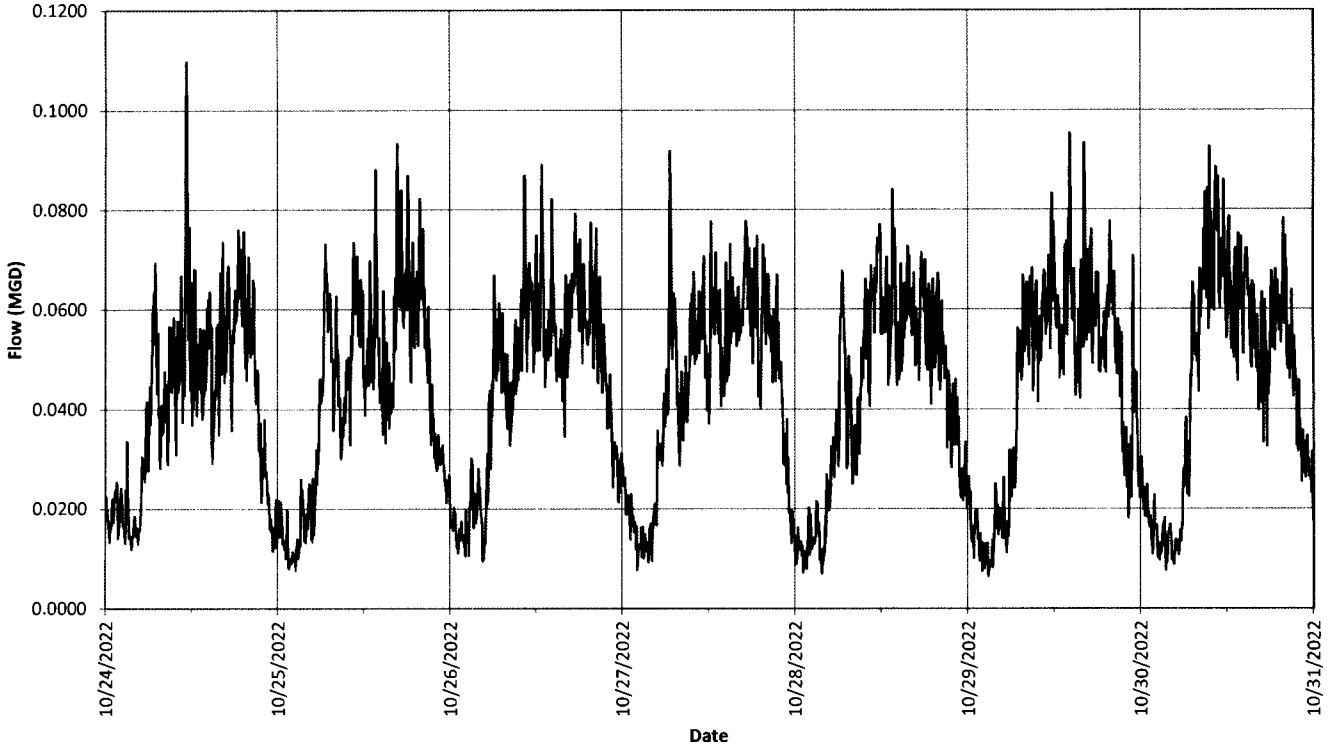
	10/10/2022(Mon)	10/11/2022(Tue)	10/12/2022(Wed)	10/13/2022(Thu)	10/14/2022(Fri)	10/15/2022(Sat)	10/16/2022(Sun)
Maximum	0.085	0.076	0.080	0.086	0.107	0.099	0.089
Average	0.038	0.040	0.040	0.041	0.040	0.043	0.041
Minimum	0.006	0.002	0.006	0.010	0.011	0.010	0.010

Figure 11:
Flow Data from O Street Sanitary Sewer Manhole - October 17 to 23



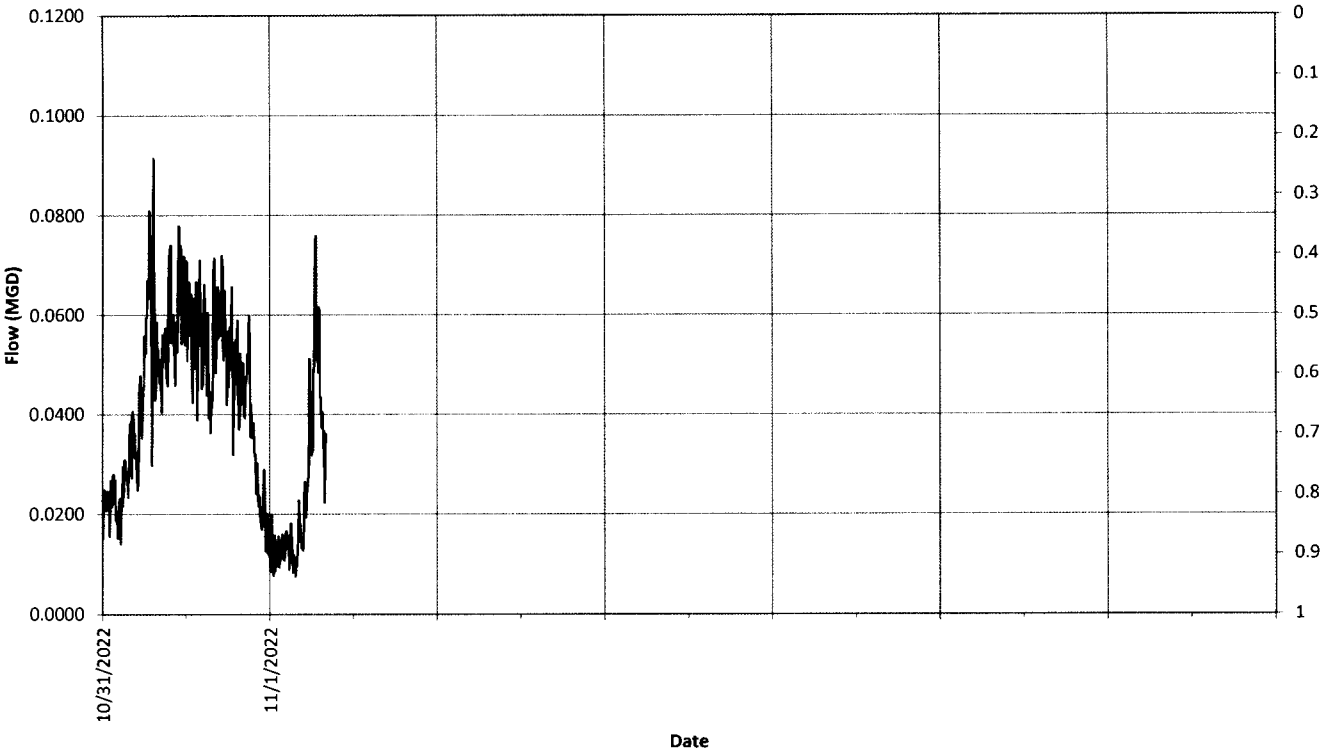
	10/17/2022(Mon)	10/18/2022(Tue)	10/19/2022(Wed)	10/20/2022(Thu)	10/21/2022(Fri)	10/22/2022(Sat)	10/23/2022(Sun)
Maximum	0.082	0.077	0.085	0.089	0.078	0.119	0.093
Average	0.044	0.041	0.041	0.042	0.042	0.053	0.046
Minimum	0.012	0.008	0.009	0.005	0.007	0.012	0.011

Figure 12:
Flow Data from O Street Sanitary Sewer Manhole - October 24 to 30



	10/24/2022(Mon)	10/25/2022(Tue)	10/26/2022(Wed)	10/27/2022(Thu)	10/28/2022(Fri)	10/29/2022(Sat)	10/30/2022(Sun)
Maximum	0.110	0.093	0.089	0.092	0.084	0.095	0.093
Average	0.041	0.043	0.045	0.044	0.043	0.044	0.045
Minimum	0.012	0.008	0.010	0.008	0.007	0.006	0.008

Figure 13:
Flow Data from O Street Sanitary Sewer Manhole - October 31



	10/31/2022(Mon)						
Maximum	0.091						
Average	0.045						
Minimum	0.012						

APPENDIX D
Recommended CIP Details



Legend

- Sphere of Influence
- Existing Gravity Main
- Existing Force Main
- PS Lift Station
- Manhole
- 8" PVC Inch-Diameter and Pipe Material

Replacement Gravity Main

- 8"
- 10"
- 12"
- 15"
- 18"

Parallel Force Main

- 6"

Abbreviations

PVC = polyvinyl chloride
VCP = vitrified clay

Notes

1. All locations are approximate.

Sources

1. Aerial photograph provided by ESRI's ArcGIS Online, obtained 9 January 2018.

N

0 500 1,000

Feet

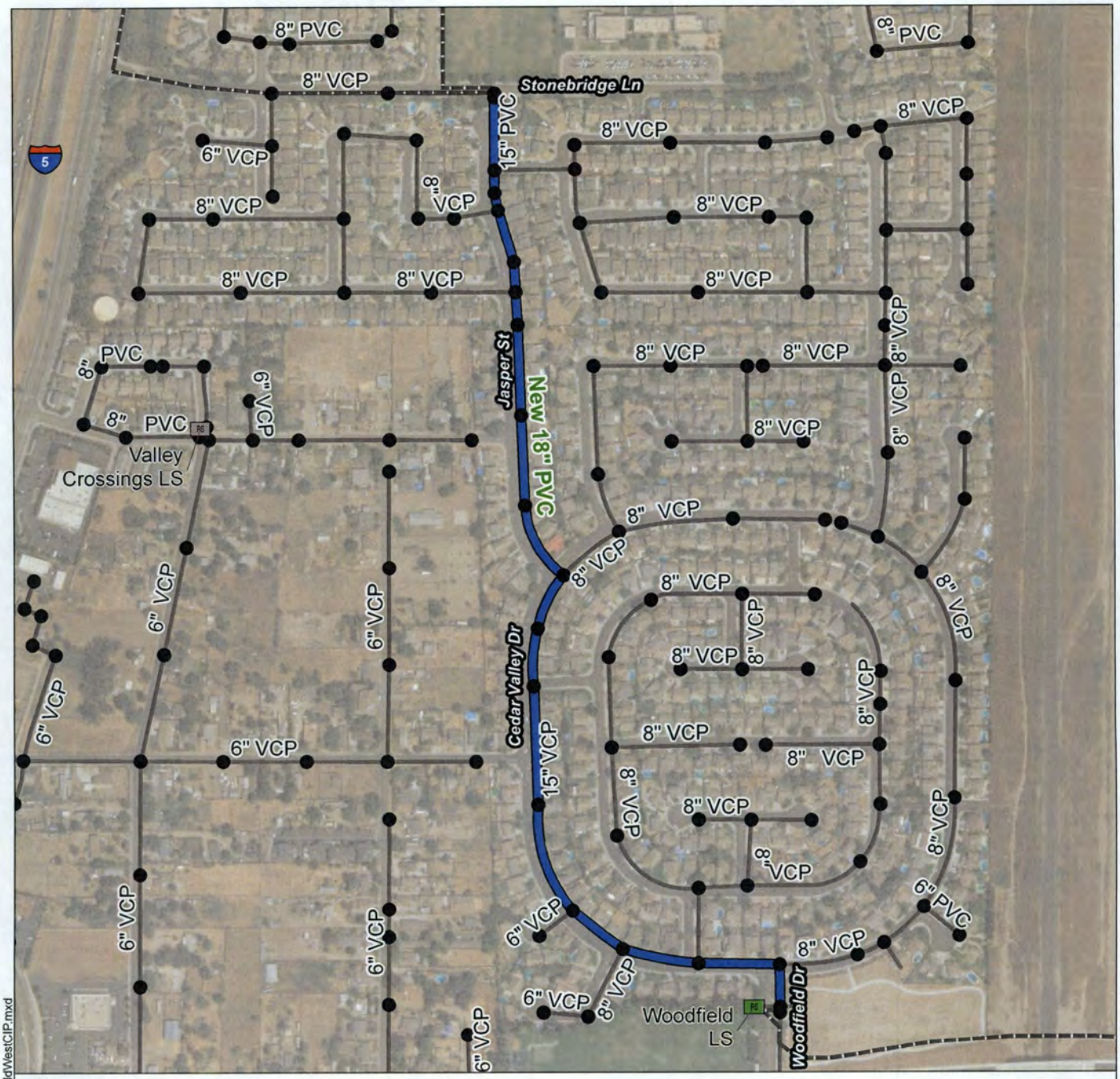
Stonebridge Gravity Main Replacement and Parallel Force Main Project

Wastewater System Master Plan
City of Lathrop
December 2024
EKI C20049.02

Figure D-1

eki environment & water

Path: X:\B60038\Maps\2018\1\Deliverables\WRMP\Wastewater\FigE_1_StonebridgeCIP.mxd


8" PVC
8" VCP
Stonebridge Ln
15" PVC
6" VCP
8" VCP
8" VCP
8



Legend

- Sphere of Influence
- Existing Gravity Main
- Existing Force Main
- PS Lift Station
- Manhole
- 8" PVC Inch-Diameter and Pipe Material
- PS Lift Station Upgrade

Parallel / New Force Main

- 6"
- 8"

Abbreviations

PVC = polyvinyl chloride
VCP = vitrified clay

Notes

1. All locations are approximate.

Sources

1. Aerial photograph provided by ESRI's ArcGIS Online, obtained 9 January 2018.

N

0 1,000 2,000
Feet

Woodfield West Deficiency Project - Alternative B

Wastewater System Master Plan
City of Lathrop
December 2024
EKI C20049.02
Figure D-3

eki environment & water

Path: X:\B60038\Maps\2018\1\Deliverables\IWRMP\Wastewater\FigE_3_WoodfieldWestCIP_B.mxd



Legend

- Sphere of Influence
- Existing Gravity Main
- Existing Force Main
- Lift Station
- Manhole
- 8" PVC — Inch-Diameter and Pipe Material

Replacement Gravity Main

- 8"
- 10"
- 12"
- 15"
- 18"

Abbreviations

PVC = polyvinyl chloride
VCP = vitrified clay

Notes

1. All locations are approximate.

Sources

1. Aerial photograph provided by ESRI's ArcGIS Online, obtained 9 January 2018.

N

0 500 1,000
(Scale in Feet)

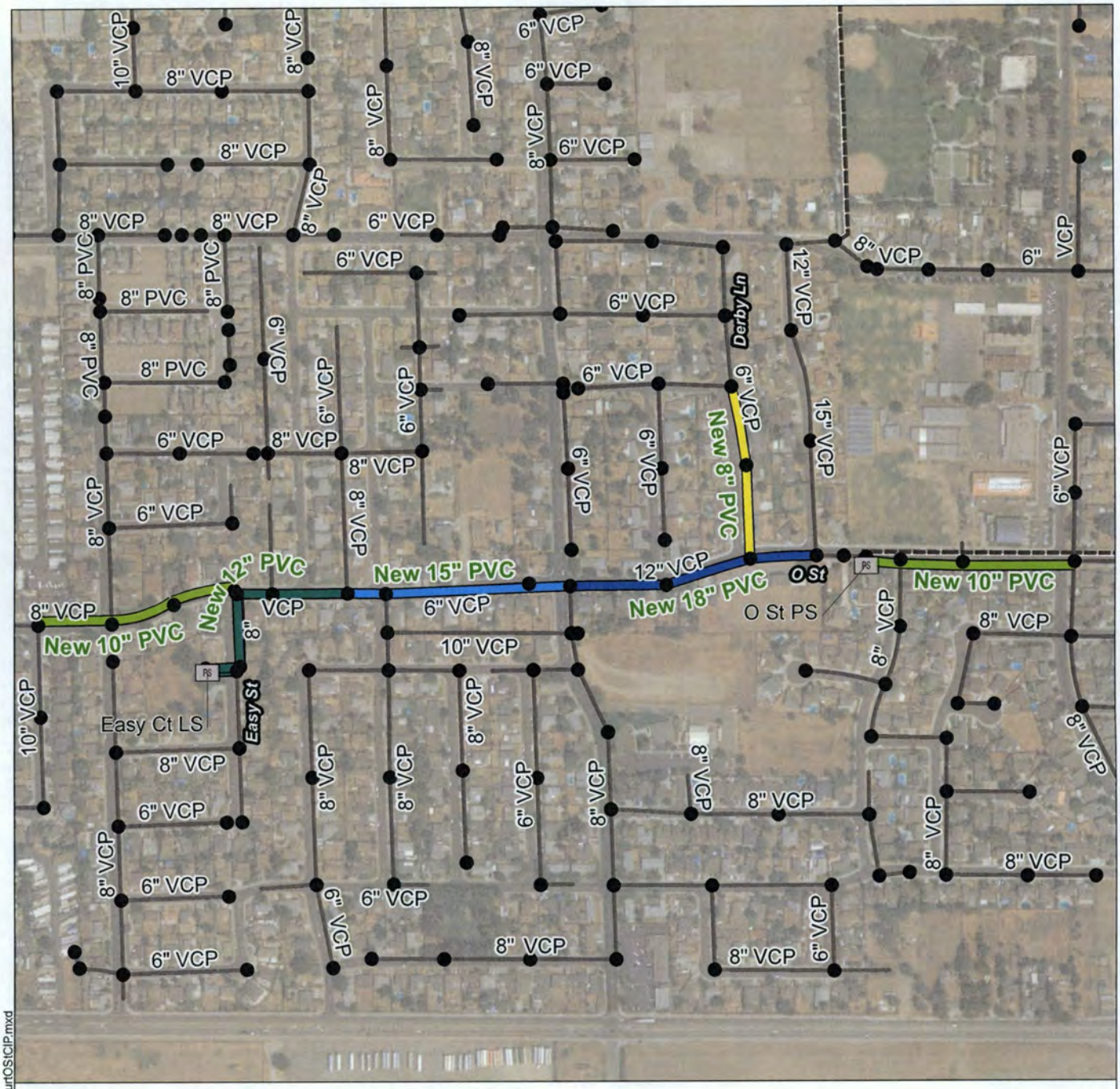
Woodfield East Gravity Main Replacement Project

Wastewater System Master Plan
City of Lathrop
December 2024
EKI C20049.02

Figure D-4

eki environment & water

Path: X:\B60038\Maps\2018\11\Deliverables\WRMP\WastewaterFigE_4_WoodfieldEastCIP.mxd



Legend

- Sphere of Influence
- Existing Gravity Main
- Existing Force Main
- Lift Station (PS)
- Manhole
- 8" PVC — Inch-Diameter and Pipe Material

Replacement Gravity Main

- 8"
- 10"
- 12"
- 15"
- 18"

N

0 500 1,000

(Scale in Feet)

Abbreviations

PVC = polyvinyl chloride
VCP = vitrified clay

Notes

1. All locations are approximate.

Sources

1. Aerial photograph provided by ESRI's ArcGIS Online, obtained 9 January 2018.

Path: X:\B60038\Maps\2018\1\Deliverables\IWRMP\Wastewater\FigE_6_EasyCourtOStCIP.mxd

Easy Court/O Street Gravity Main Replacement Project

Wastewater System Master Plan
City of Lathrop
December 2024
EKI C20049.02

Figure D-5

eki environment & water

ATTACHMENT E

2025 RECYCLED WATER SYSTEM MASTER PLAN AMENDMENT

City of Lathrop
Lathrop, California

May 2025
EKI C20049.03

EKI ENVIRONMENT & WATER, INC.
www.ekiconsult.com
2001 Junipero Serra Blvd, Suite 300 • Daly City, CA 94014

2025 Recycled Water System Master Plan Amendment

City of Lathrop

May 2025

Prepared for:

City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

Prepared by:

EKI Environment & Water, Inc.
2001 Junipero Serra Blvd., Suite 300
Daly City, California 94014
(650) 292-9100
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EKI C20049.03

Jonathan Sutter, P.E.
Project Manager/Supervising Engineer

Tina Wang, P.E.
Assistant Project Manager/Associate Engineer

Yuqing Gao, EIT
Staff Engineer

2025 Recycled Water System Master Plan Amendment

City of Lathrop

TABLE OF CONTENTS

EXECUTIVE SUMMARY ES-1

TABLE OF CONTENTS I

TABLES (IN REPORT TEXT) II

FIGURES (IN REPORT TEXT) III

APPENDICES III

ABBREVIATIONS AND ACRONYMS IV

EXECUTIVE SUMMARY 1

1 INTRODUCTION 1-1

1.1 Project Background 1-1

1.2 Scope of Work 1-1

1.3 Report Organization 1-2

2 STUDY AND SERVICE AREA 2-1

2.1 City Limits, Sphere of Influence, and Service Boundaries 2-1

2.2 Current and Projected Recycled Water Use Areas 2-1

3 RECYCLED WATER INFRASTRUCTURE 3-1

4 RECYCLED WATER SUPPLY, DEMAND, AND WATER BALANCE EVALUATION 4-1

4.1 Recycled Water Supply 4-1

4.2 Recycled Water Demand 4-1

4.2.1 Current and Historical Recycled Water Demand 4-1

4.2.2 Projected Recycled Water Demand 4-1

4.3 Recycled Water Balance Evaluation 4-3

4.3.1 Recycled Water Use Balance Scenarios 4-3

4.3.2 Recycled Water Balance Methodology 4-3

4.3.3 Recycled Water Balance Results 4-4

5 RECYCLED WATER SYSTEM OPERATION STRATEGY 5-1

5.1 Recommended Recycled Water System Layout 5-1

5.2 Pressure Zones 5-2

5.3 Improving Recycled Water Quality 5-2

6 SYSTEM PERFORMANCE AND DESIGN CRITERIA 6-1

6.1 Distribution System Performance Criteria 6-1

6.1.1 Peaking Factors 6-1

6.1.2 Distribution System Pressures 6-2

6.2 Recycled Water System Facilities 6-2

6.2.1 Recycled Water Transmission and Distribution Pipeline Sizing Criteria 6-2
6.2.2 Velocity Criteria 6-3
6.2.3 Head Loss Criteria 6-3
6.2.4 Booster Pump Stations 6-3

7 DISTRIBUTION SYSTEM HYDRAULIC ASSESSMENT 7-1
7.1 Hydraulic Modeling Approach 7-1
7.2 Hydraulic Model Update 7-1
7.2.1 Model Platform 7-1
7.2.2 Model Construction 7-1
7.2.3 Model Validation 7-2
7.3 Modeling Scenarios 7-2
7.4 Recycled Water Distribution System Hydraulic Evaluation 7-3
7.4.1 Near-term Scenario Evaluation 7-3
7.4.2 Buildout Scenario Evaluation 7-7

8 RECOMMENDED CAPITAL IMPROVEMENT PROGRAM 8-1
8.1 Pump Station PMP-1 Upgrade 8-4
8.2 Pump Station PMP-10 Upgrade 8-4
8.3 Treatment at Storage Ponds S5 and S16 8-5
8.4 River Islands Phase 2 Backbone Main Improvement 8-5
8.5 Pressure Reducing Valve Station Improvement 8-6
8.6 Conversion of Potable Irrigation Areas to Recycled Water 8-7
8.7 Recycled Water Metering and Billing Improvements 8-8
8.8 Recycled Water Operations and Permitting 8-8

9 REFERENCES 9-1

TABLES (IN REPORT TEXT)

Table 2-1. Existing Recycled Water Landscape Irrigation Area by Development Area 2-3
Table 2-2. Cumulative Recycled Water Use Area by Development Area 2-5
Table 4-1. Projected Recycled Water Supply 4-1
Table 4-2. Current and Historical Recycled Water Use 4-1
Table 4-3. Projected Average Annual and Maximum Month Recycled Water Demand 4-2
Table 4-4. Projected Average Annual Recycled Water Demand by Development Area 4-2
Table 4-5. Summary of Required Recycled Water Storage and Use Areas 4-5
Table 5-1. Existing Storage Pond Characteristics 5-1
Table 6-1. Peak Recycled Water Demand at Buildout 6-1
Table 6-2. Summary of Recommended Recycled Water System Performance and Operation Criteria 6-4
Table 7-1. Modeled Recycled Water Demands 7-2
Table 8-1. Summary of Recommended Recycled Water System Capital Improvement Projects 8-2
Table 8-2. Project RW-1 Details and OPCs 8-4

Table 8-3. Project RW-2 Details and OPCs 8-5
Table 8-4. Project RW-4 Details and OPCs 8-6
Table 8-5. Project RW-5 Details and OPCs 8-7

FIGURES (IN REPORT TEXT)

Figure 2-1. City of Lathrop Boundaries and Development Areas 2-2
Figure 2-2. Recycled Water Landscape Irrigation Areas 2-6
Figure 3-1. Recycled Water Infrastructure to be Decommissioned 3-2
Figure 3-2. Existing Recycled Water System Infrastructure 3-3
Figure 4-1. Projected Average Annual Recycled Water Demand by Development Area 4-3
Figure 4-2. Water Balance Monthly Flow Summary in 2030 4-6
Figure 4-3. Water Balance Monthly Flow Summary at 2045 (Buildout) 4-7
Figure 5-1. Recommended Buildout Recycled Water System 5-3
Figure 7-1. Near-term Recycled Water System Hydraulic Evaluation – System Pressure during PHD 7-4
Figure 7-2. Near-term Recycled Water System Hydraulic Evaluation – Pipe Velocity during PHD 7-5
Figure 7-3. Near-term Recycled Water System Hydraulic Evaluation – Pipe Head loss during PHD 7-6
Figure 7-4. Buildout Recycled Water System Hydraulic Evaluation – System Pressure during PHD 7-8
Figure 7-5. Buildout Recycled Water System Hydraulic Evaluation – Pipe Velocity during PHD 7-9
Figure 7-6. Buildout Recycled Water System Hydraulic Evaluation – Pipe Head loss during PHD 7-10
Figure 8-1. Recommended Recycled Water System Improvements 8-3

APPENDICES

Appendix A Water Balance Calculations

ABBREVIATIONS AND ACRONYMS

A#	WDR permitted land application area number
AAFES	Army & Air Force Exchange Services
ac	acre
ACE	Altamont Commuter Express
ADD	Average Daily Demand
ADWF	average dry weather flow
AFY	acre-feet per year
AOI	Area of Interest
AWWA	American Water Works Association
BPS	booster pump station
CCI	Construction Cost Index
CEQA	California Environmental Quality Act
CII	commercial, industrial, and institutional
CIMIS	California Irrigation Management Information System
CIP	capital improvement projects
City	City of Lathrop
CLSP	Central Lathrop Specific Plan
CTF	Consolidated Treatment Facility
d/D	depth to diameter
Depot	Sharpe Army Depot
DOF	Department of Finance
EKI	EKI Environment & Water, Inc.
ENR	Engineering News Record
fps	feet per second
ft	feet
GIS	geographical information system
gpd	gallons per day
gpm	gallons per minute
GW	groundwater
I-5	Interstate 5
Kft	kilofoot
IWRMP	Integrated Water Resources Master Plan
Lathrop CTF	Lathrop Consolidated Treatment Facility
LAA	land application area
LF	linear feet
LI	landscape irrigation
LS	lump sum
MDD	Maximum Day Demands

MG	million gallons
MGD	million gallons per day
MMD	maximum month demands
MWQCF	Manteca Wastewater Quality Control Facility
NPDES	National Pollution Discharge Elimination System
OPC	Opinion of Probable Construction Cost
PHD	peak hour demands
PMP	Pump
PS	Pump Station
psi	pounds per square inch
PVC	polyvinyl chloride
RWSMP	Recycled Water System Master Plan
RWQCB	Regional Water Quality Control Board
S#	WDR permitted recycled water storage pond number
SCADA	Supervisory Control and Data Acquisition
SOI	Sphere of Influence
SWRCB	California State Water Resources Control Board
VFD	variable frequency drive
WDR	Waste Discharge Requirement
WWSMP	Wastewater System Master Plan
WWTF	wastewater treatment facility

EXECUTIVE SUMMARY

EKI Environment & Water, Inc. (EKI) has prepared this Recycled Water System Master Plan (RWSMP) Amendment for the City of Lathrop, California (City). This RWSMP was developed as part of the 2024-25 amendment to the City's Integrated Water Resources Master Plan (IWRMP Amendment), a comprehensive planning process involving the City's Potable Water System, Wastewater System, and Recycled Water System Master Plans. This RWSMP incorporates new information that has become available and changed planning assumptions since the completion of the 2019 RWSMP (EKI, 2019c) and EKI's 2020 technical memorandum: CTF Effluent Discharge and Recycled Water Systems Operations (EKI, 2020).

STUDY AND SERVICE AREAS

The City of Lathrop is located in San Joaquin County, approximately 10 miles south of the City of Stockton and directly west of the City of Manteca. The City lies east of the Coastal Range that separates California's Central Valley from the San Francisco Bay Area. Interstate 5 (I-5), a major north-south interstate corridor, bisects the City. The community was originally developed primarily east of I-5. However, most major new developments have been constructed west of I-5 and others are currently planned or under construction in this area.

The City is currently providing recycled water to 54.7 acres of landscape irrigation (LI) areas located primarily in the Central Lathrop and Mossdale development areas. Projected future uses of recycled water will continue to consist of landscape irrigation to a total of 657.4 acres by buildout (2045). This estimate includes the non-potable irrigation demand at River Islands, which is currently supplying its non-potable demand with its own non-potable water (NPW) system and plans to use recycled water from the City in the future.

CITY'S EXISTING RECYCLED WATER INFRASTRUCTURE

The City's recycled water system was originally built to support the disposal of the effluent produced by the City-owned Lathrop Consolidated Treatment Facility (CTF) via agricultural land application areas (LAAs) and use of recycled water for urban landscape irrigation (LI). The land use required for LAAs and the necessary seasonal storage ponds limit the potential development areas within the City. Thus, the City obtained a National Pollutant Discharge Elimination System (NPDES) permit 2021 to discharge effluent to the San Joaquin River to eliminate the need for LAAs and large storage ponds. The City has been discharging CTF effluent to the San Joaquin River since February 2024 and has decommissioned LAAs and the majority of its storage ponds and pump stations to optimize the system for a smaller amount of recycled water demands associated with urban landscape irrigation. **Figure ES-1** shows the locations of the City's existing recycled water system facilities.

RECYCLED WATER SUPPLY AND DEMAND EVALUATION

As estimated in the City's 2024 Wastewater System Master Plan Amendment (EKI, 2024a), future Lathrop CTF expansions are projected to produce up to 4.31 million gallons per day (MGD) of tertiary treated effluent suitable for landscape irrigation at buildout. Current effluent or recycled water production at the Lathrop CTF is 1.06 MGD in 2022.

The City provided a total of 194 acre-feet of recycled water to LI areas in 2022. By its buildout in 2045, the City anticipates a total annual recycled water demand of 2.4 MGD or 2,688 acre-feet per year (AFY), which is a significant reduction from demands estimated in prior planning documents due to river discharge of effluent.

EKI conducted water balance evaluations to estimate the projected recycled water demand and seasonal storage requirements. The recycled water balance was conducted for the near-term (2030) and buildout (2045) scenarios based on projected flows to the Lathrop CTF and LI acreage. The required seasonal storage is estimated to be 61.4 million gallons (MG) by 2030 and 71.5 MG by 2045, which can be met by existing ponds S5 and S16 with a total capacity of 129.5 MG.

RECYCLED WATER SYSTEM OPERATION STRATEGY AND DESIGN

Pump stations PMP-1 and PMP-10 will need to be upgraded to expand their capacities to supply peak recycled water demands and continually pressurize the recycled water system. To optimize its recycled water system, it is recommended that the City install pressure reducing valve stations to create two pressure zones, one for River Islands and one for the rest of the City. In addition, new transmission mains are recommended to improve distribution system capacity and support new development.

Due to algae growth in the storage ponds, which has resulted in maintenance issues with the irrigation systems, the City is exploring options to add filtration or other treatment to the recycled water pumped out of the storage ponds. Additionally, given that only a portion of the existing capacity of ponds S5 and S16 are needed to meet peak seasonal demands, the City could elect to reduce the capacity and/or partition the ponds into smaller cells to lower maintenance requirements and improve recycled water quality.

HYDRAULIC ASSESSMENT

EKI updated the recycled water system hydraulic model to assess the recommended optimizations in the near-term and at buildout. Modeling results verify that design criteria are met throughout the system under peak hour demand conditions with the recommended optimizations.

RECOMMENDED CAPITAL IMPROVEMENT PROGRAM

Recommended CIPs were developed to support the City's recycled water system operation strategy and include the improvements required to optimize the system with river discharge. EKI's proposed CIPs are recommended in addition to the recycled water system CIPs listed in the City's Capital Improvement Program, Fiscal Year 2023 – 2025 (Lathrop, 2023). **Table ES-1** summarizes the identified CIPs and their estimated planning level opinion of probable costs (OPCs). **Figure ES-2** shows the recycled water system at buildout with the proposed improvements and optimizations.

Table ES-1. Summary of Recommended Recycled Water System Capital Improvement Projects

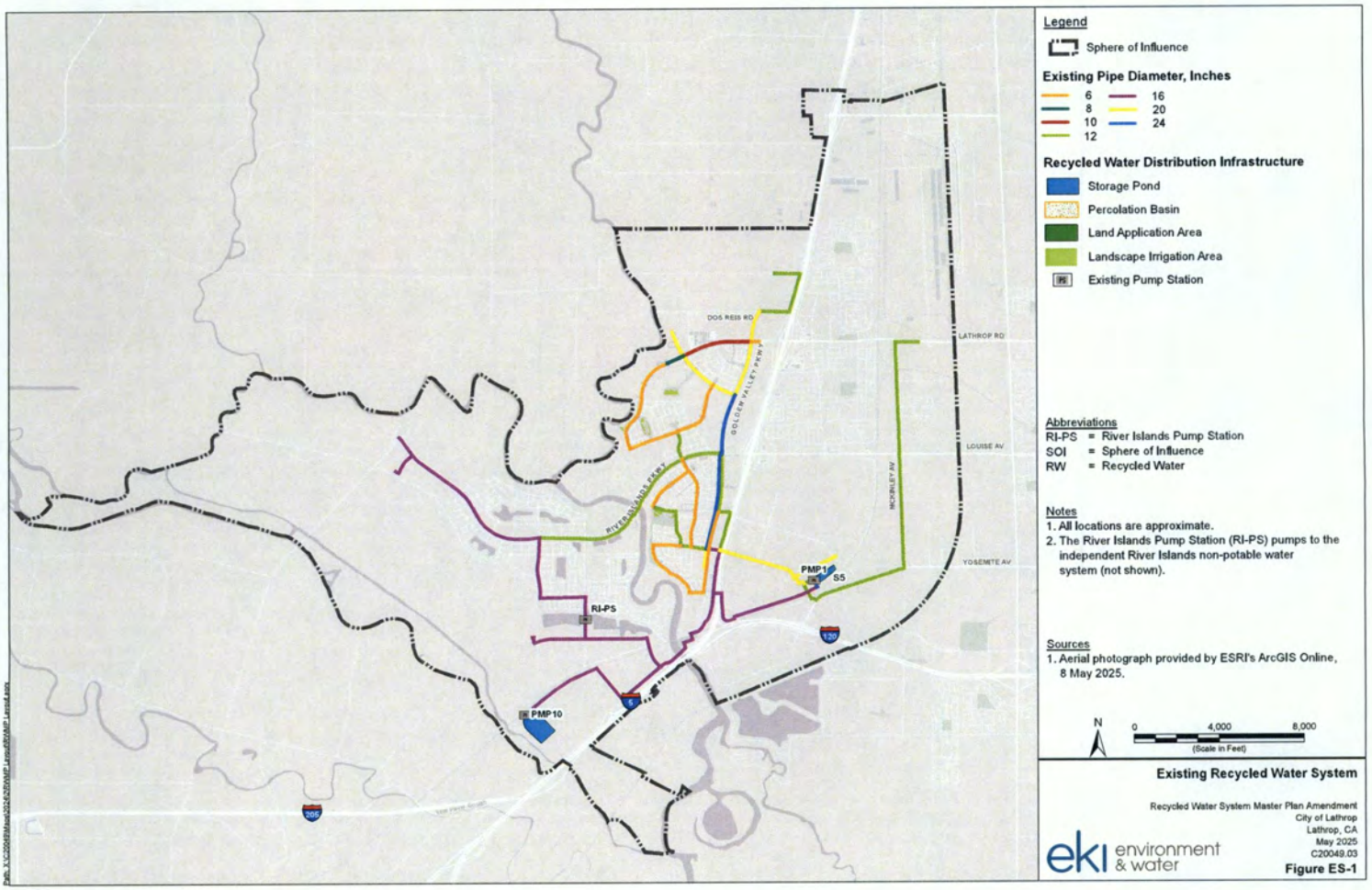
Project #	Improvement Description	OPC (a)
City Projects		
RW-1	Pump Station PMP-1 Upgrade	$6,060,000
RW-2	Pump Station PMP-10 Upgrade	$10,120,000
RW-3	Treatment at Storage Ponds S5 and S16	$1,547,000 (b)
RW-6	Conversion of Potable Irrigation Areas to Recycled Water	TBD (c)
RW-7	Recycled Water Metering and Billing Improvements	TBD (c)
RW-8	Recycled Water Operations and Permitting (City RW 23-02)	$69,915 (d)
	Total City CIP OPC	**$17,797,000**
Developer Funded Projects		
RW-4	River Islands Phase 2 Backbone Main Improvement	$17,880,000
RW-5	Pressure Reducing Valve Station Improvement	$860,000

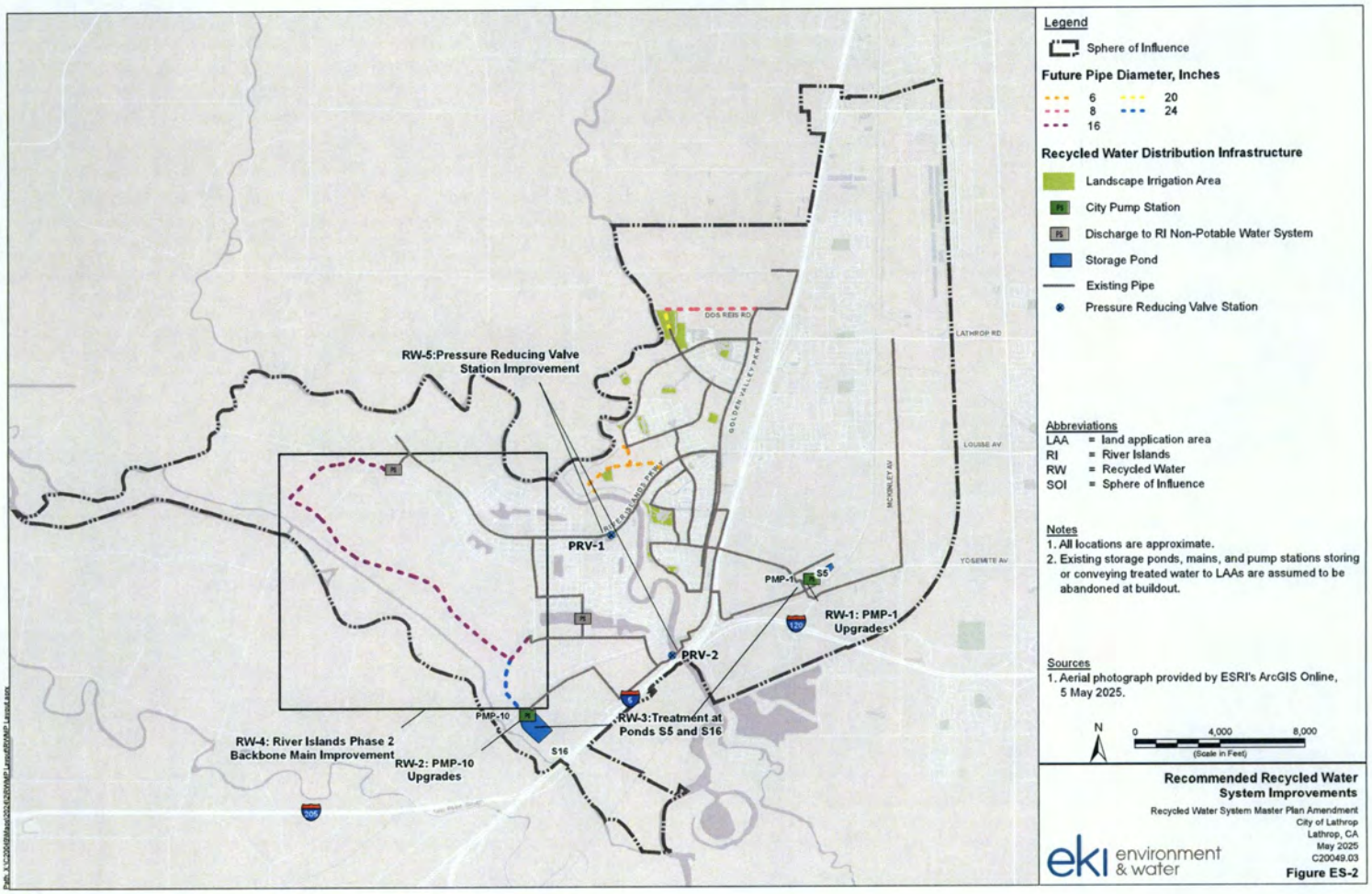
Abbreviations:

CIP = capital improvement projects OPC = Opinion of Probable Construction Cost

Notes:

(a) Detailed costs for RW-1, RW-2, RW-4 and RW-5 are estimated in following sections and are presented in December 2024 dollars.
(b) Costs for RW-3 are based on estimates provided by City staff on 7 February 2025.
(c) Projects RW-6 and RW-7 are recommended to be further refined in the near future.
(d) Costs for RW-8 was carried over from the City's Capital Improvement Programs Fiscal Years 2023 - 2025 (Lathrop, 2023).
(e) Total may not sum due to rounding.


Legend
Sphere of Influence
Existing Pipe Diameter, Inches
6
8
10
12
16
20
24
Recycled Water Distribution Infrastructure
Storage Pond
Percolation Basin
Land Application Area
Landscape Irrigation Area
Existing Pump Station
DOS REIS RD
LATHROP RD
LOUISE AV
YOSEMITE AV
GOLDEN VALLEY PKWY
RIVERSIDE PKWY
MCKINLEY AV
PMP1
S5
RI-PS
PMP10
120
Abbreviations
RI-PS = River Islands Pump Station
SOI = Sphere of Influence
RW = Recycled Water
Notes
1. All locations are approximate.
2. The River Islands Pump Station (RI-PS) pumps to the independent River Islands non-potable water system (not shown).
Sources
1. Aerial photograph provided by ESRI's ArcGIS Online, 8 May 2025.
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Existing Recycled Water System
Recycled Water System Master Plan Amendment
City of Lathrop
Lathrop, CA
May 2025
C20049.03
eki environment & water
Figure ES-1


RW-5:Pressure Reducing Valve Station Improvement
PRV-1
PRV-2
PMP-1
S5
RW-1: PMP-1 Upgrades
RW-3:Treatment at Ponds S5 and S16
PMP-10
S16
RW-4: River Islands Phase 2 Backbone Main Improvement
RW-2: PMP-10 Upgrades
DOS REIS RD
LATHROP RD
LOUISE AV
YOSEMITE AV
MCKINLEY AV
GOLDEN VALLEY PKWY
RIVER ISLANDS PKWY
205
120
Legend
Sphere of Influence
Future Pipe Diameter, Inches
6
8
16
20
24
Recycled Water Distribution Infrastructure
Landscape Irrigation Area
City Pump Station
Discharge to RI Non-Potable Water System
Storage Pond
Existing Pipe
Pressure Reducing Valve Station
Abbreviations
LAA = land application area
RI = River Islands
RW = Recycled Water
SOI = Sphere of Influence
Notes
1. All locations are approximate.
2. Existing storage ponds, mains, and pump stations storing or conveying treated water to LAAs are assumed to be abandoned at buildout.
Sources
1. Aerial photograph provided by ESRI's ArcGIS Online, 5 May 2025.
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Recommended Recycled Water System Improvements
Recycled Water System Master Plan Amendment
City of Lathrop
Lathrop, CA
May 2025
C20049.03
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Figure ES-2

1 INTRODUCTION

EKI Environment & Water, Inc. (EKI) has prepared this Recycled Water System Master Plan (RWSMP) Amendment for the City of Lathrop, California (City). This RWSMP was developed as part of the 2024-25 amendment to the City's Integrated Water Resources Master Plan (IWRMP Amendment), a comprehensive planning process involving the City's Potable Water System, Wastewater System, and Recycled Water System Master Plans. This RWSMP updates the City's 2019 RWSMP (EKI, 2019a). The IWRMP Amendment was completed through a coordinated effort between multiple City departments and provides a unifying framework to support utility operations and Capital Improvement Project (CIP) development and implementation.

1.1 Project Background

The City's 2019 IWRMP, which includes the City's Water System Master Plan, Wastewater System Master Plan, and Recycled Water System Master Plan, was finalized and approved by the City Council in December 2019 after a California Environmental Quality Act (CEQA) process (EKI, 2019a; 2019b; 2019c). Since the IWRMP was completed, new information has become available and certain planning assumptions have changed that require an amendment to the IWRMP, including the following related to the recycled water system:

- **Land Use Information**: The City completed a General Plan Update in September 2022 which included updated growth projections for the City. In addition, development projections have changed significantly in the River Islands area with approval of the modified River Islands Phase 2 project in June 2021 and in the Central Lathrop area.
- **River Discharge Permit**: The City has obtained a National Pollutant Discharge Elimination System (NPDES) permit to dispose a portion of the wastewater treated at the Lathrop Consolidated Treatment Facility (CTF) in the San Joaquin River, with the remaining portioned delivered as recycled water to City owned parks and landscaping as well as retail customers. To support use of recycled water for landscape irrigation, the City obtained coverage under General Order WQ-2016-0068-DDW issued by State Water Resources Control Board (SWRCB) (SWRCB, 2016) and submitted a Title 22 Report Addendum in 2020. The City began delivering recycled water for urban uses in the summer of 2021. These changes reduce the City's potable water demand, and affect the operations and infrastructure needed of the City's wastewater effluent disposal and recycled water distribution systems.

Due to the implementation of river discharge of wastewater effluent, the projected water recycled water demand at buildout is estimated to be significantly smaller compared to projections from prior planning documents. This RWSMP provides updated analyses and conclusions including updated water demand, updated water balance evaluations, and associated CIPs.

1.2 Scope of Work

The scope of work for the RWSMP included the following primary tasks:

- Update of the recycled water system hydraulic model network to incorporate system improvements completed since the 2019 RWSMP;
- Inclusion of backbone infrastructure in the future recycled water system hydraulic model network based on recent utility plans completed by City or Developers (e.g., the Land Park at Lathrop Backbone Infrastructure Plans);

- Delineation of existing recycled water urban landscape irrigation areas in the City based on landscape plans completed by the City and satellite images;
- Evaluation of City's future uses of recycled water and development of recycled water demand projections;
- Review of the City's basic assumptions, criteria, and conclusions in recycled water planning, e.g., recycled water system design criteria, recycled water balance analyses, and pump station operations;
- Development of recommended recycled water system operation strategy with river discharge;
- Verification of the recommended strategy under future demand conditions using steady-state model simulations;
- Development of a recommended recycled water system improvements; and
- Preparation of the amended RWSMP document.

1.3 Report Organization

The RWSMP is organized into the following sections:

- Section 1 – Introduction
- Section 2 – Study and Service Area
- Section 3 – Recycled Water Infrastructure
- Section 4 – Recycled Water Supply, Demand, and Water Balance Evaluation
- Section 5 – Recycled Water System Operation Strategy
- Section 6 – System Performance and Design Criteria
- Section 7 – Distribution System Hydraulic Assessment
- Section 8 – Recommended Capital Improvement Program

2 STUDY AND SERVICE AREA

The City of Lathrop (also referred to herein as the City) was incorporated on July 1, 1989, and is located in San Joaquin County, approximately 10 miles south of the City of Stockton and directly west of the City of Manteca. The City lies east of the Coastal Range that separates California's Central Valley from the San Francisco Bay Area. Interstate 5 (I-5), a major north-south interstate corridor, bisects the City. The City is also connected by Highway 120 which runs east-west through the southeastern-most part of the City, and by Interstate 205, which connects Interstate 580 to I-5. The City is also served by the Altamont Commuter Express (ACE) train, which travels along the southern and eastern border of the City. The community was originally developed primarily east of I-5. Beginning in 2003, major new developments have been constructed west of I-5 and others are currently planned or under construction in this area.

2.1 City Limits, Sphere of Influence, and Service Boundaries

The City currently encompasses an area of approximately 13,400 acres, or about 20.9 square miles, however its Sphere of Influence (SOI) is slightly larger with an area of about 13,600 acres, or 21.2 square miles. The City's SOI includes two unincorporated areas:

1. Approximately 134 acres northeast of the City boundary and along Roth Road that is designated Freeway Commercial and Light Industrial, and
2. Approximately 62 acres southeast of the City boundary that is pre-zoned for industrial uses and part of the Lathrop Gateway Business Park Specific Plan area.

The City reduced their SOI in 2016 to exclude an additional unincorporated area (approximately 2,100 acres) located north of the Central Lathrop Specific Plan (Central Lathrop or CLSP) area and west of I-5. Much of this area does not have a General Plan land use designation. The City has designated this area as an Area of Interest (AOI) (Lathrop, 2016). **Figure 2-1** shows the City limits, SOI, and AOI.

The City has experienced significant growth in recent years and is anticipating growth to continue, particularly in several approved or pending large development projects within the City. Boundaries of the City's major development areas are shown on **Figure 2-1**.

The City's recycled water distribution system is within the City limits. The City provides recycled water to city-owned parks and landscape areas primarily in the Central Lathrop and Mossdale Landing development areas beginning in 2021. In addition, the City applied recycled water to land application areas (LAA) as a means to dispose of effluent produced at the Lathrop CTF until February 2024, when the City began implementing river discharge of the effluent. The City's recycled water system is further discussed in Section 3.

2.2 Current and Projected Recycled Water Use Areas

The City is currently providing recycled water to 54.7 acres of landscape irrigation (LI) areas located in the Central Lathrop, Mossdale, River Islands, and Lathrop Gateway areas. An additional 22.4 acres of LI areas are connected to the recycled water system but currently receive potable water. The City plans to convert these areas to receive recycled water in the near future. A list of the existing LI areas and their statuses is provided in **Table 2-1**. The LI areas are geographically shown on **Figure 2-2A** through **Figure 2-2D**.

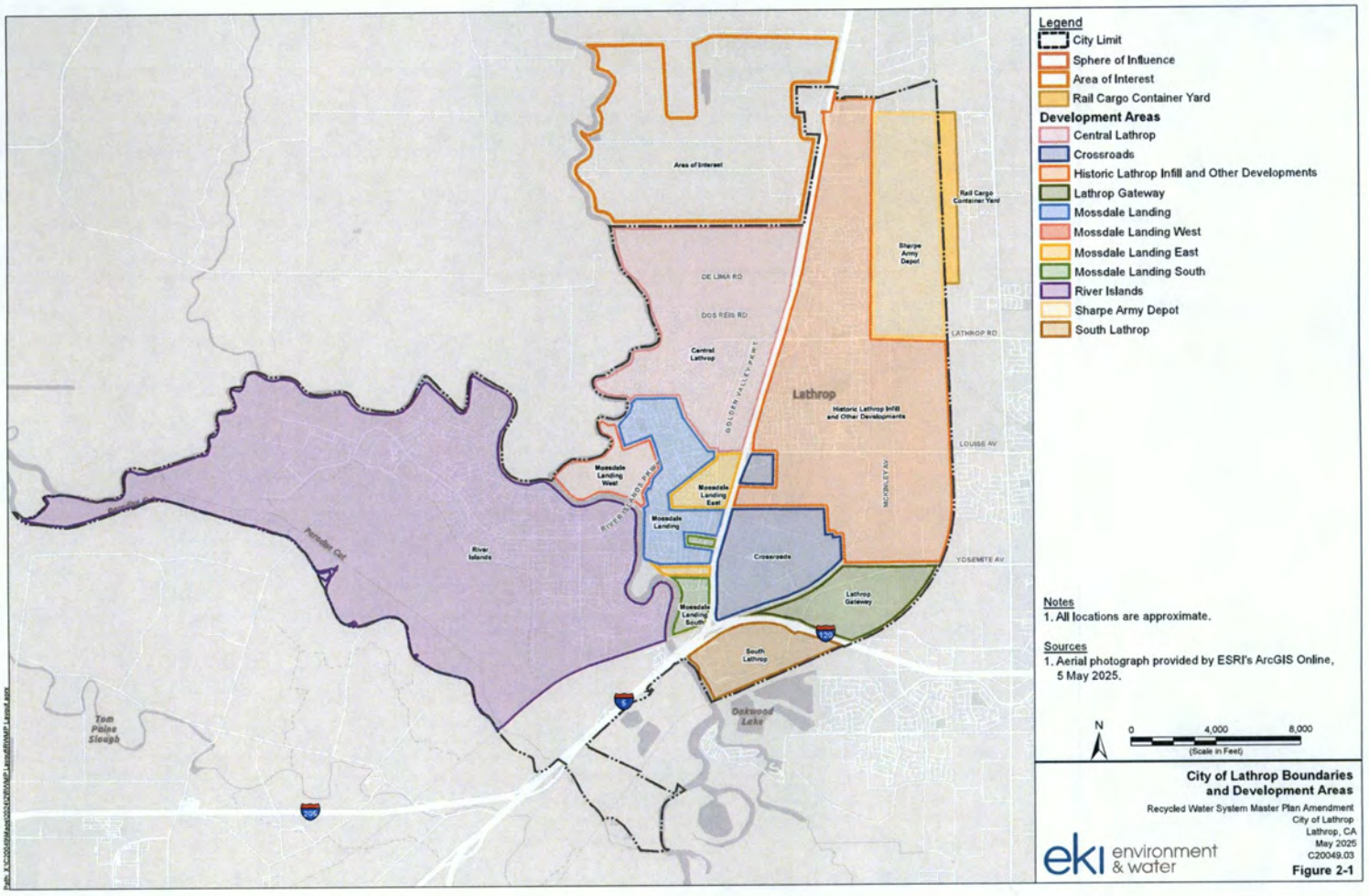

Legend
City Limit
Sphere of Influence
Area of Interest
Rail Cargo Container Yard
Development Areas
Central Lathrop
Crossroads
Historic Lathrop Infill and Other Developments
Lathrop Gateway
Mossdale Landing
Mossdale Landing West
Mossdale Landing East
Mossdale Landing South
River Islands
Sharpe Army Depot
South Lathrop
Area of Interest
Rail Cargo Container Yard
Sharpe Army Depot
DE LIMA RD
DOS REIS RD
LATHROP RD
Central Lathrop
GOLDEN VALLEY PKWY
Lathrop
Historic Lathrop Infill and Other Developments
LOUISE AV
MCKINLEY AV
YOSEMITE AV
Mossdale Landing West
Mossdale Landing East
Mossdale Landing
RIVER ISLANDS PKWY
Crossroads
Lathrop Gateway
Mossdale Landing South
South Lathrop
River Islands
Paradise Cut
Tom Paine Slough
Old River
Oakwood Lake
120
5
205
Notes
1. All locations are approximate.
Sources
1. Aerial photograph provided by ESRI's ArcGIS Online, 5 May 2025.
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(Scale in Feet)
City of Lathrop Boundaries and Development Areas
Recycled Water System Master Plan Amendment
City of Lathrop
Lathrop, CA
May 2025
C20049.03
eki environment & water
Figure 2-1

Table 2-1. Existing Recycled Water Landscape Irrigation Area by Development Area

Site ID (a)	Assessor's Parcel Number	Currently Served by Recycled Water?	Irrigated Area (Acres) (b)
Central Lathrop			
CLSP-1	19203046	✓	0.25
CLSP-2	19224002	✓	0.32
CLSP-3	19204022	✓	0.47
CLSP-4	19213057	✓	1.07
CLSP-5	19218080	✓	0.70
CLSP-6	19215021	✓	0.92
CLSP-7	19210090	✓	1.95
CLSP-8	19203026	✓	1.16
CLSP-9	19206014	✓	1.47
CLSP-10	19219071	✓	1.06
CLSP-11	19203029		0.57
CLSP-12	19211063	✓	4.75
CLSP-13	19203051	✓	1.12
CLSP-14	19220065	✓	0.82
CLSP-15	19227032	✓	0.79
CLSP-16	19204020	✓	2.01
River Park North	19203054		4.55
Leland and Jane Stanford Park	19203036		7.46
Subtotal Central Lathrop LI Area Receiving Recycled Water			18.9
Subtotal Existing Central Lathrop LI Area			31.5
Mossdale			
M-1	24102072		0.25
M-2	19136068	✓	0.90
M-3	19139069		1.27
M-4	19119034		1.61
M-5	24170027	✓	1.09
M-6	19135004	✓	4.11
M-7	19135004	✓	2.02
M-8	19133009	✓	5.80
M-9	19133010	✓	1.64
M-10	19138067	✓	1.19
M-11	19154011	✓	1.09
M-12	24170028		3.59
M-13	19137025	✓	4.13
M-14	19154001	✓	1.35
M-15	19145018	✓	0.30
M-16	19144007	✓	0.31
M-22	19176020	✓	1.32
M-23	19157005	✓	0.34
M-24	19160056		1.39

Table 2-1. Existing Recycled Water Landscape Irrigation Area by Development Area (Continued)

Site ID (a)	Assessor's Parcel Number	Currently Served by Recycled Water?	Irrigated Area (Acres) (b)
M-25	19152030	✓	1.03
M-26	19158019	✓	0.50
M-27	19155062		0.24
M-28	19151001	✓	0.53
M-29	19139022	✓	0.42
M-30	19119056	✓	0.95
M-31	19134019	✓	0.63
M-32	19147008	✓	0.98
M-33	19158037		0.08
M-34	19136011	✓	0.35
M-35	19166034	✓	0.38
M-36	24171005	✓	0.43
M-37	19162029		0.46
M-38	19163038		0.48
M-39	19170007		0.15
M-40	24102060	✓	0.20
M-41	19119048	✓	1.19
Subtotal Mossdale LI Area Receiving Recycled Water			35.2
Subtotal Existing Mossdale LI Area			44.9
Other			
CTF-1	19813036	✓	0.37
GW-1	24139015	✓	0.14
GW-2	24182003	✓	0.11
RI-1	19162058		0.11
Subtotal Other LI Area Receiving Recycled Water			0.62
Subtotal Existing Other LI Area			0.73
TOTAL LI AREA RECEIVING RECYCLED WATER			**54.7**
TOTAL EXISTING LI AREA			**77.1**

Notes:

(a) Existing recycled water use areas based on the CalSense meter report provided by City on March 27, 2023.

(b) Areas delineated based on satellite map and associated landscape plans provided by City.

Future uses of recycled water will consist of expanded landscape irrigation. New LI areas are anticipated in the River Islands, Central Lathrop, and Mossdale Landing areas as these development areas continue to be built out. The River Islands area currently operates its own non-potable water system to meet non-potable landscape irrigation demand with San Joaquin River and lake water. The River Islands non-potable water system can also receive recycled water from the City. For the purposes of this document, it is assumed that River Islands plans to use the City's recycled water to meet its non-potable irrigation demand beginning in 2025.

The projected acreage of recycled water use by development area is summarized in **Table 2-2** in 5-year increments through buildout (2045). The City anticipates a total of 657.4 acres of LI areas by buildout, including 482.6 acres of LI areas within River Islands.

Table 2-2. Cumulative Recycled Water Use Area by Development Area

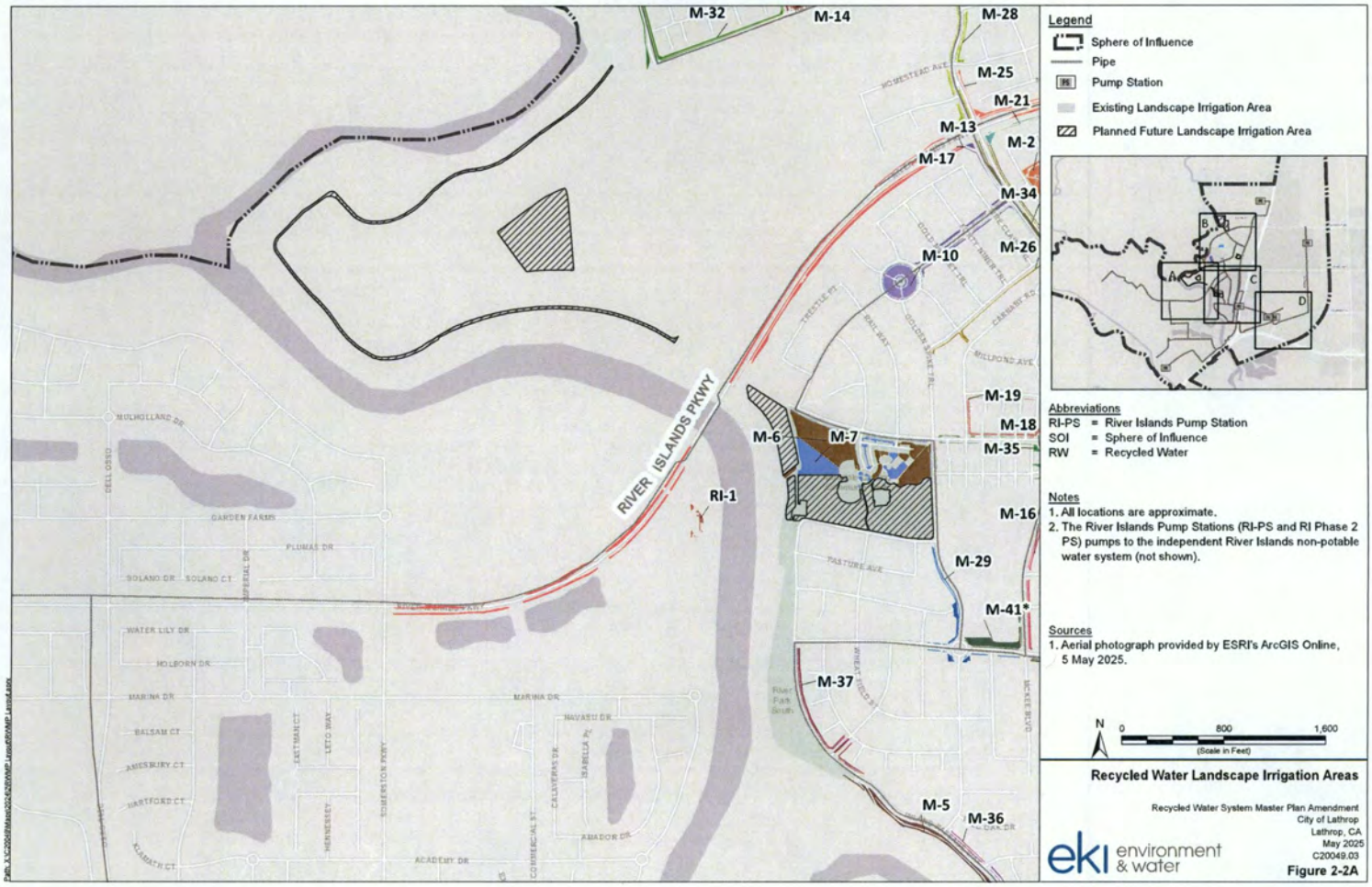
Development Area	Total New Recycled Water Use Area (acres) (a)(b)					
	Existing (2022)	2025	2030	2035	2040	Buildout (2045)
Central Lathrop (c)	18.9	36.0	75.1	80.1	109.7	109.7
Mossdale	35.2	44.9	53.5	64.5	64.5	64.5
River Islands	0.1	156.4	265.4	374.5	482.6	482.6
Lathrop Gateway	0.2	0.2	0.2	0.2	0.2	0.2
Crossroads	0.4	0.4	0.4	0.4	0.4	0.4
TOTAL	**54.8**	**237.9**	**394.6**	**519.7**	**657.4**	**657.4**

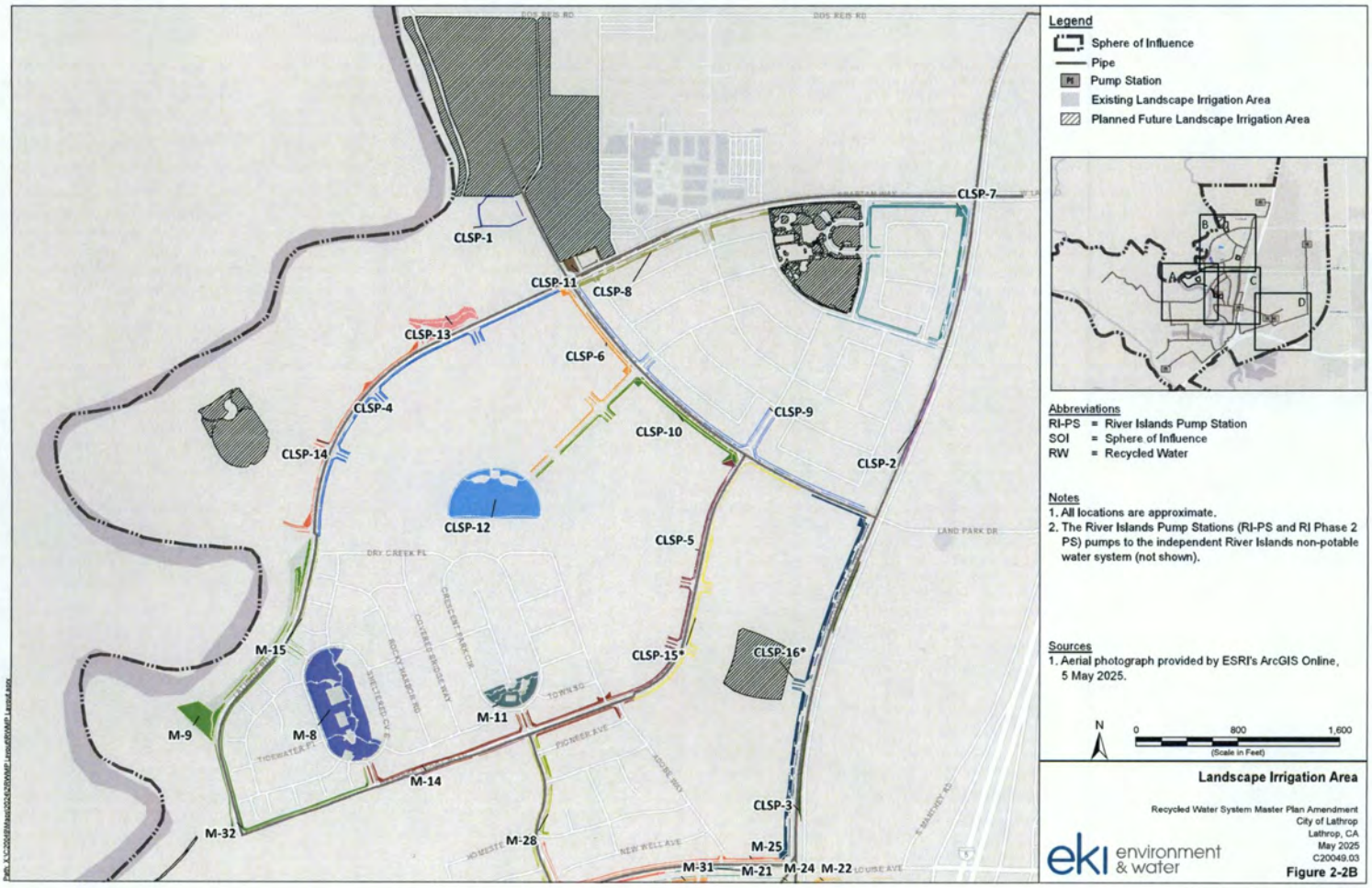
Notes:

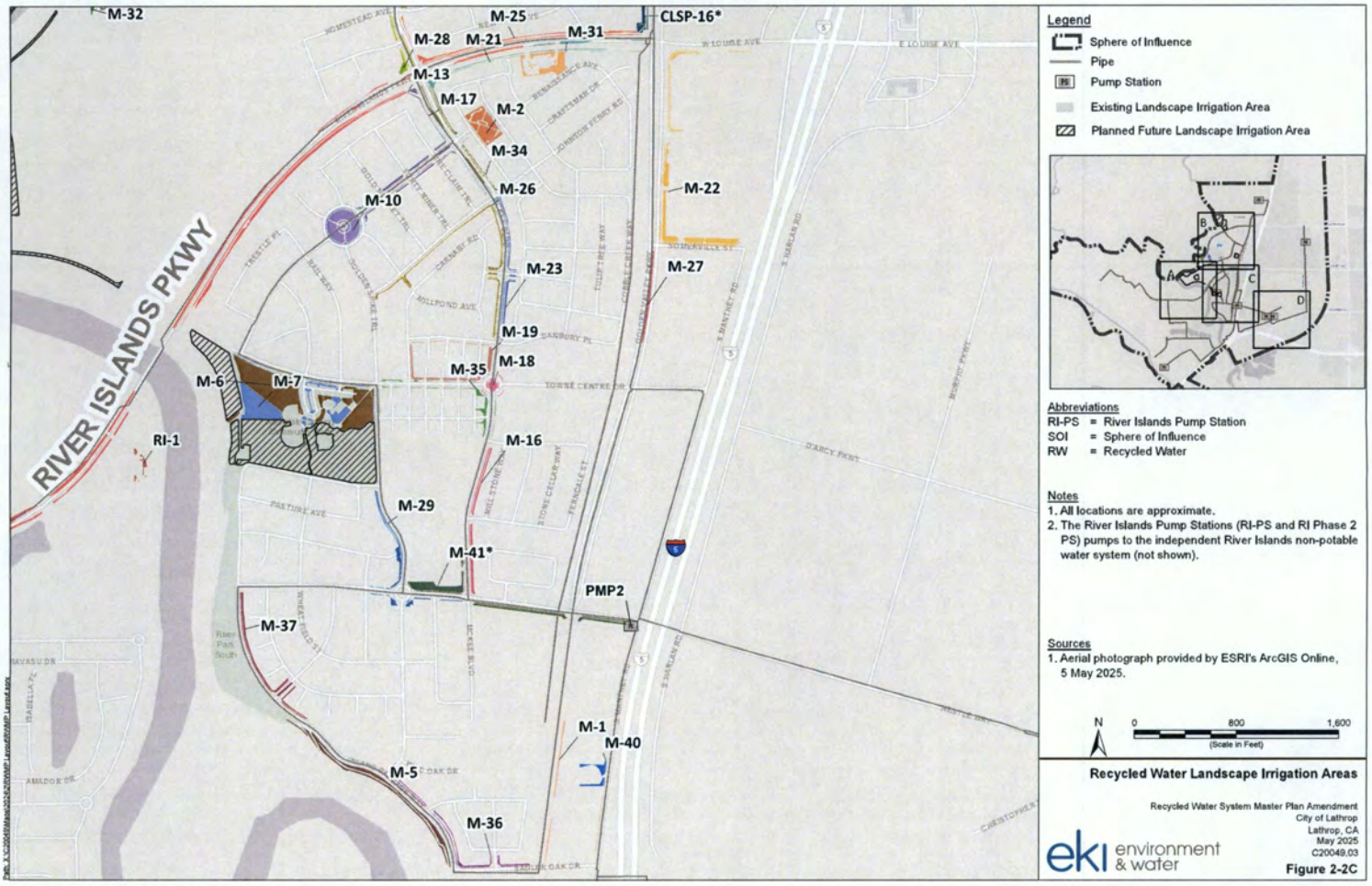
(a) Future LI area acreages are estimated based on development plans provided by the City.

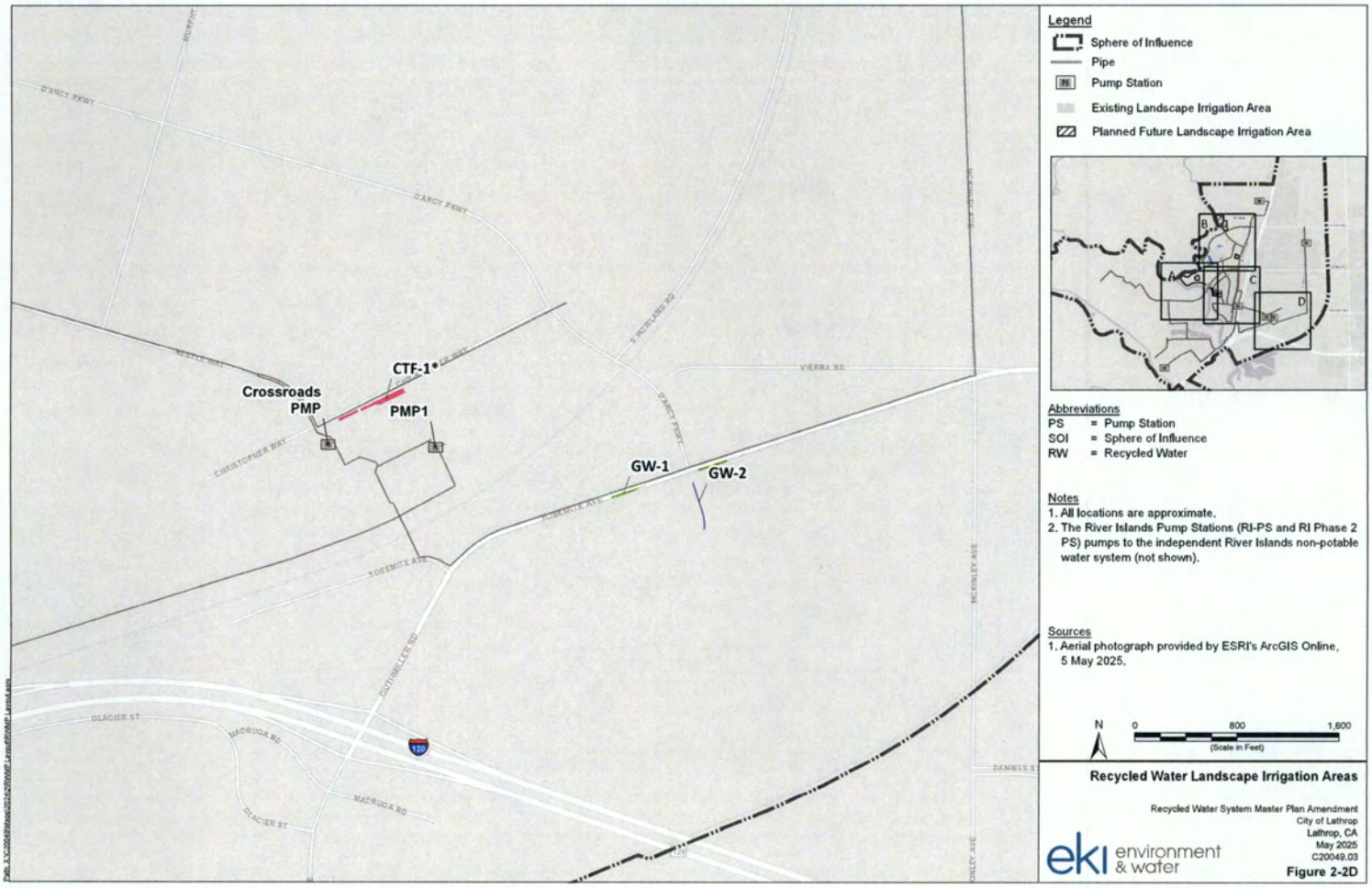
(b) Recycled water areas temporarily supplied by potable water are assumed to be connected to the recycled water system by 2025.

(c) It assumed that 5% of the Central Lathrop Phase 2 development will be public landscape or park areas to be irrigated with recycled water.


M-32
M-14
M-28
M-25
M-21
M-13
M-2
M-17
M-34
M-26
M-10
M-19
M-18
M-35
M-6
M-7
RI-1
M-16
M-29
M-41*
M-37
M-5
M-36
RIVER ISLANDS PKWY
MULHOLLAND DR
DELL ORSO
GARDEN FARMS
PLUMAS DR
SOLANO DR
SOLANO CT
IMPERIAL DR
WATER LILY DR
HOLBORN DR
MARINA DR
BALSAM CT
AMESBURY CT
HARTFORD CT
KLAMATH CT
EASTMAN CT
LETO WAY
MENNESSEY
SCHEFFER PKWY
ACADEMY DR
COMMERCIAL ST
CALIVERAS DR
ISABELLA PL
AMADOR DR
NAVASOTA DR
MILLPOND AVE
CARNEGIE RD
TRESTLE PL
RAILWAY
PASTURE AVE
Legend
Sphere of Influence
Pipe
Pump Station
Existing Landscape Irrigation Area
Planned Future Landscape Irrigation Area
A
B
C
D
Abbreviations
RI-PS = River Islands Pump Station
SOI = Sphere of Influence
RW = Recycled Water
Notes
1. All locations are approximate.
2. The River Islands Pump Stations (RI-PS and RI Phase 2 PS) pumps to the independent River Islands non-potable water system (not shown).
Sources
1. Aerial photograph provided by ESRI's ArcGIS Online, 5 May 2025.
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(Scale in Feet)
Recycled Water Landscape Irrigation Areas
Recycled Water System Master Plan Amendment
City of Lathrop
Lathrop, CA
May 2025
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Figure 2-2A


Legend
Sphere of Influence
Pipe
Pump Station
Existing Landscape Irrigation Area
Planned Future Landscape Irrigation Area
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Landscape Irrigation Area
Recycled Water System Master Plan Amendment
City of Lathrop
Lathrop, CA
May 2025
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Figure 2-2B
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CLSP-1
CLSP-2
CLSP-3
CLSP-4
CLSP-5
CLSP-6
CLSP-7
CLSP-8
CLSP-9
CLSP-10
CLSP-11
CLSP-12
CLSP-13
CLSP-14
CLSP-15*
CLSP-16*
M-8
M-9
M-11
M-14
M-15
M-21
M-22
M-24
M-25
M-28
M-31
M-32
DOS REIS RD
DRY CREEK PL
LAND PARK DR
TOWN SQ
PIONEER AVE
NEW WELL AVE
LOUISE AVE
E MARCH LN


M-32
M-25
CLSP-16*
M-28
M-21
M-31
M-13
M-17
M-2
M-34
M-26
M-22
M-10
M-23
M-27
M-19
M-18
M-35
M-6
M-7
RI-1
M-16
M-29
M-41*
PMP2
M-37
M-1
M-40
M-5
M-36
RIVER ISLANDS PKWY
Legend
Sphere of Influence
Pipe
Pump Station
Existing Landscape Irrigation Area
Planned Future Landscape Irrigation Area
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RW = Recycled Water
Notes
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2. The River Islands Pump Stations (RI-PS and RI Phase 2 PS) pumps to the independent River Islands non-potable water system (not shown).
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Recycled Water Landscape Irrigation Areas
Recycled Water System Master Plan Amendment
City of Lathrop
Lathrop, CA
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Figure 2-2C


Crossroads PMP
CTF-1*
PMP1
GW-1
GW-2
D'ARCY PKWY
VIERRA RD
CHRISTOPHER WAY
YOSEMITE AVE
SOUTH MILLER RD
MADRUGA RD
GLACIER ST
MCKINLEY AVE
DANIELS ST
Legend
Sphere of Influence
Pipe
Pump Station
Existing Landscape Irrigation Area
Planned Future Landscape Irrigation Area
Abbreviations
PS = Pump Station
SOI = Sphere of Influence
RW = Recycled Water
Notes
1. All locations are approximate.
2. The River Islands Pump Stations (RI-PS and RI Phase 2 PS) pumps to the independent River Islands non-potable water system (not shown).
Sources
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(Scale in Feet)
Recycled Water Landscape Irrigation Areas
Recycled Water System Master Plan Amendment
City of Lathrop
Lathrop, CA
May 2025
C20049.03
Figure 2-2D
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3 RECYCLED WATER INFRASTRUCTURE

As discussed in the Wastewater System Master Plan (WWSMP) (EKI, 2024b), wastewater generated west of I-5 is collected and treated at the Lathrop CTF. The remaining wastewater is collected and conveyed to the Manteca Water Quality Control Facility (MWQCF). The Lathrop CTF currently has a capacity of 2.5 million gallons per day (MGD) and is anticipated to be expanded to a total of 5.0 MGD before 2027.

Wastewater treatment and recycled water disposal at the City's Lathrop CTF is regulated under Waste Discharge Requirements (WDR) Order No. R5-2016-0028-01 by the Central Valley Regional Water Quality Control Board (RWQCB) (RWQCB, 2016). The Lathrop CTF produces disinfected tertiary recycled water suitable for irrigation at parks, landscape strips, median islands, pond berms, and agricultural fields. In 2021, the City obtained an NPDES permit (Order R5-2022-0004) (RWQCB, 2022) for surface water discharge. This permit allows the City to discharge a portion of the treated effluent to the river, while using the remaining portion for meeting landscape irrigation demands and other permitted non-potable uses.

The City is covered under General Order WQ-2016-0068-DDW (General Order) (SWRCB, 2016) for recycled water use in a total of 196 acres of landscape irrigation areas in the River Islands, Mossdale, and Central Lathrop areas. As described in Section 2.2, the City's currently provides recycled water to 54.8 acres of LI areas. The City completed improvements at the CTF and began discharging treated wastewater effluent to the San Joaquin River in February 2024.

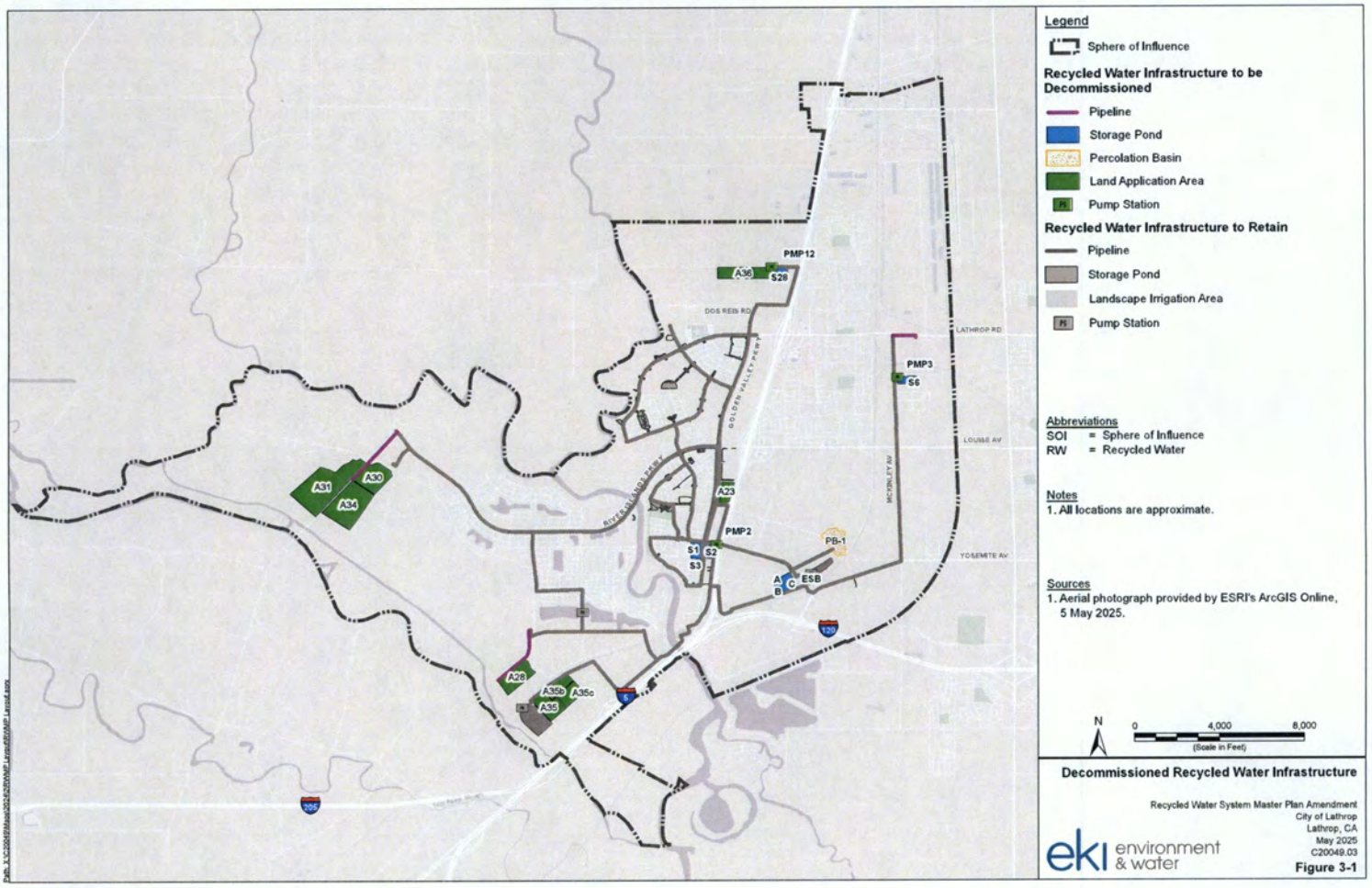
Prior to the implementation of river discharge, the City disposed effluent produced by the CTF by applying the tertiary treated effluent to agricultural LAAs. The City's existing recycled water system was built to support the disposal of effluent. The system had a disposal capacity of 666 MGD (RWQCB, 2019) and consisted of 10 storage ponds, their associated pump stations, agricultural LAAs, a percolation pond (PB-1), and approximately 30.3 miles of recycled water pipeline. The RI-PS pump station was constructed to supply recycled water and other non-potable sources (San Joaquin River and lake water) to a private distribution system serving landscape irrigation use areas in the River Islands development area.[1] The River Islands' non-potable water system is supplemented by River Islands' other non-potable water sources. For the purposes of this document, it is anticipated that River Islands non-potable demands will be entirely met by the City's recycled water supply from 2025 and beyond.

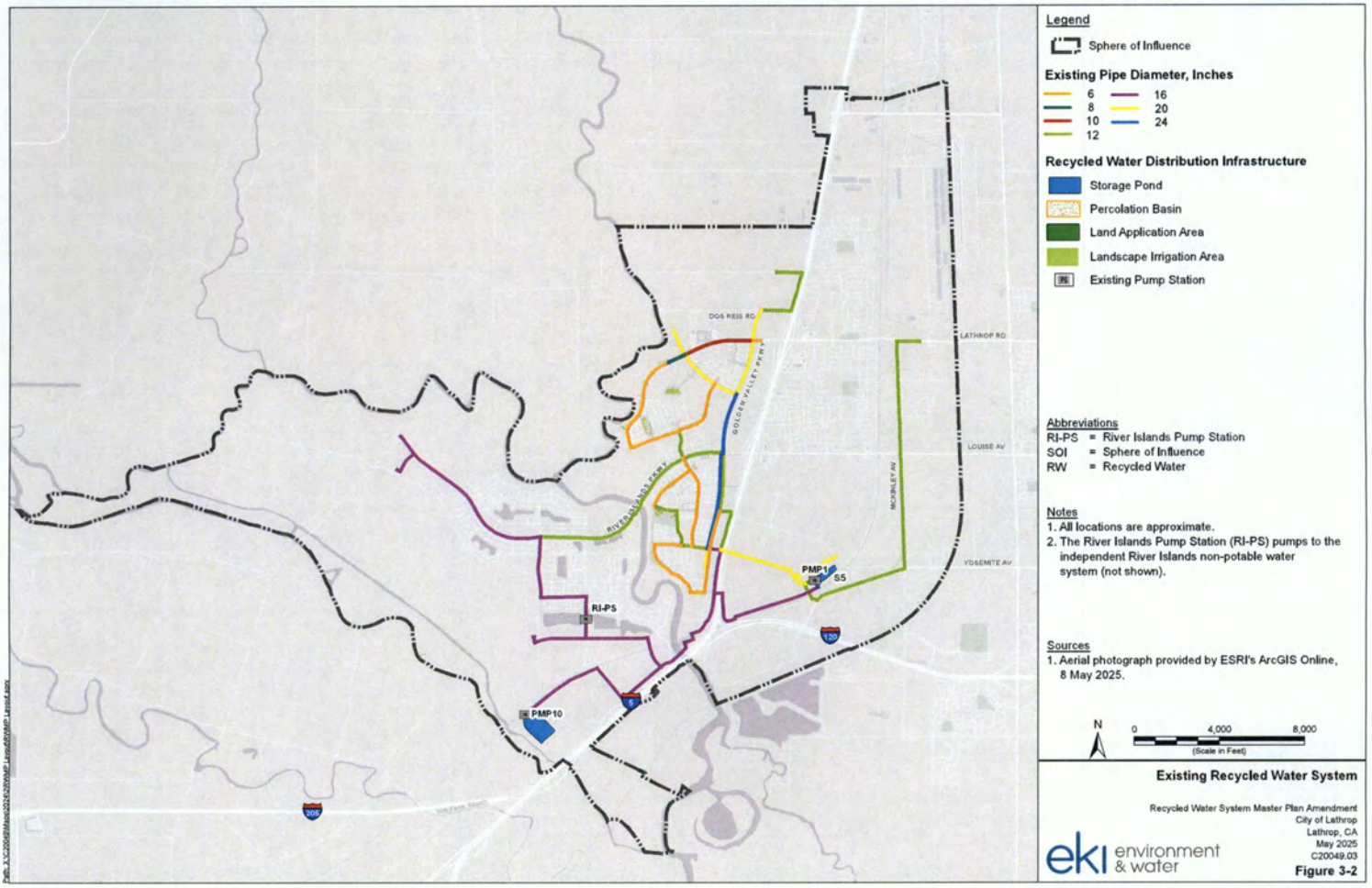
With the implementation of river discharge, the City has decommissioned all LAAs, ponds, and associated booster pump stations (BPSs) except for Pond S5 with its BPS PMP-1 and Pond S16 with its BPS PMP-10. Existing recycled water mains associated with the abandoned ponds and LAAs have also been taken out of service. The decommissioned recycled water facilities are shown on **Figure 3-1**.

Figure 3-2 shows the City's service area and locations of the City's existing recycled water system facilities and use areas. Detailed description of the City's recycled water system facilities can be found in the City's 2019 RWSMP and the 2020 River Discharge Memo (EKI, 2020).

As discussed further in the following sections, modifications to the retained infrastructure are necessary to optimize the system for a smaller amount of recycled water demands associated with urban landscape irrigation. The design of the proposed facilities is discussed further in Sections 5 and 6.

[1] The City's recycled water system discharges to the RI-PS wet well for the RI-PS pump stations to deliver recycled water to the RI non-potable water system.


PMP12
A36
S26
PMP3
S6
A23
PMP2
S1
S2
S3
PB-1
ESB
A
B
C
A31
A30
A34
A28
A35b
A35c
A35
DOS REIS RD
LATHROP RD
LOUISE AV
YOSEMITE AV
GOLDEN VALLEY PKWY
MCDONALD AV
Legend
Sphere of Influence
Recycled Water Infrastructure to be Decommissioned
Pipeline
Storage Pond
Percolation Basin
Land Application Area
Pump Station
Recycled Water Infrastructure to Retain
Pipeline
Storage Pond
Landscape Irrigation Area
Pump Station
Abbreviations
SOI = Sphere of Influence
RW = Recycled Water
Notes
1. All locations are approximate.
Sources
1. Aerial photograph provided by ESRI's ArcGIS Online, 5 May 2025.
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Decommissioned Recycled Water Infrastructure
Recycled Water System Master Plan Amendment
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Existing Recycled Water System

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Figure 3-2

4 RECYCLED WATER SUPPLY, DEMAND, AND WATER BALANCE EVALUATION

The following sections provide an evaluation of the City's future recycled water suppliers, demand, and storage requirements based on a water balance analysis.

4.1 Recycled Water Supply

Table 4-1 shows projected wastewater flows to the Lathrop CTF in 5-year increments through buildout as estimated in the City's 2024 WWSMP Amendment (EKI, 2024b). It is anticipated that future Lathrop CTF expansions will produce up to 4.31 MGD of tertiary treated effluent at buildout. For the purposes of this RWSMP, recycled water production is assumed to equal wastewater influent flows to the Lathrop CTF.[2]

Table 4-1. Projected Recycled Water Supply

	Projected Recycled Water Supply (MGD)[(a)]				
	2025	2030	2035	2040	2045
Projected Wastewater Flow to CTF	1.51	2.44	3.37	4.03	4.31

Abbreviations:

MGD = million gallons per day

4.2 Recycled Water Demand

4.2.1 Current and Historical Recycled Water Demand

The City's landscape irrigation recycled water demand during 2021 and 2022 is presented in **Table 4-2**. The City began providing recycled water to LI areas in July 2021 and provided a total of 94 acre-feet during the months of July through December 2021. The City's recycled water use in 2022 was 194 acre-feet.

Table 4-2. Current and Historical Recycled Water Use

Water Use Sector	Recycled Water Demand (acre-feet)	
	2021	2022
Recycled Water Demand (a)	94	194

Notes:

(a) Recycled water demand based on CalSense meter data.

4.2.2 Projected Recycled Water Demand

As shown in the water balance evaluations below, monthly landscape irrigation demands were estimated based on average annual precipitation and evaporation within the City. The resulting total annual recycled water demand per unit area is equivalent to 48.7 ac-inch/ac. Using the unit area recycled water demand factor, the City anticipates a total recycled water demand of 2.38 MGD or 2,669 acre-feet per year (AFY) by 2045. The projected demand is well below the projected recycled water supply at 4.31 by 2045.

The City's projected annual and maximum month recycled water demand in 5-year increments through buildout (2045) is summarized in **Table 4-3**. This is a significant reduction in projected recycled water

[2] A small portion of the wastewater flows are likely lost during the wastewater treatment process.

demand compared to those presented in prior planning documents due to that the City is no longer using the recycled water system to apply CTF treated effluent. **Table 4-4** calculates projected recycled water demand by development area through buildout.

Table 4-3. Projected Average Annual and Maximum Month Recycled Water Demand

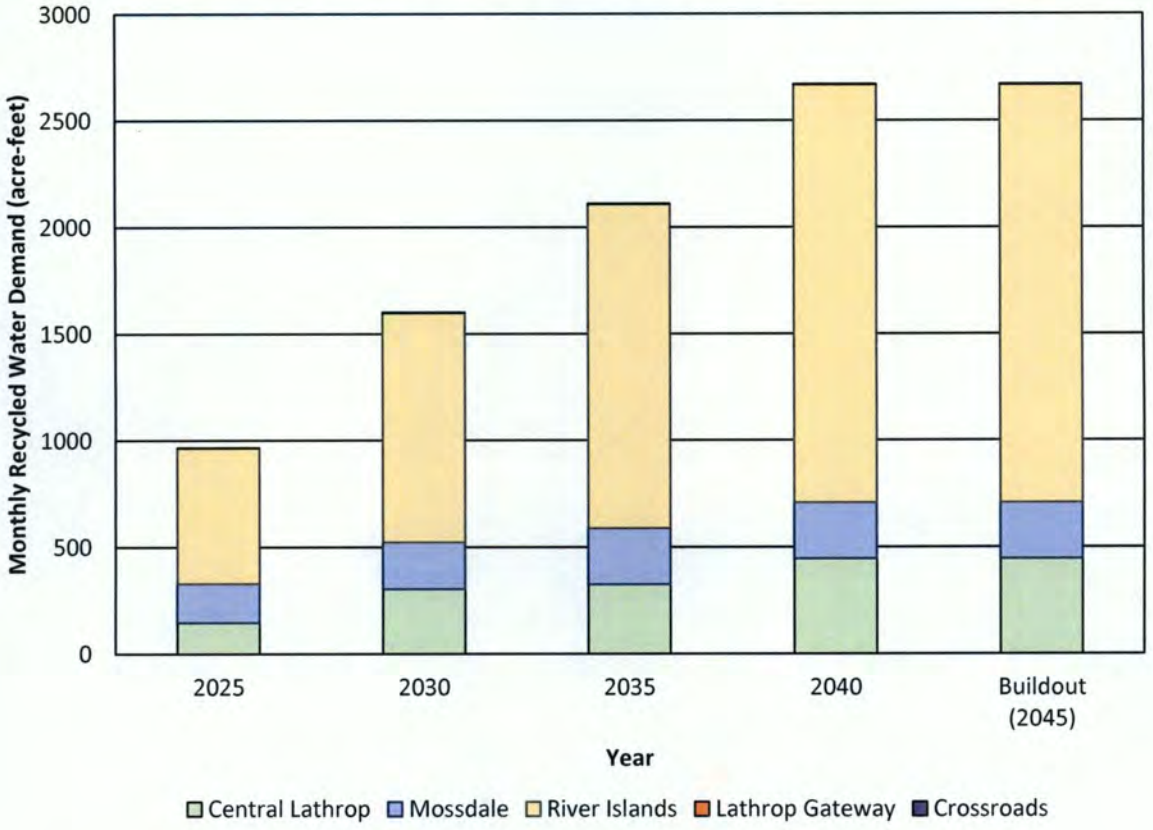
	Units	2025	2030	2035	2040	2045
Total Annual Demand	ac-inch	11,592	19,227	25,323	32,032	32,032
	acre-feet	966	1,602	2,110	2,669	2,669
	MGD	0.86	1.43	1.88	2.38	2.38
Maximum Monthly Demand	ac-inch	1,994	3,307	4,356	5,510	5,510
	MGD	1.75	2.90	3.82	4.83	4.83

Abbreviations:
ac-inch = acre-inches MGD = million gallons per day

Table 4-4. Projected Average Annual Recycled Water Demand by Development Area

Development Area (a)	Projected Recycled Water Demand (acre-feet)				
	2025	2030	2035	2040	2045
Central Lathrop	146	305	325	445	445
Mossdale	182	217	262	262	262
River Islands	635	1,078	1,521	1,960	1,960
Lathrop Gateway	0.81	0.81	0.81	0.81	0.81
Crossroads	1.6	1.6	1.6	1.6	1.6
TOTAL	**966**	**1602**	**2110**	**2669**	**2669**

Figure 4-1. Projected Average Annual Recycled Water Demand by Development Area



4.3 Recycled Water Balance Evaluation

Total projected recycled water demand and seasonal storage requirements were estimated using EKI's water balance evaluation. The methodology of the water balance evaluation is described below and is consistent with CTF's former WDR. The following sections describe the evaluated recycled water balance scenarios, summarize the recycled water storage requirements, and summarize the water balance results. Detailed water balance evaluations are included in Appendix A.

4.3.1 Recycled Water Use Balance Scenarios

Recycled water balance calculations were conducted for the near-term (2030) and buildout (2045) planning horizons to estimate the final storage needs at buildout as well as any additional storage needs in the near term. The water balance calculations are based on projected wastewater flows to the Lathrop CTF in **Table 4-1** and the total projected LI acreage in **Table 2-2** in years 2030 and 2045, respectively.

4.3.2 Recycled Water Balance Methodology

The recycled water balances summarize system inflows (CTF effluent, and precipitation) and system outflows (evaporation, irrigation, and percolation) for an average-year precipitation condition assuming a set average dry weather flow. Evaluation of higher precipitation conditions (e.g., 100-year rainfall) is not necessary as the City can now discharge any excess CTF effluent.

Other assumptions made in the water balances are consistent with those made in previously submitted water balances used to support the WDR amendments, and are as follows:

- Inflow and infiltration (I/I) are assumed to be 10% of the total annual flow.
- Precipitation and evapotranspiration data are based on 1987 to 2024 data from the California Irrigation Management Information System (CIMIS) station 70 located in Manteca.
- Irrigation demands for landscaping are assumed to be 20% less than the reference evapotranspiration as there is a combination of high water-use turf and lower-water-use trees and shrubbery.
- An irrigation efficiency of 80% is assumed for landscape irrigation. Depending on the irrigation method, actual irrigation efficiencies can range between 70% - 80% for landscape irrigation.
- A 10% leaching requirement is assumed in the calculation of the irrigation demand.
- 90% of the pond surface area is assumed to be subject to evaporation.
- An evaporation discount factor of 90% is used in calculation of evaporation from ponds.
- A land use efficiency of 95% is assumed.
- The pond capacities assume a minimum of two feet of freeboard in all ponds at all times.

4.3.3 Recycled Water Balance Results

The projected CTF effluent, required storage, and effluent volume discharged to the river for the near-term (2030) and buildout (2045) scenarios are summarized in **Table 4-5**. **Figure 4-2** and **Figure 4-3** plot the monthly CTF effluent production, recycled water use, and excess effluent to be discharged to the San Joaquin River under each scenario, respectively. The water balance indicates that monthly wastewater effluent exceeds monthly irrigation in all months except for June through August and only 61.4 to 71.5 MG of seasonal storage is needed to meet this shortfall. This can be met by retaining existing ponds S5 and S16 that have an existing total storage capacity of 129.5 MG. The available storage from these ponds is sufficient to provide the required seasonal storage and operational storage to meet peak irrigation demands (see Section 6). The City could elect to reduce the size of these ponds if other beneficial uses of the land area become available. Reducing the storage capacity could help improve water quality.

Table 4-5. Summary of Required Recycled Water Storage and Use Areas

	Near-term (2030)	Buildout (2045)
Landscape Irrigation Area (ac)	394.6	657.4
Annual CTF Effluent / Recycled Water Supply (MGD)	2.44	4.31
Required Storage (MG)	61.4	71.5
Annual Recycled Water Demand (MG)	522.1	869.8
Annual Effluent Volume Discharged (MG)	405.3	737.2

Abbreviations:

ac = acres MG = million gallons MGD = million gallons per day

Notes:

(a) Based on Water Balance analysis included in Appendix A.

Figure 4-2. Water Balance Monthly Flow Summary in 2030

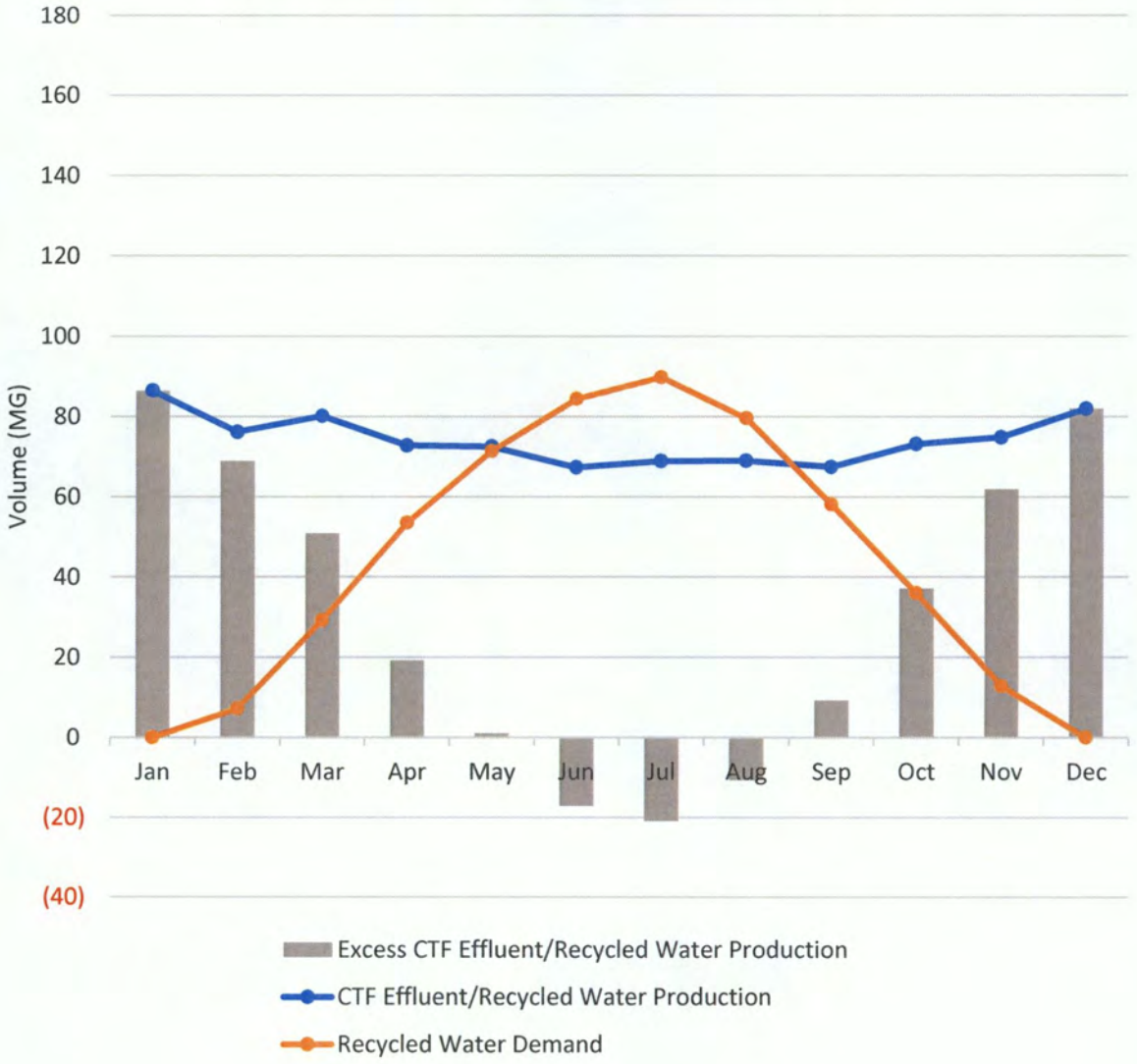
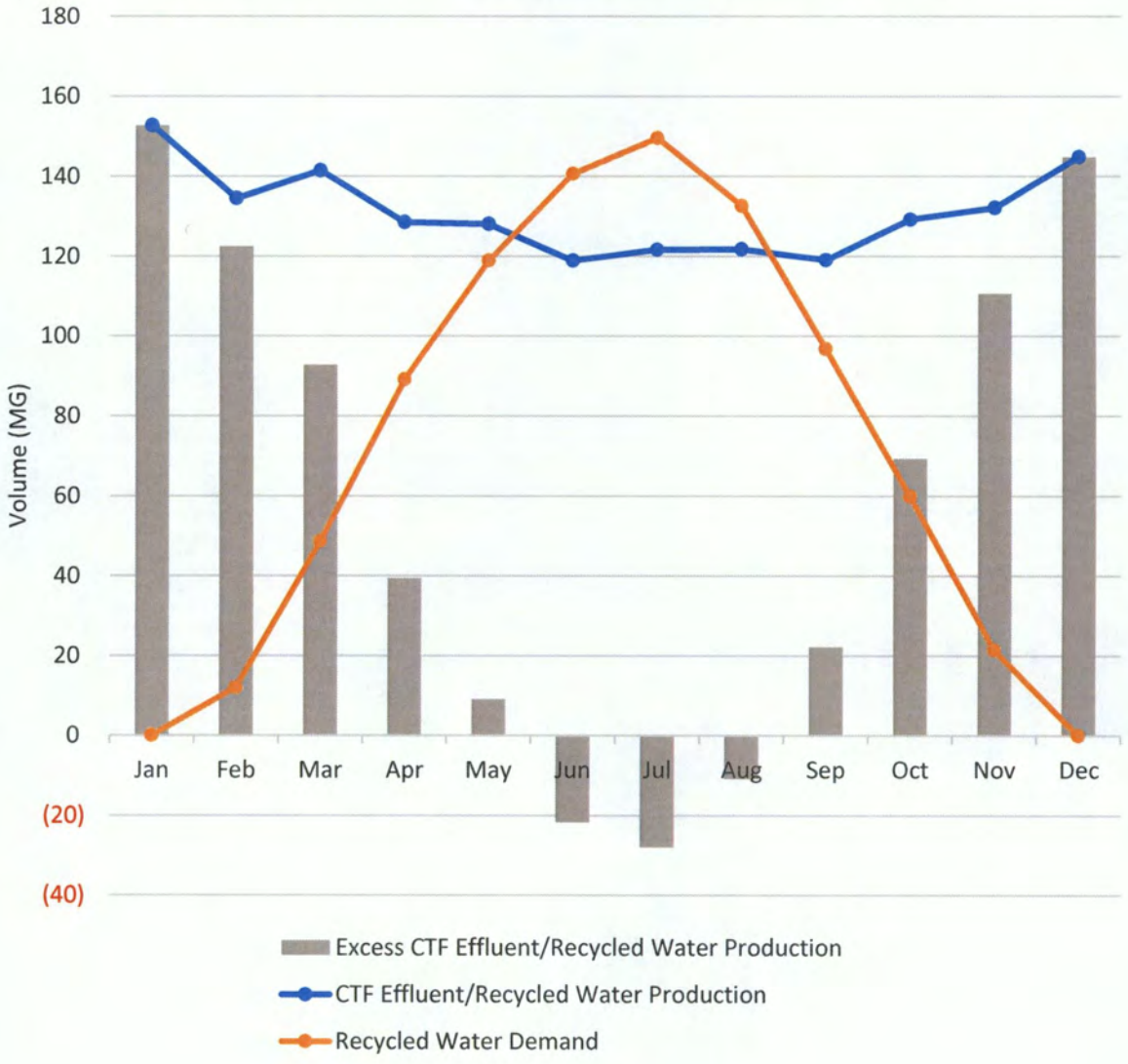


Figure 4-3. Water Balance Monthly Flow Summary at 2045 (Buildout)



5 RECYCLED WATER SYSTEM OPERATION STRATEGY

As discussed in Section 4, the City anticipates a smaller amount of recycled water demands associated with urban landscape irrigation and implementation of river discharge. Only 61.4 to 71.5 MG of seasonal storage is needed to meet the City's seasonal recycled water demands under 2030 and 2045 conditions, respectively. This can be met by retaining existing ponds S5 and S16 with a total storage capacity of 129.5 MG, as summarized in **Table 5-1**, and their respective booster pump stations PMP-1 and PMP-10 with upgrades described below.

Table 5-1. Existing Storage Pond Characteristics

Pond ID	Assessor's Parcel Number	Storage Capacity (million gallons) (a)	Storage Capacity (acre-inches)
S5	198-130-47 198-130-48	28	1,048
S16	213-290-02	101	3,719

Notes:

(a) Storage capacities are rounded to the nearest million gallons.

5.1 Recommended Recycled Water System Layout

Pump stations PMP-10 and PMP-1 will need to be upgraded to supply peak demands and pressurize the recycled water system at the necessary pressures. A significant portion of the City's buildout recycled water demand will be driven by the River Islands non-potable water system. The City's recycled water system is planned to connect to River Islands through the existing RI-PS and the future RI Phase 2 PS. Recycled water will be discharged to the wet wells of these pump stations, which will then pump water into River Islands' distribution system. As such, PMP-10 should be upgraded to meet peak demands at RI-PS and RI Phase 2 PS and maintain positive pressures within the City's recycled water transmission system in River Islands. In addition, PMP-1 will be upgraded to meet demands and maintain required pressures in areas east of the San Joaquin River.

Due to the high cost of operating and maintaining pump stations and storage ponds, as well as the phased nature of future developments, EKI recommends that the City phase the expansion of the BPSs. This should begin with upgrading and operating the existing PMP-1, followed by upgrading PMP-10 when system-wide projected peak demands approach the firm capacity of PMP-1. Section 7 details the trigger of upgrading PMP-10.

The recommended buildout recycled system also includes new transmission mains to improve the system's hydraulic capacity. These new mains are facilities conceptualized previously in backbone infrastructure plans or through discussion with City staff, which are geographically shown on **Figure 5-1** and listed below:

- Mossdale Landing West development area backbone infrastructure (EKI, 2024c); and
- A New 16-inch transmission main along River Islands Parkway, Cambay Parkway, and Golden Valley Parkway, connecting the RI Phase 2 PS with the City's existing 16-inch main on Golden Valley Parkway near Cirrus Court.
- A 24-inch transmission main and railroad crossing that connects PMP-10 to the new 16-inch main at the intersection of Cambay Parkway and Golden Valley Parkway.

Sections 6 and 7, below, analyze and verify the required BPS and transmission main sizing for the optimized recycled water system. Section 8 presents cost estimates and identifies the parties responsible for the design and construction of these projects.

5.2 Pressure Zones

To optimize the efficiency of PMP-1 and PMP-10 when both pump stations are in operation simultaneously, EKI recommends installing pressure reducing valve (PRV) stations between portions of the River Islands system and the remaining areas of the City's recycled water system. This will create two separate pressure zones to improve system performance and reliability. The new PRV stations are intended to maintain appropriate pressure within each zone to meet the City's design criteria.

The PRVs will be set to remain closed when both PMP-1 and PMP-10 are operating concurrently, and to open when S16 is being filled or when only one pump station is in operation. Each station will be equipped with two sets of low-flow and high-flow PRVs to allow bidirectional water transfer, along with flow meters to monitor volume flowing in both directions between the City and River Islands.

EKI recommends the following PRV locations and pressure settings to ensure the valves remain closed during peak demand conditions. These pressure settings are verified with hydraulic modeling in Section 7 and need to be refined in the design phase when more information becomes available.

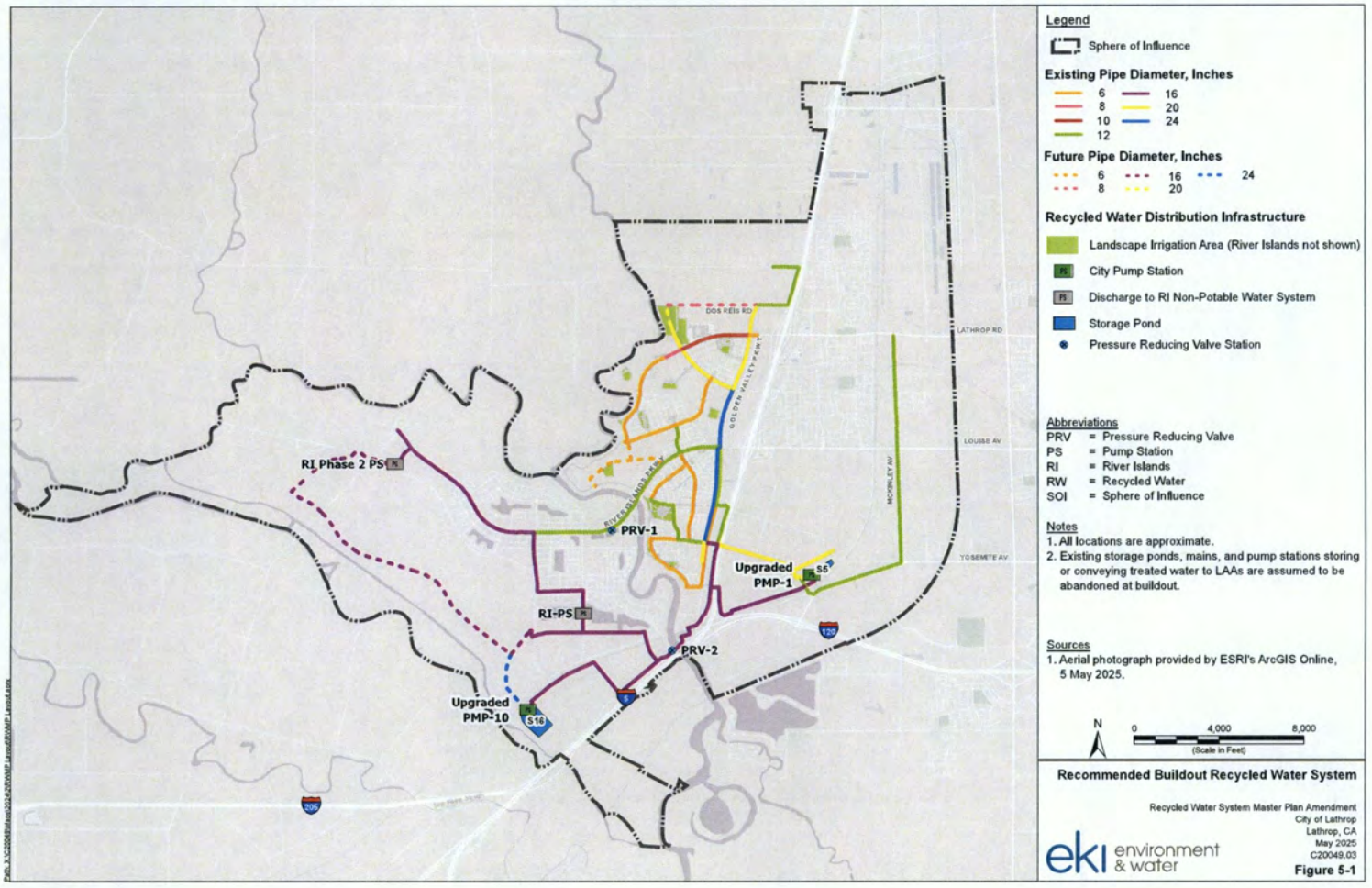
- PRV-1: On the existing 16-inch main along River Islands Parkway between Somerston Parkway and Cohen Road
    - From the City to River Islands: 12 psi
    - From River Islands to the City: 50 psi
- PRV-2: On the existing 16-inch main along Manthey Road near the intersection of Manthey Road and Steward Road
    - From the City to River Islands: 30 psi
    - From River Islands to the City: 45 psi

Additionally, at each connection point between the River Islands' non-potable water system and the City's recycled water system, pressure sustaining valve (PSV) stations are recommended to be installed to maintain positive pressure in the City's system during periods of low demand. A PSV station will also be required at S16's inflow pipe to sustain the pressure during pond filling periods.

This configuration allows the City to manage flows during peak and non-peak seasons and keep the recycled water system pressurized. Section 7.4 provides further hydraulic evaluations of these recommended modifications.

5.3 Improving Recycled Water Quality

Algae growth within the City's storage ponds has been impacting distribution and irrigation system equipment. To address this, the City is exploring options to add filtration or other treatment to the recycled water pumped from the ponds. Additionally, with the reduced recycled water demand projections, only a portion of the existing capacity of ponds S5 and S16 is required to meet peak seasonal demands. As a result, the City could consider reducing the capacity of these ponds or partitioning them into smaller cells, provided that the remaining storage is sufficient to meet the estimated required seasonal storage during average rainfall years of 61.4 MG by 2030 and 71.5 MG by 2045. Reducing storage capacity could also help improve water quality and repurpose a portion of the parcel for other beneficial uses.


RI Phase 2 PS
PRV-1
Upgraded PMP-1
RI-PS
PRV-2
Upgraded PMP-10
DOS REIS RD
LATHROP RD
LOUISE AV
MOSHLEY AV
YOSEMITE AV
GOLDEN VALLEY PKWY
RIVER ISLANDS PKWY
Legend
Sphere of Influence
Existing Pipe Diameter, Inches
6
8
10
12
16
20
24
Future Pipe Diameter, Inches
6
8
16
20
24
Recycled Water Distribution Infrastructure
Landscape Irrigation Area (River Islands not shown)
City Pump Station
Discharge to RI Non-Potable Water System
Storage Pond
Pressure Reducing Valve Station
Abbreviations
PRV = Pressure Reducing Valve
PS = Pump Station
RI = River Islands
RW = Recycled Water
SOI = Sphere of Influence
Notes
1. All locations are approximate.
2. Existing storage ponds, mains, and pump stations storing or conveying treated water to LAAs are assumed to be abandoned at buildout.
Sources
1. Aerial photograph provided by ESRI's ArcGIS Online, 5 May 2025.
N
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Recommended Buildout Recycled Water System
Recycled Water System Master Plan Amendment
City of Lathrop
Lathrop, CA
May 2025
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Figure 5-1

6 SYSTEM PERFORMANCE AND DESIGN CRITERIA

This section summarizes the criteria used to evaluate the City's recycled water distribution system. These criteria are based on *2022 Lathrop Design and Construction Standards* ("Standards"; Lathrop, 2022), the City's previous master plan analyses, and EKI's recommendations. A summary of the recycled water system design criteria is provided in **Table 6-2** and described in detail in the following sections. As discussed in Section 7, this RWSMP evaluates system performance in the near term, as the City expects to meet over 90% of its buildout demands by 2030, and at buildout, when River Islands reaches its 100% projected demands by 2045.

6.1 Distribution System Performance Criteria

6.1.1 Peaking Factors

Table 6-1 summarizes the recycled water distribution system peak factors and peak water demands. The recycled water distribution system performance is evaluated under peak hour demand (PHD) conditions. Based on the methodology described below, a City-wide PHD of approximately 12,569 gpm is anticipated at buildout, including demands of 9,227 gpm and 3,342 gpm for River Islands and the rest of the City, respectively.

Due to insufficient recycled water meter data, the existing maximum day demand (MDD) is unknown. The MDD is assumed to equal 1.25 times the recycled water maximum month demand (MMD) obtained from the water balance evaluations (see Section 4.1). Based on the City's monthly potable water billing data, this is generally consistent with the ratio of the City's estimated outdoor potable water MDD to MMD in 2022.

With the implementation of bubbler irrigation devices, which apply water near the root zone and limit public exposure to recycled water, the City plans to amend the General Order to allow irrigation during the daytime for drip irrigation of public landscape areas with recycled water. For planning purposes, PHD is estimated assuming that the MDD is applied over an 8-hour period and thus equals three times the MDD. Due to the lack of existing metering data, these peaking factors are conservative, and EKI recommends that the City reevaluate these factors once more operational data becomes available.

Table 6-1. Peak Recycled Water Demand at Buildout

	Peaking Factor	Recycled Water Demand at Buildout (MGD)	(gpm)
City LI Areas			
ADD	(a)	0.6	440
MMD	(a)	1.3	891
MDD	1.25 x MMD	1.6	1,114
PHD	3 x MDD	6.4	3,342
River Islands Non-Potable Water System			
ADD	(a)	1.7	1,215
MMD	(a)	3.5	2,460
MDD	1.25 x MMD	4.4	3,076
PHD	3 x MDD	17.7	9,227

Table 6-1. Peak Recycled Water Demand at Buildout (Continued)

	Peaking Factor	Recycled Water Demand at Buildout (MGD)	(gpm)
City-wide Total			
ADD	(a)	2.4	1,655
MMD	(a)	4.8	3,351
MDD	1.25 x MMD	6.0	4,189
PHD	3 x MDD	24.1	12,569

Abbreviations:

ADD = average daily demand gpm = gallons per minute MGD = million gallons per day
MMD = maximum month demand PHD = peak hour demands

Notes:

(a) Average daily demand (ADD) and maximum month demand (MMD) obtained from Water Balance Evaluations (see Section 5.3 and Appendix A) and proportionally attributed to the City LI area and River Islands non-potable water system.
(b) Totals may not sum due to rounding.

6.1.2 Distribution System Pressures

The distribution system's ability to maintain adequate system pressures during peak demand conditions is the primary indicator of acceptable system performance. The distribution system must maintain 45 psi at LI service connections during peak demand conditions to meet the irrigation controller requirements. Because non-potable demands the River Islands development area are supplied by an independent non-potable water distribution system that pumps recycled water delivered from the City at the RI-PS and RI Phase 2 PS wet wells, the City's transmission system in River Islands is only required to maintain positive pressure (at least 10 psi).

American Water Works Association (AWWA) Manual M24 – *Planning for the Distribution of Reclaimed Water* recommends that the recycled water target operating pressure be approximately 10 psi lower than the potable water system. The City's potable water system currently operates at between 45 psi and 55 psi. Due to the relatively low potable water system pressure, the recycled water distribution system cannot achieve the minimum recycled water system pressure criteria described above with a maximum pressure of 45 psi (i.e., 10 psi less than the water system). Therefore, the maximum recycled water system pressure criterium is established as 55 psi.

6.2 Recycled Water System Facilities

6.2.1 Recycled Water Transmission and Distribution Pipeline Sizing Criteria

Pipeline velocity and head loss criteria will be used for sizing new transmission and distribution pipelines. However, when evaluating the existing system, velocity and head loss criteria are secondary to the system pressure criteria. For example, if system pressures are satisfied under peak demand conditions, an existing pipe that exceeds maximum velocity or head loss criteria will not necessarily be indicative of a problem that requires system improvements. Any identified exceedances will be reviewed on a case-by-case basis to determine if they are influencing any deficient system pressures or if improving these pipes to meet

velocity or head loss criteria would benefit recycled water movement within the system or increase system redundancy.

6.2.2 Velocity Criteria

The following velocity criteria under peak demand conditions, in conjunction with the head loss criteria described below, are recommended for sizing new water mains:

- Maximum velocity of 7 feet per second (fps) for all mains
- Minimum velocity of 1 fps for all mains

As discussed above, these criteria are secondary to pressure criteria and are evaluated to identify potential bottlenecks in the system that could be upsized to address pressure deficiencies. Minimum velocity criteria are considered to reduce water age and increase water quality.

6.2.3 Head Loss Criteria

In addition to velocity criteria, the following head loss criteria under peak demand conditions must also be met for sizing new recycled water mains:

- Pipes < 16 inches in diameter: Maximum head loss of 7 feet per 1,000 feet of pipe (ft/k-ft)
- Pipes ≥ 16 inches in diameter: Maximum head loss of 5 ft/k-ft

The peak demand head loss criteria distinguish between pipes less than 16 inches and those greater or equal to 16 inches in diameter. The larger pipes generally used transmit water long distances from sources to smaller distribution pipelines which serve customer connections.

For existing pipelines these criteria are used to identify bottlenecks in the system that if upsized could relieve downstream pressure to meet pressure criteria and improve system connectivity.

6.2.4 Booster Pump Stations

In order to meet peak demand conditions, the City must provide firm pumping capacity with one pump offline at each BPS. This criterion exists to ensure there is sufficient pumping capacity distributed throughout the system to meet peak demand conditions.

As such, the proposed BPS upgrades should be sized for firm capacity equal to PHD under buildout conditions. EKI recommends that the City upgrade the existing PMP-1 and PMP-10 to be able to provide flow to meet the projected PHD from City LI areas and the River Islands non-potable water system, respectively, with one (1) standby pump at each pump station for system redundancy. Therefore, EKI recommends:

- Upgrading the PMP-1 with three main 1,130 gpm variable frequency drive (VFD) pumps and one standby 1,130 gpm VFD pump to provide a firm capacity of 3,390 gpm and total capacity of 4,520 gpm to supply peak demands of the City area east of San Joaquin River.

  EKI recommends a discharge pressure set point of 55 psi and a design point of 125 feet of total dynamic head at the firm capacity.

- Expanding PMP-10 with three main 3,100 gpm VFD pumps and one standby 3,100 gpm VFD pump to meet River Islands' projected PHD and maintain positive pressure (> 10 psi) at the discharge locations to the River Islands' non-potable water system.

  EKI recommends a discharge pressure set point for PMP-10 is 55 psi and a design point of 120 feet of total dynamic head at the firm capacity.

EKI recommends that hydropneumatic tanks be installed at each pump station to supply water during low demand periods to limit pump cycling.

Table 6-2. Summary of Recommended Recycled Water System Performance and Operation Criteria

Component	Criteria	Data Sources/Remarks (a)
RECYCLED WATER SYSTEM PERFORMANCE		
Peaking Factors for System Analysis		
Maximum Monthly Demand	Calculated using recycled water balance	EKI recommendation, to be reevaluated as more data on system operations is collected post river discharge.
Maximum Day to Maximum Month Peaking Factor	1.25 times maximum month demand	
Peak Hour to Maximum Day Peaking Factor	3 times average day demand	
Distribution System Pressures		
Maximum Pressure	55 psi system-wide	EKI recommendation based on City's 2022 potable water system operational conditions and AWWA Manual M24 recommendation
Minimum Pressure	45 psi at urban landscape irrigation service connections during peak hour demands. At least 10 psi must be maintained in the transmission system within River Islands that delivers recycled water to RI-PS and RI Phase 2 PS.	EKI Recommendation and the City of Lathrop 2022 Design and Construction Standards
Demand Condition to Be Met	Peak Conditions: Provide firm pumping capacity at each pump station (one pump offline at each pump station) and firm pump station capacity (one storage pond offline) to meet peak hour demands.	
FACILITIES SIZING		
Pipelines		
Minimum Velocity	1 fps	Nolte 2006 RWSMP
Maximum Velocity	7 fps	EKI 2019 RWSMP and the City of Lathrop 2022 Design and Construction Standards
Maximum Head Loss	5 ft/k-ft for pipes ≥ 16 inches in diameter, peak hour demands 7 ft/k-ft for pipes < 16 inches in diameter, peak hour demands	
Hazen Williams "C" Factor	Existing Pipelines = 130 New Pipelines = 140	
Pipeline Material	All Mains: PVC C900 or C905 Class 150	

Table 6-2. Summary of Recommended Recycled Water System Performance and Operation Criteria (Continued)

Component	Criteria	Data Sources/Remarks (a)
FACILITIES SIZING		
Recycled Water System Storage and Pumping Capacity Requirement		
Storage and Disposal Capacity	Provide sufficient storage and disposal capacity to accommodate for 100-year rainfall based on recycled water balance analysis.	Waste Discharge Requirements and Master Recycling Permit Order No. R5-2016-0028
Pumping Capacity	Firm pumping capacity equal to peak hour demand.	EKI Recommendation based on industrial practices

Abbreviations:

fps = feet per second ft/k-ft = feet per thousand feet psi = pounds per square inch
PVC = polyvinyl chloride RWSMP = Recycled Water System Master Plan

Notes:

(a) Source: Recycled Water System Standards, City of Lathrop Department of Public Works Design and Construction Standards, 2022, unless noted otherwise.

7 DISTRIBUTION SYSTEM HYDRAULIC ASSESSMENT

EKI updated the City's existing recycled water system hydraulic model to optimize the design of the City's distribution system at buildout with implementation of river discharge. The hydraulic model transforms information about the physical facilities and system into a mathematical model that is used to analyze the recycled water system under peak demand conditions. The hydraulic model then generates information on flow, velocity, head loss, and pressure that can be used to assess system performance and identify system capabilities and deficiencies. The hydraulic model can also be used to verify the adequacy of recommended or proposed system improvements.

7.1 Hydraulic Modeling Approach

To evaluate collection system performance against the hydraulic design criteria presented above, EKI conducted steady-state model simulations under projected buildout peak demand conditions and evaluated pipeline capacity and pressure requirements at LI service connections. The model assumes discontinued use of existing permitted LAAs and ponds/booster pump stations except S5, S16, PMP-1, and PMP-10. The model includes upgrades to BPS PMP-1 and PMP-10 described above in Section 6.2.4. The River Islands non-potable distribution system was not included in this modeling evaluation.

7.2 Hydraulic Model Update

This section provides an overview of the modeling platform migration process, and the model updates performed to reflect system operations at buildout.

7.2.1 Model Platform

The City's existing recycled water system hydraulic model was developed on the Innovyze InfoWater platform by EKI for the 2019 RWSMP. The model has been migrated to Innovyze InfoWater Pro, which provides enhanced analytical tools and higher geographical information system (GIS) integration capabilities. InfoWater Pro is the same modeling platform used for the City's potable water system model.

7.2.2 Model Construction

The City maintains a GIS geodatabase of its infrastructure assets which was used as the basis of information to construct the recycled water system hydraulic model. EKI updated the City's GIS database to add the most recent infrastructure improvements and recycled water use areas and identified and filled data gaps to make sure the GIS database accurately represented the City's existing utility infrastructure. Moreover, to model the optimized recycled water system, the infrastructure intended to convey flow to LAAs, percolation ponds, and selected seasonal storage ponds were deactivated in the City's hydraulic model. Planned BPSs and transmission mains were added to the model.

After importing the City's GIS data into the hydraulic model, the following steps were performed to address data gaps, create a fully connected network, and construct the buildout scenario that reflects the optimized recycled water system:

- Recently constructed mains were digitized and incorporated into the hydraulic model.
- LI areas are delineated and added to the hydraulic model.
- Planned transmission mains as described in Section 5.1 as well as the future RI Phase 2 PS are added to the buildout scenario.
- Parcel-level recycled water demands were calculated for LI areas using delineated acreage.
- The model network was reviewed and refined for connectivity.

- Elevations were assigned to each model node by extracting elevations from publicly available light detection and ranging (LiDAR) data.
- Existing PMP-1 was expanded to a firm capacity of 3,390 gpm with VFD pumps configured at design points described in Section 6.2.4. Existing PMP-10 was expanded to a firm capacity of 9,300 gpm with VFD pumps at buildout.
- Hazen-Williams C-Factor of 140 were applied to recently constructed and planned new pipes.
- River Islands' projected water demands were evenly distributed at two connections to the City's system (i.e., the existing RI-PS and the planned RI Phase 2 PS). These two connections are modeled as demand nodes.
- Parcel-level recycled water demand projections of the City's LI areas were allocated to the nearest node.

7.2.3 Model Validation

EKI did not calibrate the existing hydraulic model due to lack of recycled water flow data. Since the existing model was constructed in 2019, the infrastructure conditions are less likely to have significant changes. Therefore, EKI retained the existing hydraulic model and incorporated the infrastructure improvements since the 2019 RWSMP.

7.3 Modeling Scenarios

For the purpose of strategically operating and maintaining storage ponds and pump stations, the existing and key planned infrastructure were evaluated under two scenarios: Existing System with PMP-1 Upgrades (Near-term - 2030) and Future System with PMP-1 and PMP-10 Expansion (Buildout - 2045).

The Near-term scenario includes recycled water infrastructure as described in Section 3 (**Figure 3-2**). This scenario also includes upgrades of the existing PMP-1, as detailed in Section 6.2.4, to prioritize meeting the projected 2030 PHD for the City's recycled water users and deliver water to RI-PS with the remaining pumping capacity. Note that in the near-term scenario, River Islands may not receive the full projected 2030 PHD and may need to supplement the supply with other non-potable water sources. **Table 7-1** presents the modeled demands in each scenario.

Table 7-1. Modeled Recycled Water Demands

	Modeled Recycled Water Peak Hour Demand (gpm)	
	Near-term	Buildout
Central Lathrop	1,436	2,097
Mossdale	1,023	1,233
Lathrop Gateway	4	4
Crossroads	8	8
River Islands	2,023 (a)	9,227

Abbreviations:

gpm = gallons per minute

Notes:

(a) Modeled recycled water available at the RI-PS location with firm pumping capacity of theupgraded PMP-1 while maintaining 45 psi at the City's recycled water user locations.

The Buildout scenario incorporates expansions at both PMP-1 and PMP-10, along with other key planned infrastructure listed in Section 5.1. Incremental PHDs from both the City LI Areas and River Islands were added in the Buildout scenario as per Section 7.2.2.

7.4 Recycled Water Distribution System Hydraulic Evaluation

The following sections discuss the hydraulic modeling results for the Near-term and Buildout scenarios.

7.4.1 Near-term Scenario Evaluation

Near-term scenario model simulations were evaluated to identify system deficiencies by 2030 with PMP-1 expansion and determine the trigger for expanding PMP-10, as are discussed in the following sections.

7.4.1.1 System Pressure

PMP-1 was configured as discussed in Section 6.2.4 with all VFD pumps online during peak hours, i.e., both the main pumps and the standby pump are running simultaneously. The near-term scenario assumes that recycled water supply will first meet the City's 2030 peak demands then deliver flow to River Islands with the remaining pumping capacity.

Modeled results indicate that the distribution system can deliver approximately 2,023 gpm at the RI-PS location while maintaining 45 psi at each LI service connection across the system, as shown on **Figure 7-1**. The modeled pressure at the RI-PS location is approximately 46 psi.

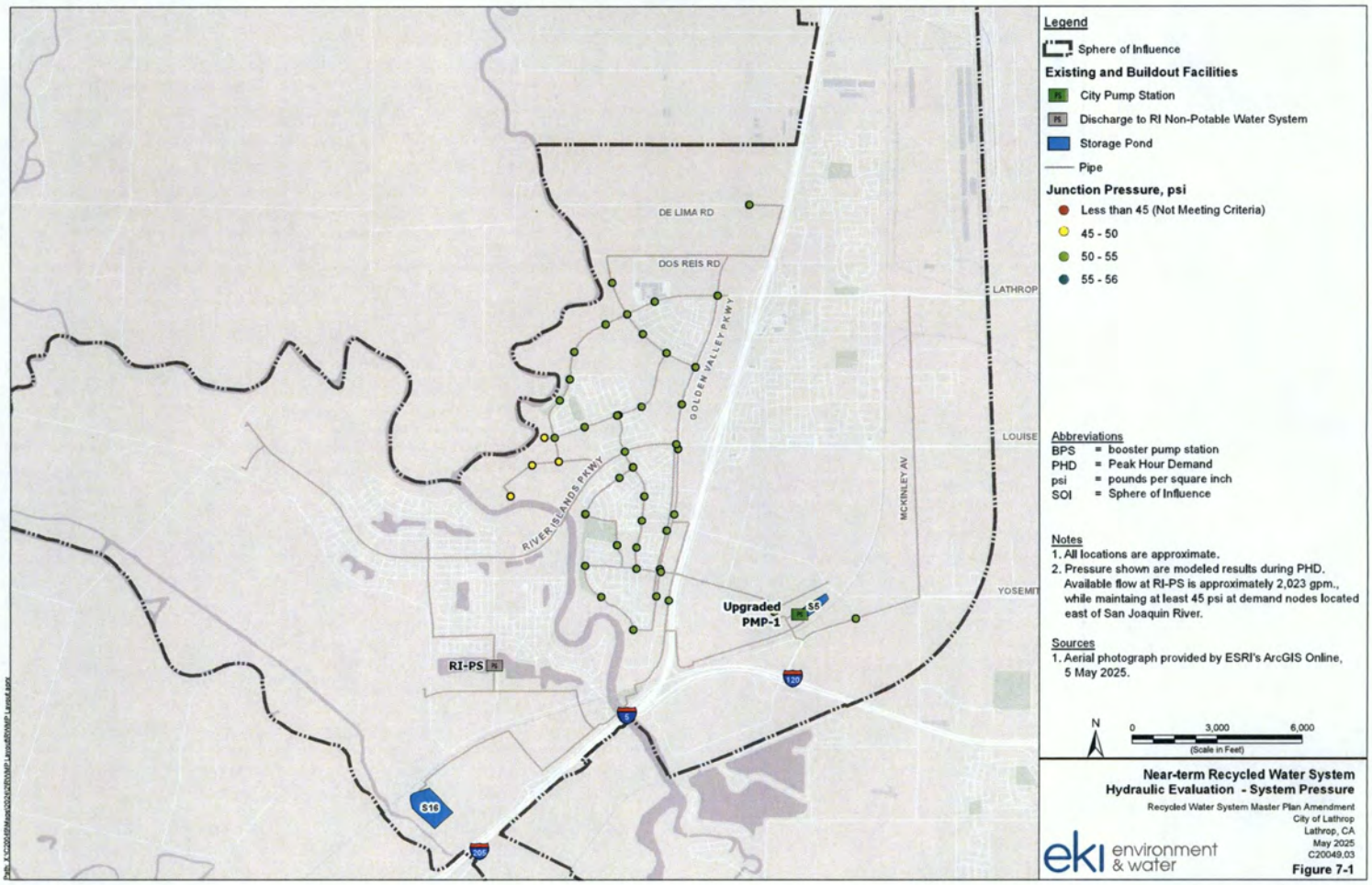
Modeled results show that, as soon as the RI-phase2-PS ties into the City's recycled water distribution system and is in operation, PMP-1 is not expected to provide sufficient head to meet the pressure criteria at all user connections, and PMP-10 will be required to maintain system pressure.

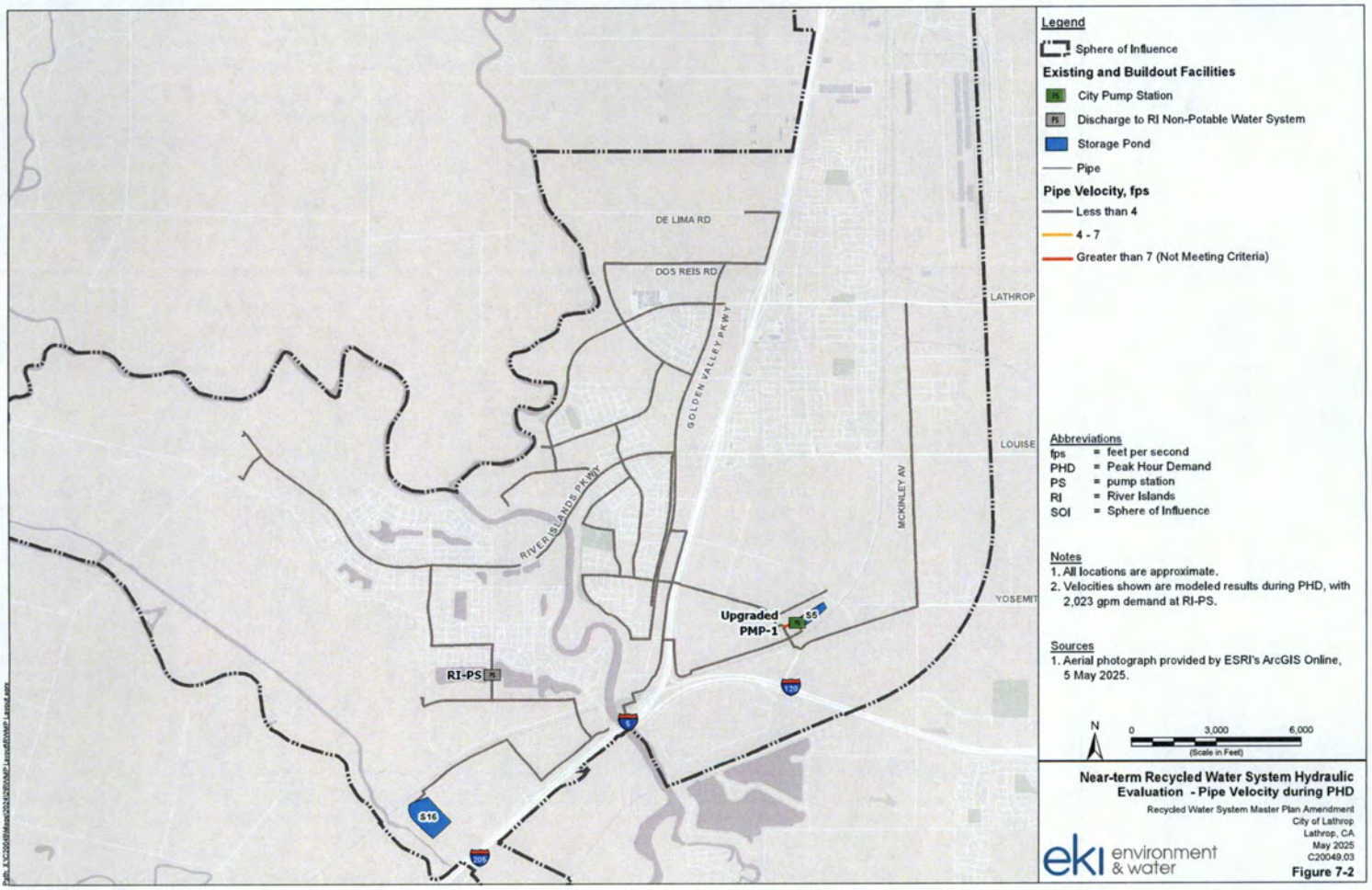
7.4.1.2 Pipe Velocity

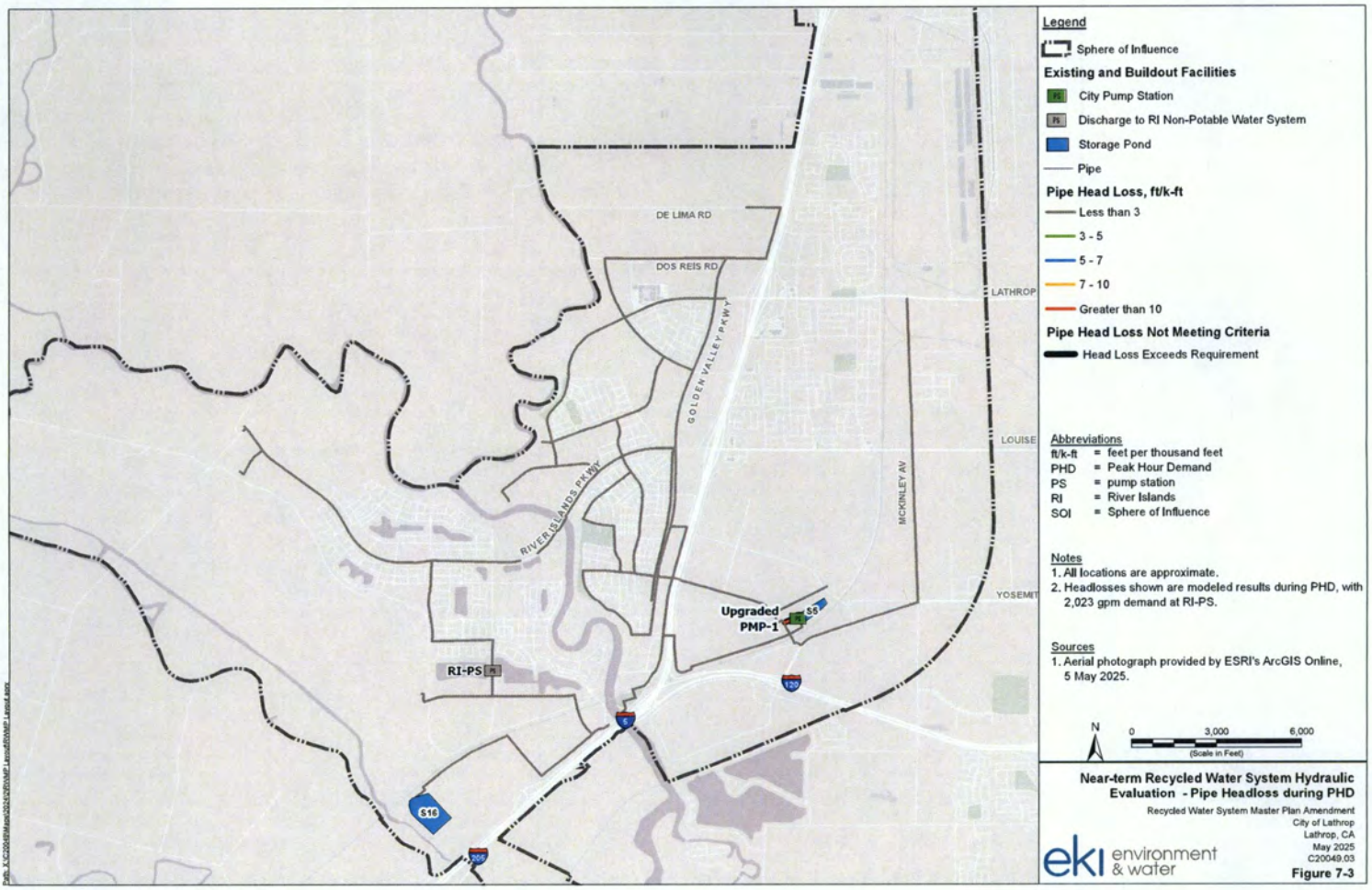
Model results show pipe velocities are below the maximum velocity criteria of 7 fps at all locations, except in the 12-inch discharge pipe from PMP-1 (see **Figure 7-2**). The modeled velocity in the 12-inch pipe between PMP-1 and the Lathrop CTF buildings is approximately 7.5 fps. This exceedance can be addressed by replacing the discharging main with 20-inch pipes.

7.4.1.3 Pipe Head loss

As shown on **Figure 7-3**, modeled head loss results indicate no head loss exceedance in the distribution system, except in the 12-inch discharge pipe from PMP-1. The modeled headloss in the 12-inch pipe between PMP-1 and the Lathrop CTF buildings is approximately 36 ft/k-ft. This exceedance can be mitigated by replacing the discharging main with 20-inch pipes.


DE LIMA RD
DOS REIS RD
LATHROP
LOUISE
YOSEMITE
GOLDEN VALLEY PKWY
RIVER ISLANDS PKWY
MCKINLEY AV
Upgraded PMP-1
RI-PS
Legend
Sphere of Influence
Existing and Buildout Facilities
City Pump Station
Discharge to RI Non-Potable Water System
Storage Pond
Pipe
Junction Pressure, psi
Less than 45 (Not Meeting Criteria)
45 - 50
50 - 55
55 - 56
Abbreviations
BPS = booster pump station
PHD = Peak Hour Demand
psi = pounds per square inch
SOI = Sphere of Influence
Notes
1. All locations are approximate.
2. Pressure shown are modeled results during PHD. Available flow at RI-PS is approximately 2,023 gpm., while maintaing at least 45 psi at demand nodes located east of San Joaquin River.
Sources
1. Aerial photograph provided by ESRI's ArcGIS Online, 5 May 2025.
N
0
3,000
6,000
(Scale in Feet)
Near-term Recycled Water System Hydraulic Evaluation - System Pressure
Recycled Water System Master Plan Amendment
City of Lathrop
Lathrop, CA
May 2025
C20049.03
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Figure 7-1


DE LIMA RD
DOS REIS RD
LATHROP
GOLDEN VALLEY PKWY
LOUISE
RIVER ISLANDS PKWY
MCKINLEY AV
YOSEMITE
Upgraded PMP-1
RI-PS
120
5
205
Legend
Sphere of Influence
Existing and Buildout Facilities
City Pump Station
Discharge to RI Non-Potable Water System
Storage Pond
Pipe
Pipe Velocity, fps
Less than 4
4 - 7
Greater than 7 (Not Meeting Criteria)
Abbreviations
fps = feet per second
PHD = Peak Hour Demand
PS = pump station
RI = River Islands
SOI = Sphere of Influence
Notes
1. All locations are approximate.
2. Velocities shown are modeled results during PHD, with 2,023 gpm demand at RI-PS.
Sources
1. Aerial photograph provided by ESRI's ArcGIS Online, 5 May 2025.
N
0
3,000
6,000
(Scale in Feet)
Near-term Recycled Water System Hydraulic Evaluation - Pipe Velocity during PHD
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Lathrop, CA
May 2025
C20049.03
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Figure 7-2


DE LIMA RD
DOS REIS RD
GOLDEN VALLEY PKWY
RIVER ISLANDS PKWY
MCKINLEY AV
LATHROP
LOUISE
YOSEMIT
Upgraded PMP-1
S8
RI-PS
S16
120
5
205
Legend
Sphere of Influence
Existing and Buildout Facilities
City Pump Station
Discharge to RI Non-Potable Water System
Storage Pond
Pipe
Pipe Head Loss, ft/k-ft
Less than 3
3 - 5
5 - 7
7 - 10
Greater than 10
Pipe Head Loss Not Meeting Criteria
Head Loss Exceeds Requirement
Abbreviations
ft/k-ft = feet per thousand feet
PHD = Peak Hour Demand
PS = pump station
RI = River Islands
SOI = Sphere of Influence
Notes
1. All locations are approximate.
2. Headlosses shown are modeled results during PHD, with 2,023 gpm demand at RI-PS.
Sources
1. Aerial photograph provided by ESRI's ArcGIS Online, 5 May 2025.
N
0
3,000
6,000
(Scale in Feet)
Near-term Recycled Water System Hydraulic Evaluation - Pipe Headloss during PHD
Recycled Water System Master Plan Amendment
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Lathrop, CA
May 2025
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Figure 7-3
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7.4.2 Buildout Scenario Evaluation

Model results for the buildout scenario were evaluated to assess system deficiencies at buildout and verify recommended sizes for key planned infrastructure. As such, the following sections discuss how future development and planned infrastructure improvements affect the existing water distribution system facilities.

7.4.2.1 System Pressure

PMP-1 and PMP-10 were configured as discussed in Section 6.2.4. Modeled system pressures indicate that the distribution system can deliver peak demands with the recommended pump station modifications, while maintaining 45 psi – 55 psi at each LI service connection across the system, as shown on **Figure 7-4**. The modeled pressures at River Islands connections are approximately 30 psi and 21 psi at the RI-PS and RI-phase2-PS locations, respectively. These pressures are not considered as deficiencies because the City is only required to maintain a positive discharge pressure with peak demands at River Islands' booster pump station wet wells.

7.4.2.2 Pipe Velocity

Model results show pipe velocities are below the maximum velocity criteria of 7 fps except 16-inch pipeline on Somerston Parkway between RI-PS and Lakeside Drive (**Figure 7-5**). The modeled velocity in this pipe is approximately 10 fps during PHD.

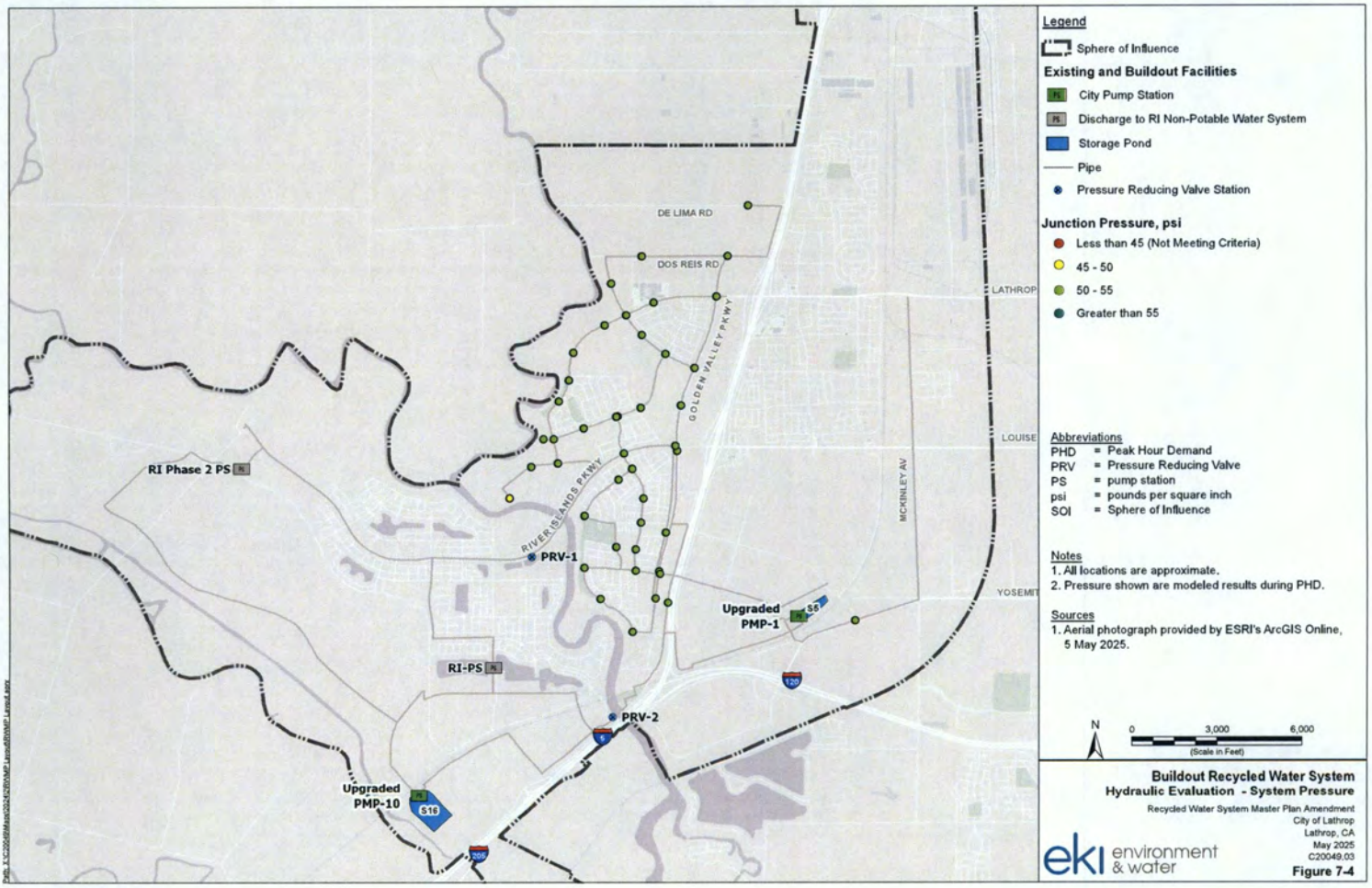
However, as discussed in Section 6.2.2, these exceedances do not necessarily indicate the need to upsize the existing pipes unless the pipe velocities are contributing to pressure deficiencies.

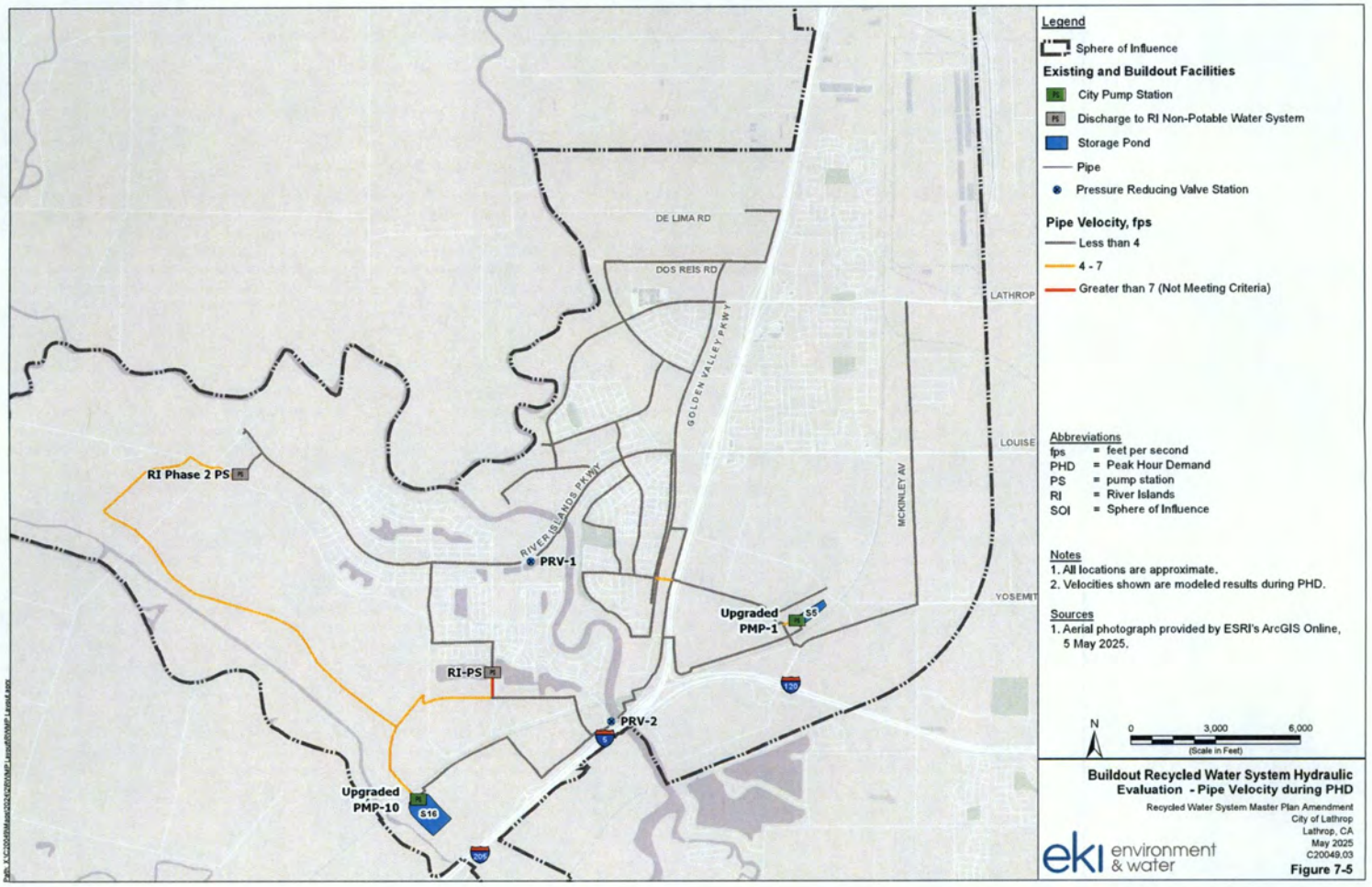
7.4.2.3 Pipe Head loss

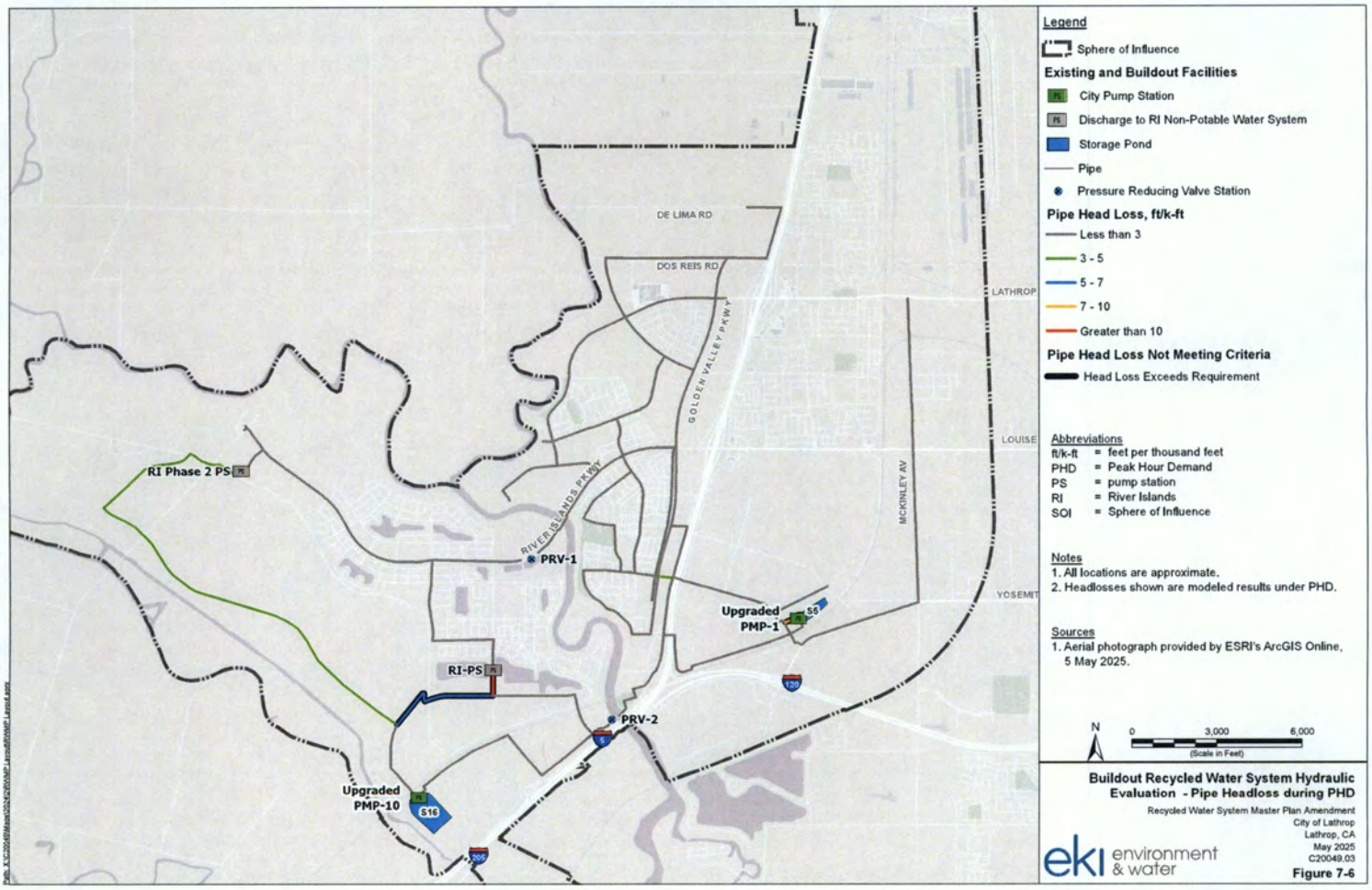
As shown on **Figure 7-6**, in addition to the exceedance in the PMP-1 discharge main, head loss results show the following high pipeline head losses, which exceeded the head loss criteria (7 ft/k-ft for pipes smaller than 16 inches in diameter or 5 ft/k-ft for 16-inch pipes in diameter or larger).

- Approximately 7 ft/k-ft in the future 16-inch pipeline on Golden Valley Parkway between Cambay Parkway and Cirrus Court
- Approximately 7 ft/k-ft in the existing 16-inch pipeline on Golden Valley Parkway between Somerston Road and Cirrus Court
- Approximately 17 ft/k-ft in 16-inch pipeline on Somerston Parkway between RI-PS and Lakeside Drive

However, as discussed in Section 6.2.3, these exceedances do not necessarily indicate the need to upsize the existing pipes unless the head losses are contributing to pressure deficiencies.


DE LIMA RD
DOS REIS RD
LATHROP
GOLDEN VALLEY PKWY
LOUISE
MCKINLEY AV
YOSEMIT
RIVER ISLANDS PKWY
RI Phase 2 PS
PRV-1
Upgraded PMP-1
S6
RI-PS
PRV-2
Upgraded PMP-10
S16
120
205
Legend
Sphere of Influence
Existing and Buildout Facilities
City Pump Station
Discharge to RI Non-Potable Water System
Storage Pond
Pipe
Pressure Reducing Valve Station
Junction Pressure, psi
Less than 45 (Not Meeting Criteria)
45 - 50
50 - 55
Greater than 55
Abbreviations
PHD = Peak Hour Demand
PRV = Pressure Reducing Valve
PS = pump station
psi = pounds per square inch
SOI = Sphere of Influence
Notes
1. All locations are approximate.
2. Pressure shown are modeled results during PHD.
Sources
1. Aerial photograph provided by ESRI's ArcGIS Online, 5 May 2025.
N
0
3,000
6,000
(Scale in Feet)
Buildout Recycled Water System
Hydraulic Evaluation - System Pressure
Recycled Water System Master Plan Amendment
City of Lathrop
Lathrop, CA
May 2025
C20049.03
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Figure 7-4


DE LIMA RD
DOS REIS RD
LATHROP
GOLDEN VALLEY PKWY
LOUISE
MCKINLEY AV
YOSEMIT
RIVER ISLANDS PKWY
RI Phase 2 PS
PRV-1
Upgraded PMP-1
RI-PS
PRV-2
Upgraded PMP-10
Legend
Sphere of Influence
Existing and Buildout Facilities
City Pump Station
Discharge to RI Non-Potable Water System
Storage Pond
Pipe
Pressure Reducing Valve Station
Pipe Velocity, fps
Less than 4
4 - 7
Greater than 7 (Not Meeting Criteria)
Abbreviations
fps = feet per second
PHD = Peak Hour Demand
PS = pump station
RI = River Islands
SOI = Sphere of Influence
Notes
1. All locations are approximate.
2. Velocities shown are modeled results during PHD.
Sources
1. Aerial photograph provided by ESRI's ArcGIS Online, 5 May 2025.
N
0
3,000
6,000
(Scale in Feet)
Buildout Recycled Water System Hydraulic Evaluation - Pipe Velocity during PHD
Recycled Water System Master Plan Amendment
City of Lathrop
Lathrop, CA
May 2025
C20049.03
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Figure 7-5


DE LIMA RD
DOS REIS RD
GOLDEN VALLEY PKWY
RIVERSIDE PKWY
MCKINLEY AV
LATHROP
LOUISE
YOSEMIT
RI Phase 2 PS
PRV-1
Upgraded PMP-1
S6
RI-PS
PRV-2
Upgraded PMP-10
S16
120
5
205
Legend
Sphere of Influence
Existing and Buildout Facilities
City Pump Station
Discharge to RI Non-Potable Water System
Storage Pond
Pipe
Pressure Reducing Valve Station
Pipe Head Loss, ft/k-ft
Less than 3
3 - 5
5 - 7
7 - 10
Greater than 10
Pipe Head Loss Not Meeting Criteria
Head Loss Exceeds Requirement
Abbreviations
ft/k-ft = feet per thousand feet
PHD = Peak Hour Demand
PS = pump station
RI = River Islands
SOI = Sphere of Influence
Notes
1. All locations are approximate.
2. Headlosses shown are modeled results under PHD.
Sources
1. Aerial photograph provided by ESRI's ArcGIS Online, 5 May 2025.
N
0
3,000
6,000
(Scale in Feet)
Buildout Recycled Water System Hydraulic Evaluation - Pipe Headloss during PHD
Recycled Water System Master Plan Amendment
City of Lathrop
Lathrop, CA
May 2025
C20049.03
Figure 7-6
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8 RECOMMENDED CAPITAL IMPROVEMENT PROGRAM

This section describes the recycled water system CIPs recommended to optimize the design of the City's distribution system at buildout with implementation of river discharge. Sections 8.1 through 8.5 outline the scope and estimated cost for booster pump station upgrades, treatment at the storage ponds, and pipeline improvements to meet the City's projected recycled water demands while supplying recycled water to River Islands' local non-potable water system. Sections 8.6 and 8.7 outline additional efforts recommended to optimize recycled water use and accounting, the scopes of which are recommended to be further refined in the near-future. These projects are recommended in addition to the City's existing recycled water system CIP, described in Sections 8.8.

Planning level opinions of probable costs (OPCs) are developed based on bid information from recent similar projects in California. This is a conceptual level estimate, considered to have an estimated accuracy range of -30% to +50%, suitable for use for budget forecasting, CIP development, and project evaluations, with the understanding that refinements to the project details and costs would be necessary as projects proceed to design and construction. The OPC for construction is presented in December 2024 dollars based on Engineering News Record (ENR) Construction Cost Index (CCI) of 13,632.41 (20-city average). The total CIP OPC also includes allowances equal to 60% for construction contingency (30%), design (15%), construction management (5%), permitting (5%), and project implementation (5%).

Table 8-1 summarizes the EKI recommended CIPs and the City's existing CIPs with their estimated planning level OPCs. The estimated OPC totals $17.8 million for City CIP projects. **Figure 8-1** shows an overview of the distribution system project locations and improvements.

Table 8-1. Summary of Recommended Recycled Water System Capital Improvement Projects

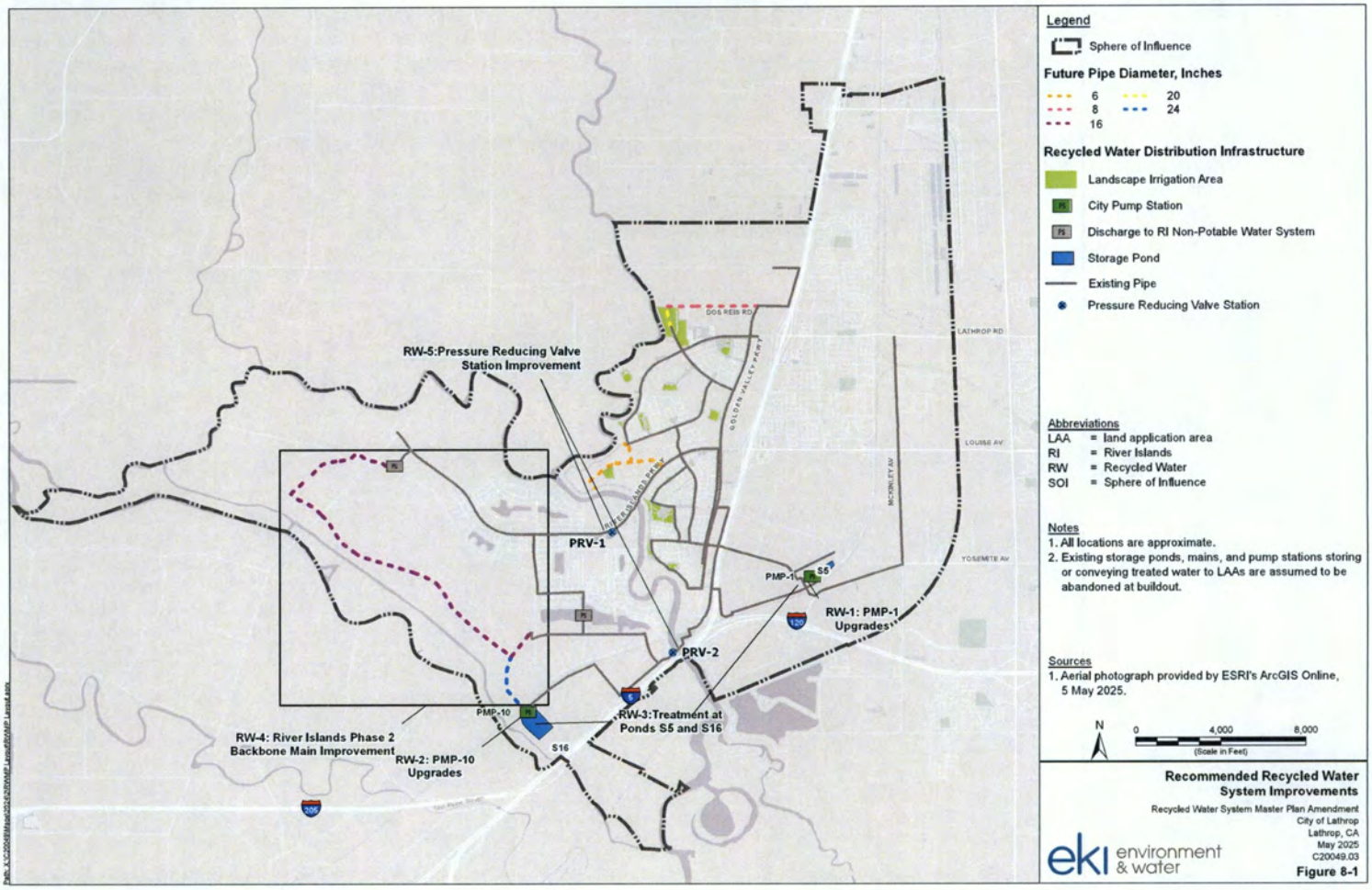
Project #	Improvement Description	OPC (a)
City Projects		
RW-1	Pump Station PMP-1 Upgrade	$6,060,000
RW-2	Pump Station PMP-10 Upgrade	$10,120,000
RW-3	Treatment at Storage Ponds S5 and S16	$1,547,000 (b)
RW-6	Conversion of Potable Irrigation Areas to Recycled Water	TBD (c)
RW-7	Recycled Water Metering and Billing Improvements	TBD (c)
RW-8	Recycled Water Operations and Permitting (City RW 23-02)	$69,915 (d)
	Total City CIP OPC	**$17,797,000**
Developer Funded Projects		
RW-4	River Islands Phase 2 Backbone Main Improvement	$17,880,000
RW-5	Pressure Reducing Valve Station Improvement	$860,000

Abbreviations:

CIP = capital improvement projects OPC = Opinion of Probable Construction Cost

Notes:

(a) Detailed costs for RW-1, RW-2, RW-4 and RW-5 are estimated in following sections and are presented in December 2024 dollars.
(b) Costs for RW-3 are based on estimates provided by City staff on 7 February 2025.
(c) Projects RW-6 and RW-7 are recommended to be further refined in the near future.
(d) Costs for RW-8 was carried over from the City's Capital Improvement Programs Fiscal Years 2023 - 2025 (Lathrop, 2023).
(e) Total may not sum due to rounding.


RW-5:Pressure Reducing Valve Station Improvement
PRV-1
PRV-2
PMP-1
S5
RW-1: PMP-1 Upgrades
PMP-10
S16
RW-3:Treatment at Ponds S5 and S16
RW-4: River Islands Phase 2 Backbone Main Improvement
RW-2: PMP-10 Upgrades
DOS REIS RD
LATHROP RD
LOUISE AV
YOSEMITE AV
GOLDEN VALLEY PKWY
MCDONALD AV
Legend
Sphere of Influence
Future Pipe Diameter, Inches
6
8
16
20
24
Recycled Water Distribution Infrastructure
Landscape Irrigation Area
City Pump Station
Discharge to RI Non-Potable Water System
Storage Pond
Existing Pipe
Pressure Reducing Valve Station
Abbreviations
LAA = land application area
RI = River Islands
RW = Recycled Water
SOI = Sphere of Influence
Notes
1. All locations are approximate.
2. Existing storage ponds, mains, and pump stations storing or conveying treated water to LAAs are assumed to be abandoned at buildout.
Sources
1. Aerial photograph provided by ESRI's ArcGIS Online, 5 May 2025.
N
0
4,000
8,000
(Scale in Feet)
Recommended Recycled Water System Improvements
Recycled Water System Master Plan Amendment
City of Lathrop
Lathrop, CA
May 2025
C20049.03
Figure 8-1
eki environment & water

8.1 Pump Station PMP-1 Upgrade

This project includes installing new pumps at the existing PMP-1 near pond S5 with the capacity as designed in Sections 6.2.4 and verified via hydraulic modeling. In addition, this project addresses the exceedances in pipe velocity and head loss criteria near PMP-1. This project consists of:

- Upgrading PMP-1 to provide a firm capacity of 3,390 gpm and total capacity of 4,520 gpm with three main 1,130 gpm VFD pumps and one standby 1,130 gpm VFD pump;
- Installing a new hydropneumatic tank to supply low demand without cycling or continuously operating the pumps; and
- Replacing approximately 520 linear feet (LF) of 12-inch discharging main with 20-inch PVC pipe and appurtenances to connect the PMP-1 to the existing 20-inch main in the CTF.

The planning level OPC for this project is estimated in **Table 8-2** and totals $6.1 million. It is also recommended that the City update its recycled water peaking factors as discussed in Section 8.7 and verify the sizing of the pump station upgrade.

Table 8-2. Project RW-1 Details and OPCs

Improvement Type	Improvement Description	Quantity		OPC (a)
Upgrade Booster Pump Station PMP-1	(1) Install a new booster pump station with firm pumping capacity of 3,390 gpm and 1,130 gpm standby pumping capacity, and (2) install a new hydropneumatic tank	1	LS	$ 3,320,000
New Pipeline	Replacing existing 12-inch discharging lines with 20-inch PVC pipes	520	LF	$265,200
			Construction Contingency (30%)	$1,075,500
			Construction OPC	$4,661,000
			Engineering and Administration Costs (30%)	$1,398,000
			Total OPC	**$6,060,000**

Abbreviations:

gpm = gallons per minute OPC = Opinion of Probable Construction Cost

Notes:

(a) Total may not sum due to rounding.

8.2 Pump Station PMP-10 Upgrade

This project includes installing new pumps at the existing PMP-10 near pond S16 with the capacity as designed in Sections 6.2.4 and verified via hydraulic modeling. This project consists of:

- Upgrading PMP-10 to provide a firm capacity of 9,300 gpm and total capacity of 12,400 gpm with three main 3,100 gpm VFD pumps and one standby 3,100 gpm VFD pump; and
- Installing a new hydropneumatic tank to supply low demand without cycling or continuously operating the pumps.

The planning level OPC for this project is estimated in **Table 8-3** and totals $10.1 million. It is also recommended that the City update its recycled water peaking factors as discussed in Section 8.7 and verify the sizing of the pump station upgrade.

Table 8-3. Project RW-2 Details and OPCs

Improvement Type	Improvement Description	Quantity		OPC (a)
Upgrade Booster Pump Station PMP-10	Install a new booster pump station with firm pumping capacity of 9,300 gpm and 3,100 gpm standby pumping capacity, and (2) install a new hydropneumatic tank	1	LS	$5,991,000
			Construction Contingency (30%)	$1,797,300
			Construction OPC	$7,788,000
			Engineering and Administration Costs (30%)	$2,336,000
			Total OPC	**$10,120,000**

Abbreviations:

gpm = gallons per minute OPC = Opinion of Probable Construction Cost

Notes:

(b) Total may not sum due to rounding.

8.3 Treatment at Storage Ponds S5 and S16

This project includes adding filtration or other treatment to the recycled water pumped from ponds S5 and S16 to improve recycled water quality. A preliminary cost estimate based on information provided by City staff on 7 February 2025 totals $1.5 million.

In addition, as discussed above, the City may partition these ponds to improve water quality and reduce maintenance requirements, as discussed in Section 5.2. The potential alternative improvements may be re-grading the existing pond, installing additional berms, or other methods appropriate to the site conditions. The cost may vary depending on the final design of the pond.

8.4 River Islands Phase 2 Backbone Main Improvement

As discussed in Sections 5 and 7, a new transmission main is required to meet River Islands' peak demands and convey water from PMP-10 to River Islands' non-potable water system. This improvement will be part of a backbone recycled water loop in the River Islands area and includes:

- Installing approximately 20,460 LF of the new 16-inch PVC pipeline along the River Islands Parkway, Cambay Parkway, and Golden Valley Parkway , connecting the RI Phase 2 PS and the City's existing 16-inch recycled water main at the intersection of Golden Valley Parkway and Cirrus Court.
- Installing approximately 2,970 LF of the new 24-inch diameter pipeline with railway crossing, between PMP-10 and the future 16-inch main on Golden Valley Parkway.

The total OPC of this project is estimated in **Table 8-4** and totals $17.9 million. This project is anticipated to be funded and constructed by River Islands or its private developers.

Table 8-4. Project RW-4 Details and OPCs

Improvement Type	Improvement Description	Quantity		OPC (a)
New Pipeline	Install a new 16-inch diameter pipeline, along River Islands Parkway, Cambay Parkway, and Golden Valley Parkway, connecting the RI Phase 2 PS and the City's existing 16-inch main at the intersection of Golden Valley Parkway and Cirrus Court.	20,460	LF	$8,389,000
New Pipeline	Install a new 24-inch diameter pipeline with railway crossing, along Cambay Parkway between PMP-10 and Golden Valley Parkway.	2,970	LF	$1,841,000
Railroad Crossing	Construct 100 LF of railroad crossing using auger boring in stable soils.	1	LS	$350,000
			Construction Contingency (30%)	$3,174,000
			Construction OPC	$13,754,000
			Engineering and Administration Costs (30%)	$4,126,000
			Total OPC	**$17,880,000**

Abbreviations:

LF = linear feet LS = lump sum OPC = Opinion of Probable Construction Cost

Notes:

(a) Total may not sum due to rounding.
(b) This project is anticipated to be completed by River Islands.

8.5 Pressure Reducing Valve Station Improvement

The improvement includes installing two new PRV stations, along with flow meters, as discussed in Section 5.2. These installations are intended to create two pressure zones within the City , optimizing system performance when both upgraded pump stations PMP-1 and PMP-10 are in operation.

Each PRV station will consist of two sets of low-flow and high-flow PRVs and associated piping, enabling bidirectional water transfer between the pressure zones. The PRVs will be set to remain closed when both PMP-1 and PMP-10 are operating concurrently, and to open when S16 is being filled or when only one pump station is in operation. Flow meters will be installed at each station to monitor the volume of water passing through in each direction.

The recommended PRV station locations are:

- On the existing 16-inch main along River Islands Parkway between Somerston Parkway and Cohen Road.
- On the existing 16-inch main along Manthey Road near the intersection of Manthey Road and Steward Road.

Table 8-5 provides the detailed OPC for the recommended improvements for this project. The total estimated cost for this project is $860,000. This project is expected to be funded and constructed by River Islands or its private developers.

Table 8-5. Project RW-5 Details and OPCs

Improvement Type	Improvement Description	Quantity		OPC (a)
New Pressure Reducing Valves and Meters	Install two new PRV stations, each equipped with two sets of low-flow and high-flow PRVs and associated piping, at the following locations to create separate pressure zones and enable bidirectional water transfer between zones. (1) on the existing 16-inch main along River Islands Parkway, between Somerston Parkway and Cohen Road (2) on the existing 16-inch main along Manthey Road near the intersection of Manthey Road and Steward Road Install flow meters in the same vaults to monitor and record the volume of water passing through each PRV station.	2	LS	$506,000
			Construction Contingency (30%)	$151,800
			Construction OPC	$658,000
			Engineering and Administration Costs (30%)	$197,000
			Total OPC	**$860,000**

Abbreviations:

LS = lump sum OPC = Opinion of Probable Construction Cost

Notes:

(a) Total may not sum due to rounding.
(b) This project is anticipated to be completed by River Islands.

8.6 Conversion of Potable Irrigation Areas to Recycled Water

As shown in **Table 2-1**, the City is currently irrigating the following parks and sites with potable water and plans to switch these sites to using recycled water in the near future:

- Leland and Jane Stanford Park
- Part of the Mossdale Landing Community Park
- River Park North
- River Park South
- Streetscape on Carnaby Road
- Streetscape on Golden Valley Parkway between River Islands Parkway and Brookhurst Boulevard
- Streetscape on Village Avenue between Golden Spike Trail and Towne Centre Drive
- William S. Moss Park

Converting these areas to recycled water may include installation of new recycled water laterals and/or irrigation equipment. The cost of converting these parcels to recycled water will be site-specific.

8.7 Recycled Water Metering and Billing Improvements

The City's recycled water LI areas are equipped with CalSense irrigation controllers to regulate and monitor irrigation water use. These sites are also equipped with customer meters at water and recycled water service connections. However, during the development of the 2024 IWRMP Amendment, the City and EKI discovered discrepancies between the data from CalSense controller flow data and the City's billing records. Moreover, the City's billing system does not differentiate between potable and recycled water use at individual sites.

To enhance system performance monitoring and metering accuracy, EKI recommends that the City

- Implement a system to separately track potable and recycled water use in billing records;
- Reconcile recycled water use recorded by CalSense irrigation controllers with customer meters; and
- Calibrate CalSense irrigation controllers and customer meters regularly to ensure accuracy.

These monitoring improvements are crucial for verifying system demands and peaking factors, as well as supporting further design of infrastructure improvements recommended herein.

8.8 Recycled Water Operations and Permitting

The City's current CIP RW 23-02 includes updating the City's recycled water program to meet changes in reporting, testing, and compliance requirements outlined in the State's permitting documents. A total of $69,915 for RW 23-02 was budgeted in the City's current CIP (Lathrop, 2023).

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APPENDIX A

Water Balance Calculations

TABLE A-1 - Water Balance for River Discharge - 2030

Date: 1/20/2025

General Inputs and Assumptions		Units
Average Dry Weather Wastewater Flow	2.22	MGD
Assumed I&I	10%	
Total Flow with both ADWF and I/I	2.44	MGD
Average/100-year Scenario	Average	
Effective Rainfall Discount	0%	
Minimum Pond Storage Required	***2,256***	ac-in
	61.4	MG

Application Field Input and Assumptions			
Total Application Area		***0***	Acres
Weighted Land Use Efficiency		95%	
Vegetation Types	LAA	LI	Trees
% of Total App. Area	0.00%	100.00%	0.00%
Leaching Requirement	10.0%	10.0%	10.0%
Irrigation Efficiency	75%	80%	80%
App. Area (ac)	0.0	***395***	0

Storage Basin Input and Assumptions				
Basin ID	Included in Analysis?	Max Storage (ac-in)	Catchment Area (Ac)	Max Storage MG
A	N	0	0.0	0.0
B	N	0	0.0	0.0
C	N	0	0.0	0.0
S1	N	0	0.0	0.0
S2	N	0	0.0	0.0
S3	N	0	0.0	0.0
S5	Y	1,050	8.9	28.5
S6	N	0	0.0	0.0
S16	N	0	0.0	0.0
S28	N	0	0.0	0.0
Modified S16	Y	1,161	13.0	55.0
Percolation	N	--	0	--
Total		***2,211***	***22***	***84***
Total % of Area for Evap Calc		90%	***20***	
Evaporation Discount Factor		90%		

Average Irrigation Requirement

Precipitation/Evaporation Data					Application Area			Storage and Percolation Ponds							River Discharge
					Demand, in/ac			Inflow, ac-in		Outflow, ac-in			Volume, ac-in		Volume, ac-in
Month	Days	Precip in.	Eff. Precip. in.	ET_o in.	LAA	LI	Trees & Shrubs	WW	Precip.	Evap.	Percolation	Total Irrigation	Change	Net	
Jan	31	2.75	1.24	1.06	0.0	0.0	0.0	3,184	60	19	0	0	3,226	2,256	3225.6
Feb	28	2.18	0.87	1.86	1.3	0.7	0.2	2,805	48	33	0	265	2,554	2,256	2554.4
Mar	31	1.76	0.62	3.53	4.1	2.9	1.9	2,950	39	63	0	1,076	1,851	2,256	1850.6
Apr	30	0.97	0.21	4.99	7.1	5.3	3.9	2,680	21	88	0	1,970	643	2,256	642.8
May	31	0.58	0.06	6.73	9.4	7.0	5.2	2,670	13	119	0	2,629	-65	2,191	0.0
Jun	30	0.12	0.00	7.56	11.1	8.3	6.2	2,479	3	134	0	3,109	-761	1,430	0.0
Jul	31	0.02	0.00	7.98	11.8	8.8	6.6	2,537	0	142	0	3,307	-911	518	0.0
Aug	31	0.03	0.00	7.08	10.4	7.8	5.9	2,539	1	126	0	2,932	-518	***0***	0.0
Sep	30	0.14	0.00	5.23	7.6	5.7	4.3	2,483	3	93	0	2,140	253	2,256	0.0
Oct	31	0.68	0.09	3.39	4.7	3.5	2.6	2,694	15	60	0	1,325	1,324	2,256	1324.3
Nov	30	1.29	0.36	1.66	1.8	1.3	0.8	2,756	28	29	0	474	2,280	2,256	2280.2
Dec	31	2.05	0.79	1.01	0.1	0.0	0.0	3,020	45	18	0	0	3,047	2,256	3046.7
Annual Total	365	12.6	4.2	52.1	69.3	51.3	37.7	32,798	275	924	0	19,227	12,922	22,188	***14,925***
Monthly Average	30	1.0		4.3	5.8	4.3	3.1	2,733	23	77	0	1,602	1,077	1,849	***1,244***
Daily Average	1	0.0		0.1	0.19	0.14	0.10	90	1	3	0	53	35	61	***41***
Peak Season Daily					0.4	0.3	0.2								

TABLE A-2 - Water Balance for River Discharge - 2045

Date: 1/20/2025

General Inputs and Assumptions		Units
Average Dry Weather Wastewater Flow	3.92	MGD
Assumed I&I	10%	
Total Flow with both ADWF and I/I	4.31	MGD
Average/100-year Scenario	Average	
Effective Rainfall Discount	0%	
Minimum Pond Storage Required	2,626	ac-in
	71.5	MG

Application Field Input and Assumptions			
Total Application Area		0	Acres
Weighted Land Use Efficiency		95%	
Vegetation Types	LAA	LI	Trees
% of Total App. Area	0.00%	100.00%	0.00%
Leaching Requirement	10.0%	10.0%	10.0%
Irrigation Efficiency	75%	80%	80%
App. Area (ac)	0.0	657	0

Storage Basin Input and Assumptions				
Basin ID	Included in Analysis?	Max Storage (ac-in)	Catchment Area (Ac)	Max Storage MG
A	N	0	0.0	0.0
B	N	0	0.0	0.0
C	N	0	0.0	0.0
S1	N	0	0.0	0.0
S2	N	0	0.0	0.0
S3	N	0	0.0	0.0
S5	Y	1,050	8.9	28.5
S6	N	0	0.0	0.0
S16	N	0	0.0	0.0
S28	N	0	0.0	0.0
Modified S16	Y	1,161	13.0	55.0
Percolation	N	0	0.0	0.0
Total		**2,211**	**22**	**84**
Total % of Area for Evap Calc		90%	**20**	
Evaporation Discount Factor		90%		

Average Irrigation Requirement

Precipitation/Evaporation Data					Application Area			Storage and Percolation Ponds							River Discharge
Month	Days	Precip	Eff. Precip.	ET_o	Demand, in/ac			Inflow, ac-in		Outflow, ac-in			Volume, ac-in		Volume, ac-in
		in.	in.	in.	LAA	LI	Trees & Shrubs	WW	Precip.	Evap.	Percolation	Total Irrigation	Change	Net	
Jan	31	2.75	1.24	1.06	0.0	0.0	0.0	5,624	60	19	0	0	5,666	2,626	5665.9
Feb	28	2.18	0.87	1.86	1.3	0.7	0.2	4,955	48	33	0	442	4,527	2,626	4527.4
Mar	31	1.76	0.62	3.53	4.1	2.9	1.9	5,211	39	63	0	1,792	3,395	2,626	3395.3
Apr	30	0.97	0.21	4.99	7.1	5.3	3.9	4,734	21	88	0	3,282	1,385	2,626	1384.7
May	31	0.58	0.06	6.73	9.4	7.0	5.2	4,717	13	119	0	4,380	231	2,626	231.0
Jun	30	0.12	0.00	7.56	11.1	8.3	6.2	4,380	3	134	0	5,180	-932	1,694	0.0
Jul	31	0.02	0.00	7.98	11.8	8.8	6.6	4,481	0	142	0	5,510	-1,170	524	0.0
Aug	31	0.03	0.00	7.08	10.4	7.8	5.9	4,485	1	126	0	4,884	-525	**0**	0.0
Sep	30	0.14	0.00	5.23	7.6	5.7	4.3	4,386	3	93	0	3,565	731	2,626	0.0
Oct	31	0.68	0.09	3.39	4.7	3.5	2.6	4,759	15	60	0	2,207	2,507	2,626	2506.9
Nov	30	1.29	0.36	1.66	1.8	1.3	0.8	4,867	28	29	0	790	4,076	2,626	4076.2
Dec	31	2.05	0.79	1.01	0.1	0.0	0.0	5,334	45	18	0	0	5,361	2,626	5361.0
Annual Total	365	12.6	4.2	52.1	69.3	51.3	37.7	57,934	275	924	0	32,032	25,253	25,853	**27,148**
Monthly Average	30	1.0		4.3	5.8	4.3	3.1	4,828	23	77	0	2,669	2,104	2,154	**2,262**
Daily Average	1	0.0		0.1	0.19	0.14	0.10	159	1	3	0	88	69	71	**74**
Peak Season Daily					0.4	0.3	0.2								

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CITY MANAGER'S REPORT
OCTOBER 13, 2025 CITY COUNCIL REGULAR MEETING

ITEM: **APPROVE PURCHASE OF NINE (9) FLEET VEHICLES FROM MANTECA FORD-MERCURY, INC.**

RECOMMENDATION: **Adopt Resolution to Approve the Purchase of Nine (9) Fleet Vehicles from Manteca Ford-Mercury, Inc.**

SUMMARY:

On September 16, 2025, staff released specifications for bid solicitations for the purchase of nine (9) fleet vehicles. The specifications for the purchase of fleet vehicles were formally advertised for bid on September 18, 2025, pursuant to California Public Contract Code (PCC) 20160 and Lathrop Municipal Code (LMC) 2.36.060. The City Clerk received and opened two (2) bids on September 30, 2025. Based on the review and evaluation of the bids, the responsible bidder with the lowest responsive base bid for the service was determined to be Manteca Ford-Mercury, Inc., with a base bid of $570,172.69.

BACKGROUND:

Staff released specifications for bid solicitations for the purchase of fleet vehicles on September 16, 2025, pursuant to PCC 20160 and LMC 2.36.060. Two (2) bids were received and opened by the City Clerk on September 30, 2025, and one (1) bid was determined to be a responsive responsible bidder. The bid result is summarized in Table 1 below:

Table 1: Summary of Bid Results – Purchase of Fleet Vehicles

Contractor	Base Bid
Manteca Ford-Mercury, Inc.	$570,172.69
Winner Chevrolet, Inc.	Non-Responsive

The specifications for bid solicitations included nine (9) vehicles as detailed below.

Public Works / Building – One (1) Ford Ranger Truck
Ford Ranger Super Crew (4 full sized doors), V6, 4x2 truck, white in color, side mount toolboxes, amber and white emergency light bars with an in-cab controller (lightbar must have flashing and directional options), six amber and white flashing perimeter lights (2 in front grill, 1 on each side of the vehicle front quarter panel, and 1 on each side of the vehicle rear quarter panel), spray on bed liners, and headache rack.

Public Works / Maintenance Services – Two (2) Ford F-150 Super Crew Trucks
Ford F-150 Super Crew (4 full sized doors), V8, 4x4 truck, white in color with running boards, lumber rack, toolbox under the rear window, Weather Guard Pack Rat (or equivalent) slide out toolbox, amber and white emergency light bars with an in-cab

controller (lightbar must have flashing and directional options), six amber and white flashing perimeter lights (2 in front grill, 1 on each side of the vehicle front quarter panel, and 1 on each side of the vehicle rear quarter panel), spotlights, spray on bed liner, and headache rack.

Public Works / Utilities – Two (2) Ford F-250 Super Cab Trucks
Ford F-250 Super Cab (2 full sized doors, 2 half doors), V8, 4x4 truck, white in color with running boards, utility bed, amber and white emergency light bars with an in-cab controller (lightbar must have flashing and directional options), six amber and white flashing perimeter lights (2 in front grill, 1 on each side of the vehicle front quarter panel, and 1 on each side of the vehicle rear quarter panel), spray on bed liner, and headache rack.

Public Works / Utilities – One (1) Ford F-250 Super Cab Truck with Liftgate
Ford F-250 Super Cab (2 full sized doors, 2 half doors), V8, 4x4 truck, white in color with running boards, utility bed, ladder rack, amber and white emergency light bars with an in-cab controller (lightbar must have flashing and directional options), six amber and white flashing perimeter lights (2 in front grill, 1 on each side of the vehicle front quarter panel, and 1 on each side of the vehicle rear quarter panel), spray on bed liner, headache rack and a lift gate.

Police Department / Community Services – One (1) Ford F-150 Police Responder Trucks
Ford F-150 Police Responder Pickup, black in color, with dual factory-installed spot lamps.

Police Department / Community Services – Two (2) Ford Expedition Max SUV's
Ford Expedition/MAX Special Service Vehicles, black in color.

Staff reviewed and evaluated the bids and determined that the lowest responsible bidder is Manteca Ford-Mercury, Inc., with a base bid of $570,172.69. Staff requests City Council adopt a resolution to award the purchase of nine (9) fleet vehicles to Manteca Ford-Mercury, Inc.

RECOMMENDATION:

Staff requests City Council to approve the proposed base bid of $570,172.69 for the purchase of nine (9) fleet vehicles with Manteca Ford-Mercury, Inc.

FISCAL IMPACT:

The total proposed purchase of fleet vehicles from Manteca Ford-Mercury, Inc., is not to exceed $520,172.69. Sufficient funds were allocated in the approved Fiscal Year (FY) 2025/26 budget for the purchase of fleet vehicles.

ATTACHMENTS:

A. Resolution to Approve the Purchase of Nine (9) Fleet Vehicles from Manteca Ford-Mercury, Inc.

B. Bid Proposal from Manteca Ford-Mercury, Inc.

APPROVALS:

10.6.2025

Todd Sebastian
Director of Parks, Recreation, and Fleet — Date

10/6/2025

Thomas Hedegard
Deputy City Manager — Date

FOR 10/6/2025

Michael King
Assistant City Manager — Date

10.3.2025

Salvador Navarrete
City Attorney — Date

10.7.25

Stephen J. Salvatore
City Manager — Date

RESOLUTION NO. 25-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO APPROVE PURCHASE OF NINE (9) FLEET VEHICLES FROM MANTECA FORD-MERCURY, INC.

WHEREAS, on September 16, 2025, staff released specifications for bid solicitations for the Purchase of Fleet Vehicles; and

WHEREAS, on September 18, 2025, the City solicited bids for the Purchase of Fleet Vehicles pursuant to PCC 20160 and LMC 2.36.060; and

WHEREAS, a total of two (2) bids were received and opened by the City Clerk on September 30, 2025; and

WHEREAS, upon review and evaluation of the bids, the responsible bidder who submitted the lowest responsive bid for the purchase of nine (9) fleet vehicles was determined to be Manteca Ford-Mercury, Inc., with a base bid of $570,172.69; and

WHEREAS, staff requests City Council approve the purchase of nine (9) fleet vehicles from Manteca Ford-Mercury, Inc., in the amount of $570,172.69; and

	Vehicle Cost
Ford F-250 Super Cab (2 full sized doors, 2 half doors), V8, 4x4 truck, white in color with running boards, utility bed, ladder rack, amber and white emergency light bars with an in-cab controller (lightbar must have flashing and directional options), six amber and white flashing perimeter lights (2 in front grill, 1 on each side of the vehicle front quarter panel, and 1 on each side of the vehicle rear quarter panel), spray on bed liner, headache rack and a lift gate.	$41,820.54 (1)
Ford F-250 Super Cab (2 full sized doors, 2 half doors), V8, 4x4 truck, white in color with running boards, utility bed, ladder rack, amber and white emergency light bars with an in-cab controller (lightbar must have flashing and directional options), six amber and white flashing perimeter lights (2 in front grill, 1 on each side of the vehicle front quarter panel, and 1 on each side of the vehicle rear quarter panel), spray on bed liner, headache rack and a lift gate.	$62,924.98 125,849.96 (2)

Ford F-250 Super Cab (2 full sized doors, 2 half doors), V8, 4x4 truck, white in color with running boards, utility bed, amber and white emergency light bars with an in-cab controller (lightbar must have flashing and directional options), six amber and white flashing perimeter lights (2 in front grill, 1 on each side of the vehicle front quarter panel, and 1 on each side of the vehicle rear quarter panel), spray on bed liner, and headache rack.	$69,039.99 $138,079.98 (2)
Ford F-250 Super Cab (2 full sized doors, 2 half doors), V8, 4x4 truck, white in color with running boards, utility bed, ladder rack, amber and white emergency light bars with an in-cab controller (lightbar must have flashing and directional options), six amber and white flashing perimeter lights (2 in front grill, 1 on each side of the vehicle front quarter panel, and 1 on each side of the vehicle rear quarter panel), spray on bed liner, headache rack and a lift gate.	$76,877.30 (1)
Ford F-150 Police Responder Pickup, black in color, with dual factory-installed spot lamps.	$53,398.09 (1)
Ford Expedition/Max Special Service Vehicles black in color	$67,073.41 134,146.82 (2)
Total	**$570,172.69**

WHEREAS, the total proposed purchase of nine (9) fleet vehicles from Manteca Ford-Mercury, Inc., is not to exceed $570,172.69. Sufficient funds were allocated in the approved Fiscal Year (FY) 2025/2026 budget for the purchase of fleet vehicles;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop hereby approves the purchase of nine (9) fleet vehicles from Manteca Ford-Mercury, Inc., for a total cost not to exceed $570,172.69.

The foregoing resolution was passed and adopted this 13th day of October, 2025 by the following vote of the City Council, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:

Salvador Navarrete, City Attorney

Phil Waterford's
MANTECA
Ford and Exotic High Line
Where the Deals Are!

555 North Main Street • P.O. Box 2185 • Manteca, California 95336 (209) 239-3561

09/26/2025

Please see the quote below for the City of Lathrop.

1. One (1) 2026 F-250 4x4 Supercab V8 with Lift and Ladder Rack: **$76,877.30**
2. Two (2) 2026 F-250 4x4 Supercab V8 w/out lift: $69,039.99x2 **$138,079.98**
3. Two (2) 2026 F-150 4x4 Crew Cab V8 $62,924.98x2 **$125,849.96**
4. One (1) 2025 Ford Ranger Crew **$41,82054**
5. One (1) 2026 Ford F-150 (Police) **$53,398.09**
6. Two (2) 2026 Ford Expedition $67,073.41x2 **$134,146.82**

Total: **$570,172.69**

All prices include California Sales tax

If you have any questions, please contact me.

Jeff Houghton
GSM
Manteca Ford
209-271-6645

FY 2025-2026
PURCHASING FLEET VEHICLES

Vehicle Description:

* The City of Lathrop anticipates purchasing nine (9) vehicles which must be a new 2025 or 2026 model as specified below:

* Delivery date is an evaluation factor. Be realistic on your dates. You will be evaluated based on the timeframe you indicate and held to it. Failure to meet the promised date may be considered a breach of contract and the order cancelled.

* All rates and fees must be listed on the proposal cost sheet. The city will not be responsible for paying any fees not specifically listed. The fees and charges presented shall remain firm for the original term of the agreement.

* The City of Latrhop is a local government and therefore exempt from registration fees and taxes. All registration paperwork relating to obtaining the title and license plates for vehicles shall be listed as a governmnet vehicles.

* Warranty will begin no sooner than following delivery of the vehicle(s) to 390 Towne Center Drive, Lathrop, CA 95330

BIDDER	DESCRIPTION	UNIT PRICE	UNITS	TOTAL	FIN	DELIVERY
	Ford Ranger Super Crew (4 full sized doors), V6, 4x2 truck, white in color, side mount toolboxes, amber and white emergency light bars with an in-cab controller (lightbar must have flashing and directional options), six amber and white flashing perimeter lights (2 in front grill, 1 on each side of the vehicle front quarter panel, and 1 on each side of the vehicle rear quarter panel), spray on bed liners, and headache rack.	$41,820.54	1	$41,820.54	XL	10weeks
	Ford F-150 Super Crew (4 full sized doors), V8, 4x4 truck, white in color with running boards, lumber rack, toolbox under the rear window, Weather Guard Pack Rat (or equivalent) slide out toolbox, amber and white emergency light bars with an in-cab controller (lightbar must have flashing and directional options), six amber and white flashing perimeter lights (2 in front grill, 1 on each side of the vehicle front quarter panel, and 1 on each side of the vehicle rear quarter panel), spotlights, spray on bed liner, and headache rack.	$62,924.98	2	$125,849.96	XL	10 weeks
	Ford F-250 Super Cab (2 full sized doors, 2 half doors), V8, 4x4 truck, white in color with running boards, utility bed, amber and white emergency light bars with an in-cab controller (lightbar must have flashing and directional options), six amber and white flashing perimeter lights (2 in front grill, 1 on each side of the vehicle front quarter panel, and 1 on each side of the vehicle rear quarter panel), spray on bed liner, and headache rack.	$69,039.99	2	$138,079.98	XL	3weeks
	Ford F-250 Super Cab (2 full sized doors, 2 half doors), V8, 4x4 truck, white in color with running boards, utility bed, ladder rack, amber and white emergency light bars with an in-cab controller (lightbar must have flashing and directional options), six amber and white flashing perimeter lights (2 in front grill, 1 on each side of the vehicle front quarter panel, and 1 on each side of the vehicle rear quarter panel), spray on bed liner, headache rack and a lift gate.	$76,877.30	1	$76,877.30	XL	3weeks
	Ford F-150 Police Responder Pickup, black in color, with duel factory-installed spot lamps.	$53,398.09	1	$53,398.09		10 weeks
	Ford Expedition/MAX Special Service Vehicles, black in color.	$67,073.41	2	$134,146.82	XL	10weeks

TOTAL BID $ $570,172.69

TOTAL BID IN WORDS: Five Hundred Seventy thousand one Hundred and Seventy two Dollars and 69 cents

INFORMATION REQUIRED OF BIDDER

The Bidder shall furnish the following information. This information is considered essential in enabling the Parks, Recreation, and Fleet Services Department Director to determine if the Bidder is experienced in similar types of work. Failure to comply with this requirement may render the Bid non-responsive and may cause its rejection. Additional sheets shall be attached as required.

BIDDER'S INFORMATION

(1) Bidder's name and address:

Manteca Ford

555 N. main st Manteca CA 95336

(2) Bidder's telephone number: 209- 239- 3561

(3) Bidder's email address: JeffHoughton@Hotmail.com

(7) List 5 projects of a nature similar to this project:

Project	Contract Price	Name, Address and Telephone Number of Owner
City of Lathrop	77,425.71	390 Towne Centre Dr. Lathrop CA 95330
City of Lathrop	88,626	390 Towne Centre Dr Lathrop CA 95330
City of Manteca	50,107.07	1001 W. center st 209 Manteca CA 95336 456-8152
City of Lathrop	44,313	390 Towne Centre Dr Lathrop CA 95330
City of Manteca	44,590	1001 W. Center St 209 Manteca CA 95336 456-8152

LIST OF SUBCONTRACTORS:

The Bidder shall list below the name and business address of each subcontractor who will perform work under this Bid in excess of one-half of one percent of the Contractor's Total Bid Price or ten thousand dollars ($10,000), whichever is greater. Shall also list the portion of the WORK which will be done by such subcontractor, in accordance with Section 4104 of the Public Contract Code. After the opening of bids, no changes or substitutions will be allowed except as otherwise provided by law. The listing of more than one subcontractor for each item of work to be performed with the words "and/or" will not be permitted. Failure to comply with this requirement may render the Bid non-responsive and may cause its rejection.

Work to be Performed	Subcontractor Name	Subcontractor Address			Percent of Work
Utility Bed	Stiles Truck Body	701 S Golden State Blvd	Turlock CA		20%
Utility Bed	Stiles Truck Body	701 S. Golden State Blvd	Turlock CA		20%
Utility Bed and Lift	Stiles Truck Body	701 S. Golden State Blvd	Turlock CA		25%
Ladder Racks *2	Stiles Truck Body	701 S. Golden State Blvd	Turlock CA		5%
Lights	Stiles Truck Body	701 S. Golden State Blvd	Turlock CA		5%

Note: Attach additional sheets if required.

ADDENDA

Bidder certifies he reviewed City of Lathrop's website for addenda within 48 hours of bid opening and acknowledges receipt of the following addendum (addenda):

Respectfully submitted,

9/26/25
Dated

Manteca Ford
Legal Name of Firm

Signature of Authorized Representative

(Seal)

(If Bidder is a corporation, show State in which incorporated.)

The full names and post office addresses of all persons and parties interested in the foregoing Bid as principals are as follows:

(NOTICE): Give first and last names in full; in case of corporation, give names of President, Secretary, Treasurer, and Manager, and in case of partnerships and joint ventures, give names and Post Office addresses of all the individual members.

Jeff Houghton GSM
Phil Waterford C.E.O
Phil Waterford JR GM

NON-COLLUSION AFFIDAVIT

STATE OF)
) ss.
COUNTY OF)

Jeff Houghton, being first duly sworn, deposes and says that he or she is Manager of Manteca Ford the party making the foregoing bid that the bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; that the bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding; that the bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or of that of any other bidder, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the bid are true; and, further, that the bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company associated, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

Signature of: President, Secretary, Manager, or Representative

The County of San Joaquin

State of CA

Subscribed and sworn to (or affirmed) before me

on this 26 day of September, 2025, by

_____, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Seal_____

Signature_____

PUBLIC CONTRACT CODE SECTION 10162 QUESTIONNAIRE

In accordance with Public Contract Code Section 10162, the Bidder shall complete, under penalty of perjury, the following questionnaire:

Has the Bidder, any officer of the Bidder, or any employee of the Bidder, who has a proprietary interest in the Bidder, ever been disqualified, removed, or otherwise prevented from bidding on, or completing a federal, state, or local government project because of a violation of law or a safety regulation?

Yes _____ No X

If the answer is yes, explain the circumstances in the following space.

PUBLIC CONTRACT SECTION 10232 STATEMENT

In accordance with Public Contract Code Section 10232, the Contractor hereby states under penalty of perjury, that no more than one final unappealable finding of contempt of court by a federal court has been issued against the Contractor within the immediately preceding two year period because of the Contractor's failure to comply with an order of a federal court which orders the Contractor to comply with an order of the National Labor Relations Board.

NOTE: The above Statement and Questionnaire are part of the Proposal. Signing this proposal on the signature portion thereof shall also constitute signature of this Statement and Questionnaire.

Bidders are cautioned that making a false certification may subject the certifier to criminal prosecution.

WORKER'S COMPENSATION CERTIFICATION

(AS REQUIRED BY SECTION 1861
OF THE CALIFORNIA LABOR CODE)

I am aware of the provision of Section 3700 of the Labor Code which require every employer to be insured against liability for worker's compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of the Contract.

Contractor: Manteca Ford

By: Jeff Houghton

Title: GSM

(END OF SECTION)

AFFIRMATIVE ACTION PROGRAM CERTIFICATE

The Bidder hereby certifies that Bidder is in compliance with the Civil Rights Act of 1964, Executive Order No. 11246, and all other applicable Federal and State laws and regulations relating to equal opportunity employment.

BIDDER

(Signature)

9/26/25
(Date)

Bidder's Name: Manteca Ford

Address: 555 N. Main St

Manteca CA 95336

(The above certification of the Bidder regarding its affirmative action program shall be filled out completely, signed, and submitted by each Bidder and shall be a part of the Contract Documents.)

(END OF SECTION)

ITEM 4.10

CITY MANAGER'S REPORT
OCTOBER 13, 2025 CITY COUNCIL REGULAR MEETING

ITEM: **APPROVE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 IMPLEMENTATION PLAN FOR THE CITY OF LATHROP**

RECOMMENDATION: **Adopt Resolution to Approve a Title VI Non-Discrimination Policy Implementation Plan in Compliance with the Civil Rights Act of 1964 for the City of Lathrop**

SUMMARY:

Compliance with Title VI of the Civil Rights Act of 1964 is a requirement for the City of Lathrop to receive federal funding for transportation projects. To maintain its eligibility for financial assistance, the City must adopt the attached resolution approving the Title VI Implementation Plan and complete a Title VI Program Assessment Online Form by December 2025. The Title VI Program outlines policies and procedures to ensure transportation projects do not discriminate against, or place undue burdens on, protected classes.

BACKGROUND:

The City of Lathrop receives federal highway funds for transportation projects. To maintain eligibility for these funds, the City must adopt the attached resolution approving the Title VI Implementation Plan and complete the Title VI Program Assessment Online Form by December 2025.

Staff have prepared the attached Title VI Implementation Plan using available online resources. The Plan includes the following Non-Discrimination Policy Statement:

The City of Lathrop certifies it is committed to ensuring compliance with Title VI of the Civil Rights Act of 1964 and other non-discriminatory authorities, such that no person shall be excluded from participation in or be denied the benefits of any program or activity conducted by the City of Lathrop on the grounds of race, color, national origin, sex, age, disability, religion, sexual orientation, gender identity, or any other category protected by State or Federal law.

Further, no person shall be subjected to discrimination under any program or activity conducted by the City of Lathrop, on the grounds of race, color, national origin, sex, age, disability, religion, sexual orientation, gender identity, or any other category protected by State or Federal law.

In accordance with Federal Highway Administration (FHWA) and Caltrans guidelines, the Plan also includes sections on Non-Discriminatory Legislation, Organization Structure, Complaint Procedure, Title VI Outreach and Resources, Data Collection

and Analysis, Contract Documents and Agreements, Training, Annual Work Plan, and an Appendix with a Limited English Proficiency Plan, Notice to the Pubic, Complaint Form and assurances from the US Department of Transportation.

RECOMMENDATION:

Compliance with Title VI of the Civil Rights Act of 1964 is a requirement for the City of Lathrop to receive federal funding for transportation projects. Staff recommend that Council adopt the attached resolution approving the Title VI Implementation Plan for the City of Lathrop.

FISCAL IMPACT:

There are no immediate costs to the City associated with this action, aside from staff time required to implement the Title VI Plan. Compliance with Title VI of the Civil Rights Act of 1964 is necessary to maintain eligibility for federal transportation funding. The estimated staff time needed for ongoing implementation will be incorporated into future operating budget plans.

ATTACHMENTS:

A. Resolution to Approve a Title VI Program for the City of Lathrop

B. City of Lathrop Title VI Program, October 2025

APPROVALS:

09/16/2025
Greg Gibson
Senior Civil Engineer
Date

9/24/2025
Brad Taylor
City Engineer
Date

FOR J.B.
9/17/2025
Juliana Burns
Human Resources Director
Date

9-19-2025
Michael King
Assistant City Manager
Date

9-15-2025
Salvador Navarrete
City Attorney
Date

10.2.25
Stephen J. Salvatore
City Manager
Date

RESOLUTION NO. 25 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO APPROVE A TITLE VI NON-DISCRIMINATION POLICY IMPLEMENTATION PLAN IN COMPLIANCE WITH THE CIVIL RIGHTS ACT OF 1964 FOR THE CITY OF LATHROP

WHEREAS, compliance with Title VI of the Civil Rights Act of 1964 is a requirement for the City of Lathrop to receive federal funding for transportation projects; and

WHEREAS, in order to maintain its eligibility for federal financial assistance, the City must adopt the attached resolution to approving the Title VI Implementation Plan and complete a Title VI Program Assessment Online Form by December 2025; and

WHEREAS, the Title VI Program outlines policies and procedures to ensure transportation projects do not discriminate or place undue burdens on protected classes; and

WHEREAS, staff have prepared a Title VI Implementation Plan for Lathrop using online resources; and

WHEREAS, there are no immediate costs to the City associated with this action aside from staff time for implementation of the Title VI Plan.

NOW THEREFORE, BE IT RESOLVED, the City Council of the City of Lathrop does hereby approve the Title VI Implementation Plan that accompanied the staff report for this resolution.

The foregoing resolution was passed and adopted this 13th day of October 2025, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

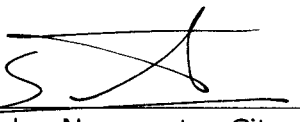
ABSTAIN:

_____
Paul Akinjo, Mayor

ATTEST:

_____
Teresa Vargas, City Clerk

APPROVED AS TO FORM:



_____
Salvador Navarrete, City Attorney

Attachment B



CITY OF LATHROP
TITLE VI IMPLEMENTATION PLAN

Adopted October 13, 2025

Table of Contents

Non-Discrimination Policy Statement **1**

Non-Discriminatory Legislation **2**

Organization Structure **3**

Title VI Coordinator 3

Assistant Title VI Coordinator 3

Title VI Specialist 3

Title VI Liaison 4

Title VI Organization Chart 4

Complaint Procedure **5**

Complaints Processed Under the Federal Highway Administration 5

Caltrans OCR Investigation Process 6

Title VI Outreach and Resources **7**

Limited English Proficiency 7

Title VI Information Dissemination 7

Environmental Justice 8

Data Collection and Analysis **8**

Contract Documents and Agreements **8**

Training **9**

Annual Work Plan **9**

Appendix **10**

A. Limited English Proficiency Plan 10

B. Notice to Public 13

C. Complaint Form 14

D. US DOT Title VI Assurances A-E 16

Non-Discrimination Policy Statement

The City of Lathrop Public Works Department is committed to ensuring compliance with Title VI of the Civil Rights Act of 1964 and other non-discriminatory authorities, such that no person shall be excluded from participation in or be denied the benefits of any program or activity conducted by the City of Lathrop Public Works Department on the grounds of race, color, national origin, sex, age, disability, religion, sexual orientation, gender identity, or any other category protected by State or Federal law.

Further, no person shall be subjected to discrimination under any program or activity conducted by the City of Lathrop Public Works Department, on the grounds of race, color, national origin, sex, age, disability, religion, sexual orientation, gender identity, or any other category protected by State or Federal law.

Title VI compliance is a condition of receipt of federal funds. The Title VI Coordinator is authorized to ensure compliance with this policy, Title VI of the Civil Rights Act of 1964, 42 U.S.C § 2000d and related statutes, and the requirements of 23 Code of Federal Regulation (CFR) pt. 200 and 49 CFR pt. 21.

_____ _____

Michael King
Assistant City Manager, City of Lathrop

Date

Non-Discriminatory Legislation

Title VI of the Civil Rights Act of 1964 – Provides that no person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination, under any program or activity receiving Federal financial assistance (as implemented through 23 CFR 200.9 and 49 CFR 21).

Section 162(a) of the Federal-Aid Highway Act of 1973 (Section 324, Title 23 U.S.C.) – Prohibits discrimination on the basis of sex by recipients and sub-recipients of Federal financial assistance.

Section 504 of the Rehabilitation Act of 1973 – Prohibits discrimination on the basis of disability by recipients and sub-recipients of Federal financial assistance.

The Age Discrimination Act of 1975 (Section 6101-6107, Title 42 U.S.C.) – Prohibits discrimination on the basis of age by recipients and sub-recipients or Federal financial assistance.

The Civil Rights Restoration Act of 1987 (Public Law 200-209) – Clarifies that the original intent of Congress in Title VI of the Civil Rights Act of 1964, Title IX of the Educational Amendments of 1972, the Age Discrimination Act of 1975, and Section 504 of the Rehabilitation Act of 1973 was to apply the non-discrimination statutes to all programs and activities of Federal-aid recipients, sub-recipients, contractors and vendors, whether all such programs are federally assisted or not.

Executive Order 12898 (issued February 11, 1994) – Addresses Environmental Justice regarding minority and low-income populations and requires agencies to develop strategies to address disproportionately high and adverse human health or environmental effects of their programs on minority and low-income populations; promote nondiscrimination in federal programs substantially affecting human health and the environment; and provide minority and low-income communities access to public information and an opportunity for public participation in matters relating to human health or the environment.

Executive Order 13166 (issued August 16, 2000) – Addresses improved access to services for persons with limited English proficiency. Agencies are directed to evaluate services provided and implement a system that ensures that Limited English Proficiency (LEP) persons are able to meaningfully access the services provided consistent with, and without unduly burdening, the fundamental mission of the local agency. Agencies are directed to ensure that recipients of federal financial assistance provide meaningful access to program, services and information to their LEP applicants and beneficiaries free of charge.

Organization, Staffing and Structure

The City of Lathrop's Title VI program is a multi-tiered program in which multiple roles work toward the ultimate goal of assuring full compliance with the provisions of Title VI of the Civil Rights Act of 1964 and related statutes. The City has assigned the roles of Title VI Coordinator, Assistant Title VI Coordinator, Title VI Specialist and Title VI Liaison to designated individuals in the Public Works and Human Resources Departments.. Their specific roles and responsibilities are as follows:

Title VI Coordinator (Assistant City Manager/City Engineer):

- Maintains a direct line of communication with City Manager, City Council, City Leadership positions

Assistant Title VI Coordinator (HR):

- Develops, Plans and Coordinates Training for managers, supervisions and staff with frequent public contact.
- Collects Demographic Data from US Censor
- Have a readily available list of certified translators and provide list to staff with frequent public contact

Title VI Specialist (Public Works: Assistant Engineer):

- Prepares and coordinates Title VI plan and annual report submissions
- Develops Title VI information for dissemination to the public
- Ensures Title VI Assurances have been incorporated into all Federal-aid Contracts and Agreements
- Prepares annual reports
- Processes Complaints after received (no more than 180days). Should go to Legal and Risk Management as soon as a complaint is received

Title VI Liaison (HR risk management; Public Works: Assistant Engineer/Management Analyst/Project Manager):

- Works directly with contractors, public, counter
- Reports complaints through complaint procedures

<u>Key Responsibilities (assigned to entire group as a whole):</u>

- **Program Implementation:**

  Leading the development and implementation of the organization's Title VI program and procedures.

- **Monitoring and Compliance:**

  Monitoring all federal-aid programs, activities, and services for compliance with Title VI requirements and preparing annual reports.

- **Complaint Resolution:**

  Receiving, investigating, and resolving formal and informal complaints of discrimination.

- **Data Collection:**

  Collecting and analyzing demographic data of participants in federally funded programs and services.

- **Guidance and Training:**

  Providing technical assistance, guidance, and training to staff, regional offices, and sub-recipients on Title VI requirements.

- **Public Outreach:**

  Ensuring public information is available in other languages when needed and participating in public involvement activities to ensure adequate representation of all groups.

- **Risk Assessment:**

  Conducting periodic Title VI audits and risk assessments to identify and address potential deficiencies or conflicts.

- **Reporting:**

  Preparing and submitting annual reports on Title VI accomplishments, goals, and any identified issues to the agency administrator and relevant federal bodies.

- **Program Implementation:**

  Leading the development and implementation of the organization's Title VI program and procedures.

- **Monitoring and Compliance:**

  Monitoring all federal-aid programs, activities, and services for compliance with Title VI requirements and preparing annual reports.

- **Complaint Resolution:**

  Receiving, investigating, and resolving formal and informal complaints of discrimination.

- **Data Collection:**

  Collecting and analyzing demographic data of participants in federally funded programs and services.

- **Guidance and Training:**

Providing technical assistance, guidance, and training to staff, regional offices, and sub-recipients on Title VI requirements.

- **Public Outreach:**

  Ensuring public information is available in other languages when needed and participating in public involvement activities to ensure adequate representation of all groups.

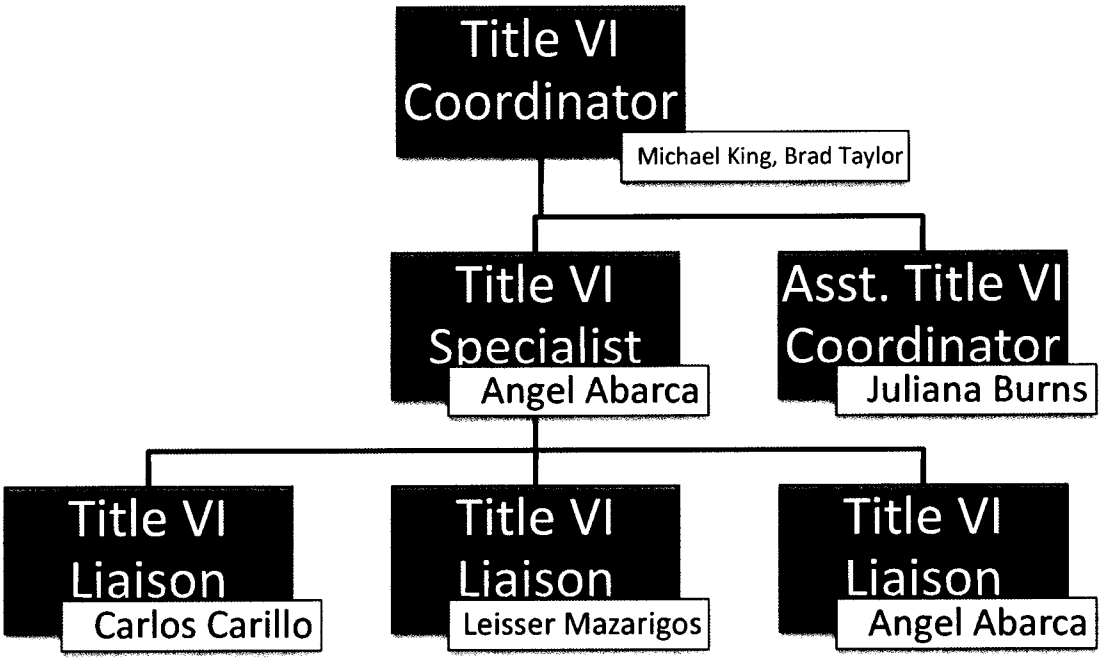
- **Risk Assessment:**

  Conducting periodic Title VI audits and risk assessments to identify and address potential deficiencies or conflicts.

- **Reporting:**

  Preparing and submitting annual reports on Title VI accomplishments, goals, and any identified issues to the agency administrator and relevant federal bodies.

Organizational Chart



Complaint Procedure

The City of Lathrop Public Works Department is committed to ensuring compliance with Title VI of the Civil Rights Act of 1964 and other non-discriminatory authorities, such that no person shall be excluded from participation in or be denied the benefits of any program or activity conducted by the City of Lathrop Public Works Department on the grounds of race, color, national origin, sex, age, disability, religion, sexual orientation, gender identity, or any other category protected by State or Federal law.

Any person that believes they have been discriminated against on the grounds of race, color, national origin, sex, age, disability, religion, sexual orientation, gender identity, or any other category protected by State or Federal law by the City of Lathrop's Public Works Department, its contractors, consultants or any other party that acts on behalf of the Public Works Department may file a Title VI complaint by completing and submitting the City's Title VI Complaint Form (Appendix C), which can be found displayed in the City Hall lobby, and online at <<Insert Link>> .

The City's Title VI Specialist processes complaints received no more than 180 days after the alleged incident. The Title VI Specialist will only process complaints that are complete, which include at a minimum, the following:

- Complainant's contact information
- Date of alleged act of discrimination
- Details of the alleged discrimination
- The complainant's signature

Once the Title VI complaint is received, the Title VI Specialist will forward the complaint to Caltrans, to be submitted to the FHWA Division Office. The Title VI Specialist will also begin processing the complaint by entering said complaint into the City's Title VI Discrimination Complaint Log, and conducting an internal investigation. Once a finding has been determined/received, the City's Title VI Specialist will provide said finding to the complainant within ten business days via letter and/or email.

Complaints Processed Under the Federal Highway Administration

Title VI complaints filed with Caltrans in which Caltrans is named as the Respondent will be forwarded to the FHWA Division Office. The Complainant will receive an acknowledgement letter informing them that the complaint has been received and forwarded to the FHWA.

Per the FHWA Guidance Memorandum, Processing of Title VI Complaints, dated June 13, 2018, all Title VI complaints received by a sub-recipient (City of Lathrop) are to be forwarded to Caltrans to be submitted to FHWA Division Office. Complaints should be sent within one business day of receipt via email to Title.VI@dot.ca.gov. If Headquarters Office of Civil Rights (HCR) determines a Title VI complaint against a sub-recipient can

be investigated by Caltrans, HCR may delegate the task of investigating the complaint to Caltrans.

Caltrans OCR Investigation Process

If OCR is delegated the responsibility of performing an investigation, OCR has 90 days to investigate the complaint. If additional time is needed, OCR will call the Complainant and inform them.

If more information is needed to resolve the case, the OCR investigator may contact the Complainant. The Complainant has ten business days from the date of the letter to send the requested information to the investigator assigned to the case.

If the investigator is not contacted by the Complainant or does not receive the additional information within ten business days, OCR can administratively close the case. A case can be administratively closed also if the complainant no longer wishes to pursue their case.

OCR with consult with HCR regarding the disposition of the complaint. Disposition of Title VI complaint will be undertaken by HCR, through either (1) informal resolution or (2) issuance of a Letter of Finding of compliance or noncompliance with Title VI. A copy of the Letter of Finding will be sent to all parties via the Division Office.

A person may also file a complaint directly with the FHWA and/or Caltrans by the following contact information:

Federal Highway Administration
U.S. Department of Transportation
Office of Civil Rights
1200 New Jersey Avenue, SE
8th Floor E81-104
Washington, DC 20590

California Department of Transportation
Office of Civil Rights
Attention: Title VI Program Branch
1823 14th Street, MS 79
Sacramento, CA 95811
Title.VI@dot.ca.gov

Should a complaint be filed with the City of Lathrop Public Works Department and one with a federal or state agency simultaneously, the federal/state complaint will supersede the City's complaint and the City's complaint procedures will be suspended pending the federal/state agency's findings.

Title VI Outreach and Resources

Table 1: Languages Spoken by City of Lathrop Residents

Language Spoken	Group Population	Group's Percentage of Population	Portion of Group that Speaks English Very Well	Portion of Group That Does Not Speak English Very Well
English Only	16209	53.7	X	X
Spanish	5772	19.0	3994 (68.9%)	1778 (31.1%)
Other Indo-European Languages	3675	12.2	2536 (69.0%)	1139 (31.1%)
Asian and Pacific Island Languages	4384	14.5	2360 (53.8%)	2024 (46.2%)
Other Languages	199	0.7	166 (83.4%)	33 (16.6%)
Total Population Above 5 Years	**30189**	**X**	**25215 (83.5%)**	**4974 (16.5%)**

Source: US Census: American Community Survey 2019-2023 5-Year Estimate
https://data.census.gov/table/ACSST5Y2023.S1601?q=Lathrop,+CA+Language

Limited English Proficiency

A Limited English Proficiency (LEP) person is a person that does not speak English as a primary language and has a limited ability to read, write, or comprehend English. Per Executive Order 13166, agencies which receive Federal funding must examine their Federally-funded services and develop and implement processes that will allow LEP persons to meaningfully access said services. Executive Order 13166 also requires that agencies receiving Federal funding must establish guidance for providing meaningful access to LEPs, prepare a plan to overcome language barriers in Federally-funded programs and activities, and ensure that stakeholders have adequate opportunity to provide input.

As shown in Table 1 above, 16.5% of residents in the City of Lathrop are considered LEP persons, with the majority of those LEP persons primarily speaking Spanish (19% of the community), Other Indo-European Languages (12.2% of the community), Asian and Pacific Island Languages (14.5% of the community) and Other Languages (0.7% of the community). As outlined in the City's LEP Plan (Appendix A), the City has conducted an LEP Needs Assessment, using a Four Factor Analysis to identify need and provide access to the LEP community in compliance with Executive Order 13166.

Title VI Information Dissemination

In order to ensure that Title VI and related Civil Rights information is readily available to the public, the City will develop public notices consisting of posters, flyers, complaint forms and "I Speak" cards that are available in English, Spanish, and Punjabi. The languages selected for the informational materials were based upon language data provided from the US Census; see Table 1 above. Said flyers and posters will be placed in the City Hall lobby, in a highly visible and accessible location. The public notices will also be available for viewing on the City's website, at <<Insert Link>>.

Environmental Justice

In accordance with Executive Order 12898 (Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations), City Staff will identify and address the environmental effects of programs, policies, and activities on minority and low-income populations for Federally-funded projects. Staff will consider demographic data during project design and involve the public in the planning and development process to assess the environmental impacts of projects on the community. The public's input and demographic data analysis will enable staff to develop measures to mitigate any potential adverse effects on minority and low-income populations.

Data Collection and Analysis

Demographic and related data collected and used by City staff comes from governmental sources responsible for collecting and vetting the information for consistency and accuracy. These sources include, but are not limited to, the U.S. Bureau of Labor Statics, U.S. Census Bureau, U.S. Bureau of Economic Analysis, California Department of Finance, California Department of Labor, and the California Employment Development Department.

Additionally, staff may also collect project-specific demographic data utilizing data collection as appropriate through the public outreach process on Federally-funded projects. Such outreach that may give Staff the opportunity to collect demographic data may include door hangers, posters, emails, social media releases, press releases to local newspaper, public meetings, virtual meetings, and public comment through websites generated for projects.

Contract Documents and Agreements

The City's Title VI Specialist will ensure that any Federally-funded project documents contain the necessary Title VI Assurances and other language. Such assurances include, but may not be limited to:

- FHWA Form 1273 (Title VI and other non-discriminatory requirements)
    - Required on all FHWA contracts and subcontracts valued greater than $10,000
- Title VI Assurances Appendix A-E
    - Appendix A-E to be attached to Federal-Aid contracts

Additionally, City staff will include the provisions indicated in the "Administering Agency-State Agreement for Federal-Aid Projects Master Agreement" in the Local Assistance Program Manual (LAPM) in contracts and agreements, where applicable, between the City and contractors.

The City will continue to utilize the "Local Agency Construction Contract Administration Checklist" (Exhibit 15-A of the LAPM), which confirms that DBE and labor/Equal

Employment Opportunity (EEO) compliance requirements are performed and documented in the project files. Exhibit 15-A of the LAPM documents that the local agency will meet all the requirements prior to the award of a construction contract.

Lastly, the City will continue to utilize the "Resident Engineer's Construction Contract Administration Checklist" (Exhibit 15-B of the LAPM) on federal-aid projects. The checklist assists in administering federal-aid highway construction projects and provides a record that the EEO/Wage Rate/False Statements posters are being posted at specific locations that employee interviews will be conducted in accordance with the Labor Compliance/EEO interview form, and that DBE requirements are met. City staff will continue to submit Exhibit 15-B, along with the Award Package shortly after award of the construction contract.

Training

The City of Lathrop Human Resources Department will provide Title VI and related statute training to Public Works managers, supervisors, and staff with frequent public contact in the administration of federal-aid programs. These trainings will occur at minimum every two years, and within six months of hiring a new employee. The trainings will be conducted by the Title VI Specialist, online through presentations, or through trainings hosted by Caltrans. Additionally, links to Caltrans, FHWA, and other applicable agency resources for Title VI and related statutes will be posted on the City's website at <<Insert Link>>.

In particular, the following items will be covered in trainings:

- Review of Yuba City's Title VI Implementation Plan and other relevant documents
- Language assistance services and "I Speak Cards" offered for public use
- How to handle potential complaints
- Where to seek assistance for Title VI questions and concerns

Annual Work Plan

The City of Lathrop Public Works Department will annually establish and monitor program goals and accomplishments. The Title VI Specialist will ensure that employee training is conducted, language translation services continue to be available, public participation is optimal, and appropriate Title VI signage is posted. This also includes updating community statistics and corresponding with state and federal agencies as necessary.

Appendix A

LIMITED ENGLISH PROFICIENCY PLAN

Background

Executive Order 13166, "Improving Access to Services for Persons with Limited English Proficiency" requires that Federal agencies work to ensure that the recipients of Federal financial assistance provide meaningful access to their Limited English Proficiency (LEP) applicants and beneficiaries.

As such, local agencies are required to ensure that Federally-funded programs and activities normally provided in English are accessible to LEP Persons. Each local agency shall perform an annual assessment to determine if modifications are needed to their programs and activities to ensure meaningful access by LEP persons. The assessment which is referred to as a "Four-Factor" analysis is based on the following factors:

1. The number or proportion of LEP persons eligible to be served or likely to be encountered.
2. The frequency of LEP contacts.
3. The nature and importance of the programs, services, or activities provided by the City of Lathrop.
4. The resources available for LEP persons

The City of Lathrop is approximately 40 miles north of Sacramento and has a population of approximately 62,000 (US Census: American Community Survey 2015-2019 5-Year Estimate). Of the 62,000 residents, approximately 20.1% of the residents are Spanish speaking, and 18.3% of the residents are Other Indo-European Language speaking. Based on the large Sikh population in Yuba City (nearly 12,000) it is safe to assume that the primary language of the Other Indo-European Languages listed in the Census is Punjabi.

Four-Factor Analysis

1. **The number or proportion of LEP persons eligible to be served or likely to be encountered.**

As shown in Table 1 below, the City of Lathrop has approximately 30,189 residents. 16.5% of residents in the City of Lathrop are considered LEP persons, with the majority of those LEP persons primarily speaking Spanish (19% of the community), Other Indo-European Languages (12.2% of the community), Asian and Pacific Island Languages (14.5% of the community) and Other Languages (0.7% of the community).

Table 1: Languages Spoken by City of Lathrop Residents

Language Spoken	Group Population	Group's Percentage of Population	Portion of Group that Speaks English Very Well	Portion of Group That Does Not Speak English Very Well
English Only	16209	53.7	X	X
Spanish	5772	19.0	3994 (68.9%)	1778 (31.1%)
Other Indo-European Languages	3675	12.2	2536 (69.0%)	1139 (31.1%)
Asian and Pacific Island Languages	4384	14.5	2360 (53.8%)	2024 (46.2%)
Other Languages	199	0.7	166 (83.4%)	33 (16.6%)
Total Population Above 5 Years	**30189**	**X**	**25215 (83.5%)**	**4974 (16.5%)**

Source: US Census: American Community Survey 2019-2023 5-Year Estimate
https://data.census.gov/table/ACSST5Y2023.S1601?q=Lathrop,+CA+Language

2. **The frequency of LEP contacts.**

No data has been collected regarding frequency of contact with LEP persons at the City. Most interactions with LEP persons occur at the City's Finance Department due to residents paying utility bills. Based on observation from Finance Department front-counter staff, the frequency for translation from Spanish to English is on average once per day. The frequency for translation from Punjabi to English is on average once per week. Currently the City's Human Resources Department retains a list which lists all City staff which are certified translators for various languages. If front counter staff that speak either Spanish or Punjabi are not available, City staff will reach out to a certified translator from the list.

Public Works staff does not regularly receive requests for translation through Federally funded programs/projects, though the outreach components of said programs/projects do typically have multi-lingual resources. Further, if translation services are needed, staff will provide said translation in a timely manner.

3. **The nature and importance of programs, services, or activities provided by the City of Lathrop.**

From observation provided by Public Works staff, it is rare that translation services are requested for programs, services, or activities which are Federally-funded. As stated above, the front counter Staff with the City's Finance Department are the ones who most frequently encounter LEP persons requesting and/or needing translation services.

Though Public Works Staff has received very few requests for translation services on Federally-funded projects, programs and services, Staff is keenly aware that almost twenty percent of the City's residents are LEPs and therefore it is highly likely that LEPs will be stakeholder in any of the said projects, programs and services. As such, when Staff has encountered the need for translation services, Staff has provided the services readily.

4. The Resources Available for LEP persons.

After a review of the City's currently available resources for LEP persons, the City has determined that the current available resources are lacking and inconsistent. The City will remedy the lack of resources, through the action plan listed in the next section.

Action Plan

In order to ensure compliance with Title VI, and Executive Order 13166 the following publications and services will be made available for LEP person use:

- Non-Discrimination Policy Statement
  - Statement shall be printed in English, Spanish and Punjabi. Said statement will be posted in the City Hall lobby in a highly visible location.

- Title VI Rights Poster
  - Posters shall be printed in English, Spanish and Punjabi. Said posters will be posted in the City Hall lobby in a highly visible location, and additional copies will be available for the public to review and take.

- Title VI Complaint Form
  - Complaint forms shall be printed in English, Spanish and Punjabi. Said forms will be in the City Hall lobby in a highly visible location.

- I Speak Cards
  - I Speak Cards will be produced to easily identify translation services needed for English, Spanish, and Punjabi. Said cards will be placed at all public counters and with the other Title VI information.

- Title VI Webpage on City's Website
  - All of the City's Title VI resources will be posted on the City's website at the following link: <<Insert Link>>.

- Future Planning and Projects
  - Public Works will ensure that all future projects and planning documents that are federally-funded utilize outreach methods that are compliant with Title VI and other related non-discriminatory assurances.
  - Additionally, the City will ensure that outreach materials are available in English, Spanish, and Punjabi, and that translators are readily available as necessary for any LEP Persons that would like to contribute or participate.

Lastly, the Title VI Specialist will request an updated list of certified translators from the Human Resources Department every six months, and distribute said list to those who are likely to encounter LEP persons, such that a translator can be contacted the moment one is needed.

To ensure continuous compliance, the City will review the Title VI Implementation Plan and Limited English Proficiency Plan regularly, but at a minimum, as new data from the US Census becomes available. As new regulations are created, the City will act promptly to update the existing plans and relevant resources.

Appendix B

YOUR RIGHTS AGAINST DISCRIMINATION UNDER TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND RELATED NON-DISCRIMINATORY AUTHORITIES

Title VI of the Civil Rights Act of 1964 provides that no person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.

The following additional authorities provide protection against discrimination on the basis of sex, age, disability, religion, sexual orientation, gender identity, or any other category protected by State or Federal law:

Section 162(a) of the Federal-Aid Highway Act of 1973 (Section 324, Title 23 U.S.C.)

Section 504 of the Rehabilitation Act of 1973

The Age Discrimination Act of 1975 (Section 6101-6107, Title 42 U.S.C.)

The Civil Rights Restoration Act of 1987 (Public Law 200-209)

Executive Order 12898 (issued February 11, 1994)

Executive Order 13166 (issued August 16, 2000)

Any person who believes that they have been discriminated against may file a written complaint with the City of Lathrop Public Works Department, within 180 days of the alleged discrimination. Additional information and Title VI Complaint Forms can be obtained on the City of Lathrop's website, at the following location: www.yubacity.net/TitleVI . Title VI Complaint Forms can also be obtained from the Public Works Department at City Hall.

To file a Title VI discrimination complaint, please use the following contact information:

City of Lathrop Public Works
390 Towne Centre Drive
Lathrop, CA 95330
(209) 941-7430
website_pwk@ci.lathrop.ca.us

Appendix C

TITLE VI COMPLAINT FORM

Title VI of the 1964 Civil Rights Act requires that "No person in the United States shall on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance." If you wish to submit a Title VI complaint to the City of Lathrop Public Works Department, please complete the below information and submit this form to:

City of Lathrop Public Works
390 Towne Centre Drive
Lathrop, CA 95330
(209) 941-7430
website_pwk@ci.lathrop.ca.us

Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Cell: _____ Home: _____

Name, title, and description of person(s) who allegedly discriminated against you: _____

_____

_____

_____

Check the box(es) for the type(s) of discrimination that was experienced:

☐	Race	☐	Sex	☐	Religion
☐	Color	☐	Age	☐	Sexual Orientation
☐	National Origin	☐	Disability	☐	Gender Identity
☐	Other (Please Describe):				

Date(s) that alleged event(s) took place: _____

Location(s) where the alleged event(s) took place: _____

Is the alleged discrimination still ongoing?:

In your own words, please describe the alleged discrimination, explain what happened, and who you believe is responsible:

Please list any person(s) we may contact for additional information to provide further information for your complaint:

Have you filed this complaint with any other federal agency, state agency, federal court, or state court?:

If yes, please check all that apply:

- ☐ Federal Agency
- ☐ State Agency
- ☐ Federal Court
- ☐ State Court

Please provide the name, phone number, and email of the contact persons at the agency/court where the complaint was filed, below:

Please sign and date this form on the lines provided below. If any additional space is needed to provide information about this complaint, please attach the additional information to this form.

Signature: Date:

Appendix D

US DOT Title VI Assurances A-E

APPENDIX A

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees as follows:

1. Compliance with Regulations: The contractor (hereinafter includes consultants) will comply with the Acts and the Regulations relative to Nondiscrimination in Federally-assisted programs of the U.S. Department of Transportation, Federal Highway Administration, as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.

2. Non-discrimination: The contractor, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, national origin, age, sex, or disability in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The contractor will not participate directly or indirectly in the discrimination prohibited by the Acts and the Regulations, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 CFR Part 21.

3. Solicitation for Subcontracts, Including Procurements of Materials and Equipment: In all solicitations, either by competitive bidding, or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier will be notified by the contractor of the contractor's obligations under this contract and the Acts and the Regulations relative to Non-discrimination on the grounds of race, color, national origin, age, sex, or disability.

4. Information and Reports: The contractor will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Recipient or the FHWA to be pertinent to ascertain compliance with such Acts, Regulations, and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish the information, the contractor will so certify to the Recipient or the FHWA, as appropriate, and will set forth what efforts it has made to obtain the information.

5. Sanctions for Noncompliance: In the event of a contractor's noncompliance with the Non-discrimination provisions of this contract, the Recipient will impose such contract sanctions as it or the FHWA may determine to be appropriate, including, but not limited to:

1. withholding payments to the contractor under the contract until the contractor complies; and/or
2. cancelling, terminating, or suspending a contract, in whole or in part.

6. **Incorporation of Provisions:** The contractor will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The contractor will take action with respect to any subcontract or procurement as the Recipient or the FHWA may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the contractor becomes involved in, or threatened with litigation by a subcontractor, or supplier because of such direction, the contractor may request the Recipient to enter into any litigation to protect the interests of the Recipient. In addition, the contractor may request the United States to enter into the litigation to protect the interests of the United States.

APPENDIX B

CLAUSES FOR DEEDS TRANSFERRING UNITED STATES PROPERTY

The following clauses will be included in deeds effecting or recording the transfer of real property, structures, or improvements thereon, or granting interest therein from the United States pursuant to the provisions of Assurance 4:

NOW THEREFORE, the U.S. Department of Transportation as authorized by law and upon the condition that the California Department of Transportation will accept title to the lands and maintain the project constructed thereon in accordance with Title 23 U.S.C., the regulations for the administration of the preceding statute, and the policies and procedures prescribed by the FHWA of the U.S. Department of Transportation in accordance and in compliance with all requirements imposed by Title 49, Code of Federal Regulations, U.S. Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-discrimination in Federally-assisted programs of the U.S. Department of Transportation pertaining to and effectuating the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252; 42 U.S.C. § 2000d to 2000d-4), does hereby remise, release, quitclaim and convey unto the California Department of Transportation all the right, title and interest of the U.S. Department of Transportation in and to said lands described in Exhibit A attached hereto and made a part hereof.

(HABENDUM CLAUSE)

TO HAVE AND TO HOLD said lands and interests therein unto the California Department of Transportation and its successors forever, subject, however, to the covenants, conditions, restrictions and reservations herein contained as follows, which will remain in effect for the period during which the real property or structures are used for a purpose for which Federal financial assistance is extended or for another purpose involving the provision of similar services or benefits and will be binding on the California Department of Transportation, its successors and assigns.

The California Department of Transportation, in consideration of the conveyance of said lands and interest in lands, does hereby covenant and agree as a covenant running with the land for itself, its successors and assigns, that (1) no person will on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination with regard to any facility located wholly or in part on, over, or under such lands hereby conveyed [,] [and]* (2) that the California Department of Transportation will use the lands and interests in lands and interest in lands so conveyed, in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, U.S. Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-discrimination in Federally-assisted programs of the U.S. Department of Transportation, Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations and Acts may be amended[, and (3) that in the event of breach of any of the above-mentioned non-discrimination conditions, the Department will have a right to enter or re-enter said lands and facilities on said lands, and that above described land and facilities will thereon revert to and vest in and become the absolute property of the U.S. Department of Transportation and its assigns as such interest existed prior to this instruction].*

(*Reverter clause and related language to be used only when it is determined that such a clause is necessary in order to make clear the purpose of Title VI.)

APPENDIX C

CLAUSES FOR TRANSFER OF REAL PROPERTY ACQUIRED OR IMPROVED UNDER THE ACTIVITY, FACILITY, OR PROGRAM

The following clauses will be included in deeds, licenses, leases, permits, or similar instruments entered into by the California Department of Transportation pursuant to the provisions of Assurance 7(a):

A. The (grantee, lessee, permittee, etc. as appropriate) for himself/herself, his/her heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree [in the case of deeds and leases add "as a covenant running with the land"] that:

1. In the event facilities are constructed, maintained, or otherwise operated on the property described in this (deed, license, lease, permit, etc.) for a purpose for which a U.S. Department of Transportation activity, facility, or program is extended or for another purpose involving the provision of similar services or benefits, the (grantee, licensee, lessee, permittee, etc.) will maintain and operate such facilities and services in compliance with all requirements imposed by the Acts and Regulations (as may be amended) such that no person on the grounds of race, color, or national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities.

B. With respect to licenses, leases, permits, etc., in the event of breach of any of the above Non-discrimination covenants, the California Department of Transportation will have the right to terminate the (lease, license, permit, etc.) and to enter, re-enter, and repossess said lands and facilities thereon, and hold the same as if the (lease, license, permit, etc.) had never been made or issued.*

C. With respect to a deed, in the event of breach of any of the above Nondiscrimination covenants, the California Department of Transportation will have the right to enter or re-enter the lands and facilities thereon, and the above described lands and facilities will there upon revert to and vest in and become the absolute property of the California Department of Transportation and its assigns.*

(*Reverter clause and related language to be used only when it is determined that such a clause is necessary to make clear the purpose of Title VI.)

APPENDIX D

CLAUSES FOR CONSTRUCTION/USE.ACCESS TO REAL PROPERTY ACQUIRED UNDER THE ACTIVITY, FACILITY OR PROGRAM

The following clauses will be included in deeds, licenses, permits, or similar instruments/agreements entered into by the California Department of Transportation pursuant to the provisions of Assurance 7(b):

A. The (grantee, licensee, permittee, etc., as appropriate) for himself/herself, his/her heirs, personal representatives, successors in interest ,and assigns, as a part of the consideration hereof, does hereby covenant and agree (in the case of deeds and leases add, "as a covenant running with the land") that (1) no person on the ground of race, color, or national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities, (2) that in the construction of any improvements on, over, or under such land, and the furnishings of services thereon, no person on the ground of race, color, or national origin, will be excluded from participation in, denied the benefits or, or otherwise be subjected to discrimination, (3) that the (grantee, licensee, lessee, permittee, etc.) will use the premises in compliance with all other requirements imposed by or pursuant to the Acts and Regulations, as amended, set forth in this Assurance.

B. With respect to (licenses, leases, permits, etc.) in the event of breach of any of the above of the above Non-discrimination covenants, the California Department of Transportation will have the right to terminate the (license, permits, etc., as appropriate) and to enter or re-enter and repossess said land and the facilities thereon, and hold the same as if said (license, permit, etc., as appropriate) had never been made or issued.*

C. With respect to deeds, in the event of breach of any of the above Nondiscrimination covenants, the California Department of Transportation will there upon revert to and vest in and become the absolute property of the California Department of Transportation and its assigns.

(*Reverter clause and related language to be used only when it is determined that such a clause is necessary to make clear the purpose of Title VI.)

APPENDIX E

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees to comply with the following non-discrimination statutes and authorities, including, but not limited to: Pertinent Non-Discrimination Authorities:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.

- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);

- Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 et seq.), prohibits discrimination on the basis of sex;

- Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.), as amended, (prohibits discrimination on the basis of disability); and 49 CR Part 27;

- The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq.), prohibits discrimination on the basis of age);

- Airport and Airway Improvement Act of 1982, (49 U.S.C. § 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);

- The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);

- Titles II and III of the Americans with Disabilities Act, which prohibit discrimination of the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131 – 12189) as implemented by Department of Transportation regulations 49 C.F.R. parts 37 and 38;

- The Federal Aviation Administration's Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);

- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;

- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);

- Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq).

ITEM 4.11

CITY MANAGER'S REPORT
OCTOBER 13, 2025 CITY COUNCIL REGULAR MEETING

ITEM: **APPROVE CONTRACT CHANGE ORDER NO. 1 WITH GSE CONSTRUCTION COMPANY, INC. FOR CTF PHASE 4 EXPANSION, CIP WW 25-26 AND APPROVE INTERFUND LOAN AGREEMENT AND CORRESPONDING BUDGET AMENDMENT**

RECOMMENDATION: **Council to Consider the Following:**

1. **Adopt Resolution to Find that an Emergency Exists, Approve CCO No. 1 with GSE Construction Company, Inc. for CTF Phase 4 Expansion, CIP WW 25-26 and Approve Budget Amendment**
2. **Adopt Resolution to Approve an Interfund Loan from the Water Fund (5620) to the Wastewater (Funds 6010, 6080, and 6030) to Fund Capital Improvement Projects (6090), and Authorize Immediate Funding for the Procurement and Installation of the Phase 4 Headworks Assembly**

SUMMARY:

The Consolidated Treatment Facility (CTF) Phase 2 will soon require a shut down for several months of maintenance, during which wastewater flow will be diverted to the soon-to-be-completed Phase 3. However, current flows (1.7 Million Gallons per Day (MGD)) are nearing Phase 3's 2.0 MGD capacity. To prevent exceeding the capacity of Phase 3, causing a public health and safety emergency, and to provide system redundancy, the CTF Phase 4 expansion work, which includes the purchase and installation of the subject Phase 4 Headworks assembly, must be completed before Phase 2 goes offline. The proposed CTF Phase 4 Expansion, CIP WW 25-26 (Phase 4), will add 2.2 MGD of wastewater treatment capacity, and ensure that the City has sufficient capacity to treat the wastewater flows while Phase 2 is offline.

Staff request Council find by at least a four-fifths vote that an emergency exists that will not permit the delay associated with the competitive solicitation of bids, and authorize immediate funding for the procurement and installation of the Phase 4 Headworks assembly (Headworks) to protect essential sewer services, pursuant to Lathrop Municipal Code 2.36.080 and Public Contract Code sections 1102, 20168, and 22050(a)(2). To cover all costs for the Headworks procurement and installation, staff request approval of Contract Change Order (CCO) No. 1 for $5,406,512 with GSE, plus a 10% contingency of $540,650. The total funding required for this phase of the project is $5,950,000. This amount will be provided through an interfund loan agreement and a corresponding budget amendment, authorizing the loan and

transfer of $5,950,000 from the Water Operations Fund (5620) to the CIP Project Fund (6090), as outlined in the Fiscal Impact section.

BACKGROUND:

On November 8, 2021, City Council approved a Professional Services Agreement (PSA) with Pacific Advanced Civil Engineering, Inc. (PACE) for design of CTF Phase 3 Expansion, CIP WW 22-38. City Council awarded a contract to GSE for the construction of the Phase 3 work on August 12, 2024. Construction began on September 5, 2024, and is anticipated to be completed in spring of 2026.

Phase 3 was advanced to support development within the City, primarily River Islands, which contributed 80% to the cost of the Phase 3 expansion. With the completion of Phase 3, the CTF will have the capacity to process 4 MGD of wastewater. Phase 2 will soon require several months of maintenance, during which wastewater flow will be diverted to the soon-to-be-completed Phase 3. However, current flows (1.7 MGD) are nearing Phase 3's 2.0 MGD capacity. To prevent exceeding the capacity of Phase 3, causing a public health and safety emergency, and to provide system redundancy, the CTF must be expanded before Phase 2 goes offline. The proposed Phase 4 Expansion work will add 2.2 MGD capacity to the CTF, for a total of 6.2 MGD. This final expansion will provide sufficient capacity to treat the City's wastewater flows at build-out.

On July 14, 2025, Council approved the CTF Phase 4 construction contract with GSE, which consists of building the two aeration tanks, underground piping and preparation of the Headworks expansion only, and is referred to as Phase 4A.

Headworks is the first component in the treatment process that removes larger debris and grit from wastewater. The procurement and installation of the Headworks and installation of other appurtenances will comprise Phase 4B (Project), and is the work contemplated by the subject CCO 1. Phase 4C will include the final outfitting of the Phase 4 train and all above-ground piping, SCADA equipment, electrical and accessories for a fully-functioning fourth wastewater processing train. Phase 4C will proceed at a later date.

Staff request Council find by at least a four-fifths vote that an emergency exists that will not permit the delay associated with the competitive solicitation of bids, and authorize immediate funding for the procurement and installation of the Phase 4 Headworks assembly (Headworks) to protect essential sewer services, per Lathrop Municipal Code 2.36.080 and Public Contract Code sections 1102, 20168, and 22050(a)(2).

Staff also request Council approve CCO No. 1 with GSE in the amount of $5,406,512 plus a 10% contingency of $540,650. Proposed CCO 1 includes the same unit costs submitted by GSE for the CTF Phase 3 Expansion, CIP WW 22-38, and requires no

additional mobilization fee, making the submitted cost of the subject CCO No. 1 competitive. The total funding required for this phase of the project is $5,950,000. This amount will be provided through an interfund loan agreement and a corresponding budget amendment, authorizing the transfer of $5,950,000 from the Water Operations Fund (5620) to the CIP Project Fund (6090), as outlined in the Fiscal Impact section.

REASON FOR RECOMMENDATION:

To prevent exceeding the treatment capacity of Phase 3 during the Phase 2 maintenance shutdown, causing a public health and safety emergency, and to provide system redundancy, the CTF Phase 4 equipment must be operational before Phase 2 goes offline. The proposed Project will comprise the second of three sub phases of Phase 4 to add 2.2 MGD of treatment capacity to the CTF, ensuring that there is enough capacity to continue to treat wastewater flows during the Phase 2 shutdown.

FISCAL IMPACT:

Staff recommends that the City Council authorize an interfund loan agreement and corresponding budget amendment to fund the current phase of the project in the amount of $5,950,000. The loan will be provided from the Water Operations Fund (5620) to the project account, as detailed in the Fiscal Impact section.

The terms of the interfund loan shall include a 10-year repayment period, with an interest rate equal to the percentage of interest and investment earnings paid by the California State Treasurer's Local Agency Investment Fund (LAIF) during the same quarterly period. Repayments shall be made annually until the loan is fully repaid. Staff anticipates development activity to pay back the loan sooner than the 10 year period. Staff will keep Council informed as to the progress of the accelerated repayments.

Staff requests Council approval of the budget amendment, as follows:

Reduce Rate Stabilization 5620-253-05-00		$5,950,000
Increase Transfer Out 5620-9900-990-9010		$5,950,000
Increase Transfer In 6090-9900-393-0000	WW 25-26	$5,950,000
Increase Appropriation 6090-8000-420-12-00	WW 25-26	$5,950,000

ATTACHMENTS:

A. Resolution to Find that a Continuing Emergency Exists, Approve CCO No. 1 with GSE Construction Company, Inc. for CTF Phase 4 Expansion, CIP WW 25-26 and Approve Budget Amendment

B. Resolution to Approve an Interfund Loan from the Water Fund (5620) to the Wastewater (Funds 6010, 6080 and 6030) to Fund CIP (6090), to Authorize Immediate Funding for the Procurement and Installation of the Phase 4 Headworks Assembly

C. CCO No. 1 with GSE Construction Company, Inc. for Procurement and Installation of Headworks for the CTF Phase 4 Expansion, CIP WW 25-26

APPROVALS:

Brad Taylor — 10/8/2025
City Engineer — Date

FOR C.J.

Cari James — 10/8/2025
Finance Director — Date

FOR

Michael King — 10/8/2025
Assistant City Manager — Date

Salvador Navarrete — 10.9.2025
City Attorney — Date

Stephen J. Salvatore — 10.10.25
City Manager — Date

RESOLUTION NO. 25-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO APPROVE CONTRACT CHANGE ORDER NO. 1 WITH GSE CONSTRUCTION COMPANY, INC. FOR CTF PHASE 4 EXPANSION, CIP WW 25-26 AND APPROVE BUDGET AMENDMENT

WHEREAS, on November 8, 2021, City Council approved a Professional Services Agreement (PSA) with Pacific Advanced Civil Engineering, Inc. (PACE) for design of the Lathrop Consolidated Treatment Facility (CTF) Phase 3 Expansion, CIP WW 22-38 (Phase 3). City Council awarded a contract to GSE Construction, Inc. (GSE) for the construction of the Project on August 12, 2024. Construction began on September 5, 2024, and is anticipated to be completed in spring of 2026; and

WHEREAS, Phase 3 was advanced to support development within the City, primarily River Islands who contributed 80% of the cost. With the completion of the Phase 3 Expansion, the CTF will have the capacity to process 4 Million Gallons per Day (MGD) of wastewater; and

WHEREAS, Phase 2 will soon require a shutdown to perform several months of maintenance, during which wastewater flow will be diverted to the soon-to-be-completed Phase 3. However, current flows (1.7 MGD) are nearing Phase 3's 2.0 MGD capacity. To prevent exceeding the capacity of Phase 3, causing a public health and safety emergency, and to provide system redundancy, the CTF Phase 4 work must be completed before Phase 2 goes offline; and

WHEREAS, CTF Phase 4 Expansion, CIP WW 25-26 construction contract was approved with GSE on July 14, 2025, and consists of building the two aeration tanks, underground piping and preparation of the headworks expansion; and

WHEREAS, staff request Council find an emergency exists that will not permit the delay associated with the competitive solicitation of bids, because the emergency requires the City to undertake the immediate expenditure of public funds for the procurement and installation of the Phase 4 Expansion headworks (Project) to safeguard essential public sewer services pursuant to Lathrop Municipal Code 2.36.080 and Public Contract Code sections 1102, 20168, and 22050(a)(2); and

WEREAS, GSE has agreed to keep the unit prices submitted for all Phase 4 work the same as those submitted for Phase 3 work; and

WHEREAS, staff request Council approve Contract Change Order (CCO) No. 1 with GSE for the procurement and installation of the Phase 4 headworks equipment in the amount of $5,406,512 plus a 10% contingency of $540,650 and authorize staff to spend up to the amount of the contingency to accomplish the goals of the Project; and

WHEREAS, staff request Council approve a budget amendment transferring $5,950,000 from the Water Operations Fund (5620) to the CIP Project Fund (6090) to fund the $5,406,512 CCO, and 10% contingency of $540,650 as follows:

Reduce Rate Stabilization 5620-253-05-00		$5,950,000
Increase Transfer Out 5620-9900-990-9010		$5,950,000
Increase Transfer In 6090-9900-393-0000	WW 25-26	$5,950,000
Increase Appropriation 6090-8000-420-12-00	WW 25-26	$5,950,000

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop hereby find an emergency exists that will not permit the delay associated with the competitive solicitation of bids, because the emergency requires the City to undertake the immediate expenditure of public funds for the procurement and installation of the Phase 4 Expansion headworks (Project) to safeguard essential public sewer services pursuant to Lathrop Municipal Code 2.36.080 and Public Contract Code sections 1102, 20168, and 22050(a)(2); and

BE IT FURTHER RESOLVED, that the City Council of the City of Lathrop hereby approves approve CCO No. 1 with GSE in the amount of $5,406,512 plus a 10% contingency of $540,650 and authorize staff to spend up to the amount of the contingency to accomplish the goals of the Project; and

BE IT FURTHER RESOLVED, that the City Council of the City of Lathrop hereby approves a budget amendment transferring $5,950,000 from the Water Operations Fund (5620) to the CIP Project Fund (6090), as detailed in the accompanying resolution to approve an interfund loan.

The foregoing resolution was passed and adopted this 13th day of October 2025, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

Paul Akinjo, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:

Salvador Navarrete, City Attorney

RESOLUTION NO. 25-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO APPROVE AN INTERFUND LOAN FROM THE WATER FUND (5620) TO THE WASTEWATER (FUNDS 6010, 6080, AND 6030) TO FUND CAPITAL IMPROVEMENT PROJECTS (6090), AND AUTHORIZE IMMEDIATE FUNDING FOR THE PROCUREMENT AND INSTALLATION OF THE PHASE 4 HEADWORKS ASSEMBLY

WHEREAS, applicable State law and generally accepted accounting practices allow for loans between a local government's funds; and

WHEREAS, the Wastewater Capital Improvement Project Fund requires temporary cash flow financing to pay expenses associated with the procurement and installation of the Phase 4 Headworks Assembly; and

WHEREAS, capital improvements to the water and wastewater infrastructure are critical to the reliability, safety and sustainability of the City's water and wastewater systems; and

WHEREAS, the City and the City's wastewater customers will benefit from the increased reliability of the wastewater system infrastructure from the Phase 4 Project; and

WHEREAS, the City Council finds that this interfund loan is temporary, consistent with applicable law, and includes a fair interest rate to protect ratepayer funds; and

WHEREAS, there is an interdependent relationship amongst customers of the water and wastewater systems that both provide benefit to those same customers. Additionally, the interfund loan to be repaid from the Wastewater Fund is less expensive than other alternative borrowings, and will not hinder accomplishing any function or project set forth in establishing the Water Fund.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lathrop, does hereby approve the Interfund Loan from the City's Water Fund (5620) to the City's Wastewater Capital Improvement Projects Fund (6090) with the following terms:

SECTION 1. Recitals. All the above recitals are true and correct, and this City Council finds, determines and represents.

SECTION 2. Authorization of Loan. The City Council of the City of Lathrop authorizes the Interfund Loan of $5,950,000 to be repaid in ten (10) years or less. The Wastewater Fund, receiving the loan, will pay quarterly interest on the amount of the loan principal that remains unpaid at a rate equal to the percentage of interest and investment earnings paid by the

California State Treasurer's Local Agency Investment Fund (LAIF) during the same quarterly period. Principal and interest will be paid in annual installments for the remaining number of years, not to exceed 10 from the date the first funds are loaned from the Water Fund to the Wastewater Fund.

SECTION 3. Deposit of Loan Proceeds. The loan proceeds shall be recorded in the financial statements as addition to cash in the Wastewater CIP Fund and as a liability due to the Water Fund. In the Water Fund the transaction will be recorded as a reduction in cash and a loan receivable asset.

SECTION 4. Payment of Loan. The repayment of the interfund loan will be made from the wastewater funds generated from charges for services from Fund 6010 and Fund 6080 and/or development-related fees from Fund 6030 at the fiscal discretion of the City's Finance Director or designee. The payments will begin in Fiscal Year 2025-26. The estimated annual principal and interest payments will be budgeted each year as an interfund transfer from the Wastewater Funds and corresponding interfund transfer to the Water Fund (Fund 5620).

If the fiscal state of the Wastewater Fund allows for earlier repayment and it is in the best interest of both funds, such prepayment is allowed and encouraged.

The foregoing resolution was passed and adopted this 13th day of October, 2025, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSTAIN:

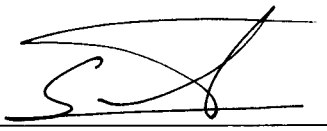
ABSENT:

Paul Akinjo, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

City of Lathrop - Public Works Department - Construction Management
CONTRACT CHANGE ORDER NO. 1

CTF PHASE 4 EXPANSION, CIP WW 25-26

The subject contract is modified as herein specifically set forth, but that in all other respects, the contract remains unaltered

Change Order Date: 10/13/25

Contractor Name: GSE Construction Company, Inc.

Contractor Address: 7633 Southfront Rd. Livermore, CA 94551

Project Name: CTF Phase 4 Expansion

CIP Number: WW 25-26

NOTE: THIS CHANGE ORDER IS NOT EFFECTIVE UNTIL APPROVED BY THE CITY. **Requested by:** Ken Reed

Description of Work:	**Cost:**
A.) Procure and Install Headworks Phase 4 Expansion plus accessories; see attached PCO 2	$ 5,406,512.00
B.)	
C.)	
D.)	
E.)	
F.)	
G.)	
H.)	
I.)	
J.)	
K.)	

By reason of this change order, the time of completion will be adjusted as follows: 60 Additional Days

SUBTOTAL1 $ 5,406,512.00

SUBTOTAL FROM PAGE 2 $ 0.00

TOTAL INCREASE $ 5,406,512.00

Project Manager Date

Reviewed By:

Department Budget Analyst Date

Approved By:

City Manager Date

Reviewed By:

City Engineer Date

Approved As to Form By:

10-9-2025

City Attorney Date

We, the undersigned contractor, have given careful consideration to the changes proposed and hereby agree, if this proposal is approved, we will provide all equipment, furnish all labor and materials,and perform all services necessary for the work above specified, and will accept as full payment the prices shown above.

Contractor: GSE Construction Company, Inc.

Accepted By: _____ _____ _____

Printed Name & Title: _____ _____

Attachments:

PCO 2

CTF PHASE 4 EXPANSION, CIP WW 25-26

Description of Work:	Cost:
L.)	
M.)	
N.)	
O.)	
P.)	
Q.)	
R.)	
S.)	
T.)	
U.)	
V.)	

SUBTOTAL 2 $ 0.00

CONTRACT CHANGE ORDER WORK SHEET:
(To be filled out prior to execution of each change order)
CONTRACT CHANGE ORDER NO. 1

CTF PHASE 4 EXPANSION, CIP WW 25-26

PROJECT STATUS:

1	Budget Amount:	$	$ 800,000.00
2	Original Contract Amount:	$	$ 6,784,000.00
3	Original Contingency Amount:	$	$ 6,618,400.00
4	Supplemental Contingency Amount:	$	$ 537,600.00
5	Total Contingency Amount	$	$ 7,156,000.00
6	Total Approved Change Orders to Date:	$	$ 0.00
7	Current Contract Amount (2+6):	$	$ 6,784,000.00
8	Remaining Contingency (5-6):	$	$ 7,156,000.00
9	Proposed Change Order # 1 Amount:	$	$ 5,406,512.00
10	Total Change Orders including proposed	$	$ 5,406,512.00
11	**Remaining Contingency Balance:**	**$**	$ 1,749,488.00

CHANGE ORDER JUSTIFICATION

CTF PHASE 4 EXPANSION, CIP WW 25-26

CIP # WW 25-26

CHANGE ORDER No. 1

Date: 10/13/25

Resolution: 2025-

Project Name: CTF PHASE 4 EXPANSION, CIP WW 25-26

Contractor: GSE Construction Company, Inc.

CIP: WW 25-26

Contract Amount : $ 6,784,000.00

Contingency Amount: $ 6,618,400.00

Lathrop City Council awarded a construction contract and authorized the City Manager to approve change orders up to the specified project contingency amount of $ 6,618,000.00 if needed.

The impending reduction in the volume of wastewater the City will be able to send to the Manteca plant requires the City to continue constructing all the Phase 4 expansion, which includes the subject purchase and installation of the Phase 4 headworks assembly, as fast as practicable. CCO 1 for the Project supports the fastest practicable prosecution of the work associated with CTF Phase 4 Expansion, CIP WW 25-26.

For the reasons detailed above, Engineering is requesting City Manager to approve Change Order No. 1 in order to meet the expectations of the project as intended.

Submitted by: Ken Reed

Project Manager

Approved by: _____

Brad Taylor, P.E., City Engineer

GSE CONSTRUCTION INC.
PROJECT: Lathrop
PROJECT No. : 934

DATE: 10/8/2025
GSE PCO #2
CLIENTS PCO #

CHANGE ORDER CALCULATION

BRIEF DESCRIPTION OF CHANGE

Phase 4B

Phase 4B, Added cost to Provide redesigned Headworks structure and provide and install all related equipment and piping including Hydro-Dyne equipment Package, Odor control Package, Electrical & all above ground and below ground utilities to the new Headworks as well as the Mckinley tie-in and valve package. Does not include Site grading or Paving which will be part of Package 4C

DESCRIPTION	QUANTITY	UNIT	UNIT PRICES EQUIP.	MATERIAL	LABOR	SUB	Labor + Surcharge HOURS	RATE	DIRECT COSTS EQUIP.	MATERIAL	LABOR	SUB TOTAL	TOTAL DIRECT COST
Senior Project Manager	200	hours	$0.00	$0.00	1	$ -	200.0	141.35	$0.00	$0.00	$28,270	$0	$28,270
Assistant Project Manager	400	hours	$0.00	$0.00	1	$ -	400.0	93.09	$0.00	$0.00	$37,235	$0	$37,235
Project Superintendent	400	hours	$0.00	$0.00	1	$ -	400.0	129.10	$0.00	$0.00	$51,640	$0	$51,640
Project Engineer	400	hours	$0.00	$0.00	1	$ -	400.0	72.84	$0.00	$0.00	$29,135	$0	$29,135
Home Office Administrator	120	hours	$0.00	$0.00	1	$ -	120.0	53.90	$0.00	$0.00	$6,468	$0	$6,468
Nor Cal Division Manager	80	hours	$0.00	$0.00	1	$ -	80.0	156.19	$0.00	$0.00	$12,495	$0	$12,495
Temporary toilets with Wash Station	2.5	months	$0.00	$1,560.00	0	$ -	0.0	0.00	$0.00	$3,900.00	$0	$0	$3,900
Trash Removal/ Dumpster	2.5	months	$0.00	$1,560.00	0	$ -	0.0	0.00	$0.00	$3,900.00	$0	$0	$3,900
Job Telephone/Internet	2.5	months	$0.00	$650.00	0	$ -	0.0	0.00	$0.00	$1,625.00	$0	$0	$1,625
CM Office trailer Rental	2.5	Months	$0.00	$0.00	0	$ 1,250.00	0.0	0.00	$0.00	$0.00	$0	$3,125	$3,125
Field Office Supplies for Engineer	2.5	months	$150.00	$0.00	0	$ -	0.0	0.00	$375.00	$0.00	$0	$0	$375
Final Punchlist Labor	80	Hours	$0.00	$0.00	1	$ -	80.0	99.89	$0.00	$0.00	$7,991	$0	$7,991
Heavy haul trucking for Equipment delivery	1	LS	$0.00	$0.00	0	$ 3,000.00	0.0	0.00	$0.00	$0.00	$0	$3,000	$3,000
Shop Administrative labor & support	40	Hours	$0.00	$0.00	1	$ -	40.0	130.00	$0.00	$0.00	$5,200	$0	$5,200
Shop Labor (Deliveries & field Support)	40	Hours	$0.00	$0.00	1	$ -	40.0	94.55	$0.00	$0.00	$3,782	$0	$3,782
Site cleanup & Housekeeping	60	Hours	$0.00	$0.00	1	$ -	60.0	77.59	$0.00	$0.00	$4,655	$0	$4,655
Project Manager Vehicle	2.5	months	$1,100.00	$0.00	1	$ -	2.5	0.00	$2,750.00	$0.00	$0	$0	$2,750
Project Superintendent Vehicle	2.5	months	$1,100.00	$0.00	1	$ -	2.5	0.00	$2,750.00	$0.00	$0	$0	$2,750
Jobsite Foreman Vehicle	2.5	months	$1,100.00	$0.00	1	$ -	2.5	0.00	$2,750.00	$0.00	$0	$0	$2,750
Small Tools and consumables	1	LS	$0.00	$18,572.00	1	$ -	1.0	0.00	$0.00	$18,572.00	$0	$0	$18,572
Rental equipment allowance	1	LS	$0.00	$8,750.00	1	$ -	1.0	0.00	$0.00	$0.00	$0	$8,750	$8,750
GSE Owned Equipment	1	LS	$35,319.00	$0.00	1	$ -	1.0	0.00	$35,319.00	$0.00	$0	$0	$35,319
Equipment Damage / Repairs Allowance	1	LS	$0.00	$0.00	0	$ 1,500.00	0.0	0.00	$0.00	$0.00	$0	$1,500	$1,500
On site safety inspections and Review (GSE Safety Manager)	24	Hr.	$0.00	$0.00	1	$ -	24.0	85.00	$0.00	$0.00	$2,040	$0	$2,040
Safety supply's and materials	2.5	Months	$0.00	$1,740.00	0	$ -	0.0	0.00	$0.00	$4,350.00	$0	$0	$4,350
Headworks Survey and Layout	1	LS	$0.00	$0.00	0	$ 4,000.00	0.0	0.00	$0.00	$0.00	$0	$4,000	$4,000
Maintain SWPPP Controls & Systems	40	Hours	$12.50	$25.00	1	$ -	40.0	85.00	$500.00	$1,000.00	$3,400	$0	$4,900
Civil Demolition Demo / cut in to existing pipes @ 11 locations	11	Each	$180.00	$18.55	3	$ -	33.0	94.55	$1,980.00	$204.00	$3,120	$0	$5,304
Pothole Existing utilities 12 locations	12	Each	$240.25	$0.00	9	$ -	108.0	92.67	$2,883.00	$0.00	$10,008	$0	$12,891
Headworks Underground Pipe													$0
Excavation	562	CY	$27.39	$0.00	0.32	$ -	179.8	87.59	$15,394.00	$0.00	$15,752	$0	$31,146
Pipe Bedding	75	Tons	$31.83	$5.00	0.12	$ 7.36	9.0	87.59	$2,387.00	$375.00	$788	$552	$4,102
Backfill	300	CY	$26.67	$5.00	0.25	$ 2.77	75.0	87.59	$8,001.00	$1,500.00	$6,569	$832	$16,902
Credit for Excavation & Prep Subgrade for Phase 4a headworks slab	-1	Lump	$3,000.00	$8,000.00	80	$ -	-80.0	87.59	-$3,000.00	-$8,000.00	-$7,007	$0	-$18,007
Credit Valve & Materials Package for Phase 4a headworks	-1	Lump	$0.00	$131,200.00	80	$ -	-80.0	87.59	$0.00	-$131,200.00	-$7,007	$0	-$138,207
C905 PVC OVERFLOW PIPE	198	LF	$0.00	87.12	0.90	$ -	178.2	87.59	$0.00	$17,249.76	$15,609	$0	$32,858
C905 PVC OVERFLOW PIPE **(1/2 IN old Headworks)**	352	LF	$0.00	49.13	0.80	$ -	281.6	87.59	$0.00	$17,293.76	$24,665	$0	$41,959
C905 PVC INFLUENT PIPE	110	LF	$0.00	135.32	1.00	$ -	110.0	87.59	$0.00	$14,885.20	$9,635	$0	$24,520
SDR 26 PVC Pipe	200	LF	$0.00	12.50	0.40	$ -	80.0	87.59	$0.00	$2,500.00	$7,007	$0	$9,507
SDR 35 PVC Pipe for valve risers	20	LF	$0.00	9.34	0.20	$ -	4.0	87.59	$0.00	$186.80	$350	$0	$537
SDR 26 PVC 45 No restraints	2	Each	$0.00	have	2.00	$ -	4.0	87.59	$0.00	$0.00	$350	$0	$350
UNDEGROUND DI Morter lined & Asphalt coated (pipe is C-900 or SDR 26)													$0
30" DI MJ -Tee with Mega lugs & restraint for C-900 pipe	1	Each	$0.00	13,100.08	16.5000	$ -	16.5	87.59	$0.00	$13,100.08	$1,445	$0	$14,545
30" DI MJ -90 with Mega lugs & restraint for C-900 pipe	1	Each	$0.00	9,339.79	11.0000	$ -	11.0	87.59	$0.00	$9,339.79	$963	$0	$10,303

30" x 24" DI MJ reducer with Mega lugs & Restraint for C-900 pipe	2	Each	$0.00	5,784.31	12.7500	$ -	25.5	87.59	$0.00	$11,568.62	$2,234	$0	$13,802
24" DI MJ -Tee with Mega lugs & restraint for C-900 pipe	1	Each	$0.00	7,008.32	11.25	$ -	11.3	87.59	$0.00	$7,008.32	$985	$0	$7,994
24" DI MJ -90 with Mega lugs & restraint for C-900 pipe	2	Each	$0.00	5,401.39	7.50	$ -	15.0	87.59	$0.00	$10,802.78	$1,314	$0	$12,117
24" x 18" DI MJ - Reducing 90's with Mega lugs & restraint for C-900 pipe	2	Each	$0.00	3,431.36	6.50	$ -	13.0	87.59	$0.00	$6,862.72	$1,139	$0	$8,001
18" DI MJ -Tee with Mega lugs & restraint for C-900 pipe	1	Each	$0.00	4,633.78	8.25	$ -	8.3	87.59	$0.00	$4,633.78	$723	$0	$5,356
18" DI MJ -90 with Mega lugs & restraint for C-900 pipe	1	Each	$0.00	2,925.65	5.50	$ -	5.5	87.59	$0.00	$2,925.65	$482	$0	$3,407
24" DI MJ -Tee with Mega lugs & restraint for C-900 pipe	1	Each	$0.00	7,008.32	11.25	$ -	11.3	87.59	$0.00	$7,008.32	$985	$0	$7,994
24" DI MJ -90 with Mega lugs & restraint for C-900 pipe	4	Each	$0.00	5,401.39	7.50	$ -	30.0	87.59	$0.00	$21,605.56	$2,628	$0	$24,233
24" DI MJ -45 with Mega lugs & restraint for C-900 pipe	3	Each	$0.00	4,465.88	7.50	$ -	22.5	87.59	$0.00	$13,397.64	$1,971	$0	$15,368
24" DI MJ -Sleeve coupling with Mega lugs & restraint for C-900 pipe	2	Each	$0.00	3,556.91	7.50	$ -	15.0	87.59	$0.00	$7,113.82	$1,314	$0	$8,428
24" x 18" DI MJ - Reducing coupling with Mega lugs & restraint for C-900 pipe	1	Each	$0.00	3,431.36	6.50	$ -	6.5	87.59	$0.00	$3,431.36	$569	$0	$4,001
18" DI MJ - 90 with Mega lugs & restraint for C-900 pipe	1	Each	$0.00	2,925.65	5.50	$ -	5.5	87.59	$0.00	$2,925.65	$482	$0	$3,407
18" DI MJ - 45 with Mega lugs & restraint for C-900 pipe	1	Each	$0.00	2,727.77	5.50	$ -	5.5	87.59	$0.00	$2,727.77	$482	$0	$3,210
18" MJ cap with Mega lug & Restraints for C-900 pipe	4	Each	$0.00	1,281.66	2.75	$ -	11.0	87.59	$0.00	$5,126.64	$963	$0	$6,090
DI Pipe Spool Flange x Plain end 10' long - Morter lined and coated buried service	1	Each	$0.00	3,436.67	2.00	$ -	2.0	87.59	$0.00	$3,436.67	$175	$0	$3,612
DI Pipe Spool Flange x Plain end 9' long - Morter lined and coated buried service	1	Each	$0.00	3,968.83	2.00	$ -	2.0	87.59	$0.00	$3,968.83	$175	$0	$4,144
DI Pipe Spool Flange x Plain end 11' long - Morter lined and coated buried service	2	Each	$0.00	3,977.62	1.00	$ -	2.0	87.59	$0.00	$7,955.24	$175	$0	$8,130
DI Pipe Spool Flange x Plain end 7' long - Morter lined and coated buried service	1	Each	$0.00	2,490.02	1.00	$ -	1.0	87.59	$0.00	$2,490.02	$88	$0	$2,578
Credit Under Slab Piping from Phase 4A bid	-1	Lump	$4,600.00	1,875.00	350.00		-350.0	87.59	-$4,600.00	-$1,875.00	-$30,657	$0	-$37,132
ABOVE GROUND FLANGED EPOXY PRIMED & MORTER LINNED													$0
24" Flanged DI Tee EPOXY PRIMED & MORTER LINNED	1	LS	$0.00	4,470.33	11.2500	$ -	11.3	87.59	$0.00	$4,470.33	$985	$0	$5,456
24"x24"x18" Flanged DI Reducing Tee EPOXY PRIMED & MORTER LINNED	4	LS	$0.00	4,941.66	10.2500	$ -	41.0	87.59	$0.00	$19,766.64	$3,591	$0	$23,358
24" DI Flang x flange spool 2' - 5" long	1	LS	$0.00	3,277.90	7.5000	$ -	7.5	87.59	$0.00	$3,277.90	$657	$0	$3,935
24" DI Flang x flange spool 3' - 7" long with 2 - 1-1/2" threaded taps	1	LS	$0.00	4,214.64	7.5000	$ -	7.5	87.59	$0.00	$4,214.64	$657	$0	$4,872
18" DI Flanged 90	2	LS	$0.00	1,557.52	5.50	$ -	11.0	87.59	$0.00	$3,115.04	$963	$0	$4,079
18" Flange x Flange 3' long spool	2	LS	$0.00	2,381.85	5.50	$ -	11.0	87.59	$0.00	$4,763.70	$963	$0	$5,727
24" BOLT & Gasket sets Above ground Zinc plated	14	LS	$0.00	671.35	3.75	$ -	52.5	87.59	$0.00	$9,398.90	$4,598	$0	$13,997
18" BOLT & Gasket sets Above ground Zinc plated	11	LS	$0.00	333.41	2.75	$ -	30.3	87.59	$0.00	$3,667.51	$2,650	$0	$6,317
Flanged Plug valve with operating wheel (HAVE ONE FROM PHASE 3 with Nut)	1	LS	$0.00	1,000.00	2.00	$ -	2.0	87.59	$0.00	$1,000.00	$175	$0	$1,175
Flanged Plug valve with operating wheel	4	LS	$0.00	21,000.00	1.00	$ -	4.0	87.59	$0.00	$84,000.00	$350	$0	$84,350
Flanged Plug valve with operating wheel	2	LS	$0.00	21,000.00	1.00	$ -	2.0	87.59	$0.00	$42,000.00	$175	$0	$42,175
ARV - 401029 with 1-1/4" ball valve & nipples **PLUG**	1	LS	$0.00	3,500.00	2.50	$ -	2.5	87.59	$0.00	$3,500.00	$219	$0	$3,719
PLUG	1	LS	$0.00	1,800.00	1.50	$ -	1.5	87.59	$0.00	$1,800.00	$131	$0	$1,931
FIT # 401040, 401341 & 402440 with electrical Quote	3	LS	$0.00	in electrical	2.00	$ -	6.0	87.59	$0.00	$0.00	$526	$0	$526
24" Factory Sand blast & Prime Coating of Exposed DI spools & fittings	1	LS	$0.00	3,442.79	0.00	$ -	0.0	87.59	$0.00	$3,442.79	$0	$0	$3,443
18" Factory Sand blast & Prime Coating of Exposed DI spools & fittings	1	LS	$0.00	3,058.98	0.00	$ -	0.0	87.59	$0.00	$3,058.98	$0	$0	$3,059
Leak Testing & standby	76	Hr.	$0.00	$0.00	1.00	$ -	76.0	87.59	$0.00	$0.00	$6,657	$0	$6,657
G-5 Christy Box for valve vault	1	Ea.	$0.00	$185.00	1.00	$ -	1.0	87.59	$0.00	$185.00	$88	$0	$273
EXISTING PIPE CROSSING ENCASEMENTS 2 each 14.5 CY	29	CY	$7.50	$200.00	0.25	$ -	7.3	87.59	$217.50	$5,800.00	$635	$0	$6,653
2' x 2'x 3' catch basin with H-20 grating & I knockout	3	EA	$60.00	$800.00	2.00	$ -	6.0	87.59	$180.00	$2,400.00	$526	$0	$3,106
Thrust Blocks @ DI Tees, 90's, 45's and caps	26	Each	$60.00	$150.00	2.00	$ -	52.0	87.59	$1,560.00	$3,900.00	$4,555	$0	$10,015

Small concrete pad & 3" pipe support with Saddle for 18" pipe	2	Each	$90.00	$600.00	6.00	$ -	12.0	87.59	$180.00	$1,200.00	$1,051	$0	$2,431
Pour block of Slurry around risers 5' x 28' x 6'	34	CY	$3.75	$175.00	0.25	$ -	8.5	87.59	$127.50	$5,950.00	$745	$0	$6,822
McKenley ALLOWANCE FOR TIE INTO EXISTING	1	EA	$240.00	$350.00	16.00	$ -	16.0	87.59	$240.00	$350.00	$1,401	$0	$1,991
Misc. Pipe materials, Coatings, pipe wrap detection tape, lube etc.	1	lump	$0.00	$19,466.00	0.00	$ -	0.0	0.00	$0.00	$19,466.00	$0	$0	$19,466
3" Underground water feed to Headworks													$0
Excavate & Backfill for water line	1	Lump	$440.00	$804.00	10.00	$ -	10.0	92.67	$440.00	$804.00	$927	$0	$2,171
WATER PIPE PVC SCHED 80	100	LF	3.00	6.00	0.2250	$ -	22.5	87.59	$300.00	$600.00	$1,971	$0	$2,871
C900 PVC RECLAIMED WATER PIPE (Tapping Saddle and Corp stop)	1	Each	53.33	1,500.00	4.0000	$ -	4.0	87.59	$53.33	$1,500.00	$350	$0	$1,904
PVC sched. 80 Tee	1	Each	12.00	26.00	0.9000	$ -	0.9	87.59	$12.00	$26.00	$79	$0	$117
PVC Sched 80 90 Degree Elbow	4	Each	8.00	24.00	0.6000	$ -	2.4	87.59	$32.00	$96.00	$210	$0	$338
Pressure test pipe	1	Lump	$0.00	$20.00	2.00	$ -	2.0	87.59	$0.00	$20.00	$175	$0	$195
Misc. materials / Glue	1	Lump	$0.00	$50.00	0.00	$ -	0.0	87.59	$0.00	$50.00	$0	$0	$50
Credit Headworks Small bore piping from 4a Bid	-1	Lump	$800.00	$6,500.00	20.00	$ -	-20.0	87.59	-$800.00	-$6,500.00	-$1,752	$0	-$9,052
14" Underground Pipe to Air scrubber						$ -							$0
Excavate & Backfill for Foul Air water line	1	Lump	$400.00	$700.00	12.00	$ -	12.0	92.67	$400.00	$700.00	$1,112	$0	$2,212
14" FRP or HDPE Underground DR 17	55	LF	3.67	33.33	0.2750	$ -	15.1	87.59	$201.67	$1,833.15	$1,325	$0	$3,360
14" HDPE 90	3	Each	40.00	356.81	3.0000	$ -	9.0	87.59	$120.00	$1,070.43	$788	$0	$1,979
14" Flange adaptor & SS back up ring	2	Each	26.67	1,122.92	2.0000	$ -	4.0	87.59	$53.33	$2,245.84	$350	$0	$2,650
14" Bolt & Gasket set	2	Each	26.67	23.01	2.0000	$ -	4.0	87.59	$53.33	$46.02	$350	$0	$450
Pressure test pipe	1	Lump	$0.00	$20.00	2.00	$ -	2.0	87.59	$0.00	$20.00	$175	$0	$195
Misc. materials / Resin and FRP material	1	Lump	$0.00	$500.00	0.00	$ -	0.0	87.59	$0.00	$500.00	$0	$0	$500
New Headworks Concrete Structure													$0
Form New Headworks structure	7436	SQFT	$0.00	$4.00	0.44	$ -	3253.3	115.59	$0.00	$29,744.00	$376,043	$0	$405,787
Strip forms & cleanup	7436	SQFT	$0.05	$0.15	0.05	$ -	371.8	89.33	$371.80	$1,115.40	$33,213	$0	$34,700
Patching	7436	SQFT	$0.00	$0.15	0.05	$ -	371.8	89.33	$0.00	$1,115.40	$33,213	$0	$34,328
Concrete 5000 psi	750	CY	$0.00	$180.00	0.00	$ -	0.0	0.00	$0.00	$135,000.00	$0	$0	$135,000
Concrete Placement	64	M-days	$0.00	$0.00	10.00	$ -	640.0	89.33	$0.00	$0.00	$57,171	$0	$57,171
Concrete Pump	72	Hr.	$0.00	$0.00	0.00	$ 325.00	0.0	0.00	$0.00	$0.00	$0	$23,400	$23,400
Pump yardage charges	750	CY	$0.00	$0.00	0.00	$ 3.00	0.0	0.00	$0.00	$0.00	$0	$2,250	$2,250
Water stop	201	LF	$0.00	$4.50	0.19	$ -	37.7	115.59	$0.00	$904.50	$4,356	$0	$5,261
Curing compound	24.4	Gal	$0.00	$10.00	0.00	$ -	0.0	115.59	$0.00	$244.00	$0	$0	$244
Tadano 80 Ton Crane (Operated 35% of time)	218	Hr.	$145.92	$0.00	1.25	$ -	272.5	111.51	$31,810.56	$0.00	$30,386	$0	$62,197
Tadano 80 Ton Crane (Standby 25% of time) remove 200 HR	205	Hr.	$36.48	$0.00	0.00	$ -	0.0	0.00	$7,478.40	$0.00	$0	$0	$7,478
Miscellaneous Concrete Consumables, form release, Bracing lumber	1	Lump	$0.00	$12,826.00	0.00	$ -	0.0	0.00	$0.00	$12,826.00	$0	$0	$12,826
Rebar Allowance for New Headworks Structure	1	Lump	$0.00	$0.00	0.00	$ 243,750.00	0.0	0.00	$0.00	$0.00	$0	$243,750	$243,750
Credit Headworks Slab form Original 4a Bid	-1	Lump	$1,650.00	$20,000.00	282.00	$ 6,000.00	-282.0	102.50	-$1,650.00	-$20,000.00	-$28,905	-$6,000	-$56,555
Metal Fabrications (Headworks Stairs and Platforms													$0
Procure and install Stairs & Platforms	2	Each	$720.00	$25,360.50	53.00	$ -	106.0	104.39	$1,440.00	$50,721.00	$11,065	$0	$63,226
ALUMINUM HANDRAIL FURNISH & INSTALL	280	Ft	$10.00	$74.60	0.67	$ -	187.6	104.39	$2,800.00	$20,887.00	$19,584	$0	$43,271
PROCURE & INSTALL HEADWORKS EQUIPMENT													$0
Procure Envirodyne equipment Package	1	LS	$0.00	$1,986,700.00	0.00	$ -	0.0	0.00	$0.00	$1,986,700.00	$0	$0	$1,986,700
Procure Miscellaneous Materials & Consumable for installation	1	LS	$0.00	$4,000.00	0.00	$ -	0.0	0.00	$0.00	$4,000.00	$0	$0	$4,000
Offload & stage Equipment	16	HR	$66.31	$0.00	2.00	$ -	32.0	94.55	$1,061.00	$0.00	$3,026	$0	$4,087
Install 2 Bar screens	344	HR	$25.59	$0.00	1.00	$ -	344.0	102.76	$8,803.00	$0.00	$35,349	$0	$44,152
Procure Ancher bolts	2	Sets	$0.00	$300.00	0.00	$ -	0.0	0.00	$0.00	$600.00	$0	$0	$600
Testing of Bar Screens	8	HR	$0.00	$0.00	1.00	$ -	8.0	117.04	$0.00	$0.00	$936	$0	$936

Install 2 Washer Compactors	130	HR	$14.95	$0.00	1.00	$	-	130.0	102.76	$1,944.00	$0.00	$13,359	$0	$15,303
Procure Ancher bolts	2	Sets	$0.00	$300.00	0.00	$	-	0.0	0.00	$0.00	$600.00	$0	$0	$600
Testing of Washer Compactors	8	HR	$0.00	$0.00	1.00	$	-	8.0	117.04	$0.00	$0.00	$936	$0	$936
Install 2 Grit Vortex systems	256	HR	$22.11	$0.00	1.00	$	-	256.0	102.76	$5,661.00	$0.00	$26,307	$0	$31,968
Procure Ancher bolts / Grout pads or Shims	2	Sets	$0.00	$500.00	0.00	$	-	0.0	0.00	$0.00	$1,000.00	$0	$0	$1,000
Testing of Washer Compactors	8	HR	$0.00	$0.00	1.00	$	-	8.0	117.04	$0.00	$0.00	$936	$0	$936
Install 2 Grit Classifiers	130	HR	$14.95	$0.00	1.00	$	-	130.0	102.76	$1,944.00	$0.00	$13,359	$0	$15,303
Procure Ancher bolts / Grout pads or Shims	2	Sets	$0.00	$300.00	0.00	$	-	0.0	0.00	$0.00	$600.00	$0	$0	$600
Testing of Grit Classifiers	8	HR	$0.00	$0.00	1.00	$	-	8.0	117.04	$0.00	$0.00	$936	$0	$936
Credit to install Headworks equipment from Phase 4A Bid	-1	Lump	$25,000	$14,400.00	1200.00	$	-	-1200.0	101.07	-$25,000.00	-$14,400.00	-$121,284	$0	-$160,684
Headworks Above Grade & interconnect piping														
18" Influent pipe														
X 4'-0" FLG X FLG DUCTILE IRON SPOOL	2	EA	$0.00	$2,531.85	1.79	$	-	3.6	102.16	$0.00	$5,063.70	$365	$0	$5,429
FLANGED MAGNETIC FLOWMETER (IN ELECTRICAL PACKAGE)	2	EA	$0.00	$0.00	5.10	$	-	10.2	102.16	$0.00	$0.00	$1,043	$0	$1,043
X 3'-0" FLG X FLG DUCTILE IRON SPOOL	2	EA	$0.00	$2,381.85	1.34	$	-	2.7	102.16	$0.00	$4,763.70	$274	$0	$5,037
FLANGED DUCTILE IRON 90 ELBOW WITH 2" BOS OUTLET	2	EA	$0.00	$2,012.52	0.89	$	-	1.8	102.16	$0.00	$4,025.04	$182	$0	$4,208
X 7'-0" FLG X FLG DUCTILE IRON SPOOL	2	EA	$0.00	$3,526.09	3.13	$	-	6.3	102.16	$0.00	$7,052.18	$639	$0	$7,691
FLANGED DUCTILE IRON 45 ELBOW	2	EA	$0.00	$1,223.73	0.89	$	-	1.8	102.16	$0.00	$2,447.46	$182	$0	$2,630
X 2'-0" FLG X FLG DUCTILE IRON SPOOL	2	EA	$0.00	$2,095.80	0.89	$	-	1.8	102.16	$0.00	$4,191.60	$182	$0	$4,374
FLANGED DUCTILE IRON 90 ELBOW	2	EA	$0.00	$1,557.52	0.89	$	-	1.8	102.16	$0.00	$3,115.04	$182	$0	$3,298
X 2'-6" FLG X PE DUCTILE IRON SPOOL	2	EA	$0.00	$1,490.03	1.12	$	-	2.2	102.16	$0.00	$2,980.06	$228	$0	$3,208
BOLT UP SET WITH GASKET	18	EA	$0.00	$333.41	5.10	$	-	91.9	102.16	$0.00	$6,001.38	$9,386	$0	$15,387
ALLOWANCE FOR WALL MOUNTED PIPE SUPPORTS	2	EA	$0.00	$1,250.00	5.10	$	-	10.2	102.16	$0.00	$2,500.00	$1,043	$0	$3,543
ALLOWANCE FOR FLOOR MOUNTED PIPE SUPPORTS	2	EA	$0.00	$1,250.00	5.10	$	-	10.2	102.16	$0.00	$2,500.00	$1,043	$0	$3,543
2" SEWAGE AIR RELEASE VALVE	2	EA	$0.00	$2,275.00	1.20	$	-	2.4	102.16	$0.00	$4,550.00	$245	$0	$4,795
2" FEMALE THREAD BRONZE BALL VALVE WITH LEVER	2	EA	$0.00	$225.00	1.20	$	-	2.4	102.16	$0.00	$450.00	$245	$0	$695
ALLOWANCE FOR SMALL BORE PIPE & FITTINGS	2	Each	$0.00	$250.00	5.10	$	-	10.2	102.16	$0.00	$500.00	$1,043	$0	$1,543
PURCHASE & INSTAL GRIT System														
Procure Grit Pumps	1	Lump	$0.00	$25,181.00	0.00	$	-	0.0	102.16	$0.00	$25,181.00	$0	$0	$25,181
Offload & stage Equipment	2	HR	$66.29	$0.00	2.00	$	-	4.0	94.55	$132.58	$0.00	$378	$0	$511
Install Grit Pumps	24	HR	$15.00	$0.00	1.00	$	-	24.0	97.32	$360.00	$0.00	$2,336	$0	$2,696
Procure Ancher bolts	1	LS	$0.00	$300.00	0.00	$	-	0.0	0.00	$0.00	$300.00	$0	$0	$300
Install Envirodyn Inter connect Grit Pipe	56	HR	$12.86	$21.43	1.00	$	-	56.0	102.16	$720.00	$1,200.00	$5,721	$0	$7,641
Testing of Grit System	8	HR	$0.00	$0.00	1.00	$	-	8.0	117.04	$0.00	$0.00	$936	$0	$936
4" DUCTILE IRON GRIT PIPE														
X 1'-0" FLG X FLG DUCTILE IRON SPOOL	2	EA	$0.00	$281.43	0.38	$	-	0.8	102.16	$0.00	$562.86	$78	$0	$641
FLANGED DUCTILE IRON 90 ELBOW	6	EA	$0.00	$132.10	0.38	$	-	2.3	102.16	$0.00	$792.60	$235	$0	$1,027
X 4'-6" FLG X FLG DUCTILE IRON SPOOL	2	EA	$0.00	$499.34	0.86	$	-	1.7	102.16	$0.00	$998.68	$176	$0	$1,175
X 3'-0" FLG X FLG DUCTILE IRON SPOOL	2	EA	$0.00	$405.96	0.67	$	-	1.3	102.16	$0.00	$811.92	$137	$0	$949
4" x 3" FLANGED DUCTILE IRON CONCENTRIC REDUCER	4	EA	$0.00	$90.78	0.38	$	-	1.5	102.16	$0.00	$363.12	$156	$0	$520
3" FLANGED DUCTILE IRON 90 ELBOW	4	EA	$0.00	$85.35	0.38	$	-	1.5	102.16	$0.00	$341.40	$156	$0	$498
3" X 2'-0" FLG X FLG DUCTILE IRON SPOOL	2	EA	$0.00	$452.22	0.38	$	-	0.8	102.16	$0.00	$904.44	$78	$0	$983
3" FLANGED EXPANSION BELLOW	2	EA	$0.00	$1,136.90	1.60	$	-	3.2	102.16	$0.00	$2,273.80	$326	$0	$2,600
4" X 3'-6" FLG X FLG DUCTILE IRON SPOOL	2	EA	$0.00	$437.08	0.67	$	-	1.3	102.16	$0.00	$874.16	$137	$0	$1,011
4" X 5'-6" FLG X FLG DUCTILE IRON SPOOL	2	EA	$0.00	$561.60	1.05	$	-	2.1	102.16	$0.00	$1,123.20	$215	$0	$1,338
3" FLANGED PLUG VALVE WITH HANDWHEEL	2	EA	$0.00	$1,700.00	1.60	$	-	3.2	102.16	$0.00	$3,400.00	$326	$0	$3,726

4" BOLT UP SET WITH GASKET	20	EA	$0.00	$39.27	1.91	$ -	38.3	102.16	$0.00	$785.40	$3,911	$0	$4,696
3" BOLT UP SET WITH GASKET	14	EA	$0.00	$23.01	1.60	$ -	22.3	102.16	$0.00	$322.14	$2,281	$0	$2,603
ALLOWANCE FOR FLOOR MOUNTED PIPE SUPPORTS	2	EA	$0.00	$800.00	5.10	$ -	10.2	102.16	$0.00	$1,600.00	$1,043	$0	$2,643
ODOR CONTROL SYSTEM													
Procure Odor Control Equipment (ECOVERDE through Pacific Water)	1	LS	$0.00	$188,188.00	0.00	$ -	0.0	0.00	$0.00	$188,188.00	$0	$0	$188,188
Offload & stage Equipment	2	HR	$66.29	$0.00	2.00	$ -	4.0	94.55	$132.58	$0.00	$378	$0	$511
Install Odor control Vassel, Blower and load Media	32	HR	$15.00	$0.00	1.00	$ -	32.0	97.32	$480.00	$0.00	$3,114	$0	$3,594
Procure Ancher Bolts & Neoprene pad	1	LS	$0.00	$1,500.00	0.00	$ -	0.0	0.00	$0.00	$1,500.00	$0	$0	$1,500
Testing of Odor Control System	4	HR	$0.00	$0.00	1.00	$ -	4.0	117.04	$0.00	$0.00	$468	$0	$468
Above Ground Odor Control Piping													
20" FRP PIPE & FITTINGS	10	EA	$0.00	$0.00	1.91	$ -	19.1	102.16	$0.00	$0.00	$1,955	$0	$1,955
14" FRP PIPE & FITTINGS	14	EA	$0.00	$0.00	1.40	$ -	19.7	102.16	$0.00	$0.00	$2,007	$0	$2,007
6" FRP PIPE & FITTINGS	40	EA	$0.00	$0.00	1.02	$ -	40.8	102.16	$0.00	$0.00	$4,171	$0	$4,171
FRP Material Package (Perry Fiberglass)	1	Lump	$0.00	$12,600.00	0.00	$ -	0.0	102.16	$0.00	$12,600.00	$0	$0	$12,600
DAMPENER	2	EA	$0.00	$1,250.00	3.83	$ -	7.7	102.16	$0.00	$2,500.00	$782	$0	$3,282
EXPANSION JOINT	2	EA	$0.00	$1,250.00	3.83	$ -	7.7	102.16	$0.00	$2,500.00	$782	$0	$3,282
ALLOWANCE FOR WALL MOUNTED PIPE SUPPORTS	2	EA	$0.00	$1,250.00	5.10	$ -	10.2	102.16	$0.00	$2,500.00	$1,043	$0	$3,543
ALLOWANCE FOR FLOOR MOUNTED PIPE SUPPORTS	5	EA	$0.00	$750.00	5.10	$ -	25.5	102.16	$0.00	$3,750.00	$2,607	$0	$6,357
Above Ground Wash Water Piping													
3" Sched 80 PVC PIPE & Fittings	240	LF	$0.00	$30.00	0.51	$ -	122.5	102.16	$0.00	$7,200.00	$12,514	$0	$19,714
3" BALL VALVE	2	EA	$0.00	$400.00	1.28	$ -	2.6	102.16	$0.00	$800.00	$261	$0	$1,061
2" SHUTOFF VALVE	6	EA	$0.00	$250.00	1.28	$ -	7.7	102.16	$0.00	$1,500.00	$782	$0	$2,282
2" SOLENOID VALVE	6	EA	$0.00	$1,500.00	1.28	$ -	7.7	102.16	$0.00	$9,000.00	$782	$0	$9,782
ALLOWANCE FOR UNISTRUT & PIPE CLAMPS	48	EA	$0.00	$100.00	1.60	$ -	76.6	102.16	$0.00	$4,800.00	$7,821	$0	$12,621
Drains from Washer Compactors	1	LS	$0.00	$2,500.00	61.25	$ -	61.3	102.16	$0.00	$2,500.00	$6,257	$0	$8,757
Mic. Materials for Above ground Pipe, fittings and accessories	1	LS	$0.00	$10,309.00	0.00	$ -	0.0	0.00	$0.00	$10,309.00	$0	$0	$10,309
Procure & Install Channel covers & Grating													
fab)	1	LS	$0.00	$100,000.00	0.00	$ -	0.0	0.00	$0.00	$107,500.00	$0	$0	$107,500
Offload & stage Materials	2	HR	$133.00	$0.00	2.00	$ -	4.0	94.55	$266.00	$0.00	$378	$0	$644
Install Supports ,Ledger Angles and Grating	96	HR	$15.00	$0.00	1.00	$ -	96.0	102.16	$1,440.00	$0.00	$9,807	$0	$11,247
Procure Ancher Bolts & Neoprene pad	1	LS	$0.00	$500.00	0.00	$ -	0.0	0.00	$0.00	$500.00	$0	$0	$500
Install & Seal Odor Control penetrations	8	HR	$0.00	$62.50	1.00	$ -	8.0	117.04	$0.00	$500.00	$936	$0	$1,436
Painting & Coatings Exposed DI pipe & PVC (Techno Coatings)	1	LS	$0.00	$0.00	0.00	$ 21,425.00	0.0	0.00	$0.00	$0.00	$0	$21,425	$21,425
ELECTRICAL & Controls Scope (SD ELECTRIC)	1	LS	$0.00	$0.00	0	$ 700,000.00	0.0	0.00	$0.00	$0.00	$0	$700,000	$700,000
Credit Electrical scope from Original Phase 4a Bid (SD Electric)	-1	LS	$0.00	$0.00	0	$ 627,500.00	0.0	0.00	$0.00	$0.00	$0	-$627,500	-$627,500
Excavation for Electrical Duct Banks	300	LF	$7.82	$0.00	0.15	$ -	45.0	93.42	$2,345.00	$0.00	$4,204	$0	$6,549
Backfill Of Electrical Duct banks	300	LF	$6.21	$0.00	0.065	$ -	19.5	93.42	$1,863.00	$0.00	$1,822	$0	$3,685
Off haul & Disposal of Excess dirt	127	Tons	$3.78	$0.00	0	$ 45.00	0.0	93.42	$480.00	$0.00	$0	$5,715	$6,195
Import and place Aggregate Base	50	tons	$7.70	$25.00	0.1	$ 7.20	5.0	93.42	$385.00	$1,250.00	$467	$360	$2,462
Survey for Electrical Vaults and Handholes	1	LS	$0.00	$0.00	0	$ 1,500.00	0.0	93.42	$0.00	$0.00	$0	$1,500	$1,500
Coring & Grouting allowance for Electrical	4	EA	$25.00	$125.00	2.5	$ -	10.0	77.59	$100.00	$500.00	$776	$0	$1,376
Welding for Electrical supports / lights etc..	1	LS	$1,500	$1,500.00	16	$ -	16.0	100.00	$1,500.00	$1,500.00	$1,600	$0	$4,600
Credit Electrical Civil Work from Phase 4a Bid GSE	-1	LS	$13,500	$1,500.00	250	$ 1,500.00	-250.0	93.42	-$13,500.00	-$1,500.00	-$23,355	-$1,500	-$39,855
ALLOWANCE FOR ENGINEERING CHANGES & MISCING SCOPE	1	LUMP	$0.00	$0.00	0	$ 200,000.00	0.0	0.00	$0.00	$0.00	$0	$200,000	$200,000
Sales tax	8.750	%	$0							$261,726.84			$261,727
TOTALS							8531.0	$103.90	$104,228	$3,252,891	$886,405	$585,159	$4,828,683
MARKUP EQUIPMENT	**10**	**%**							**$10,423**				**$10,423**
MARKUP MATERIALS	**10**	**%**								**$325,289**			**$325,289**
MARKUP ON LABOR	**15**	**%**									**$132,961**		**$132,961**
MARKUP SUBCONTRACTS	**5**	**%**										**$29,258**	**$29,258**

BONDS & INSURANCE	1.5	%	$79,899	$79,899
TOTAL CHANGE COST				$5,406,512

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CITY MANAGER'S REPORT
OCTOBER 13, 2025 CITY COUNCIL REGULAR MEETING

ITEM: **APPROVE AGREEMENT WITH ALISTO ENGINEERING GROUP, INC. TO PROVIDE PROFESSIONAL ENGINEERING CONSULTING SERVICES FOR THE MOSSDALE WASTEWATER PUMP STATION ACCESS MODIFICATIONS AND UPGRADES PROJECT, CIP WW 26-09**

RECOMMENDATION: **Adopt Resolution to Approve an Agreement with Alisto Engineering Group, Inc. to Provide Professional Engineering Consulting Services for the Mossdale Wastewater Pump Station Access Modifications and Upgrades Project, CIP WW 26-09**

SUMMARY:

The Mossdale Wastewater Pump Station Access Modifications and Upgrades Project, CIP WW 26-09 is necessary to address access and equipment deficiencies at the existing facility. On July 10, 2025, staff issued a request for proposals for professional engineering consulting services and received two proposals by August 13th, 2025. Following a thorough evaluation, Alisto Engineering Group, Inc. (Alisto) was determined to be the most qualified consultant.

Staff recommend that the Council approve a professional services agreement with Alisto in the amount of $94,480. Sufficient funds have been allocated to CIP WW 26-09 for the Fiscal Year 2025-2026 budget to cover these costs.

BACKGROUND:

The Mossdale Wastewater Pump Station is in a residential neighborhood near the intersection of River Islands Parkway and McKee Boulevard. The wet well and some electrical panels are housed within a concrete masonry unit (CMU) structure, while additional electrical cabinets are situated adjacent to the building. The station also features a steel-framed roof with metal roof panels.

The existing roll-up door and access hatch configuration create significant maintenance challenges, as Vac-Con trucks cannot access the wet well hatch. As a result, the wet well must be cleaned manually, requiring excessive time and labor. In addition, the station's electrical equipment, cabinets, pumps, hardware and software are approximately 20 years old and are no longer supported by their manufacturers, making replacement necessary.

Maintaining the pump station under these conditions is inefficient, poses safety risks to personnel, and accelerates equipment wear. Furthermore, in the event of equipment failure, the limited storage capacity (approximately one day) could lead to service disruptions, presenting a serious public safety concern.

RECOMMENDATION:

The Mossdale Wastewater Pump Station Access Modifications and Upgrades Project, Capital Improvement Project (CIP) WW 26-09 is necessary to address access limitations and aging equipment deficiencies at the existing facility.

On July 10, 2025, staff issued a Request for Proposals (RFP) for professional engineering consulting services to conduct a condition assessment and provide design services for the project. Two proposals were received by the August 13th, 2025 deadline. After evaluating and ranking the proposals, staff determined Alisto Engineering Group, Inc. (Alisto) is the most qualified consultant.

Staff recommend that Council approve a professional services agreement with Alisto to provide professional engineering design services for the project.

FISCAL IMPACT:

The $94,480 cost of the agreement with Alisto will be funded through the Mossdale Wastewater Pump Station Access Modifications and Upgrades Project, CIP WW 26-09. Sufficient funds are allocated in the Fiscal Year 2025-2026 budget to cover this expense.

ATTACHMENTS:

A. Resolution to Approve an Agreement with Alisto Engineering Group, Inc. to Provide Professional Engineering Consulting Services for the Mossdale Wastewater Pump Station Access Modifications and Upgrades Project, CIP WW 26-09

B. Agreement with Alisto Engineering Group, Inc. to Provide Professional Engineering Consulting Services for the Mossdale Wastewater Pump Station Access Modifications and Upgrades Project, CIP WW 26-09

APPROVALS:

Greg Gibson
Senior Civil Engineer — Date: 9/17/2025

Brad Taylor
City Engineer — Date: 9/18/2025

Cari James
Finance Director — Date: 9/18/2025

Michael King
Assistant City Manager — Date: 9-19-2025

Salvador Navarrete
City Attorney — Date: 9-17-2025

Stephen J. Salvatore
City Manager — Date: 10.2.25

RESOLUTION NO. 25 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO APPROVE AN AGREEMENT WITH ALISTO ENGINEERING GROUP, INC. TO PROVIDE PROFESSIONAL ENGINEERING CONSULTING SERVICES FOR THE MOSSDALE WASTEWATER PUMP STATION ACCESS MODIFICATIONS AND UPGRADES PROJECT, CIP WW 26-09

WHEREAS, the Mossdale Wastewater Pump Station Access Modifications and Upgrades, Capital Improvement Project (CIP) WW 26-09 is needed to address existing access and equipment deficiencies at the existing facility; and

WHEREAS, the existing roll-up door and access hatch configuration create significant maintenance challenges, as Vac-Con trucks cannot access the wet well hatch. As a result, the wet well must be cleaned manually, requiring excessive time and labor; and

WHEREAS, in addition, the station's electrical equipment, cabinets, pumps, hardware and software are approximately 20 years old and are no longer supported by their manufacturers, making replacement necessary; and

WHEREAS, on July 10, 2025, staff issued a Request for Proposals (RFP) for professional engineering consulting services to conduct a condition assessment and provide design services for the project and received two proposals by August 13th, 2025. Following a thorough evaluation, Alisto Engineering Group, Inc. (Alisto) was determined to be the most qualified consultant; and

WHEREAS, staff recommend that Council approve a professional services agreement with Alisto Engineering Group, Inc. in the amount of $94,480 to provide engineering services to design the project; and

WHEREAS, the $94,480 cost of the agreement with Alisto will be funded through the Mossdale Wastewater Pump Station Access Modifications and Upgrades Project, CIP WW 26-09. Sufficient funds are allocated in the Fiscal Year 2025-2026 budget to cover this expense.

NOW THEREFORE, BE IT RESOLVED, the City Council of the City of Lathrop does hereby approve an agreement a with Alisto Engineering Group, Inc. in the amount of $94,480 to provide professional engineering design services for the Mossdale Wastewater Pump Station Access Modification and Upgrades, CIP WW 26-09.

The foregoing resolution was passed and adopted this 13th day of October 2025, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

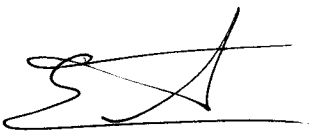
ABSTAIN:

_____
Paul Akinjo, Mayor

ATTEST:

_____
Teresa Vargas, City Clerk

APPROVED AS TO FORM:



_____
Salvador Navarrete, City Attorney

Attachment B

CITY OF LATHROP

AGREEMENT FOR PROFESSIONAL SERVICES WITH ALISTO ENGINEERING GROUP, INC.

TO PROVIDE PROFESSIONAL ENGINEERING CONSULTING SERVICES FOR THE MOSSDALE WASTEWATER PUMP STATION ACCESS MODIFICATIONS AND UPGRADES, CIP WW 26-09

THIS AGREEMENT, dated for convenience this **13th day of October, 2025**, is by and between **Alisto Engineering Group, Inc**. ("CONSULTANT") and the **City of Lathrop**, a California municipal corporation ("CITY");

RECITALS:

WHEREAS, CONSULTANT is specially trained, experienced, and competent to perform Professional Engineering Consulting Services, which are required by this agreement; and

WHEREAS, CITY selected the CONSULTANT pursuant to said qualifications; and

WHEREAS, CONSULTANT is willing to render such Professional Engineering Consulting Services, as hereinafter defined, on the following terms and conditions;

NOW, THEREFORE, CONSULTANT and the CITY agree as follows:

AGREEMENT

(1) Scope of Service

CONSULTANT agrees to perform Professional Services in accordance with the scope of work and fee proposal provided by CONSULTANT, attached hereto as Exhibit "A" and incorporated herein by reference. CONSULTANT represents it is prepared to and can diligently perform these services in accordance with the upmost standards of its profession and to CITY'S satisfaction. The fee proposal shall include all reimbursable costs required for the performance of the Scope of Services. Payment of additional reimbursable costs considered to be over and above those inherent in the original Scope of Services shall be approved of in advance and in writing, by the CITY.

(2) Compensation

CITY hereby agrees to pay CONSULTANT a sum not to exceed **$94,480** for the Professional Engineering Consulting Services set forth in Exhibit "A". CONSULTANT shall be paid any uncontested sum due and payable within thirty (30) days of receipt of billings containing all information pursuant to Paragraph 5 below. Compensation for any task must be equal to or less than the percentage of task complete. In no event shall CONSULTANT be entitled to compensation for work not included in Exhibit "A", unless a written change order or authorization describing the extra work and payment terms has been executed by CITY's authorized representative prior to the commencement of the work. Payment is made based on a time and materials basis.

(3) Effective Date and Term

The effective date of this Agreement is **October 13, 2025**, and it shall terminate no later than **June 30, 2027.**

(4) Independent Contractor Status

It is expressly understood and agreed by both parties that CONSULTANT, while engaged in carrying out and complying with any of the terms and conditions of this Agreement, is an independent contractor and not an employee of the CITY. As an independent contractor, CONSULTANT is responsible for controlling the means and methods to complete the scope of work described in Exhibit "A" to City's satisfaction. CONSULTANT expressly warrants not to represent, at any time or in any manner, that CONSULTANT is an employee of the CITY.

(5) Billings

CONSULTANT shall submit invoices for completed work on a monthly basis, or as otherwise agreed, providing without limitation, details as to amount of hours, individual performing said work, hourly rate, and indicating to what aspect of the Scope of Services said work is attributable. CONSULTANT'S bills shall include a list of all tasks, a total amount due, the amounts previously billed, and the net amount due on the invoice. Except as specifically authorized by CITY, CONSULTANT shall not bill CITY for duplicate services performed by more than one person. In no event shall CONSULTANT submit any billing for an amount in excess of the rates or the maximum amount of compensation provided in section (2) for either task or for the entire Agreement, unless modified by a properly executed change order.

(6) Advice and Status Reporting

CONSULTANT shall provide the CITY with timely reports, orally or in writing, of all significant developments arising during performance of its services hereunder, and shall furnish to CITY such information as is necessary to enable CITY to monitor the performance of this Agreement.

CONSULTANT shall submit to CITY such reports, diagrams, drawings and other work products developed pursuant to the Scope of Services.

(7) Assignment of Personnel

CONSULTANT acknowledges that the CITY has relied on CONSULTANT's capabilities and on the qualifications of CONSULTANT's principals and staff as identified in its proposal to CITY. The services shall be performed by, or under the direct supervision, of CONSULTANT's Authorized Representative: Al Sevilla, PE. CITY shall be notified by CONSULTANT of any change of its Authorized Representative, and CITY is granted the right of approval of all original, additional, and replacement personnel at CITY's sole discretion, and shall be notified by CONSULTANT of any changes of CONSULTANT's project staff prior to any change.

CONSULTANT shall assign only competent personnel to perform services pursuant to this Agreement. If CITY asks CONSULTANT to remove a person assigned to the work called

for under this Agreement, CONSULTANT agrees to do so immediately, without requiring the City to process a reason or explanation for its request.

(8) Assignment and Subcontracting

It is recognized by the parties hereto that a substantial inducement to CITY for entering into this Agreement was, and is, the professional reputation and competence of CONSULTANT. Neither this Agreement nor any interest therein may be assigned by CONSULTANT without the prior written approval of CITY'S authorized representative. CONSULTANT shall not subcontract any portion of the performance contemplated and provided for herein, other than the subcontractors noted in the proposal, without prior written approval of the CITY'S authorized representative.

(9) Insurance

On or before beginning any of the services or work called for by any term of this Agreement, CONSULTANT, at its own cost and expense, shall carry, maintain for the duration of the Agreement, and provide proof thereof that is acceptable to the CITY the insurance specified in subsections (a) through (c) below with insurers and under forms of insurance satisfactory in all respects to the CITY. CONSULTANT shall not allow any subcontractor to commence work on any subcontract until all insurance required of the CONSULTANT has also been obtained for the subcontractor. Verification of this insurance shall be submitted and made part of this Agreement prior to execution.

(a) Workers' Compensation. CONSULTANT shall, at CONSULTANT'S 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. Said Statutory Workers' Compensation Insurance and Employer's Liability Insurance shall be provided with limits of not less than one million dollars ($1,000,000). In the alternative, CONSULTANT may rely on a self-insurance program to meet these requirements provided that the program of self-insurance complies fully with the provisions of the California Labor Code. The insurer, if insurance is provided, or the CONSULTANT, if a program of self-insurance is provided, shall waive all rights of subrogation against the CITY for loss arising from work performed under this Agreement.

(b) Commercial General Insurance. CONSULTANT, at CONSULTANT'S own cost and expense, shall maintain commercial general liability insurance for the period covered by this Agreement in an amount not less than two million dollars ($2,000,000) per occurrence, four million dollars ($4,000,000) general aggregate, and two million dollars ($2,000,000) products and completed operations aggregate for risks associated with the work contemplated by this Agreement. 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.
Coverage shall be at least as broad as Insurance Services Office

Commercial General Liability occurrence form CG 00 01.

Each of the following shall be included in the insurance coverage or added as an endorsement to the policy:

(i) CITY, its officers, employees, agents, and volunteers are to be covered as additional insureds with respect to each of the following: liability arising out of activities performed by or on behalf of CONSULTANT, including the insider's general supervision of CONSULTANT; products and completed operations of CONSULTANT; premises owned, occupied or used by CONSULTANT. The coverage shall contain no special limitations on the scope of protection afforded to CITY, its officers, employees, agents, or volunteers.

(ii) The insurance shall cover on an occurrence or an accident basis, and not on a claim made basis.

(iii) An endorsement must state that coverage is primary insurance and that no other insurance affected by the CITY will be called upon to contribute to a loss under the coverage.

(iv) Coverage shall allow and be endorsed to include a waiver of subrogation in favor of the CITY, its officers, employees, agents, and volunteers.

(v) Any failure of CONSULTANT to comply with reporting provisions of the policy shall not affect coverage provided to CITY and its officers, employees, agents, and volunteers.

(vi) Insurance is to be placed with California-admitted insurers with a Best's rating of no less than A: VII.

(vii) Notice of cancellation or non-renewal must be received by CITY at least thirty days prior to such change.

(c) Automobile Liability Insurance. Coverage shall be at least as broad as Insurance Services Office Automobile Liability form CA 00 01 with coverage for owned, hired, and non-owned automobiles Code 1 (any auto) with a limit of not less than one million dollars ($1,000,000) per accident.

Each of the following shall be included in the insurance coverage or added as an endorsement to the policy:

(i) CITY, its officers, employees, agents, and volunteers are to be covered as additional insureds.
(ii) Coverage shall allow and be endorsed to include a waiver of subrogation in favor of the CITY, its officers, employees, agents, and volunteers.

(d) Professional Liability. CONSULTANT, at CONSULTANT'S 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 Two Million Dollars ($2,000,000) per claim made and per policy aggregate covering the licensed professionals' errors and omissions, as follows:

(i) Any deductible or self-insured retention shall not exceed $150,000 per claim.

(ii) Notice of cancellation, material change, or non-renewal must be received by the CITY at least thirty days prior to such change shall be included in the coverage or added as an endorsement to the policy.

(iii) The policy must contain a cross liability or severability of interest clause.

(iv) The following provisions shall apply if the professional liability coverages are written on a claims made form:

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

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

3. 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 must provide extended reporting coverage for a minimum of five (5) years after completion of the Agreement or the work. The CITY shall have the right to exercise at the CONSULTANT'S cost, any extended reporting provisions of the policy should the CONSULTANT cancel or not renew the coverage.

4. A copy of the claim reporting requirements must be submitted to the CITY prior to the commencement of any work under this Agreement.

(e) Deductibles and Self-Insured Retentions. CONSULTANT shall disclose the self-insured retentions and deductibles before beginning any of the services or work called for by any term of this Agreement. During the period covered by this Agreement, upon express written authorization of the CITY's authorized representative, CONSULTANT may increase such deductibles or self-insured retentions with respect to CITY, its officers, employees, agents, and volunteers. The CITY's authorized representative may condition approval of an increase in deductible or self-insured retention levels upon a requirement that CONSULTANT procure a bond guaranteeing payment of losses and related investigations, claim administration, and defense expenses that is satisfactory in all respects to each of them.

(f) Notice of Reduction in Coverage. In the event that any coverage required under subsections (a), (b), or (c) of this section of the Agreement is reduced, limited, or materially affected in any other manner, CONSULTANT shall provide written notice to CITY at CONSULTANT'S earliest possible opportunity and in no case later than five days after CONSULTANT is notified of the change in coverage.

(g) 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:

(i) Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;

(ii) Order CONSULTANT to stop work under this Agreement or withhold any payment which becomes due to CONSULTANT hereunder, or both stop work and withhold any payment, until CONSULTANT demonstrates compliance with the requirements hereof;

(iii) Terminate this Agreement.

Exercise of any of the above remedies, however, is an alternative to other remedies CITY may have and is not the exclusive remedy for CONSULTANT'S breach.

(10) Indemnification - CONSULTANT'S Responsibility

As to the CONSULTANT'S work hereunder, it is understood and agreed that (a) CONSULTANT has the professional skills necessary to perform the work, (b) CITY relies upon the professional skills of CONSULTANT to perform the work in a skillful and professional manner, and (c) CONSULTANT thus agrees to so perform.

Acceptance by CITY of the work performed under this Agreement does not operate as a release of said CONSULTANT from such professional responsibility for the work performed. It is further understood and agreed that CONSULTANT is apprised of the scope of the work to be performed under this Agreement and CONSULTANT agrees that said work can and shall be performed in a fully competent manner in accordance with the standard of care applicable to CONSULTANT'S profession.

CONSULTANT shall indemnify, defend, and hold CITY, its officers, employees, agents, and volunteers harmless from and against any and all liability, claims, suits, actions, damages, and causes of action arising out of any personal injury, bodily injury, loss of life, or damage to property, or any violation of any federal, state, or municipal law or ordinance, to the extent caused by the willful misconduct or negligent acts or omissions of CONSULTANT, its employees, subcontractors, or agents, or on account of the performance or character of this work, except for any such claim arising out of the negligence or willful misconduct of the CITY, its officers, employees, agents, or volunteers. It is understood that the duty of CONSULTANT to indemnify and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code. Acceptance of insurance certificates and endorsements required under this Agreement does not

relieve CONSULTANT from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply whether or not such insurance policies shall have been determined to be applicable to any of such damages or claims for damages.

(11) Licenses

If a license of any kind, which term is intended to include evidence of registration, is required of CONSULTANT, its employees, agents, or subcontractors by federal or state law, CONSULTANT warrants that such license has been obtained, is valid and in good standing, and CONSULTANT shall keep it in effect at all times during the term of this Agreement, and that any applicable bond has been posted in accordance with all applicable laws and regulations.

(12) Business Licenses

CONSULTANT shall obtain and maintain a CITY of Lathrop Business License until all Agreement services are rendered and accepted by the CITY.

(13) Termination

Either CITY or CONSULTANT may cancel this Agreement upon 30 days written notification to the other party. Upon termination, or completion of services under this Agreement, all information collected, work product and documents shall be delivered by CONSULTANT to CITY within ten (10) calendar days.

(14) Funding

CONSULTANT agrees and understands that renewal of this agreement in subsequent years is contingent upon action by the City Council consistent with the appropriations limits of Article XIII (B) of the California Constitution and that the Council may determine not to fund this agreement in subsequent years.

(15) Notices

All contracts, appointments, approvals, authorizations, claims, demands, Change Orders, consents, designations, notices, offers, requests and statements given by either party to the other shall be in writing and shall be sufficiently given and served upon the other party if (1) personally served, (2) sent by the United States mail, postage prepaid, (3) sent by private express delivery service, or (4) in the case of a facsimile transmission, if sent to the telephone FAX number set forth below during regular business hours of the receiving party and followed with two (2) Days by delivery of a hard copy of the material sent by facsimile transmission. Personal service shall include, without limitation, service by delivery and service by facsimile transmission.

To City: City of Lathrop
City Clerk
390 Towne Centre
Lathrop, CA 95330

Copy to: City of Lathrop
Department of Public Works
390 Towne Centre
Lathrop, CA 95330
MAIN: (209) 941-7430
FAX: (209) 941-7449

To Consultant: Alisto Engineering Group, Inc.
2737 N. Main Street, Suite 200
Walnut Creek, CA 94597

(16) Miscellaneous

(a) Consent. Whenever in this Agreement the approval or consent of a party is required, such approval or consent shall be in writing and shall be executed by a person having the express authority to grant such approval or consent.

(b) Contract Terms Prevail. All exhibits and this Agreement are intended to be construed as a single document. Should any inconsistency occur between the specific terms of this Agreement and attached exhibits, the terms of this Agreement shall prevail.

(c) Controlling Law. The parties agree that this Agreement shall be governed and construed by and in accordance with the Laws of the State of California.

(d) Definitions. The definitions and terms are as defined in these specifications.

(e) Force Majeure. Neither party shall be deemed to be in default on account of any delay or failure to perform its obligations under this Agreement, which directly results from an Act of God or an act of a superior governmental authority.

(f) Headings. The paragraph headings are not a part of this Agreement and shall have no effect upon the construction or interpretation of any part of this Agreement.

(g) Incorporation of Documents. All documents constituting the Agreement documents described in Section 1 hereof and all documents which may, from time to time, be referred to in any duly executed amendment hereto are by such reference incorporated in the Agreement and shall be deemed to be part of this Agreement.

(h) Integration. This Agreement and any amendments hereto between the parties constitute the entire Agreement between the parties concerning the Project and Work, and there are no other prior oral or written agreements between the parties that are not incorporated in this Agreement.

(i) Modification of Agreement. This Agreement shall not be modified or be binding upon the parties unless such modification is agreed to in writing and signed by the parties.

(j) Ownership of Documents. All documents, photographs, reports, analyses, audits,

computer media, or other material documents or data, and working papers, whether or not in final form, which have been obtained or prepared under this Agreement, shall be deemed the property of the CITY. Upon CITY's request, CONSULTANT shall allow CITY to inspect all such documents during the CONSULTANT's regular business hours.

(k) Provision. Any agreement, covenant, condition, clause, qualification, restriction, reservation, term or other stipulation in the Agreement shall define or otherwise control, establish or limit the performance required or permitted or to be required of or permitted by either party. All provisions, whether covenants or conditions, shall be deemed to be both covenants and conditions.

(l) Severability. The invalidity in whole or part of any provision of this Agreement shall not void or affect the validity of any other provision of this agreement. If a court of competent jurisdiction finds or rules that any provision of this Agreement is void or unenforceable, the provisions of this Agreement not so affected shall remain in full force and effect.

(m) Status of CONSULTANT. In the exercise of rights and obligations under this Agreement, CONSULTANT acts as an independent contractor and not as an agent or employee of CITY. CONSULTANT shall not be entitled to any rights and benefits accorded or accruing to the City Council members, officers or employees of CITY, and CONSULTANT expressly waives any and all claims to such right and benefits.

(n) 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.

(o) Time of the Essence. Time is of the essence of this Agreement and each of its provisions. In the calculation of time hereunder, the time in which an act is to be performed shall be computed by excluding the first Day and including the last. If the time in which an act is to be performed falls on a Saturday, Sunday or any Day observed as a legal holiday by CITY, the time for performance shall be extended to the following Business Day.

(p) Venue. In the event that suit is brought by either party hereunder, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of San Joaquin or in the United States District Court for the Eastern District of California.

(q) Recovery of Costs. The prevailing party in any action brought to enforce the terms of this Agreement or arising out of this Agreement may recover its reasonable costs, including reasonable attorney's fees, incurred or expended in connection with such action against the non-prevailing party.

(17) Notice to Proceed

Prior to commencing work under this agreement, CONSULTANT shall receive a written "Notice to Proceed" from CITY. A Notice to Proceed shall not be issued until all necessary bonds and insurances have been received. City shall not be obligated to pay CONSULTANT for any services prior to issuance of the Notice to Proceed.

(18) Signatures

The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this Agreement on behalf of the respective legal entities of the CONSULTANT and the CITY. This agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

Approved as to Form:

City of Lathrop
City Attorney

9.25-2025

Salvador Navarrete Date

Recommended for Approval:

City of Lathrop
City Engineer

Brad Taylor Date

Approved by:

City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

Stephen J. Salvatore Date
City Manager

Consultant:

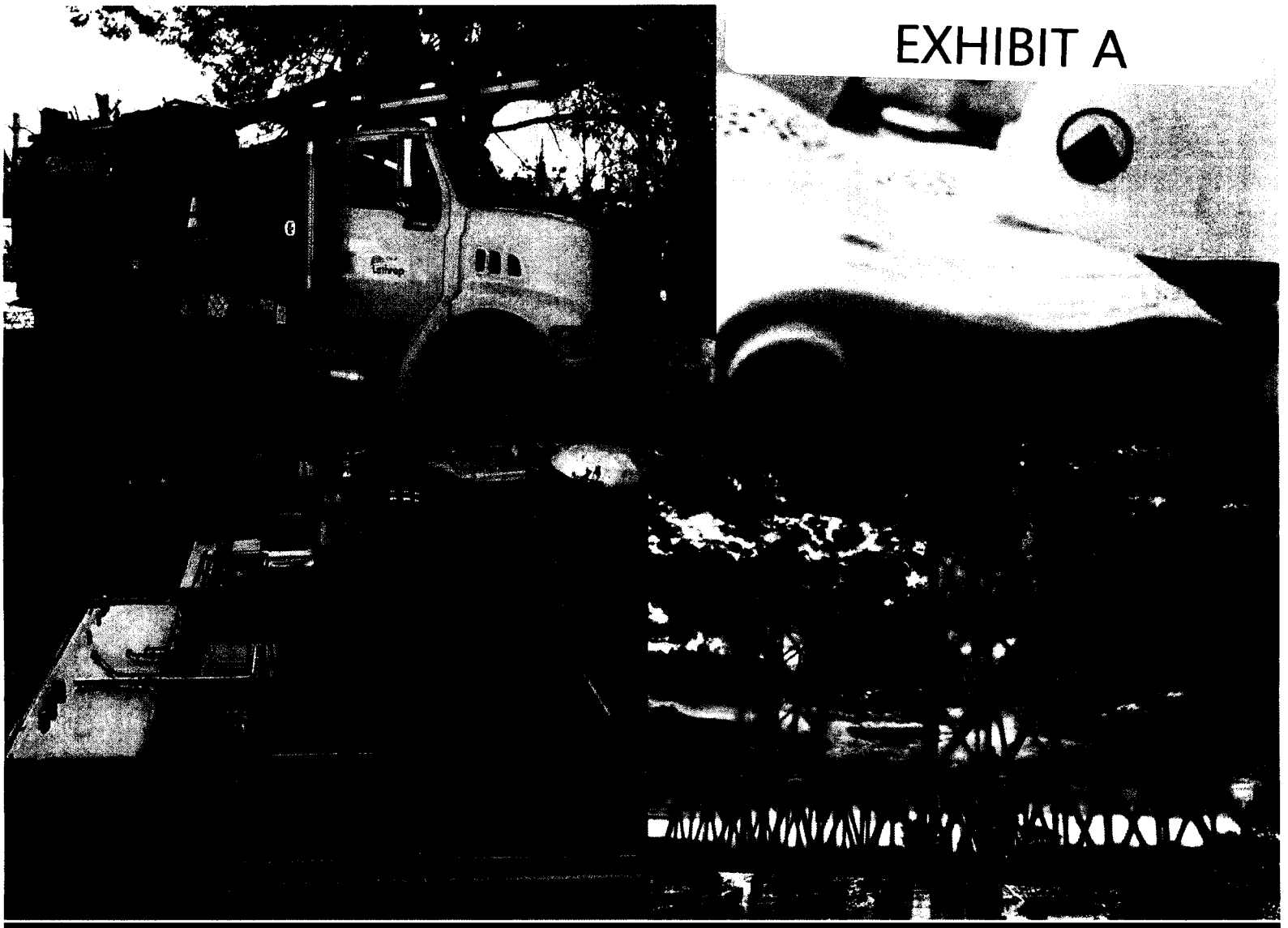
Alisto Engineering Group, Inc.
2737 N. Main Street, Suite 200
Walnut Creek, CA 94597
Fed ID # 94-XXXXXXX
Lathrop Business License # XXXXX

Signature Date

Print Name and Title

Signature Date

EXHIBIT A



Proposal
Professional Engineering Consulting Services for Mossdale Wastewater Pump Station Access Modifications and Upgrades, CIP WW 26-09
City of Lathrop

Submitted To:

Greg Gibson, Senior Civil Engineer
City of Lathrop Department of Public Works
390 Towne Centre Drive
Lathrop, CA 95330

Submitted By:

ALISTO
2727 N. Main Street, Suite 200
Walnut Creek, CA 94597
Ph: 925.279.5000
Fax: 925.279.5001



August 13, 2025

ALISTO

August 13, 2025

City of Lathrop
Department of Public Works
390 Towne Center Drive
Lathrop, CA 95330

Subject: **Proposal for Mossdale Wastewater Pump Station Access Modifications and Upgrades, CIP WW 26-09**

Attn: **Mr. Greg Gibson:**

Alisto Inc. is pleased to submit our proposal in response to the RFP for the Mossdale Wastewater Pump Station Access Modifications and Upgrades, CIP WW 26-09 project. The team of experienced engineering professionals we assembled for this contract is committed to providing the requisite services to meet or exceed the expectations of the City of Lathrop.

Based on our review of the services required, we believe that our proposed team of qualified and experienced personnel, combined with more than our 33 years of extensive experience providing comprehensive multi-disciplinary engineering services including but not limited to mechanical, electrical, structural, instrumentation & controls, wastewater engineering, cathodic protection, project management, surveying & mapping, utility locating, technical reports, environmental, CEQA preparation/ documentation, geotechnical investigations, permitting, bid/proposal review and construction support clearly demonstrate our technical competence and qualifications to provide all of the required scope of services under this contract.

Our recent experiences with similar projects for station and piping improvements for wastewater/water and gas pipeline utilities demonstrate our clear understanding of the City of Lathrop's project requirements and scope of work in developing a reliable project design to modify and upgrade the Mossdale Wastewater Pump Station.

Alisto, a California corporation established in 1992, has over 33 years of water/wastewater resource management and engineering expertise and extensive experience ranging from infrastructure planning and engineering design to inspections, assessments, and construction-related services. Our design work is conducted in accordance with federal, state and local standards and current industry standards and guidelines by an engineering team with extensive experience in the planning and design of water and wastewater transport and treatment systems including water transmission and distribution systems, gravity sewers and forcemains, wetwells, sewer pump and lift stations, sludge drying beds, as well as wastewater treatment plants. Our design capabilities also include performing wastewater system analyses in order to determine and meet the present and future demand needs of each project. Emphasis is placed on adequate planning and accurate demand and generation projections to ensure all designs accommodate future needs. Our infrastructure capabilities include the following:

- Wastewater collection, treatment, and recycling, including solid waste management.
- Wastewater flow reduction and reuse, including I & I management

- Wastewater facilities master planning and engineering design of water and wastewater transport, lift stations and treatment systems
- Water resource development including production and monitoring wells
- Water transmission and distribution system including water mains, pumps, valves, and other appurtenances
- Facility planning, infrastructure feasibility studies and process analysis/evaluation
- Construction management, limited construction observation and quality control services
- Regulatory permits and clearances
- Support services such as subsurface utility locating/engineering, traffic control planning and corrosion engineering and cathodic protection.

Alisto has a current staff of more than 150 professional engineers, scientists, technical and administrative personnel. Our proposed key personnel and support staff have been involved in numerous engineering services with various public agencies, utilities, water and wastewater districts throughout California and other western states.

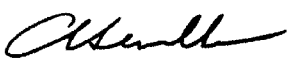
Alisto will manage the contract from our headquarter office in Walnut Creek. The individual authorized to represent, negotiate, and contractually bind Alisto in all matters relating to the RFP, as well as serve as the Contract Manager is:

Al Sevilla, PE, *Principal*
2737 N. Main Street, Suite 200
Walnut Creek, CA 94597
Office No.: (925) 279-5000 Mobile No.: (925) 250-1146
E-mail: asevilla@alisto.com

We appreciate your consideration of our qualifications and capabilities and look forward to the opportunity to be of service to the City of Lathrop.

Sincerely,

ALISTO INC.



Al Sevilla, PE.
Principal

1. Description of the Firm

Company Overview

Alisto Inc. is a minority-owned multi-disciplinary engineering and consulting firm offering comprehensive environmental, engineering and construction services to governmental agencies, public utilities, major corporations, and commercial clients throughout the US and abroad. Established in 1992, it has been our mission to exceed our client's expectations in safety, quality, on-time, and on-budget delivery of engineering solutions and projects.

Our multi-disciplinary staff of more than 150 highly qualified and experienced professional engineers, scientists, and technicians provide a broad range of engineering, consulting, and construction services in the following core areas:

- Project and Program Management
- Planning/Preliminary/Design/Final Engineering
- Environmental Engineering and Management
- Technical Reports
- Survey and Mapping, Easement and Legal Descriptions
- Corrosion Engineering and Cathodic Protection
- Geotechnical Investigations
- Construction Management, General Contracting and Bid Solicitation Support
- Specialty Technical Services, such as Subsurface Utility Engineering, Utility Potholing and Traffic Control Planning

As a licensed General Engineering Contractor in various states, including California, Alisto has the capability and resources to provide turn-key design, procurement, construction, permitting, and contracting services for various types of environmental and engineering projects. Client service is a top priority of Alisto. We customize our service and technical capabilities to undertake every project safely, efficiently, on schedule, within budget and to our clients' satisfaction. With our results-oriented approach, we provide smart, innovative, common-sense, and sustainable solutions to exceed our clients' expectations and standards of quality.

Office Location and Contact Person

Alisto will manage and perform the required services from our headquarter office in Walnut Creek, CA, including administrative and technical support.

The individual authorized to represent, negotiate, and contractually bind Alisto, Inc. in all matters relating to this proposal, as well as serve as the Contract Manager is:

Al Sevilla, PE, Principal
2737 N. Main St., Ste. 200, Walnut Creek, CA 94597
Office: (925) 279-5000; Mobile: (925) 250-1146
E-mail: asevilla@alisto.com.

Proven Record of Performance

Alisto has earned a reputation for completing projects that exceed the expectations and standards of quality of our clients while meeting even the most demanding schedule. We commit to providing a qualified, committed team to the City of Lathrop for all project needs and to ensure completion of the scope of work in accordance with the agreed-upon schedule and budget.

Understanding of Project Requirements and Scope of Services

Having provided similar lift-stations engineering services for wastewater engineering, Alisto has a thorough understanding of the technical, constructability, specifications, and specialty engineering requirements to effectively perform the scope of work as described in the RFQ for all the five tasks. Our trained and experienced personnel are committed to meeting or exceeding the expectations of our clients and are cognizant of the need to be responsive and perform the services as mutually agreed upon.

Responsiveness

Our responsiveness is one of the highlights of our performance in successfully completing each task or assignment on our existing on-call, as-needed or task-order based contracts. Our clients can attest to our ability and preparedness to respond to their needs in cases of emergency or on short notice. Our flat organizational structure allows Alisto to be responsive within less than 24 to 48 hours to requests from the City even on short notice or in cases of emergency.

Sustainability

Alisto has been at the forefront of incorporating sustainability and green practices not only in providing solutions to our clients' problems and in the life-cycle assessment of infrastructure and environmental projects but also in how we conduct and operate our business. Alisto is a member of the Sustainable Purchasing Leadership Council and the Institute for Sustainable Infrastructure, two of the leading industry organizations promoting practices and standard metrics for sustainability.

Best Overall Value and Pricing

We believe that we provide the best combination of value, price, technical quality, and service. All of us at Alisto are committed to providing value-added service in all aspects of our work and take pride in what we do and deliver.

MBE & DBE Participation

Alisto is certified as a minority-owned or diverse business enterprise (MBE or DBE) by various state and local agencies including the California Public Utility Commission Supplier Clearinghouse and Western Region Minority Supplier Development Council.

Project Team Experience

The key members of our proposed project team have extensive experience in managing and

COMPANY PROFILE

ESTABLISHED - February 1992
STATE OF INCORPORATION - California
SIC/NAICS CODES:
237310, 541330, 541380, 541618, 541690, 562910, 924110

OFFICE LOCATIONS

- **Headquarter Office (HQ)**
  2737 North Main St., Suite 200
  Walnut Creek, CA 94597
  Phone: (925) 279-5000
  Email: asevilla@alisto.com
- **Southern California Office**
  515 S. Flower St., 18th Floor
  Los Angeles, CA 90071
  Phone: (213) 542-7400
- **Texas Office**
  4402 Vance Jackson Rd, Suite 118
  San Antonio, TX 78230
  Phone: (469) 831-8590
- **New York Office**
  5 Odell Plaza
  Yonkers, NY 10701
  Phone: (914) 751-0596

Website: www.alisto.com
EIN: 68-0268362
MBE CERTIFICATION:
Alisto is a minority-owned company certified by the California Public Utilities Commission (CPUC) Supplier Clearinghouse and the Western Region Minority Supplier Development Council.

CPUC VON: 92CN0112
WRMSDC CERTIFICATE NO: WR02520

INSURANCE COVERAGE:
Alisto maintains appropriate insurance coverage for every project we do and often more than is required. Coverage for commercial General Liability, Automobile Liability, Employer's, and Professional Liability will be provided at time of contract execution.

undertaking multiple task orders or projects at multiple locations concurrently and have performed similar service for numerous public agencies and private sector clients. Our project team has a proven track record in completing each deliverable on schedule and within budget, which not only complies with applicable Federal, State, and local regulations but also exceeds the expectations of our clients. The key personnel selected for the project team were based on the following criteria:

- Areas of specialization applicable to the project or task order scope
- Relevant, hands-on experience providing similar services.
- Proven ability to complete tasks and projects on time and within budget.
- Ability and experience working with various regulatory agencies.
- Knowledge of applicable regulations and permitting requirements
- Possession of necessary or applicable certification/license
- Availability to work on-site as needed or as each task requires.

The members of our proposed project team have extensive experience in providing a diverse range of services to public and private sector clients, specifically for utility and infrastructure-related agencies. Our proposed team structure as noted in the organization will provide a clear line of communication and responsibilities between the City's staff and Alisto's project team.

Our assigned Contract Manager and Principal, Mr. Al Sevilla, PE and Principal Project Manager, Mr. Abhishek Adhia, PE will serve as the primary points of contact for our project team for the duration of the contract for all managerial, administrative, and contractual matters. All key personnel selected for project roles have the training and extensive experience required for all utility-related projects. Our assigned project team also includes a project support staff that will be available as needed for the contract's duration.

The qualifications and experience of the key personnel proposed as members of the project team are presented in detail in their respective resumes. Each key Alisto team member has the demonstrated experience, training, and certifications to perform their assigned tasks of the scope of work. Alisto will not replace or reassign any of the key personnel during the terms of their assignment without the written approval of the City.

Current Workload and Personnel Availability

With an in-house staff of more than 75 engineers, scientists, designers, CAD drafters, technicians, and administrative support at our Walnut Creek office, we have the necessary personnel and resources to perform and complete the required scope of services on time and within budget. If additional personnel is required to meet the schedule, we can assign personnel from our other offices to support the project until successful completion.

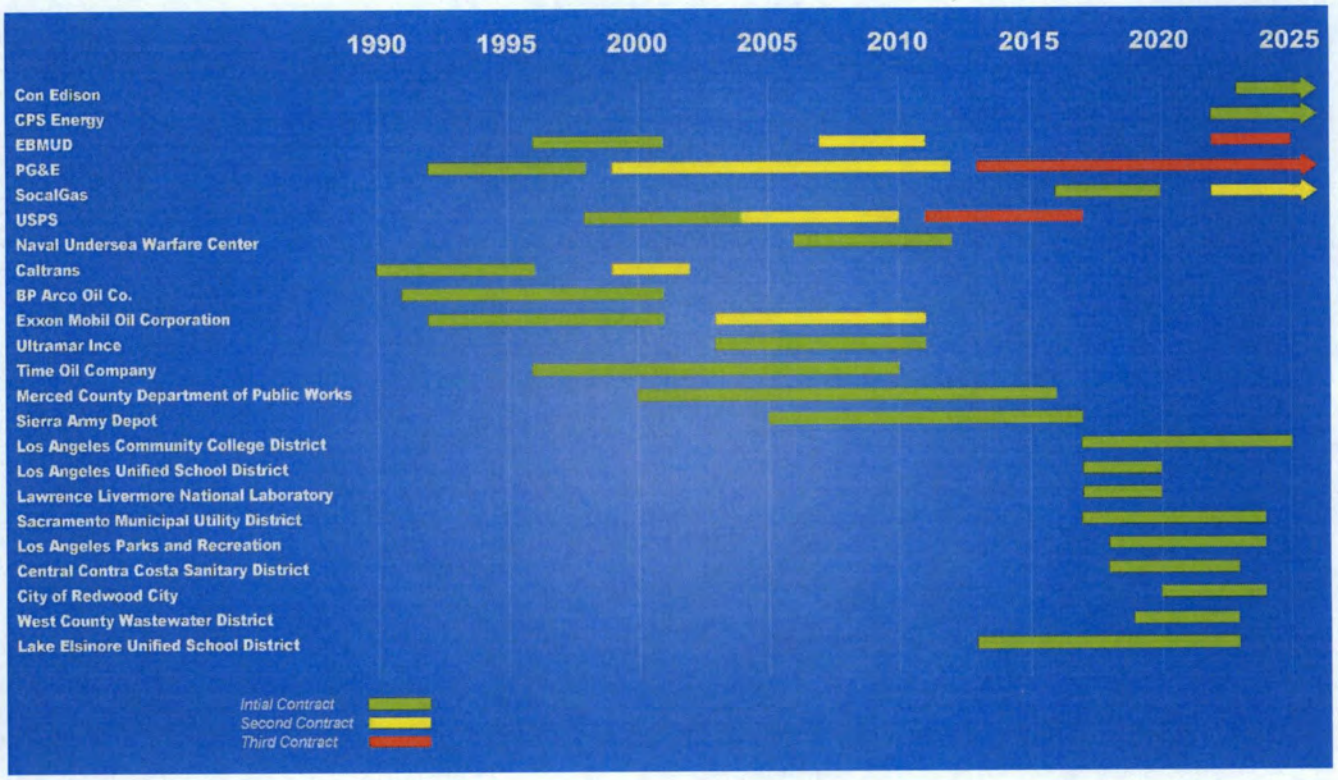
The availability of key personnel to be assigned to the project until completion of their respective assignments is presented in the Project Team section of this proposal.

Major Project Contract Experiences

Alisto's proven record of experience in numerous facilities improvements, project engineering, environmental management, corrosion engineering, and construction management services for the more than the 33-year history of the firm is depicted in the graph below showing the clients and durations of our contracted services. The depth and scope of our services, the cost-effective, timely and quality work we produce has led our clients to renew or extend our contracts repeatedly.

ALISTO

City of Lathrop
Mossdale Wastewater Pump Station Access Modifications and Upgrades
CIP WW 26-09



Major Contract Schedule

Presented below are Alisto's current list of contracts showing their inception and estimated contract end date. Projects or contracts that are less than one year in duration are not included in the list below.

CLIENT	TYPE OF CONTRACT	START	END
Sacramento Municipal Utility District	Master Service Agreement - Gas Engineering Services	4/14/2016	4/5/2026
County of Sacramento - Gibson Ranch	Master Service Agreement - Water System Monitoring	9/1/2018	3/10/2026
Pacific Gas and Electric Company	Master Service Agreement - Corrosion Services	12/31/2018	12/31/2025
Pacific Gas and Electric Company	Master Service Agreement - Gas Leak Survey	1/20/2020	12/31/2030
City of Los Angeles Dept. of Recreation	On-Call Environmental Assessment & Remediation	7/9/2021	7/9/2027
CPS Energy	Master Service Agreement - Gas Leak Survey	8/23/2023	12/31/2027
CPS Energy	Master Service Agreement - Corrosion Services	9/15/2022	9/14/2025
Martin Sprocket & Gear	As-Needed - Environmental Services	1/1/2023	1/1/2026
Consolidated Edison Company of New York	Blanket Purchase Order - NGD Installation	9/15/2022	9/15/2028
Consolidated Edison Company of New York	Blanket Purchase Agreement - Engineering Services	5/1/2023	4/30/2028
West County Wastewater	On-Call Engineering Services	5/17/2023	5/17/2026
City of Vallejo	On-Call Engineering Services - Project Management	9/27/2023	6/30/2026
City of Los Angeles LA Sanitation	On-Call - Environmental Services	3/13/2024	3/13/2029
Mammoth Community Water District	Master Service Agreement - Corrosion Services	7/1/2024	7/1/2026
City of Foster City	Master Service Agreement - Corrosion Services	8/5/2024	8/7/2027
Forth Worth Housing Solutions	Master Service Agreement - Environmental Services	9/9/2024	9/9/2025
City of San Jose	As-Needed Contract for Corrosion Services	11/19/2024	11/18/2025
Southwest Gas Company	Master Service Agreement - Traffic Control Services	2/10/2025	2/9/2026
City of Pomona	Professional Engineering Services	2/18/2025	8/29/2025
Santa Clara Valley Transportation Authority	On-Call Environmental Services	6/30/2025	6/30/2032



2. Work History of the Firm

Alisto has proven experience and performance in managing similar on-call contracts and in the engineering design and construction of various utility projects for more than 33 years as described in the following sections.

Lift Stations Contract Experiences

Alisto's extensive experience in managing multi-year on-call, as-needed engineering services contracts and construction projects for more than 33 years is depicted in the graph below showing the clients and durations of our engineering and engineering support services. The depth and variety of our services, cost-effective, and timely and quality work we deliver, has resulted in renewed or extended contracts, and accounting for more than 80 percent of repeat clients. The chart below shows Alisto's long-running, engineering, design, and construction support contracts. The below clients/contracts have resulted in over 3,500 engineering studies, design and construction support projects successfully completed since the inception of Alisto.

Representative Projects

Alisto has extensive experience in providing inspections, assessments, preliminary and final design, bid-phase services, and/or construction-phase service to meet design requirements and permit compliance. To date, Alisto has managed more than 75 similar type contracts for various scopes of services for numerous Federal, State, County, and local agencies, major corporations, and private sector clients throughout the United States and abroad. As a result, our project team has gained a thorough understanding of the technical, managerial, and environmental requirements for this contract and the engineering skills and processes to complete each task. Alisto's administrative support system includes the tools and resources to manage budget and schedule of multiple tasks or projects including resources allocation and subcontract management.

For more than 33 years, we have provided engineering services to hundreds of public agencies, cities, counties, utility companies, oil & gas, pipeline, energy companies, and major corporations. Our current and past clients include West County Wastewater, Santa Clara Valley Water District, Sacramento Municipal Utility District, Pacific Gas & Electric, Southern California Gas Company, San Diego Gas and Electric, East Bay Municipal Water/Wastewater Utility District, Con Edison (New York City), CPS Energy Service (San Antonio, Texas), City and County of Los Angeles, City of San Diego, City of Newport Beach, City of Pomona, City of Vernon, California Department of Transportation, United States Postal Service, National Park Service, Los Angeles Unified School District, and major oil companies and corporations. As an added level of detail-focused support, Alisto's experienced project control analysts and schedulers are also available to provide vigilant project monitoring and controls until successful completion.

Similar Project Experiences

Presented below are representative examples of our relevant experience in providing the services that may be requested by the City under the On-Call Engineering Services contract.

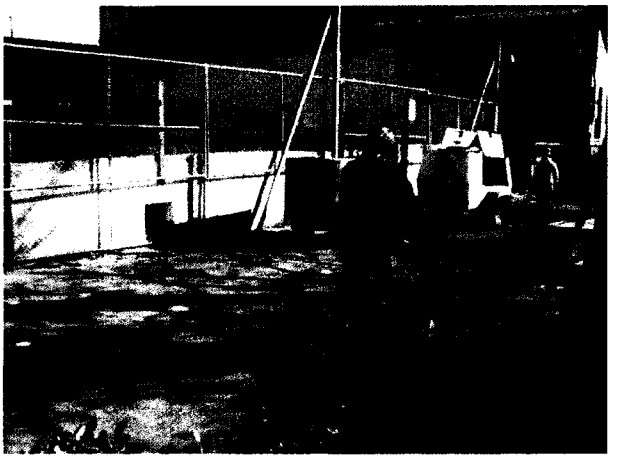
Engineering and Construction Support Services |
West County Wastewater District (WCWD)



Project or task orders performed to date included:

- Designed a permanent replacement of an existing 800 foot, 6-inch cast iron forcemain with two (one active and one redundant) 8-inch High Density Polyethylene (HDPE) pipelines in a narrow existing easement. This project included Design Criteria, a Feasibility Analysis, 30%, 60%, 90% and Issued-for-Construction Design Drawings and Specifications with Engineer's Construction Estimates. Aliso will also provide engineering support services during bidding and construction.
- Designed a temporary above-grade design solution for leaking forcemain. This design involved deep collaboration with WCW's construction contractor to create a constructable design that could be implemented on an emergency basis while a permanent solution was engineered and designed (also by Alisto). This temporary pipeline design took advantage of the site's existing above-grade infrastructure to safely bypass the existing leaking forcemain.
- Owner's Engineering support with communication/updates to the Director of Infrastructure and Planning, mentorship, and training to Planning and Support Services staff, technical assistance to Planning and Support Services staff and technical assistance to the Capital Portfolio projects. Work has additionally included design of emergency main remediation due to leaking, main routing analysis and plan and profile drawings.
- Recommendations on development of project specifications, items related to plan checks (i.e. potentially reviewing complex plans/drawings, answering inquiries such as allowable distance of sewer mains to proposed retaining wall footings and providing recommendations), involvement in planning initiatives (i.e. reviewing I/I studies, the Master Plan, the SSMP and the Standard Details, answering related inquiries and providing recommendations), review of RFP/RFQs and providing flow modeling assistance (i.e. increase in demand leading to flow modeling being necessary and criteria for future pipeline upgrades), assisting in various engineering calculations.
- Provide technical assistance for the Capital Portfolio Division. Example includes for this task include but are not limited to creating engineer's estimates for projects (considering cost escalations), reviewing submittals and plans/drawings for projects, reviewing RFP/RFQs, suggestions regarding community outreach items, advice regarding easement matters (acquisition and/or quitclaiming), and reviewing standard specifications and change order requests.
- Installation of Electrolysis Test Stations (ETS) for Cathodic Protection monitoring.
- Installation of Casing Test Stations (ETS) for Cathodic Protection monitoring of cased pipelines.
- Construct and Install deep well anodes for Cathodic Protection of pipeline and other facilities.

Engineering and Environmental Services | *East Bay Municipal Utility District*

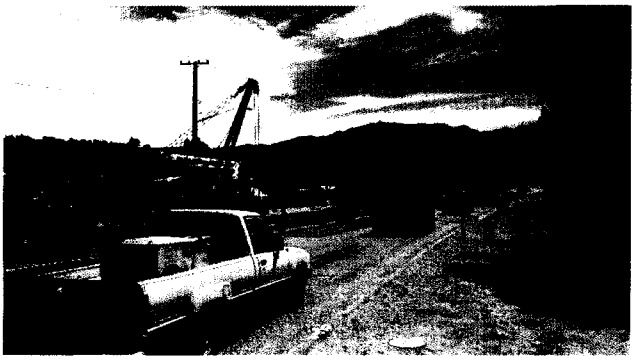


Alisto has provided general engineering and environmental services to East Bay Municipal Utility District since 1996 including, erosion control design, process hazard analysis, capital project engineering support, spill prevention control and countermeasure plan, emergency response, regulatory compliance, site remediation, storm water pollution prevention, waste management,

and corrosion protection engineering and systemwide replacement, including anode and rectifier installations throughout its service area.

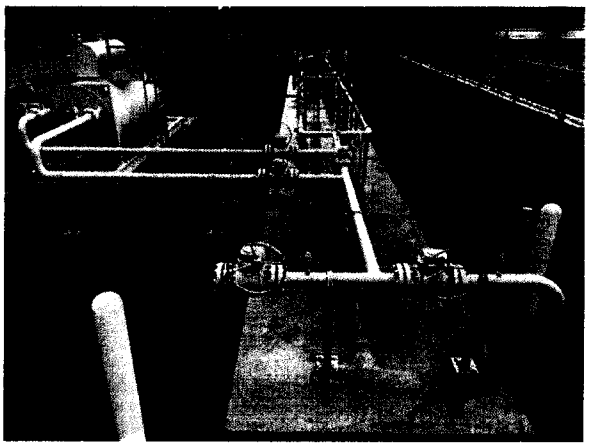
- Prepared work plans and health and safety plans for numerous environmental and construction projects as well as facility operations.
- Provided pre-design sampling for trench spoil management to assist in the construction of major water transmission and wastewater collection systems.
- Performed numerous site investigations and engineering design for the remediation of soil contamination at various sites.
- Other task orders completed included preparation of Spill Prevention Control and Countermeasure Plan for the Main Wastewater Treatment Plant, Risk Management Plan for a wastewater reclamation plant and stormwater pollution prevention plans.

Engineering Design and Owner-Engineer Services | *Southern California Gas Company*



Alisto was initially retained in 2013 to provide Project Management, Project Engineering, Engineering Design and Drafting, Construction Management, and Inspection for five Gas Transmission Vale Automation sites for SoCal Gas. The total installed cost of the five projects is estimated at $20M. Alisto prepared more than 400 construction drawings for pipeline, SCADA, instrumentation, controls, and mechanical/civil/structural. Alisto PMs, AutoCAD personnel, Design Engineers, and field engineers were responsible for all phases of the project from feasibility studies, project management, engineering and design, procurement, field engineering, construction management, and as-builts together with schedule and cost plans through a gated project process and managed the day-to-day operations of the assigned projects from initial planning to construction. Tasks performed by Alisto included but not limited to:

- Project Schedule and Cost Plans development in MS Project with assumptions, risk register, cost to completion, scope of work, constructability reviews, design specifications for major material, and work assignments to internal and external team members
- Develop, facilitate, and provide notices for weekly meetings and reports with internal & external team members.
- Conduct gated project budget approval with senior management.
- Manage changes in scope, schedule, and cost and notify approving authority as early as possible.
- Managed and obtained all required permits.
- Manage project material ordering process and submit all material requisitions on time.
- Create and submit for approval preliminary, 30%, 60%, and final construction drawings, including constructability reviews and as-builts.
- Facilitate all construction readiness reviews.
- Coordinate all gas control outages.



Pipeline and Heater/Regulator Station Upgrade Project |
ATI Specialty Alloys & Components

Alisto developed routing alignments and designed and drafted issued for construction drawing plans and specifications for natural gas facilities including right-of-way determination and detailed site improvement plans for drainage, access, security, and constructability to encompass a 3000' long buried 10" and 4" transmission pipeline. This included a 300' segment of 10" cased piping under a highway and railroad crossing, a new tap and valve station, a new 5,000 sq. ft. metering and filtration station, a new 12,000 sq. ft. heater and regulation station, ancillary demolition and tie-in connections, and a full cathodic protection station and pipeline test station design. Alisto's contract included construction support and as-building as well. This project has been successfully commissioned and is operated as designed by Alisto and as desired by the client and all stakeholders. The project involved detailed coordination with a large re-development project occurring concurrently on the same site involving complex permitting and land rights determinations.

Project Engineering Support for Gas Transmission and Distribution |
Pacific Gas and Electric Company

Alisto provided full time Project Engineer and Project Management Support (Assistant PMs and Project Control Analysts) at PG&E's offices for various gas distribution/transmission projects throughout its service territory for more than 10 years. The Project Engineers were responsible for the engineering and execution of the projects from initial planning to completion of construction, start-up, and close-out. Primary responsibilities of the PEs for all phases of the projects include:

- Establish project scope and justification.
- Work with team members/stakeholders to develop project scope and design criteria and schedule.
- Prepare engineering, design drawings, procurement, construction, and close-out for multiple projects simultaneously.
- Lead all project tasks utilizing MS-Projects, or Primavera P6 and AutoCAD to ensure completion according to project budget, scope, and schedule.
- Facilitate regular project team meetings and conduct site visits with stakeholders for resolution of critical path items.
- Regularly report on project progress to senior management.



Projects have included gas distribution/transmission station design, construction and demolition, design and construction of major transmission pipeline installations, installation of cathodic protection on gas transmission pipelines, upgrading of cooling towers and chemical feed system, installation of aboveground storage tanks, arc fault survey of electric transmission lines, design and construction of hazardous waste building, and planning and design of multi-building gas operation training center.

3. Key Personnel

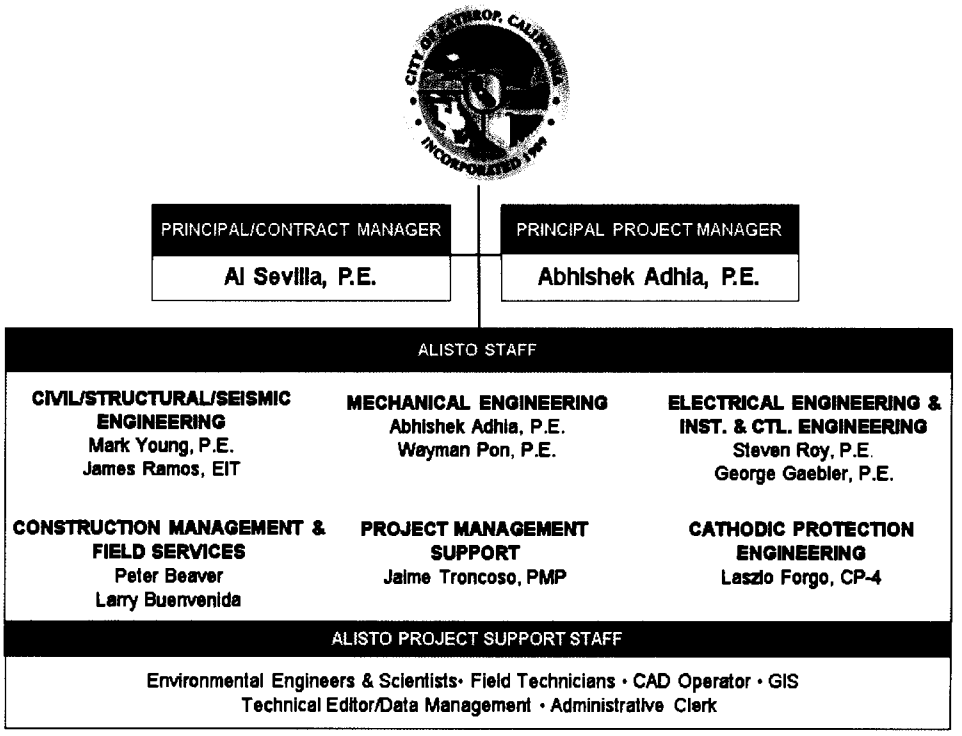
Alisto has extensive experience in providing engineering design services like the scope of work in the RFP for the City of Lathrop's (City) "RFP for Professional Engineering Consulting Services for Mossdale Wastewater Pump Station Access Modifications and Upgrades, CIP WW 26-09" project. To date, Alisto has managed similar type contracts for various scopes of services for numerous Federal, State, County, and local agencies, major corporations, and private sector clients throughout the United States and abroad. As a result, our project team has gained a thorough understanding of the technical, managerial, and financial requirements for this contract and the management skills and processes to complete each project task. Alisto's administrative support system includes the tools and resources to manage budget and schedule of multiple tasks or projects including resources allocation and subcontract management.

Project Team Organization

The members of our proposed project team have extensive experience in managing and undertaking multiple projects and have performed similar scopes of service for numerous public agencies and private sector clients. Our project team has a proven track record in completing each deliverable on schedule and within budget, which not only complies with applicable Federal, State, and local regulations but also exceeds the expectations of our clients. The key personnel selected for the project team were based on the following criteria:

- Areas of specialization applicable to the project's design scope.
- Relevant, hands-on experience providing similar services.
- Proven ability to complete tasks and projects on time and within budget.
- Ability and experience working with various regulatory agencies.
- Knowledge of applicable regulations and permitting requirements.
- Possession of necessary or applicable certification/licenses.
- Availability to attend meetings on-site as needed or as each project stage requires.

Members of our proposed project team have extensive experience in providing a diverse range of services to public and private sector clients, specifically for utility and infrastructure-related



agencies. Our proposed team structure as presented in the organization chart above will provide a clear line of communication and responsibilities between City staff and Alisto's project team.

Our assigned Contract Manager and Principal, Mr. Al Sevilla, PE and Principal Project Manager, Mr. Abhishek Adhia, PE will serve as the primary points of contact for our project team for the duration of the design project for all managerial, administrative, and contractual matters. All key personnel selected for this project have the training and extensive experience, like the scope of services required for this project. Our assigned project team also includes a project support staff that will be available as needed for the project's duration.

Project Team Experience

The qualifications and experience of the key personnel proposed as members of the project team are summarized below and presented in detail in their respective resumes (refer to Resume Attachment). Each key Alisto team member has the demonstrated experience, training, and certifications to perform their assigned task of scope of work.

Alisto Key Personnel Name & Title	Assignment	Education and Professional Registration	Relevant Experience & Certifications
Al Sevilla, P.E. **Principal**	Contract Management/ Principal Engineer	B.S. Chemical Engineering M.S. Environmental Engineering Registered Civil Engineer	P.E. (Civil), 45+ years (33 years at Alisto) relevant experience in managing environmental, civil, water, wastewater and gas utilities, solid waste management, corrosion protection engineering projects for public utilities and major corporations.
Abhishek Adhia, P.E. **Manager – Engineering Services**	Principal Project Manager	B.S. Mechanical Engineering Registered Mechanical Engineer	P.E. (Mech) 15+ years (12 years at Alisto) of experience in pipeline utility design, project management, engineering consulting and regulatory compliance, and risk assessment.
Mark Young, P.E. **Sr. Project Manager/Engineer**	Sr. Project and Civil Engineer	B.S. Civil Engineering Registered Civil Engineer	P.E. (Civil) 30+ years (14 years at Alisto) of experience in project management, civil engineering, site development, utility infrastructure design, & geotechnical investigation.
James Ramos, QSP, CESSWI, EIT **Project Civil Engineer**	Project Engineer	B.S. Civil Engineering Engineer-in-Training	10+ years (9 years at Alisto) of experience in utility infrastructure planning and design, environmental consulting and regulatory compliance, and multi-media sampling
Wayman Pon, P.E. **Sr. Project Engineer/ Manager**	Sr. Mechanical Engineer	B.S. Mechanical Engineering Registered Mechanical Engineer	P.E. (Mech) 40+ years (3 years at Alisto) of experience in gas utility pipeline/station design. Lead teams of 50 engineers/ designers/drafters to complete projects with annual capital budgets over $100M.

Steven Roy, P.E. **Sr. Electrical Eng.**	Project Electrical Engineer	B.S. Electrical Eng. Registered Electrical Engineer	P.E.(Elect) 10+ years (8 years at Alisto) of experience in electrical design of building infrastructure and solar systems.
George Gaebler, P.E. **Sr. Mech/I&C Eng.**	Project Mechanical Engineering Consultant	B.S. Mechanical Eng. Registered Mechanical Engineer	P.E.(Mech) 40+ years (2 years at Alisto) of experience in industrial controls and data systems engineering design for water, wastewater, and gas utility infrastructures.
Peter Beaver **Sr. Construction Manager**	Principal Construction Manager	B.S. Earth Sciences	Mr. Beaver has over 45 years (33 years at Alisto) of experience in construction management and has held supervisory positions in the fields of water and waste treatment, hazardous waste management, engineering design and construction management.
Larry Buenvenida **Sr. Field Services Coordinator**	Field Services Coordinator	Field Monitoring and Sampling of Hazardous Wastes, University of California, Davis Certified SWPPP Preparer	Mr. Buenvenida has more than 35 years (33 years at Alisto) of experience as a field technician, construction manager, and O&M technician performing various field activities related to multi-media monitoring and sampling.
Jaime Troncoso, PMP **Sr. Project Manager**	Sr. Project Manager	B.S. Chemical Engineering M.S. Environmental Management Project Management Professional	PMP, 35+ years (16 years at Alisto) of relevant experience in engineering, environmental, project engineering, EPC, and project management experience in multi-disciplinary, complex industrial, pipeline, engineering design and construction projects.
Laszlo Forgo, CP-4 **Principal Corrosion Engineer**	Sr. Corrosion Protection Consultant	AMPP CP-4	40+ years (2 years at Alisto) of experience as a corrosion and integrity management engineer. NACE certified with extensive experience in inspection and design of cathodic protection system for water, wastewater, gas, and electric utilities.

Alisto's Principal Project Manager for this project is Abhishek Adhia, PE. Mr. Adhia has more than 15 years of experience as a Project Engineer and Senior Project Manager for major utility projects, various educational and research facility utility upgrade projects, gas transmission pipeline upgrades, and gas transmission corrosion prevention and monitoring installations. He is proficient in pipe stress analysis, equipment sizing and design of oil, gas, steam, and utility piping systems. Mr. Adhia has experience providing construction support services, submittal reviews, on-site coordination, cost estimating, preparation of design reports, construction plans, technical specifications, and has served as a Project Manager on complex projects from inception to completion with budgets in excess of $10 Millon.

He served as the Sr. Project Manager responsible for natural gas transmission line valve automation

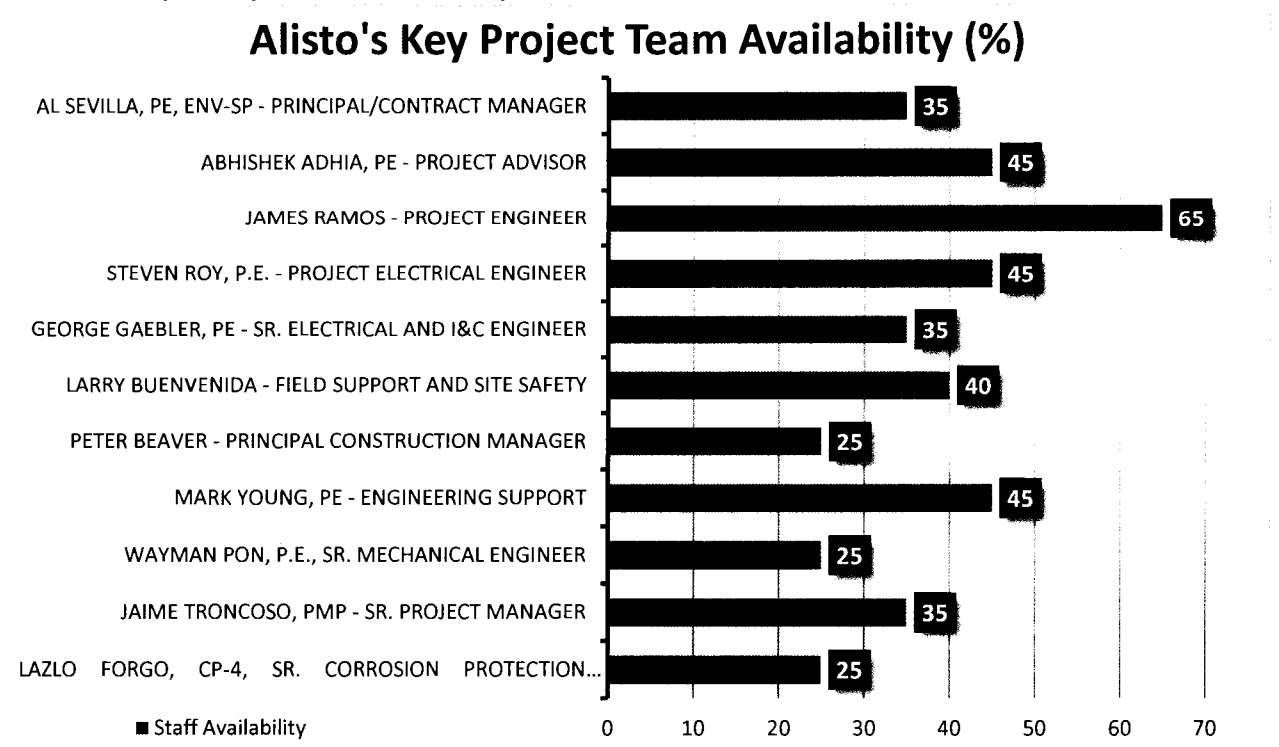
and valve replacement projects for Southern California Gas Company from project initiation to project closeout. Projects ranged from $2.5M to $10M+ in construction cost. His responsibilities included coordinating multi-disciplinary engineering design, cost estimating, preparation of specifications and drawings for bids by construction contractors and permitting for environmental and state/county/city requirements, gas line clearances/outages document preparation, land/easement acquisition, coordination with contractors through construction and commissioning of installations, and managed the projects through financial project close-out.

Mr. Adhia has also managed design work for West County Wastewater District (WCWD). Designed a permanent replacement of an existing 800 foot, 6-inch cast iron forcemain with two (one active and one redundant) 8-inch High Density Polyethylene (HDPE) pipelines in a narrow existing easement. This project included Design Criteria, a Feasibility Analysis, 30%, 60%, 90% and Issued-for-Construction Design Drawings and Specifications with Engineer's Construction Estimates. Design also included a temporary above-grade design solution for the existing leaking forcemain. This design involved deep collaboration with WCWD's construction contractor to create a constructable design that could be implemented on an emergency basis. Assess and evaluated cathodic protection system and designed/enhance system to address deficiencies.

Also, provided feasibility assessment and equipment replacement options for four sedimentation basins built in 1980s. The scope included assessing service life, repair vs. replacement options for all the electrical power, pumps, motors, conduits, wiring, lighting, I&C equipment, and SCADA software upgrades.

Key Personnel – Project Availability

Our project team members are based in Alisto's Walnut Creek office but are available to be on-site as necessary for the duration of the contract to facilitate communication and coordination among team members to execute the project and delivery of work products on time and within budget. The key project team personnels are currently involved with the ongoing projects as listed in the Client References section, with some other projects at the final design/construction phases and others at the



project as-built/close out phases. Alisto is prepared to fully committed to provide the necessary personnel and resources to perform and completed the project on time. The following chart depicts the key project personnel's availability for the duration of the contract. In addition, Alisto fully recognizes the importance of consistent team staffing to ensure a successful project, and we have committed that our Principal Project Manager, Mr. Abhishek Adhia, will remain for the life of this project. In addition, Alisto will not replace or reassign any of the key personnel during the terms of their assignment without the written approval of the City.

4. Description of Methodology and Approach to the Project

Alisto will perform the anticipated scope of services to technically support the access modifications, roof improvements, structure steel framing upgrade, well wet hatches and overhead hoist/Beam removal, improvements, and all station mechanical and electrical equipment, lighting, and software upgrades for the pump station as outlined in the May 2, 2014, RMC Assessment Report and in the RFP.

Since the station equipment has passed their service life and is no longer supported by suppliers or manufacturers, we understand the complexity of designing new upgrades to meet specifications, requirements, and safety codes. Alisto has many years of experience with similar types of contracts with cities, utilities, municipalities, and water/wastewater districts. We can facilitate prompt commencement of work for these planned projects.

Our team strategy for effectively achieving these objectives is based on our 33-years of engineering and design experience with similar capital improvement projects and our success with current clients as shown with repeat direct award contracts throughout the country. Alisto's approach to meet the City of Lathrop's objectives for the Mossdale Station includes meeting the project design scope, coordination with the City and preparing construction cost estimates per the American Society of Professional Estimators (ASPE), providing bid assistance, and construction support as described in the RFQ.

Alisto's approach to carrying out assigned task orders to successful completion for scopes of work are described below.

Understanding of Scope of Services

Our water/wastewater resource management and engineering and construction management expertise consists of a diverse range of experiences ranging from infrastructure planning and engineering design to inspections, assessments, and construction-related services. Our design work is conducted following federal, state, and local standards and current industry standards and guidelines. Our engineering team has extensive experience in the planning and design of water and wastewater transport and treatment systems including water transmission and distribution systems, gravity sewers and forcemains, wetwells, sewer lift stations, sludge drying beds, as well as wastewater treatment plants. Our design capabilities also include performing wastewater system analyses and feasibility studies to determine, and meet, present and future demand needs of each project. Emphasis is placed on adequate planning, review of current design, and accurate demand and generation projections to ensure all designs accommodate future needs.

Our infrastructure capabilities include the following:

- Wastewater collection, treatment, and recycling, including solid waste management.
- Wastewater flow reduction and reuse, including Infiltration & Inflow management.
- Wastewater facilities master planning and engineering design of water and wastewater transport and treatment systems
- Water resource development including production and monitoring wells
- Water transmission and distribution system including water mains, pumps, valves, and other appurtenances.
- Facility planning, infrastructure feasibility studies and process analysis/evaluation
- Constructability reviews at each design phase
- Bid support, Construction management, construction observation and quality control services
- Regulatory permits and construction clearances

Based on our understanding of the RFP requirements and review of the RMC 2014 report, the Scope of Services will include the following tasks:

- Project Management
- Project Engineering
- Design Engineering and AutoCAD Drafting including preparation of the following:

  - ✓ 50% Plans, Specifications, and Construction Cost Estimates
  - ✓ 100% Plans, Specifications, and Construction Cost Estimates
- Permit Coordination, if requested
- Topographic Surveying (If required)
- Equipment Specifications and Procurement
- Neighbor notifications during construction upgrades (Part of Construction Management)
- Coordination with the City's representative
- Construction Bid Support
- Construction Management, Engineering Support and Field Inspection
- As-builts, RFI coordination, and OMI preparation
- Landscaping, concrete, lighting, and paving to blend station with neighborhood

With our in-house capabilities, Alisto will perform electrical, instrumentation, controls, and SCADA engineering services as follows:

- Evaluation and design of electrical power distribution, lighting system, instrumentation monitoring, and control system design for low and medium voltage systems and are integrated with the City's SCADA system.
- Preparing electrical plans, specifications, cost estimates, and engineering calculations signed by a professional electrical engineer, registered in the State of California.
- Specify electrical, instrumentation, and controls equipment and apparatus requirements.
- Design conduit routing, interior, and exterior lighting, and single-line diagrams for switchboards, motor control centers, variable frequency drives, and control panels.
- Provide process instrumentation and control system design, including flow, level, position, pressure, temperature, and vibration monitoring and control.
- Performing field investigations and constructability analysis.
- Provide reports on condition assessments.
- Coordinate and manage electrical work with PG&E to obtain an approved electrical service plan.
- Provide value engineering and peer review consultation.
- Provide Quality assurance and quality control review.
- Evaluate and design electrical service and SCADA system upgrades.
- Prepare power system coordination and reliability studies.
- Evaluate and design power conditioning and uninterruptible power supplies.
- Evaluate and design telecommunications, security and surveillance, and access control
- Provide electrical, instrumentation, and control systems testing, commissioning, and start-up services

Alisto's cathodic protection engineering and technical team (including several AMPP-certified CP=1s, CP-2s and CP-4) has been providing field surveys, construction oversight, and design of CP systems for thousands of utility infrastructure projects throughout California and in more than 10 states. Alisto has the ability and capabilities to complete the following services for the District:

- Measurements at Electrolysis Test Stations
- Analysis of Test Data
- Design for replacement or new CP facilities including rectifier stations, anode wells, electrolysis test stations including the development of plans and specifications for bid/construction.

Description of Methodology

Our design methodology and technical approach in performing the required scope of services are presented in the below, including our project management process for on time and within budget performance and delivery of expected work products.

Task 1. Project Management

Managing and tracking a project to successful completion on time and within budget requires an experienced project manager with a thorough understanding of the technical, managerial, and administrative requirements and the vision to

foresee and resolve issues expeditiously. It is paramount that project managers are equipped with practical tools to systematically track and monitor projects and provided with the required personnel and resources to meet the requirements of the contract and project. We believe that proactive project management and close communication among team members are keys to the success of the project. Our Project Manager, Mr. Abhishek Adhia, PE with extensive project engineering experience, will be the primary point of contact to facilitate and ensure ongoing communication between the Alisto team, subcontractors, and departments of the City of Lathrop and all project stakeholders throughout the duration of the project.

Project Kick-Off Meeting and Planning

At the onset of any task-order project assignments, the Alisto Project Manager and team will meet with the City's representatives to establish and agree on the scope, schedule, budget, and deliverables. The provided design scope per Scope of Services in the RFP, existing drawings, any needed site analysis, and surveys to gather data on existing conditions, and feasibility studies of the assets will be thoroughly reviewed by the Alisto team to break down the phase approach for scope and to provide the City with a Basis of Design document. From this document, the Alisto team will draft a formal basis of design document for the City's review and final approval. After the scope is set through this process, the Alisto PM will establish a work breakdown structure (WBS) and final milestone schedule (preliminary schedule included) to drive the completion and acceptance of deliverables. Alisto will coordinate preliminary project planning meetings with any other agencies if required, including permit requirements and utility coordination. Alisto will assist the City's in identifying all applicable specifications requirements and as warranted provide feasible options and their associated costs.

For the life of the project, the PM will schedule, organize, and facilitate the kick-off meeting among interested parties and stakeholders. Alisto will be responsible for preparing and distributing all meeting agendas and minutes that will include roles and responsibilities of each project participant, project highlights, key issues, action items, submittal, and RFI processing, and other procedural and documentation requirements.

Project Control

Alisto uses a Project Work Plan (PWP) for each project. The PWP is a working document that is tailored for the scope of the work and contract and lists all critical items and deliverables of the project. The PWP supplements the formal contractual scope of work and provides the Project Manager with the tool to visualize the project from commencement through completion and the roles and responsibilities of the team members accountable for the execution of the work. Our team resolutely supports the philosophy that better planning leads to better results. Components of the PWP include:

- Definition of project limits and scope (via a Basis of Design document)
- Definition of the Project schedule and budget
- Outline of project specifics including starting date and duration, objective, dependencies, deliverables, budget
- Standards and criteria that will govern the work.
- Staff assignments include supervisory and technical lead relationships.
- Quality Assurance Plan with Internal peer review and technical advisory specialists
- Designated points of contact
- Subconsultant responsibilities and deliverables
- Procedures for receiving and distributing project information.

Schedule Control

Our team is well versed in developing project schedules. Routinely, at the outset of a project, a Critical Path Method schedule is developed listing all tasks, disciplines, and work products. We have several different scheduling software packages available, including Primavera P6 and Microsoft Project, allowing for the scheduling of projects in a variety of ways such as resources, cost, and duration. A project schedule will be prepared for this project, identifying the duration of each phase of the project and any major efforts required.

Typically, submittals will be designated as milestones, and the schedule will reflect review periods for those that are required. The schedule will identify critical components of the project and assign a valid timeframe for completion. In addition, the amount of available float time throughout various elements of the task order will be determined, concentrating on elements critical or near critical to expeditious project completion.

Quality Assurance and Quality Control (QA/QC) Procedures

Alisto subscribes to a quality assurance/quality control (QA/QC) program in performing professional engineering, technical and construction services. Since we put emphasis on the protection of public health and safety and the environment in performing our work, Alisto has established a rigorous QA/QC program to provide a consistent and systematic approach in controlling and maintaining quality in all activities, work practices, and services we perform to meet the standards and requirements of our clients as well as applicable laws and regulations. Alisto has a written QA/QC plan that is intended to: (1) establish the QA/QC procedures to be followed by personnel for all projects, and (2) augment the generally accepted industry practices and applicable requirements and guidelines of regulatory agencies.

Alisto's QA/QC program establishes and documents the procedures and techniques to be used by all personnel to meet the requirements of our clients for each contract or project. The written plan describes the system and procedures to be employed in implementing policies and guidelines to ensure the quality of all services and deliverables prepared by Alisto meet the stated quality objectives. Our QA/QC Plan includes written procedures for all aspects and functions of our operations.

Alisto applies the quality control process throughout all phases of a project or contract and in the preparation of reports, drawings, documents, and deliverables. All testing results, engineering calculations, data interpretation and analysis and design drawings are checked and reviewed by at least two principals or senior professionals. Reports undergo a series of technical reviews and editing by professionals for completeness, conciseness, accuracy, readability, sentence structure, format and grammar before publication and submittal to clients. More importantly, each document or deliverable is reviewed for compliance with regulatory requirements and adherence to client's technical specifications and requirements.

As part of our QC program, we also assign an independent Technical Review team consisting of senior professionals to review and critique the work performed, procedures used and resultant work product at key milestones of the project. The Technical Review personnel will also provide technical guidance to the project team and additional quality control measures throughout the terms of the contract.

Task 2. Pump Station Condition Assessment and Design Requirements

Alisto will conduct a thorough examination of the existing RMC 2014 Pump Stations Assessment Technical Memorandum, and a site visit to gather concerns and issues for a better design for operations, maintenance, and safety. We will also conduct a preliminary utility survey. Included in this will be new research into any new relevant encroachment permits for the project area, a field investigation to determine any changes from information provided by the City for utility location, hardscape, trees, signs, striping, and other structures. This upfront investigative work will allow Alisto to confidently move from an initial Basis of Design (BOD) to 50% design efforts. After this review, Alisto will prepare a final database and base map drawing of all utility information.

Task 3. Plans, Specifications and Estimates

Our proposed approach for the preparation of plans and, specifications, and cost estimate is described in the following sections.

50% Preliminary Plans

Alisto will review and evaluate the initial BOD considering all new information gleaned from utility investigations in addition to ensuring the existing station requirements, access modifications, hoist, roof replacement, pump performance, set points, electrical, I&C, and SCADA controls will allow the proposed design function as intended. Also included in this phase of the project will be an analysis of all needed permits, determination of other permits and notifications requirements, current condition of the station equipment, easement and impacted properties reviews, all needed sub-consultants, and a listing of all design decisions for submittal and approval of the City. After receiving City's comments and input on the design criteria and BOD, Alisto will proceed with the 100% design phase of the project.

100% and Final Plans

During the 100% and final phase of the design process, Alisto will create the plans set for stakeholder review, revise the specifications document, revise access design, revise the construction sequencing schedule, as well as revise the construction cost estimate. During the final 100% phase of the design process, all the items listed above will be edited to reflect comments provided during the 50% design review period.

Task 4. Bidding Assistance

At the end of this phase, Alisto will create a bid-ready construction package including final stamped plans and construction drawings, stamped specifications, a final cost estimate, and a construction sequencing schedule. Additionally, the Alisto team will provide supporting documentation as needed for final bid package. Alisto will support and participate in a pre-bid meeting, prepare addenda before bid opening, and assist the City in analyzing the construction bid results to prepare a recommendation for award

List of Potential Design & Scheduling Issues/ Risks

Alisto has identified the following potential issues / risks that may be encountered during all phases of work execution include but not limited to:

- Delays in contract award in 2025
- Inaccurate or missing facility information
- Total Project cost is over 2025/2026 budget
- New Station improvements require extensive permitting and civil design timeframe
- Extensive SCADA/Control Improvements
- Survey discovers additional features and utilities
- Construction contract award delays
- Stakeholders delay approvals

Task 5. Engineering Support Services During Construction

During this phase Alisto will provide RFI support, drawing/specification interpretation if needed. Alisto will prepare the agenda for, attend, and provide meeting minutes for the pre-bid meeting. The construction costs and timelines/sequencing completed during design will be updated by Alisto as needed during contractor selection. Alisto's experience as a provider of EPC delivery services will guide our ability to support this phase of the project. Below represent Alisto's capabilities during construction and bid phases of this project.

Construction Support Services

Alisto has the personnel and resources to provide the following support services during construction as needed by the City.

- Constructability Reviews at each step
- Construction Schedule Oversight
- Field Inspection and Design Review
- Budget and Schedule Monitoring
- Start-Up Testing and Commissioning
- Project and Construction Permitting
- Safety and Environmental Compliance
- RFI and Change Order Management
- Value Engineering
- Project Closeout and As-built Documentation

General Construction
As a licensed General Contractor "A" with a Hazardous Substance Removal Remedial Action Certification, Alisto has also performed complete design, procurement, construction, permitting, and commissioning services for projects including but not limited to:

- Environmental Remediation
- Corrosion & Cathodic Protection Systems
- Gas Transmission & Distribution Pipeline
- Water & Wastewater Systems
- Civil & Utility Infrastructure
- Stormwater Management
- Energy Conservation
- LNG/CNG Fueling and EV Charging Stations
- Alternative Energy

Proposed Project Schedule

Our proposed schedule of project implementation is presented in the following chart based on the scope of services and requirements of the City as stated in the RFP. The schedule may be subject to change depending on the final scope of services agreed to by the City and other unforeseen conditions during review of available documents and records.

Estimated Level of Effort

Our estimated level of effort to perform the required scope of services including engineering support during construction is presented below.

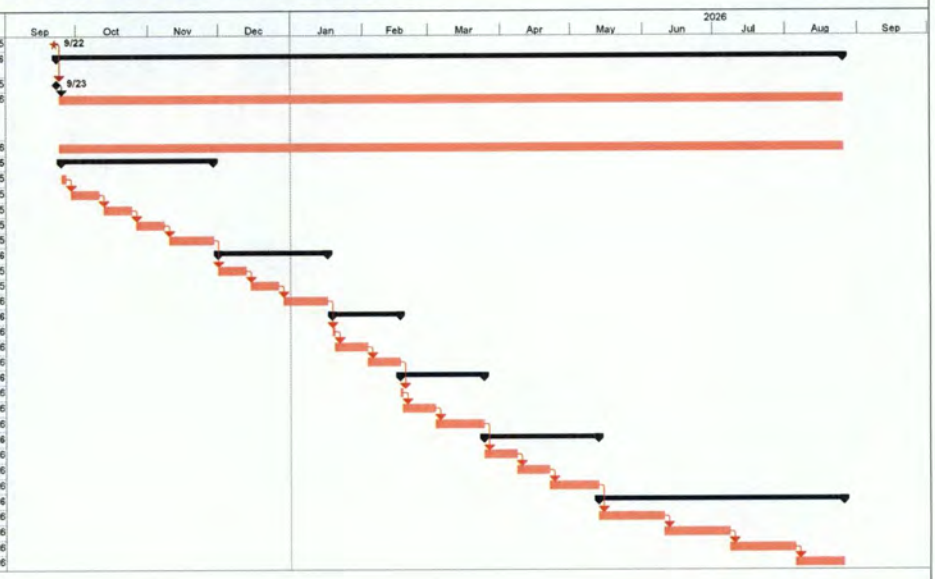
Estimated Level of Effort

Labor Category	Project Team Estimated Hours					
	Task 1: Project Management	Task 2: Pump Station Assessment & Recommendations	Task 3: Plans, Specs., & Estimates	Task 4: Bidding Assistance	Task 5: Engr. Support during Construction	TOTAL by Labor Category
Principal	8	4	4	4	4	24
Senior Project Manager	40	8	8	8	8	72
Supervising Engineer	4	8	8	16	8	44
Senior Project Engineer	4	24	16	16	8	68
Project Engineer II	8	12	16	16	8	60
Project Engineer I	0	40	40	40	16	136
Sr. CADD Operator/GIS Specialist	24	24	24	16	8	96
CADD Drafter/GIS Specialist II	0	16	24	16	16	72
CADD Drafter/GIS Specialist I	0	40	40	40	16	136
Administrative Clerk	8	4	4	4	4	24
TOTAL by Task	96	180	184	176	96	732

CITY OF LATHROP
MOSSDALE WASTEWATER PUMP STATION ACCESS MODIFICATIONS AND UPGRADES
CIP WW 26-09

PRELIMINARY DESIGN AND CRITICAL PATH MILESTONE SCHEDULE

ID	Task Name	Duration	Start	Finish
1	Contract Award/ Notice to Proceed	0 days	Mon 9/22/25	Mon 9/22/25
2	**TASK- 1 OVERALL PROJECT MANAGEMENT, GENERAL ADMINISTRATION**	**241 days**	**Tue 9/23/25**	**Tue 8/25/26**
3	1.1 Design Kickoff Meeting	0 days	Tue 9/23/25	Tue 9/23/25
4	1.2 Project Management & Cost Control (Document Control System, Monthly Invoices Reports, Design Kickoff Meeting, Progress Meetings, PDR Meeting, Design Meetings (30%, 50%,100%), PowerPoint slides for PDR Meeting and all Design	240 days	Wed 9/24/25	Tue 8/25/26
5	1.3 Quality Assurance & Quality Control (QA_QC)	240 days	Wed 9/24/25	Tue 8/25/26
6	**TASK 2 - EXISTING CONDITIONS AND ASSESSMENT**	**47 days**	**Thu 9/25/25**	**Fri 11/28/25**
7	2.1 Background Info. Review & Site Investigations (Utility locations	2 days	Thu 9/25/25	Fri 9/26/25
8	2.2 Topograhic Mapping (Site Survey & Potholing).	10 days	Mon 9/29/25	Fri 10/10/25
9	2.3 Syrveying Results	10 days	Mon 10/13/25	Fri 10/24/25
10	2.4 Hydraulic Assessment	10 days	Mon 10/27/25	Fri 11/7/25
11	2.5 City Review	15 days	Mon 11/10/25	Fri 11/28/25
12	**TASK 3 - PRELIMINARY DESIGN**	**35 days**	**Mon 12/1/25**	**Fri 1/16/26**
13	3.1 Preliminary Design Report	10 days	Mon 12/1/25	Fri 12/12/25
14	3.2 Preliminary (30%) Design	10 days	Mon 12/15/25	Fri 12/26/25
15	3.3 City Review	15 days	Mon 12/29/25	Fri 1/16/26
16	**TASK 4 - 50% DESIGN**	**21 days**	**Mon 1/19/26**	**Mon 2/16/26**
17	4.1 Submittal Review Meeting	1 day	Mon 1/19/26	Mon 1/19/26
18	4.2 Prepare PS&E Submittal package (Tech., Spec, OPCC).	10 days	Tue 1/20/26	Mon 2/2/26
19	4.3 City Review	10 days	Tue 2/3/26	Mon 2/16/26
20	**TASK 5 - 100% DESIGN**	**26 days**	**Tue 2/17/26**	**Tue 3/24/26**
21	5.1 Submittal Review Meeting	1 day	Tue 2/17/26	Tue 2/17/26
22	5.2 Prepare Final PS&E Submittal package	10 days	Wed 2/18/26	Tue 3/3/26
23	5.3 City Review	15 days	Wed 3/4/26	Tue 3/24/26
24	**TASK 6 - BID-READY DESIGN DOCUMENTS**	**35 days**	**Wed 3/25/26**	**Tue 5/12/26**
25	6.1 Bid-Ready Design Drawings and Technical Specifications	10 days	Wed 3/25/26	Tue 4/7/26
26	6.2 Assistance with Bid Evaluation and Contractor Selection	10 days	Wed 4/8/26	Tue 4/21/26
27	6.3 City Review	15 days	Wed 4/22/26	Tue 5/12/26
28	**TASK 7 - ENGINEERING SERVICES DURING CONSTRUCTION**	**75 days**	**Wed 5/13/26**	**Tue 8/25/26**
29	7.1 RFI Reviews	20 days	Wed 5/13/26	Tue 6/9/26
30	7.2 Construction Submittal Reviews	20 days	Wed 6/10/26	Tue 7/7/26
31	7.3 Construction Site Visits	20 days	Wed 7/8/26	Tue 8/4/26
32	7.4 City Review	15 days	Wed 8/5/26	Tue 8/25/26



Task Milestone Summary Project Summary Manual Summary

5. Fee Schedule

Based on our understanding of the scope of services outlined in the RFP and our experience in similar projects, presented in the following table is our estimated fee schedule to perform the required services and deliver the expected work products. Also enclosed is Alisto's standard Time and Material Schedule for reference.

Estimated Not-to-Exceed Fee Schedule

Labor Categories and Direct Costs	Hourly Billing Rate	Estimated Not-to-Exceed Fee										
		Task 1: Project Management		Task 2: Pump Station Assessment & Recommendations		Task 3: Plans, Specs., & Estimates		Task 4: Bidding Assistance		Task 5: Engr. Support during Construction		TOTAL Cost by Labor Category
		Hours	Task 1 - Subtotal Cost	Hours	Task 2 - Subtotal Cost	Hours	Task 3 - Subtotal Cost	Hours	Task 4 - Subtotal Cost	Hours	Task 5 - Subtotal Cost	
Principal	$250.00	8	$2,000	4	$1,000	4	$1,000	4	$1,000	4	$1,000	$6,000.00
Senior Project Manager	$170.00	40	$6,800	8	$1,360	8	$1,360	8	$1,360	8	$1,360	$12,240.00
Supervising Engineer	$160.00	4	$640	8	$1,280	8	$1,280	16	$2,560	8	$1,280	$7,040.00
Senior Project Engineer	$150.00	4	$600	24	$3,600	16	$2,400	16	$2,400	8	$1,200	$10,200.00
Project Engineer II	$140.00	8	$1,120	12	$1,680	16	$2,240	16	$2,240	8	$1,120	$8,400.00
Project Engineer I	$120.00	0	$0	40	$4,800	40	$4,800	40	$4,800	16	$1,920	$16,320.00
Sr. CADD Operator/GIS Specialist	$115.00	24	$2,760	24	$2,760	24	$2,760	16	$1,840	8	$920	$11,040.00
CADD Drafter/GIS Specialist II	$100.00	0	$0	16	$1,600	24	$2,400	16	$1,600	16	$1,600	$7,200.00
CADD Drafter/GIS Specialist I	$90.00	0	$0	40	$3,600	40	$3,600	40	$3,600	16	$1,440	$12,240.00
Adminstrative Clerk	$75.00	8	$600	4	$300	4	$300	4	$300	4	$300	$1,800.00
Direct Costs	Estimated	-	$750	-	$250	-	$250	-	$250	-	$500	$2,000.00
TOTALS NOT-TO-EXCEED		96	$15,270	180	$22,230	184	$22,390	176	$21,950	96	$12,640	$94,480.00

ALISTO ENGINEERING GROUP

STANDARD TIME & MATERIAL SCHEDULE
2024 - 2025

Labor Billing Rates			
Labor Category	Hourly Billing Rate	Labor Category	Hourly Billing Rate
Principal	$250.00	Cathodic Protection Technician (CP2)	$120.00
Associate Principal	$220.00	Cathodic Protection Tester (CP1)	$95.00
Chief Engineer	$200.00	Corrosion Field Technician	$85.00
Senior Managing Engineer	$180.00	Contract Administrator	$105.00
Managing Engineer/Scientist	$170.00	Sr. Construction Manager	$170.00
Supervising Engineer/Scientist	$160.00	Construction Manager	$160.00
Senior Project Engineer/Scientist	$150.00	Construction Supervisor	$130.00
Project Engineer/Scientist II	$140.00	Construction Superintendent	$125.00
Project Engineer/Scientist I	$130.00	Field Services Coordinator	$120.00
Sr. Staff Engineer/Scientist	$115.00	Sr. Field Supervisor	$110.00
Staff Engineer/Scientist II	$105.00	Field Supervisor	$105.00
Staff Engineer/Scientist I	$95.00	Senior Field Technician	$95.00
Associate Engineer/Scientist	$80.00	Field Technician	$80.00
Senior Program Manager	$180.00	Helper/Assistant Technician	$65.00
Senior Project Manager	$170.00	Sr. CADD Operator/GIS Specialist	$120.00
Project Manager II	$155.00	CADD Drafter/GIS Specialist II	$105.00
Project Manager I	$140.00	CADD Drafter/GIS Specialist I	$90.00
Senior Project Analyst	$110.00	Accounting Supervisor	$110.00
Project Analyst	$95.00	Project Accountant	$100.00
Sr. Estimator/Scheduler	$110.00	Senior Technical Editor	$90.00
Estimator/Scheduler	$90.00	Technical Writer/Editor	$80.00
Corrosion Specialist	$190.00	Graphic Illustrator	$75.00
Cathodic Protection Specialist (CP4)	$170.00	Administrative Clerk II	$75.00
Cathodic Protection Technologist (CP3)	$150.00	Administrative Clerk I	$60.00

Hourly labor rates for expert witness testimony are billed at 150% of the standard billing rates plus expenses.

Travel and Subsistence

Automobile:	$0.70 per mile portal to portal plus employee rate per hour or prevailing IRS rate, whichever is higher.
Truck:	$0.75 per mile plus $10.00/hour portal to portal with 4-hour minimum.
Airline Fares:	Actual cost based on economy class.
Vehicle rental:	Actual cost plus fuel and insurance premium at time of rental based on compact size.
Per Diem:	$150.00 per day or meals at $50.00 per day flat rate plus lodging at cost to a maximum of $100.00 per day, OR, applicable GSA rate for the area, whichever is higher

Field Equipment: Rental rates will be provided at time of request and depends whether company-owned or outside rental.

Subcontractors: Actual cost plus 10% markup.

Other Reimbursable or Direct Expenses: Actual cost plus 10% mark-up

6. Excluded Scope of Services

Based on our review of the project background, problems described by the City, and understanding of the scope of services as outlined in the RFP, there are no additional or excluded services that we can identify at this time. Upon award of the contract and after detailed review of available information and documents provided by the City during Task 1, additional services or design issues may be identified, at which time, we will notify the City for review and concurence.

Attachment A - Resumes

AL SEVILLA, PE

PRINCIPAL/CONTRACT MANAGER

CERTIFICATIONS & TRAINING

Registered Civil Engineer:
California
Colorado
Nevada
New York
New Mexico
Oregon
Texas

EDUCATION

DE LA SALLE COLLEGE, MANILA
B.S., Chemical Engineering

ASIAN INSTITUTE OF TECHNOLOGY, BANGKOK
M.S., Environmental Engineering

ALISTO ENGINEERING GROUP

Mr. Sevilla has more than 45 years of professional experience in managing civil, environmental, and chemical engineering projects. He has managed various environmental programs and types of engineering projects for governmental and industrial clients throughout the United States. He has successfully directed hundreds of small to large scale gas utility, water, wastewater, solid waste, hazardous waste, air quality, occupational health and safety, and regulatory compliance projects.

Mr. Sevilla has a thorough knowledge of the technical, managerial, financial, and business aspects of the engineering and construction industry. He is well versed and stays up to date with Federal and State environmental regulations including CERCLA, RCRA, SARA, CWA, SDWA, CAA, NEPA, TSCA, OSHA, NEPA and CEQA. He has managed departments and regional offices for more than 30 years for various engineering and contracting firms and served as principal for numerous engineering and construction projects.

EXPERIENCE

Principal or Regional Office Manager

Responsible for overall management of more than 35 task order contracts and master service agreements and for technical quality review of projects for public and private sector clients related to gas and electric utility, water and wastewater management, solid waste, environmental investigation and restoration, compliance monitoring and regulatory compliance. Clients include: Pacific Gas & Electric Company, U.S. Army Corps of Engineers, United States Postal Service, Southern California Gas Company, ExxonMobil Oil Corporation, California Department of Transportation, East Bay Municipal Utility District, and various major corporations and federal, state and local agencies.

Program Manager or Director

Relevant experience serving as Program Manager or Director for large task order contracts involving multiple concurrent projects at multiple locations include the following:

- Multi-year master service agreement for engineering, procurement, and construction services for a major electric and gas utility company, totaling more than $30 million in contract amount in 3 years.
- Three 5-year indefinite quantity/indefinite delivery contract with the United States Postal Service to provide broad range of environmental services in 50 states, including preparation of environmental assessments, wetland delineation and cultural survey for more than 15 construction projects.
- Program Manager for the asbestos management and abatement program of former Pacific Bell (now SBC Communications) involving more than 300 buildings and facilities throughout California.

- Three, 2-year, master services contracts with California Department of Transportation for hazardous waste investigation and remediation services at various maintenance facilities throughout California.
- Indefinite continuing services contract with BP Oil Company since 1992 for the investigation and remediation of petroleum releases at more than 140 UST sites in California, Washington and Oregon.
- Task order ID/IQ contract with Pacific Gas and Electric Company for investigation and remediation services at various natural gas facilities throughout California since 1994 to 2002.
- Project Manager for the environmental assessment of a closed landfill in Phoenix, Arizona and relocation of WNET-Hub operation of United States Postal Service.

Project Manager/Technical Advisor

Served as project manager or technical advisor for numerous environmental compliance programs and groundwater quality investigations at landfills and waste management units for public agencies and private companies which includes water supply master planning and treatment plant design, wastewater facilities planning, landfill monitoring, storm water pollution planning and CAA Title V permit preparation.

ABHISHEK ADHIA, PE

MANAGER, ENGINEERING SERVICES

ALISTO ENGINEERING GROUP

Mr. Adhia has more than 15 years of experience as a Project Engineer and Senior Project Manager for major oil pipeline projects, various educational and research facility utility upgrade projects, gas transmission pipeline upgrades, and gas transmission corrosion prevention and monitoring installations. He is proficient in pipe stress analysis, equipment sizing and design of oil, gas, steam and utility piping systems.

Mr. Adhia has experience providing construction support services, submittal reviews, on-site coordination, cost estimating, preparation of design reports, construction plans, technical specifications, and has served as a Project Manager on complex projects from inception to completion with budgets in excess of $10 Millon.

CERTIFICATIONS & TRAINING

Registered Mechanical Engineer:
Arizona, 77594
California, M36387
Connecticut, PEN.00036496
Massachusetts, 57992
Nevada, 030449
New York, 106847
North Carolina, 55319
Oregon, 95228PE
Rhode Island, 14658
Texas, 146782

EDUCATION

COLUMBIA UNIVERSITY, NEW YORK
B.S., Mechanical Engineering

EXPERIENCE

Senior Project Manager

Managed natural gas transmission line valve automation and valve replacement projects for Southern California Gas Company from project initiation to project closeout. Projects ranged from $2.5M to $10M+ in total cost. Coordinated engineering, cost estimating, preparation of specifications and drawings for bids by construction contractors and permitting for environmental and state/county/city requirements, gas line clearances/outages document preparation, land/easement acquisition, coordination with contractor through construction and commissioning of installations, and managed the projects through financial project close-out.

Project Manager

Served as Project Manager responsible for the day-to-day management of numerous Pacific Gas and Electric Company gas transmission pipelines. Tasks included coordinating with various PG&E personnel and departments such as land and environmental permitting, land acquisition, engineering, estimating, mapping, design drafting and construction. Projects varied in total cost from $50,000 to $3 Million. Project tasks included the installation of test stations to monitor cathodic protection, deep well and shallow bed anode systems, and deep ground rod installations to protect pipeline from AC current induced by nearby electric transmission lines.

Project Mechanical Engineer

Member of the engineering design team for projects for Alyeska Pipeline Services Company, SLAC National Accelerator Laboratory, University of California - Davis, University of California - Merced, and SaskPower. Performed pipe stress analysis of steam, oil/gas, water treatment and utility piping systems using Caesar II and CAEPIPE for support load design and code compliance (ASME B31.1, B31.3). Participated in equipment sizing (pumps, cooling towers, and relief valves), pipe routing, equipment layout, and equipment selections. Coordinated the preparation of Issued-For-Construction project drawings and specifications (plans, sections, isometrics, P&IDs).

ABHISHEK ADHIA, PE
MANAGER, ENGINEERING SERVICES

ALISTO ENGINEERING GROUP

Consulting Mechanical Engineer

Participated in project design teams for the following:

A Plastic Recycling Pilot Plant Design/Build Project for a Polymer Start-Up: Designed plans for a continuously operational plant with pilot (batch) plant's functionality, and boiler, vessel and conveyer layout, sizing and price specifications.

A Waste-to-Energy Conversion Plant Design/Build Project in the Waste Management Industry: Participated in the re-design of agitators, conveyor systems, pressure vessels, as well as an emergency power generation system and cost estimating.

Coal Fired Power Plant for General Electric Energy: Performed as- built review of piping, piping supports, and structural steel and prepared modifications to construction drawings to create accurate and up to date as-built drawings.

STEVEN ROY, PE

ELECTRICAL PROJECT ENGINEER

ALISTO ENGINEERING GROUP

Mr. Roy has over 11 years of electrical design engineering, equipment contract specification, and construction support. Project experience ranges from PG&E welding program to electrical design of building infrastructure and solar systems.

CERTIFICATIONS, TRAINING & SKILLS

Professional Electrical Engineer, California E21253
Professional Electrical Engineer, Oregon 94695PE
Professional Electrical Engineer, Arizona 77469
Professional Electrical Engineer, Texas 146784
Professional Electrical Engineer, New York 106939

Proficient in AutoCAD Suite and Microsoft Office Suite. Knowledge of 2020 NEC, 2020 NFPA & Title 24 codes

EDUCATION

CAL POLY, SAN LUIS OBISPO
B.S., Electrical Engineering

EXPERIENCE

Project Engineer
for as-built and project close-out document review and support services for S-175 Turner Cut Station MCC replacement project at McDonald Island Gas Storage Facility. Tasks include but not limited to: review and incorporate redlines and FP references into as built drawings; update operation and maintenance procedures, as needed; incorporate final revisions and sketches into drawings and coordinate information with other relevant projects; address and incorporate comments into existing Easypower analysis and report and finalize document.

Field Engineer
for PG&E gas transmission pipeline projects, including plan review and quality control for new transmission pipe construction and review and updating of as-builts. Provided plan review to ensure proper procedures and welder certifications, rated pressure, and current hydrotests procedures were followed. Reviewed field installations and verified construction red-lines to produce final as-built documents.

Project/Field Engineer
Design-build of HVAC upgrade and replacement at two schools at Lake Elsinore Unified School District. Served as Project Design Engineer responsible for the preparation of construction drawings and specifications for the upgrade/expansion of the school bus CNG fueling facility including coordination with electric utility provider, construction oversight and field engineering support.

Project Electrical Design Engineer
Upgrade/relocation of a 2-mile gas supply system for a specialty metal processing facility in Albany, Oregon involving power supply and instrumentation and control design.

Electrical Design Engineer
For $1million Cal Trans Compressed Natural Gas Dispenser project. Provided electrical design for power, instrumentation controls and communication of a new CNG dispensing station in Monrovia CA. Provided contract and equipment specification for a complete bid package. Provided construction support and inspection of the facility.

STEVEN ROY, PE

ELECTRICAL PROJECT ENGINEER

Electrical Design Engineer

or Liberty Utilities Tahoe Maintenance Stations Compressed Natural Gas Compressor projects. Provided electrical power and controls design for a new CNG system to provide fuel for one car at each of the two North and South Lake Tahoe locations. Provided construction support for the installation of the two systems. Provided contract and equipment specification in addition to construction support.

Solar System Design Engineer

for SolarCity residential solar design team. Provided solar system design for the most efficient panel layout and cheapest, easiest possible tie-in. Provided design that meets the NEC, NFPA, and local jurisdiction building codes. Solar system complied with hundreds of different local jurisdictions across the country.

Electrical Design Engineer

for a $1 million vehicle rinse facility in Petaluma, CA. The vehicle rinse system included a wash pad, automated high pressure vehicle rinse system, control lights, and area LED area lights. Provided electrical power and control design, equipment and contract specification for a complete bid package, and construction support.

Electrical Design Engineer

for Carquinez Bridge Dehumidification Upgrade Project. Provided surveying of existing electrical infrastructure, design of new power and controls for humidifier upgrade. Provided contract and equipment specifications for the bid package.

MARK YOUNG

PRINCIPAL CIVIL/STRUCTURAL ENGINEER

CERTIFICATIONS & TRAINING

- California Registered Professional Engineer, C56304, Nevada RPE 24057
- Member ASCE, PMI
- 6 Year US Navy Veteran Electronic Technician
- Cadence Corporation Project Management Certificate
- PMP Certification in Process

EDUCATION

UNIVERSITY OF CALIFORNIA, BERKELEY

B.S., Civil Engineering

ALISTO ENGINEERING GROUP

Mr. Young has over 20 years of professional engineering, surveying, design, project
engineering and project management experience including gas pipeline and station engineering and construction at Pacific Gas and Electric Company. With considerable familiarity with underground electric and gas utility construction as well as land development experience, he has performed as lead design engineer for the U.S. Department of Defense and Department of Veterans Affairs facility siting and utility infrastructure plans, specifications and estimates. Mr. Young has also worked with cities and municipalities facilitating capital improvement of municipal infrastructure, permitting and variance negotiation for federal monies spent on local infrastructure improvements.
He has served as a business planner for the operations, maintenance and construction department of a major publicly-owned utility company, managing $130M in annual budget and gaining extensive exposure to cost reporting and resource management databases, including SAP.

EXPERIENCE

Project Management

Serves as Project Manager/ Supervising Civil Engineer, providing project management, engineering analysis and design, and construction management services for various public and private sector clients, including PG&E, SoCalGas Company, and SMUD on various utility projects such as CNG Station Projects throughout California, valve automation, biomethane gas management, gas distribution system design, casing replacement, geotechnical and erosion control analysis.

Project and Construction Management

Provided Project Management and Construction Management services for replacement, modification, and new installation of automated mainline gas valves. Tasks included engineering review and design, procurement, construction planning, specification and contract management, clearance development, factory acceptance inspection and chain of custody, site selection, erosion control, geotechnical studies, site preparation and restoration, and general civil works.

Civil/Geotechnical Field Engineer

As a Civil/Geotechnical field engineer, conducted initial feasibility study of several proposed sites and performed geotechnical investigation and analysis of the candidate sites for the Dry Creek Rancheria Photovoltaic Farm located in Central Valley, California. Interpreted test data to develop design data and prepared a final report of recommendations. Estimated project cost totaled to $275,000.

MARK YOUNG

PRINCIPAL CIVIL/STRUCTURAL ENGINEER

ALISTO ENGINEERING GROUP

Project Engineer/Manager

Serving as a Project Engineer/Manager, designed site development drawings for facilityconstruction and developed plan sets to include rough and final grading, site pads, surface and subsurface drainage for utility companies, schools, government organizations, and private development projects. Tasks included but not limited to performing cut/fill and surface improvement calculations, designing and communicating surface hydrology and run-off management, SWPPP preparations, and traffic control development.

Project Engineer

Project Engineer providing engineering design for site restoration projects of former gas metering stations for PG&E. Tasks involved design of site grading plans to restore the sites to the original conditions as required by the California Department of Parks and Recreation and coordination with PG&E Land Department for permitting and approval.

JAMES RAMOS, CESSWI, EIT

PROJECT MANAGER
ENVIRONMENTAL ENGINEER

CERTIFICATIONS & TRAINING

Licensed EIT, January 2008 OSHA 40-HR HAZWOPER Training OSHA 8-HR HAZWOPER Refresher
Certificate of Proficiency-Green Buildings
Certificate of Completion of Operation of Wastewater Treatment Plants Volume I issued by Office of Water Programs
Licensced Certified Erosion, Sediment & Storm Water Inspector #4876, exp 2/28/24
Licensed Qualified SWPP Practitioner, #2611, Exp 1/2024
D1 Distribution Operator, #51436 exp 5/1/2025
API Worksafe

EDUCATION

CALIFORNIA STATE UNIVERSITY, SACRAMENTO
B.S., Civil Engineering

ALISTO ENGINEERING GROUP

Mr. Ramos has over eight years of environmental investigation and remediation engineering experience. He has conducted Phase I and Phase II ESAs, routine groundwater sampling and evaluations, soil vapor sampling, waste water facility site inspections and compliance sampling, and storm water inspections and compliance sampling.
He has provided engineering support for O&M of remediation systems and wastewater facilities and conducted pilot studies of remediation systems as well as assisted in the design of the systems. He has also provided subcontractor oversight for environmental investigation projects that include environmental drilling, remedial excavations, and remediation system commissioning and decommissioning.

EXPERIENCE

Project Engineer/Project Manager
Served as Project Manager in the preparation of Risk and Resilience Assessment of the drinking water supply system of the City of Vernon under AWIA of 2018, including review and update of the Emergency Response Plan. Also served as the Lead Project Engineer in updating the Spill Prevention Control and Countermeasure Plan for Vallejo Flood Control and Sanitation District wastewater treatment facility.

Project Engineer
Assisting Project Managers with project management with environmental projects for Los Angeles Unified School District. Tasks included :

- Assisting with Phase I and Phase II environmental site assessments
- Assisting with the preparation of work plans and health and safety plans for phase II environmental site assessments
- Corresponding, scheduling and organizing environmental work with subcontractors and technical staff.
- Assisting with subcontractor oversight and conducting soil and groundwater sampling
- Assisting with the evaluation of the laboratory data and preparation of technical reports of the completed environmental investigations

Project Engineer/Project Manager
Serving as a Project Managers with the management and oversight of a transient, non-community water system. Tasks included:

- Preparing monthly water quality reports for submittal to the Sacramento County Management Department, Environmental Compliance Division
- Preparing and submitting annual consumer confidence report to the State Water Board via
- Scheduling and organizing operations and maintenance visits with technical staff.
- Reviewing work budgets and approving time and materials for emergencies.

Project Engineer

Assisted Project Managers with project management on multiple environmental investigation and remediation projects that include Leaking Underground Storage Tanks (LUSTs) and emergency responses. Tasks included :

- Preparing quarterly monitoring reports, closure reports, conceptual site model reports, and work plans for environmental investigation or drilling
- Analyzing hydrogeological data and soil lithology in support of fate/transport and engineering feasibility studies
- Scheduling and organizing environmental work with subcontractors and technical staff.
- Developing RFPs and work budgets for environmental and water resource projects.
- Assisting in the design and development of a piping and instrumentation diagram (P&ID) and hazard identification for remediation systems

Senior Staff Engineer / Project Engineer

In-field engineer responsible for scheduling, directing and organizing flow of work, conducting environmental investigation activities, and supervising numerous subcontractors to ensure adherence to client Safety Standards. Responsibilities included:

- In-field classification of soil using Unified Soil Classification System
- Soil and water sampling of contaminated soil during environmental investigations
- Providing oversight for well installation and well destruction which includes over-drilling, pressure grouting, and surface restoration and completion
- Responsible for overseeing environmental best management practices were being followed during environmental investigation projects

Senior Staff Engineer

Senior Staff Engineer responsible for assisting Project Managers with environmental investigation and remediation projects. Tasks included:

- Conducting PHASe I and PHASE II ESAs
- Developing geological cross sections and groundwater maps through the use of CAD and Surfer
- Conducting routine groundwater sampling and soil vapor sampling at various LUST and contaminated sites
- Conducting weekly operations and maintenance of a
- wastewater treatment pond system and monthly/quarterly sampling of the wastewater system per agency permit requirements
- Conducting stormwater inspections during qualifying and
- non-qualifying storm events
- Conducting and overseeing pilot testing of remediation systems that included determination of radius of influence and hydraulic conductivity of the soil

ALISTO ENGINEERING GROUP

WAYMAN PON

PRINCIPAL ENGINEER PE

CERTIFICATIONS & TRAINING

Professional Engineer (PE)
Mechanical Engineering

EDUCATION

UNIVERSITY OF CALIFORNIA, BERKELEY
B.S., Mechanical Engineering

Mr. Pon has over 40 years of engineering project engineering, and project management experience in gas transmission station engineering, gas operations and facility operation (including compressor underground storage, valve automation, and meter &regulator stations. He has significant experience leading teams on project engineers, and gas transmission facility operations. in project engineering and management, permitting, engineering design, material procurement, and construction management.

EXPERIENCE

Facility Operations/ Compliance Manager
Managed 24X7 operations team at manned stations on Gas Transmission pipeline system (compressor station and underground gas storage facility assets).
Managed Operation Specialist team in performance of extensive audits and records review to ensure Operations & Maintenance activities and records/documetns are in compliance with Federal and CPUC regulations.

Engineering/Design Drafting Manager
Managed 50 member engineering and design drafting team to support gas transmission Station projects in excess of 60 projects annually, including:
* Gas turbine compressor station rebuild
* Underground storage facility upgrades
* Valve Automation and Meter/Regulator stations

Project Management Manager
Managed team of Project Managers to execute over $180M annual station and valve automation portfolio. Many with critical schedules to meet compliance drivers.

Gas Engineering Supervisor
Supervised , developed and coached engineering team as head of Gas Transmission Station Maintenance Engineering group.
Managed, prioritized and maintained budget incorporating long range strategic planning for all gas transmission station projects.
Initiated, developed and implemented Gas Supply's new engine compressor Conditioned Based Maintenance program.

Program Manager
for the Underground Storage Tank removal program at multiple California facilities. Work included scope development, permit compliance, option selection, resource, schedule, and cost management. Conducted engineering due diligence and maintenance review for a major gas pipeline in Bolivia, including review of engineering design, maintenance practices, and budget estimates.

GEORGE GAEBLER, PE

SENIOR PROJECT MECHANCIAL ENGINEERING CONSULTANT

CERTIFICATIONS, TRAINING & SKILLS

Professional Mechanical Engineer, California, License #M24929

EDUCATION

UNIVERSITY OF CALIFORNIA, BERKELEY
B.S., Mechanical Engineering

ALISTO ENGINEERING GROUP

Mr. Gaebler has more than 40 years of experience in industrial controls and data systems engineering design for gas transmission and distribution systems, water treatment facilities, and other utility infrastructures. He has supervised teams in the design and operations of gas systems instrumentation and control systems. He is an experienced engineering manager and strategic technology leader in design of instrumentation and control and SCADA systems.

EXPERIENCE

Principal Engineer- Independent Consultant
Managed Lockheed campus water distribution control system upgrade project. Developed design for SoCal Gas Aliso Canyon SCADA Upgrade project.

Manager, Technology Integration & SCADA Operations, PG&E
Developed and managed technology roadmap for the new Gas Operations Center. Led development of software tools to create situational awareness, and predictive and proactive operations. Managed the operational integrity and cyber security of the AVEVA Gas SCADA system. Lead team of engineers to manage the operational integrity and cyber security of the PG&E Gas SCADA System. Example Gas Operations Center Projects include but not limited to:

- Tactical Analysis Mapping Integration platform (ESRI Special
- Achievement award)
- Situational Awareness content for 1350 sq. ft. control room video wall
- Predictive risk analytic applications using OSIsoft PI
- Event Management using Microsoft Dynamics Gas Load
- Forecasting leveraging OSIsoft historian and MS SharePoint
- Gas Distribution SCADA monitoring

Control and Instrumentation Engineer, PG&E Gas Transmission
Designed, supervised construction, and commissioned distributed control systems and data historians for gas transmission compressor stations and underground storage facilities. Designed SCADA networks with TCPIP, cell phone, radio, satellite, and other wireless networks. Directed projects to meet regulatory requirements for Alarm Management, Control Room Management, Greenhouse Gas Reporting.

Sr. Control System Engineer – Gas Transmission System
Responsible for design, construction, and commission of industrial control systems for PG&E gas transmission facilities. Designed, specified, installed and commissioned distributed control and HMI systems for one of the nation's largest Underground Gas Storage fields using GE Proficy PLCs, Emerson Delta V,

GEORGE GAEBLER, PE

PROJECT MECHNANCIAL ENGINEERING CONSULTANT

Foundation Fieldbus instrumentation network. Automated various compressor controls, storage well controls, standby power, condensate management, glycol circulation and regeneration system. Designed condition-based maintenance systems for PG&E compressor station and storage facilities using Palm OS hand-held computers with integrated bar code reader.

Larry Buenvenida

FIELD SERVICES

CERTIFICATIONS & TRAINING

- Operations and Emergency Response (HAZWOPER) Training
- OSHA Annual HAZWOPER 8-Hour Refresher Course
- Confined Space Awareness with Special Emphasis on Excavation Safety
- AHERA Accredited Building Inspection for Asbestos
- DPH Lead-Related Construction
- Sampling Technician, State of California
- Caltrans Certified SWPPP Preparer
- Class C Driver's License with Hazardous Endorsement
- Veraforce Evaluator for Atmosphweric Corrosion Inspection
- Compotent Person for excavation Safety

ALISTO ENGINEERING GROUP

Mr. Buenvenida has more than 30 years of experience as a field technician, construction supervisor, and O&M technician performing various field activities related to environmental engineering and cathodic protection systems. He has supervised the construction and installation of more than 50 public works projects related to cathodic protection for clients such as EBMUD, City of Redwood, SCVWD, and Contract Costa County.

EXPERIENCE

Senior Field Supervisor / Construction Supervisor

Assisted with the implementation of cathodic protection on the Santa Clara Conduit section of the San Felipe pipeline for the Santa Clara Water District. Scope of work included:

- The installation of three (3) cathodic protection impressed current facilities at three separate sites
- The installation of cathodic protection rectifiers and deep well anodes with associated connections to power and pipeline.

Senior Field Supervisor / Construction Supervisor

Assisted with the installation of the cathodic protection system of the 36-inch cement mortar lined and coated steel pipeline for the West county Wastewater District in Richmond, California. Scope of work included the drilling and installation of the anode ground well, the trenching for the anode cables from the ground bed to the existing anode junction box, conducting tests during and after installation, and the cleanup and restoration of existing infrastructure.

Senior Field Supervisor / Construction Supervisor

Assisted with the supervision and performance of the cathodic protection system upgrades for the Fairfield Suisun Sewer District. Scope of work included:

- Installing a new oil cooled rectifier and junction box to a depth of 195 feet below grade. Excavated to 10 feet deep before utilizing a mud rotary drill.
- Replaced/repaired in-ground junction boxes with new above ground junction boxes with cattle guards.
- Installed test stations along 18" force main and 36" force main. Test station for the 18" force main was underground and wires were attached using the pin brazing method and the pipes were recoated using propoxy and mortar.

Larry Buenvenida

FIELD SERVICES

ALISTO ENGINEERING GROUP

Senior Field Supervisor / Senior Field Technician

Served as a senior field supervisor/senior field technician for PG&E for their Corrosion Control Program on an as-needed basis between 2010 and 2015. Scope of Work included:

- Cathodic Protection evaluation and design of facilities and pipelines
- Rectifier anode installation and decommissioning
- Deep well node installation and design
- Anode bed installation and pipe coating performance
- Installation of Omni test stations and Coupon test stations on PG&E natural gas facilities and pipelines

PETER BEAVER

SENIOR PROJECT ENGINEER/
CONSTRUCTION MANAGER

CERTIFICATIONS & TRAINING

California General Engineering Contractor,
License No.652544
OSHA 40 HR
Hazardous Waste Operations & Emergency Response Training
OSHA 8 HR
Refresher Course

EDUCATION

PENN STATE,
B.S., Geophysics, 1969

ALISTO ENGINEERING GROUP

Mr. Beaver has more than 40 years of experience in consulting, project management, and supervisory positions in the fields of hazardous waste management and industrial waste treatment. His areas of specialization include soil and groundwater remediation; waste treatment and disposal; hazardous waste management, regulatory and operational compliance. As Engineering Manager at Alisto, he has been responsible for engineering design, installation, and operation of more than 150 soil and groundwater remediation systems for hydrocarbon and hazardous waste contaminated sites. He oversees the remedial investigation, feasibility study, pilot testing, engineering design; preparation of plans and specifications, permitting, and operation and maintenance of remediation systems. He has extensive experience in various physical, chemical, biological and thermal oxidation processes, as well as innovative technologies for use in soil and groundwater remediation.

EXPERIENCE

Hydrotest Water Treatment System Design and Management
Responsible for design of hydrotest water treatment system and monitoring/sampling of discharge water for Phases 1 & 2 of North-South Interconnect project for Southern California Gas Company.

Dewatering and Hydrotest Water Management and Monitoring
Responsible for the treatment system performance evaluation and discharge monitoring during construction of a 13.5 mile gas transmission line of PG&E, including recommending design changes to the treatment system of the contractors and discharge reporting.

Quality Control Inspection of Atmospheric Corrosion Monitoring of Gas Service Meters
Participated in quality control inspection of gas service meters for atmospheric corrosion throughout PG&E service territory since 2010 to present. Program involves between 1.5 million to 2.5 million gas meters per year for AC inspection to comply with CPUC requirements.

Remedial Engineering Design and Environmental Restoration of Contaminated Sites
Group leader for remediation and cleanup of contaminated sites from a wide variety of hazardous substances. Managed the design, installation and operation of more than 30 remediation systems in 19 states for a Fortune 500 company, including air stripping, vapor extraction, thermal oxidation, and biological and

chemical degradation of petroleum hydrocarbons, metals, and polynuclear aromatic hydrocarbons. Supervised cleanup of various hazardous waste sites, including, but not limited to abandoned mine sites, waste storage/disposal facilities, chemical storage/manufacturing facilities.

Decommissioning/Demolition of Former Gas Compressor Station

Construction supervision of decommissioning of former natural gas compressor station including pre-demolition asbestos and lead-based paint survey and abatement, demolition of compressor building, equipment and gas pipelines. Also performed supervision of design and installation of erosion control measures, site grading and improvements, as well as, construction of access roads.

Feasibility Study and Remedial Action Implementation at Petroleum Fuel Release Sites

Managed/supervised projects for remedial investigation and feasibility study, and design and construction of soil and groundwater remediation systems for petroleum and non-petroleum releases at more than 100 sites in California, Washington and Oregon for major oil companies such as BP Oil Company, ExxonMobil Oil Corporation, Time Oil Company, Ultramar, Inc., and Tesoro Petroleum Company. Work included hydrogeological modeling and pilot testing of emerging and innovative remedial technologies.

Remedial Feasibility Studies, Remediation System Design and Implementation at Vehicle Maintenance Facilities

Conducted remedial feasibility studies, and supervised the design, construction and operation and maintenance of soil and groundwater remediation systems for four vehicles maintenance stations of the California Department of Transportation, involving physical, chemical, thermal oxidation, and proprietary biological oxidation process.

Management and Operation of Hazardous Waste TSDF

Managed hazardous waste site remediation, regulatory compliance, and permit acquisition for a RCRA hazardous waste treatment, storage and disposal facility, which included surface impoundments and an incinerator.

Pilot and Treatability Study of MTBE Remediation in Soil and Groundwater

Coordinated and directed the bench and pilot scale studies of treatment of MTBE in soil and groundwater involving both chemical and biological technologies.

Remediation Engineering

Responsible for remedial engineering services for petroleum release sites from leaking USTs and design of various technologies such as pump and treat systems, air

stripping, vapor extraction, ozone sparging and thermal oxidation systems for remediation of petroleum hydrocarbons, heavy metals and polynuclear aromatic hydrocarbons in soil and groundwater.

ALISTO ENGINEERING GROUP, INC.

JAIME J. TRONCOSO

SR. PROJECT ENGINEER/MANAGER

ALISTO ENGINEERING GROUP

Mr. Troncoso has over 40 years of experience in all aspects of natural gas transmission engineering, environmental, mechanical systems, project engineering, EPC and project management with emphasis on design of gas transmission station facilities, such as natural gas compression, underground storage facilities, measurement & regulation stations, and gas processing facilities. In the last 15 years, he served as Alisto's Engineer Manager with 10 engineers, AutoCAD operators, and subcontractors responsible for engineering design with an emphasis on gas utilities like SoCalGas, SMUD, and PG&E. His most recent project includes overseeing the engineering and design of five Gas Transmission Vale Automation sites for SoCalGas. The total installed cost for the five projects was estimated at $20M. Mr. Troncoso provided oversight and Quality Control for more than 300 construction drawings for station, pipeline, SCADA, instrumentation, controls, and mechanical/civil/ structural. He also has extensive experience in technical management of contractors for gas transmission projects as well as preparing bid documents and project contract documents, including environmental permitting, engineering design, material procurement.

CERTIFICATIONS, TRAINING & SKILLS

Certified Hazardous Material Manager, University of California, Berkeley (2000)
Project Management Professional (PMP) Certified exp.2027
Write, read & speak Spanish fluently

EDUCATION

M.S. Environmental Management, University of San Francisco, San Francisco (1999)

B.S. Chemical Engineering, Syracuse University, New York (1980)

AREAS OF EXPERTISE (Engineering & Design)

Natural Gas Transmission
Underground Natural Gas Storage
Gas Compression Stations
Complex Industrial facilities
Ground Water Remediation Evaporation Ponds and Cooling Towers
Water Treatment facility Assessment and Design
Environmental Regulatory Analysis
Project Control Analysis
Contract Management – RFI Oversight
Engineering Supervision

EXPERIENCE

2009-Present, Alisto Engineering Group: Engineering Manager, Sr. Project Engineer and Sr. Project Manager:
Responsible for day-to-day supervision of a 10-staff engineering department and project engineers for various gas engineering, environmental and corrosion engineering projects, including design drafting and construction management for clients such as SoCal Gas Company, PG&E, SMUD, and ATI Technologies. Example projects include:
2022 – Present: Principal Project Engineer for various infrastructure upgrade projects
2019 – Present: Design and estimating services for high pressure regulator replacement program at over 150 stations throughout PG&E service territory.
2013 – 2015: Design and field engineering services for valve automation projects under PSEP for SoCal Gas Company
2019 – 2022: Design of gas pipeline and station facility to supply ATI metal processing plant
2017 – Present: Gas engineering support services and preparation of traffic control plans for Sacramento Municipal Utility District
2008 – 2021: Project engineering and management support services for various gas compressor station modification and upgrade projects for PG&E.

JAIME J. TRONCOSO

SR. PROJECT ENGINEER/MANAGER

1984 - 2008, Pacific Gas & Electric Company (PG&E): Project Engineer, Project Manager and Supervisor:

2002-2006, PG&E Project Engineer: $37-million gas compressor station rebuild near Avenal, California including mechanical, electrical, civil, instrumentation and SCADA designs. Project completed on budget, schedule, and with 100,000 labor hours of zero incidents on safety.

2001 – 2005, PG&E Project Engineer: Overhauling of gas compressor stations and electrical power engines along L300 transmission pipeline line. Work included cost estimating, crew assembly, and schedule and cost management.

2000 - 2005, PG&E Project Engineer: Replacement of 7,000 feet of wastewater pipe at a compressor station in the Mojave Desert. Directed engineering resources in consultation with Fort Mojave Indian Tribe, Army Corps of Engineers, California Department of Toxic Substance Control, and Colorado River Basin Regional Water Quality Control Board. Prepared investment and feasibility analysis to replace obsolete cooling towers at two compressor stations in the Mojave Desert. Work included environmental & site assessment, cost drivers, permits, Native American sensitivity review, and technology comparison.

2000 - 2002, PG&E Project Engineer: Hinkley Compressor Station K1 & K4 Emission Reduction Program for a $10 million Natural gas fired power plant in the Mojave Desert. Directed stakeholders, engineering team, and consultants in permitting, feasibility study, and construction at 5% below budget, two weeks ahead of schedule, and with 75,000 labor hours with zero incident on safety.

1995 – 2000, PG&E Project Engineer: Hinkley Compressor Station natural gas compressor engine retrofits/upgrades to meet emission standards in the Mojave Desert, including technology review, permits, specifications, engineering, material procurement, construction, and system testing/commissioning.

1990 - 1995, PG&E Project Engineer: Lightning protection project at two gas compressor stations in the Mojave Desert. Reviewed lightning incident, prepared scope of work, selected contractor to provide surge suppression and lightning protection. Prepared piping vibration analysis with recommendations for a gas compressor station in Mojave Desert. Worked with consultant and Southwest Research Institute.

1990 - 1992, PG&E Program Engineer: $30-million replacement of several Class II surface impoundments for cooling tower wastewater at three compressor stations. The cooling water at these towers has previously been treated with Chromium for chemical treatment. Work included budget planning, Native American sensitivity review, environmental permits, scope, schedule, resource, and cost management.

1988 - 1990, PG&E Program Engineer: $30-million replacement of four cooling towers at Topock and Hinkley Gas Compressor facilities in the Mojave Desert. Topock facility was designated RCRA site by DTSC due to Chromium 6 groundwater contamination. Work included representing PG&E for environmental compliance with many federal, state, local, and tribal agencies. Provided design engineering, permitting, & construction on time and budget, with fast- track permit approval from the environmental agencies & Fort Mojave Indian Tribe.

1988 – 1990, PG&E Project Engineer: Underground Storage Tank removal program at various gas compressor and storage facilities. Work included scope development, permit compliance, option evaluation/ selection, resource, schedule, and cost management. Conducted engineering due diligence and maintenance review of a potential major gas pipeline purchase in Bolivia, including review of design and budget estimate.

1984 – 1988, PG&E Sr. Gas Engineer: Maintenance Engineer for Underground Storage Facilities at McDonald Island and Los Medanos. Performed detail engineering and drawings support for various upgrade and replacement systems, including lube oil, heat trace, methanol injection, dehydration towers, metering and control systems.

LASZLO FORGO, CP4

SENIOR TECHNICAL CONSULTANT

SKILLS

- Proven experience in project management from small to large, complex projects
- Experience in designs, design specifications that suitable for bid, project scheduling and cost estimating for cathodic protection projects
- Developed & promote strong client relationships
- Immaculate safety record
- Proficient in software apps

EDUCATION

DONAT BANKI COLLEGE, BUDAPEST, HUNGARY
B.S., Corrosion Engineering

KALMAN KANDO ELECTRICAL COLLEGE , BUDAPEST, HUNGARY
B.S., Electrical Engineering

ALISTO ENGINEERING GROUP

Extensive experience in the design, installation, energization, and testing of all types of cathodic protection systems. Worked on hundreds of cathodic protection projects, internationally since 1983.
Facilities experience includes petrochemical and refinery complexes, municipal water works, pipelines and facilities, power plants, underground structures, above grade and underground storage tanks, seawalls and offshore structures. Extensive design experience in design of cathodic protection and induced AC voltage mitigation systems for natural gas transportation facilities such as high-pressure gas lines, and compressor stations.
Outstanding background in transit system stray current corrosion control. Expert for mitigation system design and testing of stray current interference initiated by DC transit systems. Extensive experience in stray current computer modeling for stray current effects on utilities due to operation of DC transit systems.

EXPERIENCE

Senior Advising Corrosion Engineer, PG&E, ATS

- (2005-Present)
- Supporting the Company on corrosion related issues as required:
- Diablo Canyon Nuclear Power Plant (DCPP). Supporting the System Engineer and the Maintenance team on testing troubleshooting and repair existing cathodic protection (CP) systems. Design new CP systems. Perform corrosion testing. Perform detailed, annual surveys, prepare test report and advise for repair and upgrade. Provide training to electricians on CP.
- Electric Operations: Perform root cause analysis for failed electric components. Perform corrosion loss testing using cutting edge laser technology. Perform CP surveys, design for pipe type, high voltage underground transmission cables. Provide training to electricians on CP. Perform induced AC mitigation design, substation safety grounding design.
- Gas Operations: Perform underground arcing risk assessments, and mitigation design. Perform induced AC mitigation design. Perform gas facility safety grounding design.
- Hydro Generation: Design and commission CP systems for penstocks, and fish ladder.

Senior Corrosion Engineer, Corrpro Companies

- (1999-2005)
- Expertise encompasses all areas of corrosion engineering field testing, data acquisition and facilities. This includes cathodic protection engineering design, review and specification preparation, field-testing, and technical consultation services.

LASZLO FORGO
SENIOR TECHNICAL CONSULTANT

Regional Corrosion Engineer, Trans Canada Pipelines

- (1997-1998)
- Responsible for specialized cathodic protection services for Canada's largest gas transmission company, North Bay District. Services included implementation of the new pipeline survey program and cathodic protection system upgrades (CIS surveys, remote monitoring units (RMU) intelligent pigging and installation of coating systems.

Corrosion Engineer, Corrosion and Technical Services

- (1992-1997)
- Responsible for the day-to-day operation of the Cathodic Protection Division, which consisted of the management of contracts from the design stages, through procurement, installation, and commissioning, to client acceptance and technical consultation. Project coordination for a broad range of activities in the cathodic protection and corrosion engineering field.

Field Engineer, Arabian Gulf Oil Company (AGOCO)

- (1988-1991)
- Responsible for the day-to-day operation the cathodic protection systems of the oilfield, including oil production and water injection wells, underground pipelines, and storage tanks.

Area Manager, Crude Oil Pipeline Construction Company, Pipeline Corrosion Protection Division

- (1985-1988)
- Responsible for the day-to-day operation of two area offices of the Pipeline Corrosion Protection Division. Prepare, organize, and supervise the annual cathodic protection survey programs for various clients. Design, installation, and testing of DC light rail-initiated stray current, monitoring and mitigation systems on high pressure gas lines.

Major Pipeline Projects (2000-2005)

- **PGT PGT Loop C, 42-Inch High Pressure Gas Line** - Cathodic Protection and Induced AC Mitigation System Design, Idaho (project manager and senior engineer).
- **Tuscarora 2002 Expansion Project, Wadsworth Lateral, 20-Inch High Pressure Gas Line** - Cathodic Protection and Induced AC Mitigation System Design, Nevada. (project manager and senior engineer).
- **City of North Las Vegas, 2430 Zone Inlet/Outlet Pipeline** - Cathodic Protection and Induced AC Mitigation System Design (project manager and senior engineer).

- **SFPUC, Crystal Springs Pipeline #2 Replacement** – External Corrosion Direct Assessment study including Close interval potential survey (CIS), soil corrosivity investigation, Direct Current Voltage Gradient Survey (DCVG), B Scan (ultrasonic pipeline Page 3 of 5 wall thickness survey) Bell-hole investigation, pipeline remaining life calculation (project manager and senior engineer).
- **South Mountain Water Transmission Main** - Reach 6 - AC Coupling, Induced Voltage, Touch and Step Potential Prediction and Analysis, City of Phoenix, Arizona (project manager and senior engineer).
- **Geysers Recharge Pipeline Project**, City of Santa Rosa - Impressed Current Cathodic Protection (ICCP) and Remote Monitoring (RM) Systems commissioning and testing for a 40-miles long reclaimed water pipeline (project manager and senior engineer).
- **SFPUC, Seismic Upgrade for Bay Division Pipelines 1 & 2 at Hayward Fault Crossing Phase A & B** - ICCP and RM system commissioning and testing (project manager and senior engineer).
- **SFPUC, Pipeline ECDA Study, 30", 44" and 48" Diameter Water Distribution Mains** - ECDA testing and study, pipeline remaining life calculation (project manager and senior engineer).
- **SCRWA-SCVWD, 12-Inch Diameter, Cement Lined, Mortar Coated, Reclaimed Water Pipeline** - ICCP and RM system design, testing and commissioning, Gilroy, California (project manager and senior engineer).
- **UC Davis Medical Center** Sacramento, CA- Mechanical piping corrosion failure analysis (project manager and senior engineer).
- **Oakland International Airport**, Oakland, CA - Underground fuel pipelines, cathodic protection system design and commissioning (project manager and senior engineer).
- **Board of Water Supply, City and County of Honolulu**, HI, Honouliuli Recycled Water System - Non-potable transmission mains, Phase I. cathodic protection system design (project manager and senior engineer).
- **El Dorado Irrigation District**, Pollock Pines, CA – 22-Inch Sly Park Inter-Tie Pipeline integrity investigation (project manager and senior engineer).

Major Petrochemical and Power Generation Projects (2000-2005)

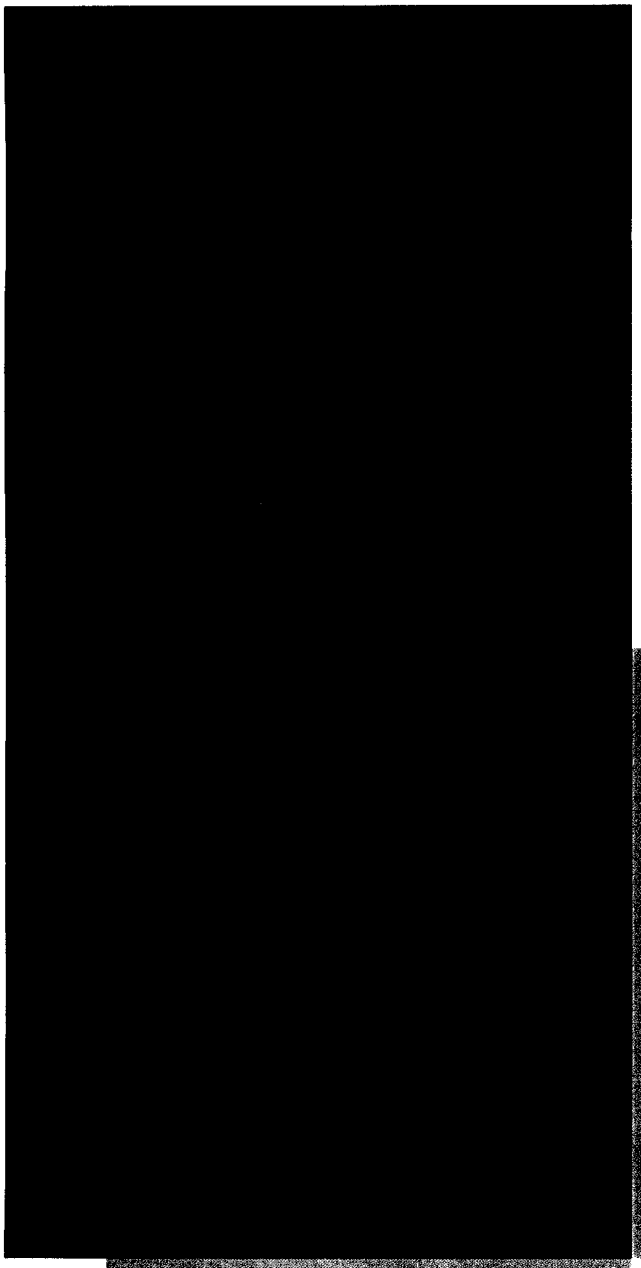
- **Springerville Generating Station**, AZ - ICCP system performance survey and study, system upgrade design (project manager and senior engineer).
- **Blythe Energy Project**, Blythe, CA - Complete cathodic protection system design including all types of underground piping, on-grade and underground water and hydrocarbon storage tanks, heat exchangers (project manager and senior engineer).

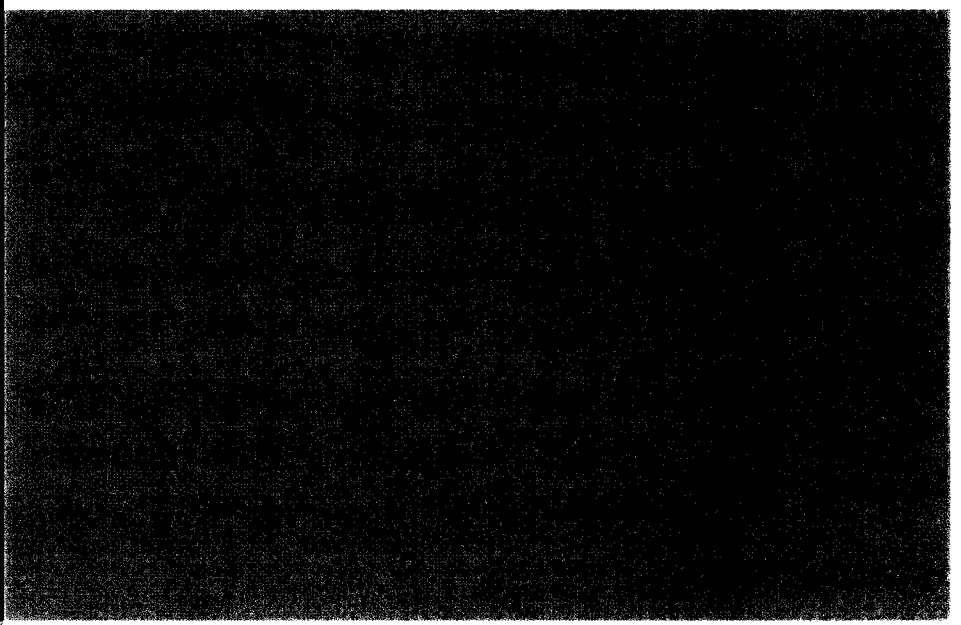
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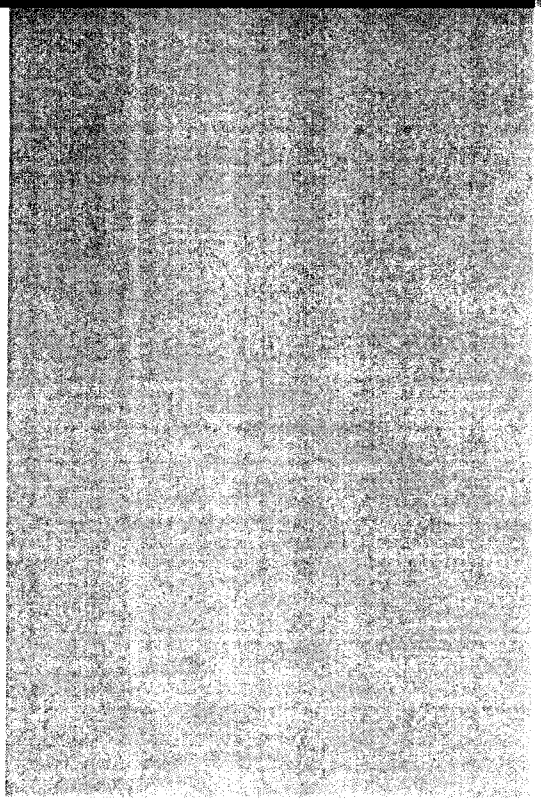
Professional Affiliations

AMPP (NACE) International, Member, Officer

- **Chair, Task Group 491** Development of NACE Standard SP21434-2020, Cathodic Protection Systems for the Mitigation of External Corrosion of Buried and Submerged Metallic Piping Systems at Nuclear Power Plants
- **Document Project Manager (DPM)**, for Standard Committee 15, Pipelines and Tanks: Revision of AMPP (NACE) Standard SP0169 Control of External Corrosion on Underground or Submerged Metallic Piping Systems







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CITY MANAGER'S REPORT
OCTOBER 13, 2025 CITY COUNCIL REGULAR MEETING

ITEM: **ACCEPT PUBLIC IMPROVEMENTS CONSTRUCTED BY ARROW DRILLERS INC. FOR CONSTRUCTION OF GOLDEN VALLEY PARKWAY AND SADLER OAK DRIVE FIBER OPTIC EXTENSION, CIP GG 22-03**

RECOMMENDATION: **Adopt Resolution to Accept Public Improvements Constructed by Arrow Drillers, Inc. for Golden Valley Parkway and Sadler Oak Drive Fiber Optic Extension, CIP GG 22-03 and Authorize the Filing of a Notice of Completion and Release of Performance and Payment Bonds**

SUMMARY:

Arrow Drillers Inc. (Arrow Drillers) has completed construction of Golden Valley Parkway and Sadler Oak Drive Fiber Optic Extension, CIP GG 22-03 (Project). Staff inspected the improvements and they have been deemed complete and in accordance with the approved plans and specifications by the City Engineer.

Arrow Drillers has submitted lien releases confirming all subcontractors and suppliers have been paid in full and provided a one-year warranty bond (based on 10% of the construction contract) for the improvements to be accepted.

Staff request City Council accept the completed improvements constructed by Arrow Drillers for the Project. Staff also request City Council authorize the filing of a Notice of Completion with the San Joaquin County Clerk and the release of performance and payment bonds.

BACKGROUND:

On March 10, 2025, City Council awarded a construction contract to Arrow Drillers for the construction of the Project in the amount of $123,800 and approved a 20% construction contingency of $24,760 and authorized staff to spend up to this amount to achieve the goals of the Project. The Project scope included the procurement and installation of new fiber optic pull boxes along Golden Valley Parkway extending from Towne Centre Drive to Sadler Oak Drive including directional boring and conduit installation from Mossdale pump station (M3) across Golden Valley Pkwy to the median and across Brookhurst Blvd. This work will help integrate this area to the City network.

Contract change orders totaling $24,625 were issued during the construction of the project; therefore, the final contract price of the Project is $148,425. Upon acceptance of the improvements, the performance bond and payment bond (Each identified as Bond No. 9470828, $123,800) will be released and replaced with a one-

year warranty bond (Bond No. 9470828, $14,856) upon City Council's acceptance of the improvements. The one-year warranty bond covers any repairs or replacements that may become necessary during the one-year period beginning with this acceptance due to any defective materials or workmanship in connection with the completed improvements. Arrow Drillers has also provided the necessary lien releases for the materials supplied and completed work.

Staff request City Council accept the improvements constructed by Arrow Drillers for the Golden Valley Parkway and Sadler Oak Drive Fiber Optic Extension, CIP GG 22-03. Staff also request City Council authorize the filing of a Notice of Completion with the San Joaquin County Clerk, and the release of performance and payment bonds.

REASON FOR RECOMMENDATION:

Arrow Drillers has completed the Project pursuant to the contract documents dated March 10, 2025. Staff inspected the improvements and they have been deemed complete and in accordance with the approved plans and specifications by the City Engineer.

Arrow Drillers has submitted a one-year warranty bond for the improvements to be accepted (based on 10% of the construction contract) and lien releases confirming all sub-contractors and suppliers have been paid in full. The warranty bond covers any repairs or replacements that become necessary during the one-year period, beginning with this acceptance, due to defective materials or workmanship in connection with the completed improvements.

The performance bond and payment bond will be released and replaced with the one-year warranty bond upon City Council's acceptance of the improvements.

FISCAL IMPACT:

The final construction contract amount with Arrow Drillers for the Project is $148,425. Adequate funds have been allocated to close out the Project. With the completion of the Project, staff request that unused funds be transferred back to the original funding source, Measure C Fund (1060).

ATTACHMENTS:

A. Resolution to Accept Public Improvements Constructed by Arrow Drillers Inc. for the Golden Valley Parkway and Sadler Oak Drive Fiber Optic Extension, CIP GG 22-03 and Authorize the Filing of a Notice of Completion, Release of Performance and Payment Bonds

B. Notice of Completion – Golden Valley Parkway and Sadler Oak Drive Fiber Optic Extension, CIP GG 22-03

APPROVALS:

Carlos Carrillo
Management Analyst — Date: 10/6/2025

Tony Fernandes
Director of Information Systems — Date: 10-7-2025

Brad Taylor
City Engineer — Date: 10/6/2025

FOR C.J.
Cari James
Finance Director — Date: 10/7/2025

FOR
Michael King
Assistant City Manager — Date: 10/6/2025

Salvador Navarrete
City Attorney — Date: 10.6.2025

Stephen J. Salvatore
City Manager — Date: 10.8.25

RESOLUTION NO. 25-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO ACCEPT PUBLIC IMPROVEMENTS CONSTRUCTED BY ARROW DRILLERS, INC. FOR GOLDEN VALLEY PARKWAY AND SADLER OAK DRIVE FIBER OPTIC EXTENSION, CIP GG 22-03 AND AUTHORIZE THE FILING OF A NOTICE OF COMPLETION, AND RELEASE OF PERFORMANCE AND PAYMENT BONDS

WHEREAS, on March 10, 2025, City Council awarded a construction contract to Arrow Drillers, Inc. (Arrow) for the construction of (Project) in the amount of $123,800 and approved a 20% construction contingency of $24,760 and authorized staff to spend up to this amount to achieve the goals of the Project; and

WHEREAS, the Project scope included the procurement and installation of new fiber optic cable pull boxes along Golden Valley Parkway extending from Towne Centre Drive to Sadler Oak Drive including directional boring and conduit installation from Mossdale Pump Station (M3) across Golden Valley Pkwy to the median and across Brookhurst Blvd; and

WHEREAS, staff inspected the improvements and they have been deemed complete and in accordance with the approved plans and specifications by the City Engineer; and

WHEREAS, contract change orders totaling $24,625 were issued during the construction of the project; therefore, the final contract price of the Project is $148,425; and

WHEREAS, Arrow Drillers has submitted lien releases confirming all subcontractors and suppliers have been paid in full and provided a one-year warranty bond (based on 10% of the construction contract) for the improvements to be accepted; and

WHEREAS, the performance bond and payment bond (Each identified as Bond No. 9470828, $123,800) will be released and replaced with a one-year warranty bond (Bond No. 9470828, $14,856) upon City Council's acceptance of the improvements; and

WHEREAS, the one-year warranty bond covers any repairs or replacements that may become necessary during the one-year period beginning with this acceptance due to any defective materials or workmanship in connection with the completed improvements; and

WHEREAS, adequate funds have been allocated in the budget to close out the Project. With the completion of the Project, staff request that unused funds be transferred back to the original funding source, Measure C Fund (1060); and

WHEREAS, staff request City Council accept the public improvements constructed by Arrow for The Golden Valley Parkway and Sadler Oak Drive Fiber Optic Extension, CIP GG 22-03; and

WHEREAS, staff also request City Council authorize the filing of a Notice of Completion with the San Joaquin County Clerk, and the release of performance and payment bonds.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop does hereby accept the completed public improvements constructed by Arrow for Golden Valley Parkway and Sadler Oak Drive Fiber Optic Extension, CIP GG 22-03 pursuant to the contract documents dated March 10, 2025; and

BE IT FURTHER RESOLVED, that the City Council of the City of Lathrop authorizes the filing of the Notice of Completion with the San Joaquin County Clerk and authorizes the release of the performance and payment bonds; and

BE IT FURTHER RESOLVED, that the City Council of the City of Lathrop approves the transfer of unused funds back to the original funding source.

The foregoing resolution was passed and adopted this 13th day of October 2025 by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Paul Akinjo, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:

Salvador Navarrete, City Attorney

RECORDING REQUESTED BY, AND
WHEN RECORDED MAIL TO:

CITY OF LATHROP
ATTN: CITY CLERK
390 TOWNE CENTRE DRIVE
LATHROP, CA 95330
Exempt from payment of recording fees (GC 11922)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN:

1. That the interest or estate stated in paragraph 3 herein in the real property herein described is owned by:

NAME	STREET AND NO.	CITY	STATE	
City of Lathrop	390 Towne Centre Drive	Lathrop	CA	95330

(If more than one owner of the interest stated, the name and address of each must be stated)

2. That the full name and address of the owner of said interest or estate, if there is only one owner, and that the full names and addresses of all the co-owners who own said interest or estate as tenants in common, as joint tenants, or otherwise, if there is more than one owner, are set forth in the preceding paragraph.

3. That the nature of the title of stated owner, or if more than one owner, then of the stated owner and co-owners is fee title (e.g. fee title, leasehold, joint tenancy, etc.).

4. That on the 13th day of October 2025 a work of improvement on the real property herein described was completed.

5. That the name of the original contractor, if any, for said work of improvement was: Arrow Drillers, Inc.

6. That the name and address of the transferor is:

NAME	STREET AND NO.	CITY	STATE
Arrow Drillers Inc.	17805 Comconex Rd.	Manteca	CA

7. That the real property herein referred to is situated in the City of Lathrop County of San Joaquin, State of California, and is described as follows:

Golden Valley Parkway and Sadler Oak Drive Fiber Optic Extension CIP GG 22-03

That the undersigned has knowledge of the contents herein and states under penalty of perjury that the foregoing is true and correct.

CITY OF LATHROP

By: _____
Stephen J. Salvatore, City Manager Date

By: _____
Teresa Vargas, City Clerk Date

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the NOTICE OF COMPLETION dated **October 13, 2025** by **Arrow Drillers, Inc.** to the **City of Lathrop**, a political corporation and/or governmental agency, is hereby accepted by the undersigned officer or agent on behalf of the City Council pursuant to authority conferred by minute action of the City Council adopted on **October 13, 2025,** and the grantee consents to recordation thereof by its duly authorized officer.

Dated _____ By _____

Stephen J. Salvatore, City Manager

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CITY MANAGER'S REPORT
OCTOBER 13, 2025 CITY COUNCIL REGULAR MEETING

ITEM: **ACCEPT PUBLIC IMPROVEMENTS CONSTRUCTED BY DSS COMPANY DBA KNIFE RIVER CONSTRUCTION FOR LOUISE AVENUE AND MCKINLEY AVENUE INTERSECTION IMPROVEMENTS, CIP PS 15-02 AND APPROVE PROJECT BUDGET AMENDMENT**

RECOMMENDATION: **Adopt Resolution to Accept Public Improvements Constructed by DSS Company dba Knife River Construction for Louise Avenue and McKinley Avenue, CIP PS 15-02, Authorize the Filing of a Notice of Completion, Release of Contract Retention Release of Performance and Payment Bonds, and Approve Project Budget Amendment**

SUMMARY:

DSS Company, doing business as Knife River Construction (Knife River), has successfully completed construction of Capital Improvement Project (CIP) PS 15-02 Louise Avenue and McKinley Avenue Intersection Improvements (Project). The scope of work included the widening of Louise Avenue, modifications to lane configurations on McKinley Avenue, and upgrades to the existing traffic signal at the intersection.

City staff have conducted final inspections, and the City Engineer has confirmed that all improvements were completed in accordance with the approved plans and specifications. Knife River has submitted all necessary lien releases, verifying that subcontractors and suppliers have been paid in full. Additionally, Knife River provided a one-year warranty bond, equal to 10% of the construction contract amount, to ensure the continued integrity of the improvements.

Staff request that City Council accept the improvements completed by Knife River for the Project and authorize the following actions:

- Filing of a Notice of Completion with the San Joaquin County Clerk; and
- Release of contract retention in the amount of $164,560 to Knife River, to occur within forty-five (45) days following the recording of the Notice of Completion; and
- Release of the performance and payment bonds associated with the Project.

The Project currently reflects a funding shortfall of $53,113, attributed to additional services required during construction. These services included geotechnical work, recycled water line repairs, and design of new sidewalk, curb, and gutter along McKinley Avenue. The shortfall also includes the purchase of street light poles and luminaires for the newly constructed sidewalk.

To address this shortfall and close out the project, staff is requesting that City Council approve a budget amendment transferring $53,113 from the General Fund Street Repair Reserves (Fund 1010) to the CIP Project Fund (Fund 3310).

BACKGROUND:

On October 9, 2023, City Council approved a construction contract with Knife River for construction of CIP PS 15-02. The original scope of work consisted of widening Louise Avenue, modifying lane configurations along McKinley Avenue and upgrading the existing traffic signal at the intersection.

Knife River has completed construction of the Project. City staff conducted a final inspection, and the City Engineer has determined that all improvements were completed in accordance with the approved plans and specifications.

The construction costs referenced below capture all expenditures from Knife River.

A.	Construction Contract Amount	$ 2,720,378
B.	Approved Change Order 1	$ 2,550
C.	Approved Change Order 2	$ 388,179
D.	Approved Change Order 3	$ 1,540
E.	Approved Change Order 4	$ 178,546
Total Knife River Construction Cost		$ 3,291,193

Staff requests City Council accept the public improvements constructed by Knife River for the Project. Staff also requests City Council authorize the filing of a Notice of Completion with the San Joaquin County Clerk, the release of contract retention to Knife River in the amount of $164,560 within forty-five (45) days after the recording of the Notice of Completion, and the release of performance and payment bonds.

When the Project Improvement Plans were originally approved, the nearby properties at Louise Avenue and McKinley Avenue were undeveloped. During construction, these parcels were developed and installed frontage improvements, including new sidewalks. To maintain continuous pedestrian access, the Project required additional design services and related tasks to complete the sidewalk along McKinley Avenue. These tasks also included geotechnical services, repairs to recycled water infrastructure, and the purchase and installation of streetlight poles and luminaires for the newly constructed sidewalk.

On July 8, 2024, City Council approved the additional scope of work and increased the Project budget by allocating an additional $300,000 in contingency funding.

REASON FOR RECOMMENDATION:

Upon City Council's acceptance of the improvements, the performance and payment bonds (Bond No. 190-053-728/107885651) will be released and replaced with a one-year warranty bond in the amount of $329,119 (Bond No. 190-053-728/107885651). The warranty bond ensures coverage for any necessary repairs or replacements due to defective materials or workmanship discovered within one year from the date of acceptance.

FISCAL IMPACT:

The construction contract was originally approved for $2,720,378, with an allocated contingency of $272,038. During construction, change orders totaling $570,815 were issued to Knife River, bringing the total contract cost to $3,291,193. The initial contingency, along with a supplemental allocation of $300,000, resulted in a total available contingency of $572,038—sufficient to cover the approved change orders and contract with Knife River.

However, CIP PS 15-02 currently reflects a net shortfall of $53,113 due to unanticipated costs associated with additional design and construction work required to complete the new sidewalk along McKinley Avenue. To address this shortfall, staff is requesting City Council approval of a budget amendment to transfer $53,113 from the General Fund Street Repair Reserves (Fund 1010) to the CIP Project Fund (Fund 3310) as outlined below:

Decrease Street Reserves		
1010-251-03-00		$53,113
Increase Transfer Out		
1010-9900-990-9010		$53,113
Increase Transfer In		
3310-9900-393-0000	PS 15-02	$53,113
Increase Appropriation		
3310-8000-420-1200	PS 15-02	$53,113

ATTACHMENTS:

A. Resolution to Accept Public Improvements Constructed by DSS Company dba Knife River Construction for Louise Avenue and McKinley Avenue, CIP PS 15-02, Authorize the Filing of a Notice of Completion, Release of Contract Retention Release of Performance and Payment Bonds, and Approve Project Budget Amendment

B. Notice of Completion – Louise Avenue and McKinley Avenue Intersection Improvements, CIP PS 15-02

APPROVALS:

Angel Abarca
Associate Engineer — Date: 09-30-2025

Brad Taylor
City Engineer — Date: 9/30/2025

FOR C.J.
Cari James
Finance Director — Date: 10/6/2025

Michael King
Assistant City Manager — Date: 9.30.2025

Salvador Navarrete
City Attorney — Date: 10-1-2025

Stephen J. Salvatore
City Manager — Date: 10.7.25

RESOLUTION NO. 25 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO ACCEPT PUBLIC IMPROVEMENTS CONSTRUCTED BY DSS COMPANY DBA KNIFE RIVER CONSTRUCTION FOR LOUISE AVENUE AND MCKINLEY AVENUE INTERSECTION IMPROVEMENTS, CIP PS 15-02, AUTHORIZE THE FILING OF A NOTICE OF COMPLETION, THE RELEASE OF CONTRACT RETENTION, AND THE RELEASE OF PERFORMANCE AND PAYMENT BONDS, AND APPROVE PROJECT BUDGET AMENDMENT

WHEREAS, DSS Company, doing business as Knife River Construction (Knife River), has successfully completed construction of Capital Improvement Project (CIP) PS 15-02 Louise Avenue and McKinley Avenue Intersection Improvements (Project); and

WHEREAS, the scope of work included the widening of Louise Avenue, modifications to lane configurations on McKinley Avenue, and upgrades to the existing traffic signal at the intersection; and

WHEREAS, City staff have conducted final inspections, and the City Engineer has confirmed that all improvements were completed in accordance with the approved plans and specifications; and

WHEREAS, Knife River has submitted all necessary lien releases, verifying that subcontractors and suppliers have been paid in full. Additionally, Knife River provided a one-year warranty bond, equal to 10% of the construction contract amount, to ensure the continued integrity of the improvements; and

WHEREAS, staff request City Council accept the public improvements constructed by Knife River for the Project; and

WHEREAS, staff also request City Council authorize the filing of a Notice of Completion with the San Joaquin County Clerk, the release of contract retention to Knife River in the amount of $164,560 within forty-five (45) days after the recording of the Notice of Completion, and the release of performance and payment bonds; and

WHEREAS, upon City Council's acceptance of the improvements, the performance and payment bonds (Bond No. 190-053-728/107885651) will be released and replaced with a one-year warranty bond in the amount of $329,119 (Bond No. 190-053-728/107885651); and

WHEREAS, the warranty bond ensures coverage for any necessary repairs or replacements due to defective materials or workmanship discovered within one year from the date of acceptance; and

WHEREAS, when the Project Improvement Plans were originally approved, the nearby properties at Louise Avenue and McKinley Avenue were undeveloped. During construction, these parcels were developed and frontage improvements, including new sidewalks; and

WHEREAS, to maintain continuous pedestrian access, the Project required additional design services and related tasks to complete the sidewalk along McKinley Avenue. These tasks also included geotechnical services, repairs to recycled water infrastructure, and the purchase and installation of streetlight poles and luminaires for the newly constructed sidewalk; and

WHEREAS, on July 8, 2024, City Council approved the additional scope of work and increased the Project budget by allocating an additional $300,000 in contingency funding; and

WHEREAS, the construction contract was originally approved for $2,720,378, with an allocated contingency of $272,038. During construction, change orders totaling $570,815 were issued to Knife River, bringing the total contract cost to $3,291,193; and

WHEREAS, the initial contingency, along with a supplemental allocation of $300,000, resulted in a total available contingency of $572,038—sufficient to cover the approved change orders and contract with Knife River; and

WHEREAS, however, CIP PS 15-02 currently reflects a net shortfall of $53,113 due to unanticipated costs associated with additional design and construction work required to complete the new sidewalk along McKinley Avenue; and

WHEREAS, to address this shortfall, staff is requesting City Council approval of a budget amendment to transfer $53,113 from the General Fund Street Repair Reserves (Fund 1010) to the CIP Project Fund (Fund 3310) as outlined below:

Decrease Street Reserves		
1010-251-03-00		$53,113
Increase Transfer Out		
1010-9900-990-9010		$53,113
Increase Transfer In		
3310-9900-393-0000	PS 15-02	$53,113
Increase Appropriation		
3310-8000-420-1200	PS 15-02	$53,113

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop does hereby accept the public improvements constructed by DSS Company dba Knife River Construction for Louise Avenue and McKinley Avenue Intersection Improvements, CIP PS 15-02; and

BE IT FURTHER RESOLVED, that the City Council of the City of Lathrop authorizes the filing of the Notice of Completion with the San Joaquin County Clerk, release of contract retention to Knife River in the amount of $164,560 within forty-five (45) days after the recording of the Notice of Completion, and release of performance and payment bonds; and

BE IT FURTHER RESOLVED, that the City Council of the City of Lathrop hereby approves a Project budget amendment transferring $53,113 from the General Fund Street Repair Reserves (1010) to the CIP Project (3310) as detailed above.

The foregoing resolution was passed and adopted this 13th day of October 2025, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Paul Akinjo, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:

Salvador Navarrete, City Attorney

RECORDING REQUESTED BY, AND
WHEN RECORDED MAIL TO:

CITY OF LATHROP
ATTN: CITY CLERK
390 TOWNE CENTRE DRIVE
LATHROP, CA 95330
Exempt from payment of recording fees (GC 11922)

ATTACHMENT "B"

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN:

1. That the interest or estate stated in paragraph 3 herein in the real property herein described is owned by:

NAME	STREET AND NO.	CITY	STATE
City of Lathrop	390 Towne Centre Drive	Lathrop	CA 95330

(If more than one owner of the interest stated, the name and address of each must be stated)

2. That the full name and address of the owner of said interest or estate, if there is only one owner, and that the full names and addresses of all the co-owners who own said interest or estate as tenants in common, as joint tenants, or otherwise, if there is more than one owner, are set forth in the preceding paragraph.

3. That the nature of the title of stated owner, or if more than one owner, then of the stated owner and co-owners is fee title (e.g. fee title, leasehold, joint tenancy, etc.).

4. That on the 13th day of October 2025 a work of improvement on the real property herein described was completed.

5. That the name of the original contractor, if any, for said work of improvement was: DSS Company dba Knife River Construction.

6. That the name and address of the transferor is:

NAME	STREET AND NO.	CITY	STATE
DSS Company dba Knife River Construction	655 W. Clay Street	Stockton	CA

7. That the real property herein referred to is situated in the City of Lathrop County of San Joaquin, State of California, and is described as follows:

CIP PS 15-02 Louise Avenue and McKinley Avenue Intersection Improvements

That the undersigned has knowledge of the contents herein and states under penalty of perjury that the foregoing is true and correct.

CITY OF LATHROP

By: _____
Stephen J. Salvatore, City Manager Date

By: _____
Teresa Vargas, City Clerk Date

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the NOTICE OF COMPLETION dated **October 13, 2025** by **DSS Company dba Knife River Construction** to the **City of Lathrop**, a political corporation and/or governmental agency, is hereby accepted by the undersigned officer or agent on behalf of the City Council pursuant to authority conferred by minute action of the City Council adopted on **October 13, 2025,** and the grantee consents to recordation thereof by its duly authorized officer.

Dated _____ By _____

Stephen J. Salvatore, City Manager

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CITY MANAGER'S REPORT
OCTOBER 13, 2025 CITY COUNCIL REGULAR MEETING

ITEM: **ACCEPT PUBLIC IMPROVEMENTS CONSTRUCTED BY DSS COMPANY DBA KNIFE RIVER CONSTRUCTION FOR CONSTRUCTION OF BULBOUTS ON 5TH STREET, CIP PS 25-16**

RECOMMENDATION: **Adopt Resolution to Accept Public Improvements Constructed by DSS Company dba Knife River Construction for Bulbouts on 5th Street, CIP PS 25-16, and Authorize the Filing of a Notice of Completion, Release of Contract Retention, and Release of Performance and Payment Bonds**

SUMMARY:

DSS Company, doing business as Knife River Construction (Knife River), has completed construction of Capital Improvement Project (CIP) PS 25-16 – Bulbouts on 5th Street (Project). The scope of work included the construction of raised concrete bulbouts on 5th Street near the intersection with Louise Avenue, the application of Type II microsurfacing, and the installation of Class II bike lanes from Louise Avenue to Mingo Way.

City staff has inspected the work, and the City Engineer has determined that the improvements have been completed in accordance with the approved plans and specifications. Knife River has submitted lien releases confirming that all subcontractors and suppliers have been paid in full. In addition, a one-year warranty bond, equal to 10% of the construction contract amount, has been provided to ensure the continued integrity of the improvements.

Staff requests that the City Council accept the improvements completed by Knife River for the Project. Staff also requests that Council authorize the following actions:

- Filing of the Notice of Completion with the San Joaquin County Clerk; and
- Release of contract retention in the amount of $6,358 to Knife River, to occur within forty-five (45) days after the Notice of Completion is recorded; and
- Release of the performance and payment bonds associated with the Project.

BACKGROUND:

On January 13, 2025, the City Council established CIP PS 25-16 and approved a construction contract with Knife River for the implementation of the Project. The scope of work included the construction of 8-inch raised concrete bulbouts on both sides of 5th Street, the application of Type II microsurfacing, and the installation of green pavement striping for Class II bike lanes from Louise Avenue to Mingo Way.

Knife River has completed construction of the Project. City staff conducted a final inspection, and the City Engineer has determined that all improvements were completed in accordance with the approved plans and specifications.

The construction costs referenced below capture all expenditures.

A.	Construction Contract Amount	$ 117,815
B.	Approved Change Order 1	$ 9,332
Total Construction Cost		$ 127,147

Staff requests City Council accept the public improvements constructed by Knife River for the Project. Staff also requests City Council authorize the filing of a Notice of Completion with the San Joaquin County Clerk, the release of contract retention to Knife River in the amount of $6,358 within forty-five (45) days after the recording of the Notice of Completion, and the release of performance and payment bonds.

REASON FOR RECOMMENDATION:

Upon City Council's acceptance of the improvements, the performance and payment bonds (Bond No. 190-056-272/108078559) will be released and replaced with a one-year warranty bond in the amount of $12,715 (Bond No. 190-056-272/108078559). The warranty bond ensures coverage for any necessary repairs or replacements due to defective materials or workmanship discovered within one year from the date of acceptance.

FISCAL IMPACT:

The original construction contract was approved in the amount of $117,815. During construction, a change order in the amount of $9,332 was issued, resulting in a final construction cost of $127,147. Sufficient funds were allocated for this Project within the approved Fiscal Year 2025–26 budget for CIP PS 25-16 to fully cover all expenses and close out the Project. Upon completion, staff requests that any unused project funds be transferred back to the General Fund Street Repair Reserves (Fund 1010).

ATTACHMENTS:

A. Resolution to Accept Public Improvements Constructed by DSS Company dba Knife River Construction for Bulbouts on 5th Street, CIP PS 25-16, and Authorize the Filing of a Notice of Completion, Release of Contract Retention, and Release of Performance and Payment Bonds

B. Notice of Completion – Bulbouts on 5th Street, CIP PS 25-16

APPROVALS:

Angel Abarca — 09-15-2025
Associate Engineer — Date

Brad Taylor — 9/15/2025
City Engineer — Date

Cari James — 9/17/2025
Finance Director — Date

Michael King — 9.16.2025
Assistant City Manager — Date

Salvador Navarrete — 9-16-2025
City Attorney — Date

Stephen J. Salvatore — 10-2-25
City Manager — Date

RESOLUTION NO. 25 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO ACCEPT PUBLIC IMPROVEMENTS CONSTRUCTED BY DSS COMPANY DBA KNIFE RIVER CONSTRUCTION FOR CONSTRUCTION OF BULBOUTS ON 5TH STREET, CIP PS 25-16, AND AUTHORIZE THE FILING OF A NOTICE OF COMPLETION, THE RELEASE OF CONTRACT RETENTION, AND THE RELEASE OF PERFORMANCE AND PAYMENT BONDS

WHEREAS, DSS Company, doing business as Knife River Construction (Knife River), has completed construction of Capital Improvement Project (CIP) PS 25-16 – Bulbouts on 5th Street (Project); and

WHEREAS, the scope of work included the construction of raised concrete bulbouts on 5th Street near the intersection with Louise Avenue, the application of Type II microsurfacing, and the installation of Class II bike lanes from Louise Avenue to Mingo Way; and

WHEREAS, City staff has inspected the work, and the City Engineer has determined that the improvements have been completed in accordance with the approved plans and specifications; and

WHEREAS, Knife River has submitted lien releases confirming that all subcontractors and suppliers have been paid in full. In addition, a one-year warranty bond, equal to 10% of the construction contract amount, has been provided to ensure the continued integrity of the improvements; and

WHEREAS, staff request City Council accept the public improvements constructed by Knife River for the Project; and

WHEREAS, staff also request City Council authorize the filing of a Notice of Completion with the San Joaquin County Clerk, the release of contract retention to Knife River in the amount of $6,358 within forty-five (45) days after the recording of the Notice of Completion, and the release of performance and payment bonds; and

WHEREAS, upon City Council's acceptance of the improvements, the performance and payment bonds (Bond No. 190-056-272/108078559) will be released and replaced with a one-year warranty bond in the amount of $12,715 (Bond No. 190-056-272/108078559); and

WHEREAS, the warranty bond ensures coverage for any necessary repairs or replacements due to defective materials or workmanship discovered within one year from the date of acceptance; and

WHEREAS, the original construction contract was approved in the amount of $117,815. During construction, a change order in the amount of $9,332 was issued, resulting in a final construction cost of $127,147; and

WHEREAS, sufficient funds were allocated for this Project within the approved Fiscal Year 2025–26 budget for CIP PS 25-16 to fully cover all expenses and close out the Project. Upon completion, staff requests that any unused project funds be transferred back to the General Fund Street Repair Reserves (Fund 1010).

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop does hereby accept the public improvements constructed by DSS Company dba Knife River Construction for Bulbouts on 5th Street, CIP PS 25-16; and

BE IT FURTHER RESOLVED, that the City Council of the City of Lathrop authorizes the filing of the Notice of Completion with the San Joaquin County Clerk, release of contract retention to Knife River in the amount of $6,358 within forty-five (45) days after the recording of the Notice of Completion, and release of performance and payment bonds; and

BE IT FURTHER RESOLVED, that City Council also authorizes the return of unused project funds into the General Fund Street Repair Reserves (1010).

The foregoing resolution was passed and adopted this 13th day of October 2025, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Paul Akinjo, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:

Salvador Navarrete, City Attorney

RECORDING REQUESTED BY, AND
WHEN RECORDED MAIL TO:

CITY OF LATHROP
ATTN: CITY CLERK
390 TOWNE CENTRE DRIVE
LATHROP, CA 95330
Exempt from payment of recording fees (GC 11922)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN:

1. That the interest or estate stated in paragraph 3 herein in the real property herein described is owned by:

NAME	STREET AND NO.	CITY	STATE
City of Lathrop	390 Towne Centre Drive	Lathrop	CA 95330

(If more than one owner of the interest stated, the name and address of each must be stated)

2. That the full name and address of the owner of said interest or estate, if there is only one owner, and that the full names and addresses of all the co-owners who own said interest or estate as tenants in common, as joint tenants, or otherwise, if there is more than one owner, are set forth in the preceding paragraph.

3. That the nature of the title of stated owner, or if more than one owner, then of the stated owner and co-owners is fee title (e.g. fee title, leasehold, joint tenancy, etc.).

4. That on the 13th day of October 2025 a work of improvement on the real property herein described was completed.

5. That the name of the original contractor, if any, for said work of improvement was: DSS Company dba Knife River Construction.

6. That the name and address of the transferor is:

NAME	STREET AND NO.	CITY	STATE
DSS Company dba Knife River Construction	655 W. Clay Street	Stockton	CA

7. That the real property herein referred to is situated in the City of Lathrop County of San Joaquin, State of California, and is described as follows:

CIP PS 25-16 Bulbouts on 5th Street

That the undersigned has knowledge of the contents herein and states under penalty of perjury that the foregoing is true and correct.

CITY OF LATHROP

By: _____
Stephen J. Salvatore, City Manager Date

By: _____
Teresa Vargas, City Clerk Date

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the NOTICE OF COMPLETION dated **October 13, 2025** by **DSS Company dba Knife River Construction** to the **City of Lathrop**, a political corporation and/or governmental agency, is hereby accepted by the undersigned officer or agent on behalf of the City Council pursuant to authority conferred by minute action of the City Council adopted on **October 13, 2025,** and the grantee consents to recordation thereof by its duly authorized officer.

Dated _____ By _____

Stephen J. Salvatore, City Manager

CITY MANAGER'S REPORT
OCTOBER 13, 2025 CITY COUNCIL REGULAR MEETING

ITEM: **CREATE MISSIONARY MINNIE LEE COTTON PARK RESTROOM PROJECT, CIP PK 26-21 AND APPROVE BUDGET AMENDMENT**

RECOMMENDATION: **Adopt Resolution to Create Missionary Minnie Lee Cotton Park Restroom Project, CIP PK 26-21 and Approve Budget Amendment**

SUMMARY:

On September 11, 2025, the San Joaquin County Environmental Health Department conducted a site review of the newly installed splash pad (also known as spray grounds) at Minnie Lee Cotton Park. During the inspection, it was noted that restroom facilities had not been included in the original improvements.

According to the California Health and Safety Code and the California Building Code, public spray grounds must include accessible restroom and shower facilities. These requirements were not known to the City at the time of construction, and the amenities were therefore not initially included.

City staff recommends that the City Council establish a new Capital Improvement Project (CIP) Missionary Minnie Lee Cotton Park Restroom Project, PK 26-21 to meet the full intent of the park's development. Staff further requests City Council approval to allocate a $500,000 budget for the project by transferring funds from the Measure C Fund (1060) to the CIP Project Fund (3010). This Project will be presented to the Measure C Oversight Committee for compliance with Measure C language.

BACKGROUND:

On June 12, 2023, the City Council approved the construction of CIP PK 22-34 Shilling Avenue Park, which has since been named Missionary Minnie Lee Cotton Park. The project was completed and formally accepted by the City Council on May 12, 2025.

On September 11, 2025, the San Joaquin County Environmental Health Department conducted a site inspection of the newly installed splash pad at Missionary Minnie Lee Cotton Park. During the inspection, it was noted that restroom facilities had not been included in the project's scope.

According to the California Health and Safety Code and the California Building Code, public spray grounds are required to provide accessible restroom and shower facilities for public use. These requirements were not known to the City during the original planning and construction phases, and as a result, the necessary amenities were not included.

To address this regulatory oversight and complete the intended park improvements, Staff recommend that the City Council:

1. Establish CIP PK 26-21 to address regulatory compliance and complete the intended scope of improvements.
2. Approve the transfer of $500,000 from the Measure C Fund (1060) to the CIP Project Fund (3010) to fund the project.

REASON FOR RECOMMENDATION:

Establishing CIP PK 26-21 will enable the City to move forward with the design, procurement, and installation of a pre-manufactured restroom facility that complies with all applicable requirements under the California Building Code and California Health and Safety Code for public spray grounds.

Initiating the project at this stage is critical to bringing the park into full regulatory compliance and ensuring that the facility meets the needs and expectations of the community. The restroom and shower facilities are not only a legal requirement but also a vital amenity that supports public health, accessibility, and the overall usability of the splash pad area.

Once the design phase is complete, staff will return to the City Council with an update and a formal request to award a construction contract, allowing the project to proceed into the construction phase.

This recommendation ensures a timely and coordinated approach to addressing the compliance issue, while enhancing the long-term functionality and value of Missionary Minnie Lee Cotton Park.

FISCAL IMPACT:

The proposed action authorizes the transfer of $500,000 from the Measure C Fund (1060) to the CIP Project Fund (3010) to support the design, purchase, and construction of accessible restroom and shower facilities at Missionary Minnie Lee Cotton Park.

To initiate the project, staff is requesting City Council approval of a budget allocation in the amount of $500,000 from the Measure C Fund. The CIP Fund will be reimbursed by the Measure C Fund (1060).

Increase Transfer Out		
1060-9900-990-9010		$500,000
Increase Transfer In		
3010-9900-393-0000	PK 26-21	$500,000

Increase Expenditures		
3010-8000-420-12-00	PK 26-21	$500,000

ATTACHMENTS:

A. Resolution to Create Missionary Minnie Lee Cotton Park Project, CIP PK 26-21 and Approve Budget Amendment

APPROVALS:

Leisser Mazariegos
Project Manager — Date: 10/6/2025

Brad Taylor
City Engineer — Date: 10/6/2025

FOR C.J.
Cari James
Finance Director — Date: 10/7/2025

FOR
Michael King
Assistant City Manager — Date: 10/6/2025

Salvador Navarrete
City Attorney — Date: 10.6.2025

Stephen J. Salvatore
City Manager — Date: 10.7.25

RESOLUTION NO. 25 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO ADOPT THE CREATION OF MISSIONARY MINNIE LEE COTTON PARK RESTROOM PROJECT, CIP PK 26-21 AND APPROVE BUDGET AMENDMENT

WHEREAS, on September 11, 2025, the San Joaquin County Environmental Health Department conducted a site review of the newly installed splash pad at Minnie Lee Cotton Park; and

WHEREAS, during the inspection, it was noted that restroom facilities had not been included in the original improvements; and

WHEREAS, according to the California Health and Safety Code and the California Building Code, public spray grounds must include accessible restroom and shower facilities; and

WHEREAS, these requirements were not known to the City at the time of construction, and the amenities were therefore not initially included; and

WHEREAS, the proposed action authorizes the transfer of $500,000 from the Measure C Fund (1060) to the CIP Project Fund (3010) to support the design, purchase, and construction of accessible restroom and shower facilities at Missionary Minnie Lee Cotton Park; and

WHEREAS, this funding will allow staff to proceed with project design and procurement of a pre-manufactured restroom facility that meets all applicable code requirements.

WHEREAS, staff recommends that the City Council establish a new Capital Improvement Project (CIP) Missionary Minnie Lee Cotton Park Restroom Project, PK 26-21 to meet the full intent of the park's development; and

WHEREAS, staff further requests City Council approval of a budget allocation in the amount of $500,000 from the Measure C Fund. The CIP Fund will be reimbursed by the Measure C Fund (1060).

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Lathrop does hereby approve the creation of a new Capital Improvement Project (CIP) Missionary Minnie Lee Cotton Park Restroom Project, PK 26-21; and

NOW, THEREFORE, BE IT FURTHER RESOLVED, the City Council of the City of Lathrop does hereby further approve a budget amendment.

The foregoing resolution was passed and adopted this 13th day of October 2025, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Paul Akinjo, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:

Salvador Navarrete, City Attorney

CITY MANAGER'S REPORT
OCTOBER 13, 2025 CITY COUNCIL REGULAR MEETING

ITEM: **APPROVE A PUBLIC INFRASTRUCTURE CREDIT AND REIMBURSEMENT AGREEMENT WITH RIVER ISLANDS DEVELOPMENT, LLC, AND CALIFIA, LLC RELATING TO THE RIVER ISLANDS PROJECT**

RECOMMENDATION: **Adopt Resolution to Approve a Public Infrastructure Credit and Reimbursement Agreement with River Islands Development, LLC, and Califia, LLC Relating to the River Islands Project**

SUMMARY:

River Islands Development, LLC and Califia, LLC (collectively, River Islands) have completed public improvements that are eligible for credit or reimbursement for the River Islands Project (Project). The Public Infrastructure Credit and Reimbursement Agreement (Agreement), included herein as Attachment B, serves as a tool to provide a current statement of credits and reimbursements. The Agreement also details the mechanisms for applying credits and disbursing funds to River Islands as the project advances.

Staff recommend that City Council adopt a resolution to approve the Public Infrastructure Credit and Reimbursement Agreement with River Islands relating to the River Islands Project.

BACKGROUND:

Pursuant to Lathrop Municipal Code Section 3.22 "Credits and Reimbursements", a developer may be eligible for a fee credit or reimbursement as determined by the City Engineer. River Islands has completed roadway and traffic signal improvements required to support the Project that are eligible for credit or reimbursement. As the Project progresses, River Islands will construct additional improvements that are eligible for credit or reimbursement, and the Agreement allows for additions to be made administratively.

The City imposes impact fees upon new development in the Project that benefits from the improvements constructed by River Islands. The developer has accumulated credits towards the West/Central Transportation Impact Fee and has opted to receive credit rather than reimbursement. The use of the credit is at the discretion of River Islands and is transferable. A Credit Allocation Form, included as Exhibit E to the Agreement, will be used to track and account for credit use and transfers.

REASON FOR RECOMMENDATION:

Staff recommend that City Council adopt a resolution to approve the Public Infrastructure Credit and Reimbursement Agreement with River Islands to ensure the timely collection of impact fees and reimbursements to River Islands.

FISCAL IMPACT:

There is no fiscal impact to the City. All staff time associated with preparing the Agreement has been paid by River Islands.

ATTACHMENTS:

A. Resolution to Approve a Public Infrastructure Credit and Reimbursement Agreement with River Islands Development, LLC, and Califia, LLC Relating to the River Islands Project

B. Public Infrastructure Credit and Reimbursement Agreement Relating to River Islands Project

APPROVALS:

Brad Taylor
City Engineer — 9/16/2025 Date

Thomas Hedegard
Deputy City Manager — 9/30/2025 Date

Michael King
Assistant City Manager — 9.30.2025 Date

Salvador Navarrete
City Attorney — 9.16.2025 Date

Stephen J. Salvatore
City Manager — 10.2.25 Date

RESOLUTION NO. 25-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO APPROVE A PUBLIC INFRASTRUCTURE CREDIT AND REIMBURSEMENT AGREEMENT WITH RIVER ISLANDS DEVELOPMENT, LLC, AND CALIFIA, LLC RELATING TO THE RIVER ISLANDS PROJECT

WHEREAS, River Islands Development, LLC and Califia, LLC (collectively, River Islands) have completed public improvements that are eligible for credit or reimbursement for the River Islands Project; and

WHEREAS, pursuant to Lathrop Municipal Code Section 3.22 "Credits and Reimbursements", a developer may be eligible for a fee credit or reimbursement as determined by the City Engineer; and

WHEREAS, the Public Infrastructure Credit and Reimbursement Agreement (Agreement), included as Attachment B to the City Manager's Report, serves as a tool to provide a current statement of credits and reimbursements; and

WHEREAS, as the Project progresses, River Islands will construct additional improvements that are eligible for credit or reimbursement, and the Agreement allows for additions to be made administratively; and

WHEREAS, the City imposes impact fees upon new development in the River Islands Project that benefits from the improvements constructed by River Islands. The developer has accumulated credits towards the West/Central Transportation Impact Fee and has opted to receive credit rather than reimbursement; and

WHEREAS, the use of the credit is at the discretion of River Islands and is transferable. A Credit Allocation Form, included as Exhibit E to the Agreement, will be used to track and account for credit use and transfers; and

WHEREAS, staff recommend that City Council adopt a resolution to approve the Public Infrastructure Credit and Reimbursement Agreement with River Islands relating to the River Islands Project.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Lathrop does hereby approve the Public Infrastructure Credit and Reimbursement Agreement with River Islands Development, LLC and Califia, LLC relating to the River Islands Project, as shown in Attachment B to the City Manager's Report that accompanied this Resolution.

PASSED AND ADOPTED by the City Council of the City of Lathrop on this 13th day of October 2025 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Paul Akinjo, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:

Salvador Navarrete, City Attorney

ATTACHMENT
" B "

PUBLIC INFRASTRUCTURE CREDIT AND REIMBURSEMENT AGREEMENT RELATING TO RIVER ISLANDS PROJECT

This Public Infrastructure Credit and Reimbursement Agreement Relating to River Islands Project ("***Agreement***") is made and entered into this 13th day of October, 2025 ("***Effective Date***") by and between the City of Lathrop, a municipal corporation of the State of California ("***City***"), and River Islands Development, LLC and Califia LLC (hereinafter collectively referred to as "***Developer***"). City and Developer may be collectively referred to herein as the "***Parties***" or individually as a "***Party***".

RECITALS

A. The "***Project***," as referenced in this Agreement, consists of the development of a master planned community within the existing City of Lathrop on an area known as the Stewart Tract. The Project was first contemplated for development with the City's first General Plan adopted in 1991. The master plan for the Project is referenced herein as the "***West Lathrop Specific Plan***" or "***WLSP***". The Project as referenced in this Agreement, consists of approximately 5000 acres of land comprising the Project Site as shown on **Exhibit A** attached hereto and incorporated herein by this reference.

B. The Project has been under construction for approximately 20 years and Developer has built a significant amount of roadway and transportation related improvements which are subject to credit or reimbursement as applicable as described by this Agreement. Approximately 4,500 homes are currently occupied by individual families within the Project Site. Currently, Developer or its affiliates own or controls approximately 2,700 acres within the Project and approximately 2,100 acres are other by others, either homebuilders or homeowners.

C. As used in the Agreement, the term "***Rights***" shall mean all of the vested and other rights and benefits of the Agreement, and the term "***Obligations***" shall mean all of the duties, obligations, responsibilities and other burdens of the Agreement. Unless otherwise defined herein, the terms, phrases and words used in this Agreement shall have the meanings and be interpreted as set forth in the Agreement (the meaning given the term in the singular shall include the term in the plural and vice versa) unless the context clearly indicates the Parties intended another meaning. To the extent that any capitalized terms contained in herein are not defined in the Agreement, then such terms shall have the meaning ascribed to them in the Development Agreement and/or the City Laws, other applicable law or, if no meaning is given a term in any of those sources, the common understanding of the term shall control.

D. The City imposes certain fees upon new development, including, but not limited to development impact fees for transportation related infrastructure ***("Transportation Impact Fees")***. A schedule of WLSP Transportation Impact Fees applicable to any project in the WLSP Area is included herein as **Exhibit B**. A map of individual projects which comprise each obligation is included in **Exhibit C**. Each item included in Exhibit C shall be considered an ***"Eligible Improvement."***

E. Developer has paid or has caused to be paid, certain expenses for certain improvements or made such improvements and is entitled to a credit against Transportation Impact Fees ("***Credit***"), or a reimbursement ("***Reimbursement***") from fees paid by or on behalf of such other properties within the WLSP Area or outside of WLSP Area if they benefit from the improvements. The purpose of this Agreement is to provide a mechanism for the application of Credits and payment of Reimbursements to Developer in furtherance of the Agreement. The existing Credits and Reimbursements, for which actual invoices or similar documentation suitable to the City are provided evidencing their payment, are set forth in **Exhibit D**. The Parties understand that Developer may provide additional paid invoices for infrastructure considered an Eligible Improvement. Developer may continue to build items included in **Exhibit C** as an

Eligible Improvement as the Project progresses, and the Credits and Reimbursements outlined in Exhibit D shall be updated by amendment to this Agreement to reflect the new improvements built by Developer or evidenced as paid by Developer.

NOW, THEREFORE, for good and valuable consideration, City and Developer agree as follows:

AGREEMENT

1. Recitals. The recitals set forth above are true and correct and made a part of this Agreement.

2. City and Developer Commitments.

(a) City Commitments:

(i) To help ensure timely payment of Reimbursements to Developer as contemplated hereunder, City shall impose, to the extent permitted by applicable law, a condition of approval for any development within the City to pay the entirety of its respective Transportation Impact Fees prior to issuance of the first (1st) building permit for any building within a final map or individual parcel.

(ii) City shall use best efforts to collect all fees required by City ordinance and resolution before issuance of any building permit as to WLSP Area subject to any Transportation Impact Fees.

(iii) As set forth in the Agreement, City shall use best efforts to cooperate with Developer to adopt or amend any Transportation Impact Fees, as defined below, required for the implementation of this Agreement.

(b) Developer Commitments:

(i) Developer shall provide to City evidence of payment for any Eligible Improvements intended to be credited or reimbursed by Transportation Impact Fees. The Parties agree that Developer has provided such evidence for the Eligible Improvements listed in **Exhibit D** as of the date of this Agreement.

(ii) Developer shall provide evidence of additional payment for Eligible Improvements that are eligible for credit or reimbursement by Transportation Impact Fees and will request periodically that **Exhibit D** be updated to include the new improvements.

3. Transportation Impact Fee Reimbursement.

(a) Transportation Impact Fees to Fund Reimbursement. The City has adopted certain Transportation Impact Fees and may adopt additional fees and charges which shall be in compliance with applicable law and proportional to the service provided, or benefit received, from the affected properties, and collected in accordance with the applicable resolution or ordinance adopting such fee, and Section 2 of this Agreement. City shall apply 10% of all Transportation Impact Fee revenue received to payment of the applicable Reimbursement, as illustrated in **Exhibit D**, in compliance with Lathrop Municipal Code Section 3.22.070, and subject to the procedures set forth below.

(b) Scope and Timing of Reimbursement:

(i) Developer is entitled to Reimbursements in the amounts set forth in **Exhibit D**, as adjusted pursuant to Section 5(a) hereof as may be amended from time to time as Developer builds additional Eligible Improvements or provides evidence of payment for Eligible Improvements already constructed.

(ii) In compliance with Lathrop Municipal Code Section 3.22.070 (B), the City shall make semi-annual reimbursement payments to Developer. Said reimbursement shall occur by City delivering the amount of said fee(s) to Developer, without any offset, at the address set forth in Section 13 below along with a notice of reimbursement of Reimbursable Costs. Said notice shall state the amount of Reimbursements being made by City at that time as well as provide an accounting of the remaining amount of Reimbursements due as of the date of said notice.

4. Transportation Impact Fee Credit.

(a) Amount. Developer shall receive a Credit for Eligible Improvements it has paid for or has caused to be built pursuant to the total Credit set forth in in **Exhibit D**, subject to inflationary provisions set forth in Section 5(a) herein, as provided below. Upon the request of Developer, the Credits shall be used to reduce or eliminate future Transportation Fees payable by builders in the Project.

(b) Process to Utilize Credits. When Developer desires to apply the Credits outlined in **Exhibit D**, Developer shall file the Credit Allocation Form, a form included herein as **Exhibit E** with the City which shall include a running tally of the amount of credits issued and the amount of Credit remaining, which may change from time to time in accordance with Section 2(b) herein. The Credit Allocation form shall be executed by the City Engineer and Deputy City Manager within five business days of receipt and provide executed copy to Developer.

(c) Accounting of Transportation Impact Fee(s) Credits allocated by Developer. City shall provide to Developer an accounting of all Transportation Impact Fee Credits allocated by Developer each quarter based upon the allocation forms described in Exhibit D of this Agreement.

(d) Accounting of Transportation Impact Fee(s) Received by City. In conjunction with the semi-annual reimbursement payments, City shall provide to Developer an accounting of all Transportation Impact Fees received by City, if any, during the prior reporting period, along with reasonable supporting documentation.

5. Adjustment for Inflation.

(a) The Transportation Impact Fee rate shall be adjusted by the percentage increase in the Construction Cost Index for 20 Cities published by Engineering News Report as defined the latest Capital Facility Fee Report.

6. Future Improvements to be Credits or Reimbursements.

(a) City may, from time to time, require Developer to construct or fund the construction of additional facilities not currently included in **Exhibit C** as an Eligible Improvement ***("Future Facilities")***, for which Developer shall be entitled to additional Credits or Reimbursements. To the extent the Parties agree to the provision of the Future Facility by Developer, including the amount of the Credit or Reimbursement to be paid to Developer, and to the extent that City has established a funding mechanism or identified sufficient funds to credit or reimburse Developer in conformance with Section 6.03.2 of the River Islands Development Agreement, as amended, such Future Facilities Credit and Reimbursement amounts shall be added to **Exhibit C** and shall be treated in the same manner as all other Credits and Reimbursements in accordance with Sections 3 and 4 above. Once the provisions of Section 6.03.2 of the Agreement have been complied with, the addition to **Exhibit D** shall be administrative, and shall not necessitate any further approvals on the part of the City or the Developer.

7. Term of Agreement; Termination. This Agreement shall commence on the Effective Date and shall terminate when Developer has received all Reimbursements, and all Credits as provided for in this Agreement. At such time as the foregoing occurs, City shall: (a) notify Developer in writing that City's obligations hereunder have been fully satisfied; (b) provide Developer with reasonable documentation to confirm the satisfaction of said obligations; and (c) inform Developer that City intends to terminate this Agreement within thirty (30) days of receipt of said notice ("***Termination Notice***"). Notwithstanding anything to the contrary in the foregoing, Developer may dispute said Termination Notice and/or the documentation submitted in connection therewith by providing notice to City of same. Any such notice from Developer shall include reasonable documentation identifying the outstanding obligations under this Agreement. This Agreement shall not terminate until such time as the Parties mutually determine that all Credits have been applied, and all Reimbursements have been paid to Developer, and that there is no outstanding reimbursement due hereunder to Developer.

8. Indemnification. Developer, on its own behalf, and on behalf of any successor(s) in interest, agrees to defend and indemnify City against any third party action, claim, counterclaim, suit or demand (collectively, "***Claims***") that challenges City's approval and/or implementation of this Agreement, including any Claims pertaining to the Credits Reimbursements made or instituted against City, its employees, officers, or agents challenging City's actions to collect Developer's reimbursement pursuant to this Agreement. Said indemnification shall include the costs of City to defend, pay and satisfy any such Claims including necessary expenses of investigation, attorneys' fees, and costs.

City, on its own behalf, and on behalf of any successor(s) in interest, agents, officials, employees, or other authorized representatives, agrees to defend and indemnify Developer against any third party action, claim, counterclaim, suit or demand (collectively, "***City Claims***") demanding a refund of any Transportation Impact Fees that have been used to pay for a Reimbursement to Developer. The obligations to pay the Reimbursements to the Developer, and to allow the Credits to be applied against any Existing Fees, shall not be affected in any way whatsoever in the event of a challenge as to the validity or legality of any Impact Fee of the City.

9. Applicable Law. This Agreement shall be governed by the laws of the State of California.

10. Binding Effect. This Agreement is for the benefit of and shall be binding upon both Parties and their respective successors, heirs, executors, administrators, assigns and successors in interest.

11. Assignment. Developer shall have the right, in its sole discretion, to assign its rights and obligations under this Agreement in whole or in part upon thirty (30) day' prior written notice to City. So long as Developer provides the foregoing notice and a copy of a fully executed Agreement and Assumption Agreement between Developer and its assignee, then Developer shall be thereafter released from any and all obligations hereunder so assigned, and the assignee shall have any and all rights and obligations so assumed.

12. Notices. For purposes of this Agreement, "***notice***" means any notice, demand, request, or other communication to be provided under this Agreement. All notices shall be in writing and shall be sent to the below addresses or at such other addresses as either Party may later specify for that purpose. All notices required or permitted under this Agreement shall be personally delivered or sent by registered or certified mail, return receipt requested, postage prepaid, or by a nationally recognized overnight courier, such as FedEx or UPS, with charges prepaid for next business day delivery, addressed to the Parties as follows:

If to City:
City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330
Attn: City Clerk
Email: website_cco@ci.lathrop.ca.us

With a concurrent copy to:
City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330
Attn: Salvador Navarrete, City Attorney
Email: snavarrete@ci.lathrop.ca.us

If to Developer:
River Islands Development LLC
73 W. Stewart Road
Lathrop, CA 95330
Attn: Susan Dell'Osso, President
Email: sdellosso@riverislands.com

Califia LLC
73 W. Stewart Road
Lathrop, CA 95330
Attn: Susan Dell'Osso, President
Email: sdellosso@riverislands.com

The date of any notice shall be the date of receipt, provided that rejection or other refusal to accept or the inability to deliver because of a change in address of which no notice was given shall be deemed to constitute receipt of the notice sent. Either Party may change its address for notice by giving notice to the other Party in accordance with this Section 12.

13. Payments to Developer. All payments due to Developer hereunder shall be sent to the following address or at such other address as Developer shall from time to time specify in writing to City:

River Islands Development, LLC
73 W. Stewart Road
Lathrop CA 95330

14. Amendments. Any modifications to this Agreement shall be in writing and signed by authorized representatives of both Parties.

15. Attorney's Fees and Venue. In the event of a dispute arising under this Agreement between the Parties, the prevailing Party shall be entitled to an award against the other Party of reasonable attorney's fees and costs incurred in connection with the dispute. The venue for any litigation shall be in San Joaquin County, California.

16. Cumulative Rights; Waiver. The failure by either Party to exercise, or delay in exercising any rights under this Agreement, shall not be construed or deemed to be a waiver thereof, nor shall any single or partial exercise by either Party preclude any other or future exercise thereof or the exercise of any other right. Any waiver of any provision or any waiver of any breach of any provision of this Agreement must be in writing, and any waiver by either Party of any breach of any provision of this Agreement shall not operate as or be construed to be a waiver of any other breach of that provision or of any breach of any other provision of this Agreement.

17. Severability. If any provision of this Agreement is deemed by a court of competent jurisdiction to be invalid, illegal or unenforceable, such provision shall be deemed to be severed or deleted from this Agreement and the balance of this Agreement shall remain in full force and effect notwithstanding such invalidity, illegality or unenforceability.

18. Headings. All headings herein are inserted only for convenience and ease of reference and are not considered in the construction or interpretation of any provision of this Agreement.

19. Signing Authority. The individuals signing this Agreement represent and agree that they have full and actual authority to bind their respective Parties to this Agreement.

20. Entire Agreement. Except as explicitly provided for and/or incorporated herein, this Agreement constitutes the entire agreement between the Parties regarding its subject matters. This Agreement supersedes all proposals, oral and written, and all negotiations, conversations or discussions heretofore and between the Parties related to the subject matters of this Agreement.

21. No Third Party Beneficiaries. There are no intended third party beneficiaries of any right or obligation assumed by the Parties.

22. Counterparts. This Agreement may be signed in counterparts, each of which shall constitute an original and which collectively shall constitute one instrument.

23. Enforcement of Agreement.

(a) California Law and Venue. This Agreement shall be construed and interpreted both as to validity and as to performance of the Parties in accordance with the laws of the State of California. Legal actions concerning any dispute, claim, or matter arising out of or in relation to this Agreement shall be instituted in the Superior Court of the County of San Juaquin, State of California, or any other appropriate court in such County, and agrees to submit to the personal jurisdiction of such court in the event of such action.

(b) Interpretation. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the Parties. The terms of this Agreement are contractual and the result of negotiation between the Parties. Accordingly,

any rule of construction of contracts (including, without limitation, California Civil Code Section 1654) that ambiguities are to be construed against the drafting party, shall not be employed in the interpretation of this Agreement. The caption headings of the various sections and paragraphs of this Agreement are for convenience and identification purposes only and shall not be deemed to limit, expand, or define the contents of the respective sections or paragraphs.

(c) Waiver. No waiver of any provision of this Agreement shall be effective unless in writing and signed by a duly authorized representative of the Party against whom enforcement of a waiver is sought. Any waiver by the Parties of any default or breach of any covenant, condition, or term contained in this Agreement, shall not be construed to be a waiver of any subsequent or other default or breach, nor shall failure by the Parties to require exact, full, and complete compliance with any of the covenants, conditions, or terms contained in this Agreement be construed as changing the terms of this Agreement in any manner or preventing the Parties from enforcing the full provisions.

(d) Rights and Remedies Cumulative. Except with respect to rights and remedies expressly declared to be exclusive in this Agreement, the rights and remedies of the Parties are cumulative and the exercise by either Party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other Party.

(e) Legal Action. In addition to any other rights or remedies, either Party may take legal action, in law or in equity, to cure, correct, remedy or recover damages for any default, to compel specific performance of this Agreement, to obtain declaratory or injunctive relief, or to obtain any other remedy consistent with the purposes of this Agreement.

(f) Attorney Fees. If either party to this Agreement commences an action against the other party arising out of or in connection with this Agreement or its subject matter, each party shall bear its own costs and attorney's fees.

[Signatures to follow on next page]

IN WITNESS WHEREOF, City and Developer have executed this Agreement as of the Effective Date.

CITY:

CITY OF LATHROP,
A California municipal corporation

By: _____
Stephen J. Salvatore
City Manager

ATTEST:

City Clerk of and for the City of Lathrop, State of California

By: _____
Teresa Vargas, City Clerk

APPROVED AS TO FORM BY THE CITY OF LATHROP CITY ATTORNEY:

By: _____
Salvador Navarrete
City Attorney

DEVELOPER:

River Islands Development LLC, a Delaware limited liability company

By: _____
Name: _____
Title: _____

Califia LLC, a Delaware limited liability company

By: _____
Name: _____
Title: _____

EXHIBIT A
DEPICTION OF PROJECT SITE



EXHIBIT B
ELIGIBLE IMPROVEMENTS

EXHIBIT "B"
Eligible Improvements - Schedule

West / Central Lathrop Regional Transportation CFF
Project Descriptions and Costs

No.	Route	Project Limits	Description	2022 Update Project Cost (2022 $)	Updated Project Cost (2022 $)	Updated Project Cost (2024 $)	Escalated Project Cost (2024 $) [1]	Less: SJ RTIF (2024 $)	Net Project Cost (2024 $)	
1	Arbor Avenue	Between Macathur Drive and Paradise Avenue	Widen roadway to 4 lanes with left turn at all intersections and driveways	$15,368,000			$16,639,000	$0	$16,639,000	
2	Golden Valley Parkway	Between Paradise Avenue and Paradise Cut	Construct a 4-lane roadway with left turn lanes at all intersections and driveways includes Paradise Cut bridge	$50,793,000			$54,997,000	($12,469,749)	$42,527,000	
3	Golden Valley Parkway	Between Paradise Cut and San Joaquin River	Construct a 4-lane divided arterial. Includes San Joaquin River Bridge.	$34,888,000			$37,775,000	($8,564,918)	$29,210,000	
3a	Golden Valley Parkway	Between Paradise Cut and San Joaquin River	Frontage Landscaping (9700 LF)	N/A		$3,705,400	$3,705,400	$0	$3,705,000	2
4	Golden Valley Parkway	Between San Joaquin River and Sadler Oak Avenue	Construct a 4-lane divided arterial.	$4,631,000			$5,015,000	$0	$5,015,000	
4a	Golden Valley Parkway	Between San Joaquin River and Sadler Oak Avenue	Frontage Landscaping (3600 LF)	N/A		$1,375,200	$1,375,200	$0	$1,375,000	2
5	Golden Valley Parkway	Between Sadler Oak Avenue and River Islands Parkway.	Construct a 6-lane divided arterial.	$9,463,000			$10,246,000	$0	$10,246,000	
5a	Golden Valley Parkway	Between Sadler Oak Avenue and River Islands Parkway.	Frontage Landscaping (5400 LF)	N/A		$2,062,800	$2,062,800	$0	$2,063,000	2
6	Golden Valley Parkway	Between River Islands Parkway and Lathrop Road	Construct a 6-lane divided arterial.	$10,168,000			$11,009,000	$0	$11,009,000	
6a	Golden Valley Parkway	Between River Islands Parkway and Lathrop Road	Frontage Landscaping (5400 LF)	N/A		$2,062,800	$2,062,800	$0	$2,063,000	2
7	Golden Valley Parkway	Btw. Lathrop Road and Central Lathrop Specific Plan north border	Construct a 4/6 divided arterial.	$7,971,000		$1,917,703	$1,917,703	$0	$1,918,000	3
7a	Golden Valley Parkway	Btw. Lathrop Road and Central Lathrop Specific Plan north border	Frontage Landscaping (5400 LF)	N/A		$2,062,800	$2,062,800	$0	$2,063,000	2
8	Golden Valley Parkway / Manthey Road	Between Central Lathrop Specific Plan north border and Roth Road.	Construct a improved 2-lane arterial.	$2,405,000		$7,210,564	$7,210,564	$0	$7,211,000	3
9	Roth Road Interchange Improvements	Roth Road Interchange	Temporary improvements to signalize and improve ramp intersections, include 4 lanes in interchange area.	$1,265,000			$1,369,000	$0	$1,369,000	
10	Lathrop Road Interchange Improvements	Lathrop Road Interchange	Signalize and improve ramp intersections, include 8 lanes in interchange area.	$42,666,000		$39,146,000	$39,146,000	($6,107,000)	$33,039,000	4
11	Lathrop Road	Between Golden Valley Parkway and I-5	Construct a 6-lane divided arterial.	$1,611,000			$1,744,000	$0	$1,744,000	
12	Louise Avenue Interchange Improvements	Louise Avenue Interchange	Construct 8 lanes in interchange area, expand ramps, upgrade signals as required.	$45,001,000			$48,725,000	$0	$48,725,000	
13	River Islands Parkway	Between Golden Valley Parkway and I-5	Contstruct a 6-lane divided arterial.	$1,275,000			$1,380,000	$0	$1,380,000	
14	River Islands Parkway	Between Golden Valley Parkway and McKee Avenue	Construct a 6-lane divided arterial.	$2,551,000			$2,762,000	$0	$2,762,000	
15	River Islands Parkway	Between McKee Avenue and San Joaquin River	Construct a 4-lane divided arterial. Includes San Joaquin River Bridge.	$16,747,000			$18,133,000	$0	$18,133,000	
A	River Islands Parkway	Between San Joaquin River and Somerston Parkway	Construct a 4-lane divided arterial.	$2,674,000			$2,895,000	$0	$2,895,000	
B	Somerston Parkway	Between River Islands Parkway and Lakeside Drive	Construct a 4-lane divided arterial.	$4,095,000			$4,434,000	$0	$4,434,000	
C	Lakeside Drive	Between Somerston Parkway and Golden Valley Parkway.	Construct a 4-lane divided arterial.	$3,964,000			$4,292,000	$0	$4,292,000	
D	Somerston Parkway	Between Lakeside Drive and Golden Valley Parkway.	Construct a 4-lane divided arterial.	$3,079,000			$3,334,000	$0	$3,334,000	

16	Chrisman Road Interchange Improvements	Paradise Avenue Interchange	Construct new diagnonal ramps, signalize ramp intersections, add left turn lanes on all approaches to new signalized intersections, maintain 2-lane overpass.	$34,980,000		$36,056,267	$36,056,267	($21,860,232)	$14,196,000	[4]
17	Paradise Avenue	Between I-205 and Golden Valley Parkway	Widen roadway to 4 lanes with left turn at all intersections and driveways	$1,657,000			$1,794,000	$0	$1,794,000	
19	Macarthur Drive Interchange Improvements	Macarthur Drive Interchange	Construct interchange improvements	$18,553,000			$20,088,000	$0	$20,088,000	
20	Macarthur Drive	Between I-205 and Arbor Avenue	Widen Roadway to 4 lanes.	$2,302,000			$2,493,000	$0	$2,493,000	
21	Arbor Avenue and Macarthur Drive	Traffic Signal	Construct new traffic signals.	$794,000			$859,000	$0	$859,000	
22	Golden Valley Parkway and Paradise Avenue	Traffic Signal	Construct new traffic signals.	$794,000			$859,000	$0	$859,000	
23	Golden Valley Parkway and River Islands Parkway	Traffic Signal	Construct new traffic signals.	$794,000			$859,000	$0	$859,000	
24	Golden Valley Parkway and Lathrop Road/Spartan Way	Traffic Signal	Construct new traffic signals.	$794,000			$859,000	$0	$859,000	
25	River Islands Parkway and Somerston Parkway	Traffic Signal	Construct new traffic signals.	$466,000			$504,000	$0	$504,000	
26	Lakeside Drive and Somerston Parkway	Traffic Signal	Construct new traffic signals.	$466,000			$504,000	$0	$504,000	
27	Golden Valley Parkway and Somerston Parkway	Traffic Signal	Construct new traffic signals.	$466,000			$504,000	$0	$504,000	
28	Golden Valley Parkway and Lakeside Drive	Traffic Signal	Construct new traffic signals.	$466,000			$504,000	$0	$504,000	
29	Golden Valley Parkway and Stanford Crossing	Traffic Signal	Construct new traffic signals.	$448,366			$485,000	$0	$485,000	
30	Golden Valley Parkway and Faber Street	Traffic Signal	Construct new traffic signals.	$448,366	$586,055		$601,000	$0	$601,000	[5]
31	Golden Valley Parkway and Lathrop Road/Spartan Way	Traffic Signal	Construct new traffic signals.	$180,000			$195,000	$0	$195,000	[6]
32	Central Pacific Street and Spartan Way	Improvements	Project Improvement costs	$100,000			$108,000	$0	$108,000	
33	Golden Valley Parkway and Locomotive	Traffic Signal	Construct new traffic signals.	N/A		$650,000	$650,000	$0	$650,000	
34	River Islands Parkway and Oberlin Ave	Traffic Signal	Construct new traffic signals.	N/A		$650,000	$650,000	$0	$650,000	
35	Central Pacific Street and Spartan Way	Traffic Signal	Construct new traffic signals.	N/A		$650,000	$650,000	$0	$650,000	
Total				**$324,323,732**			**$353,514,534**	**($49,001,899)**	**$304,513,000**	

[1] Unless otherwise noted, costs escalated based on the increase in the ENR Construction Cost Index from December 2021 (12,481.82) to May 2024 (13,532.44).

[2] Estimated cost of frontage landscaping estimated at $382 per linear foot (2024 $), based upon recent actual costs paid for frontage on Golden Valley Parkway.

[3] Cost updates provided by the City following changes to the planned roads.

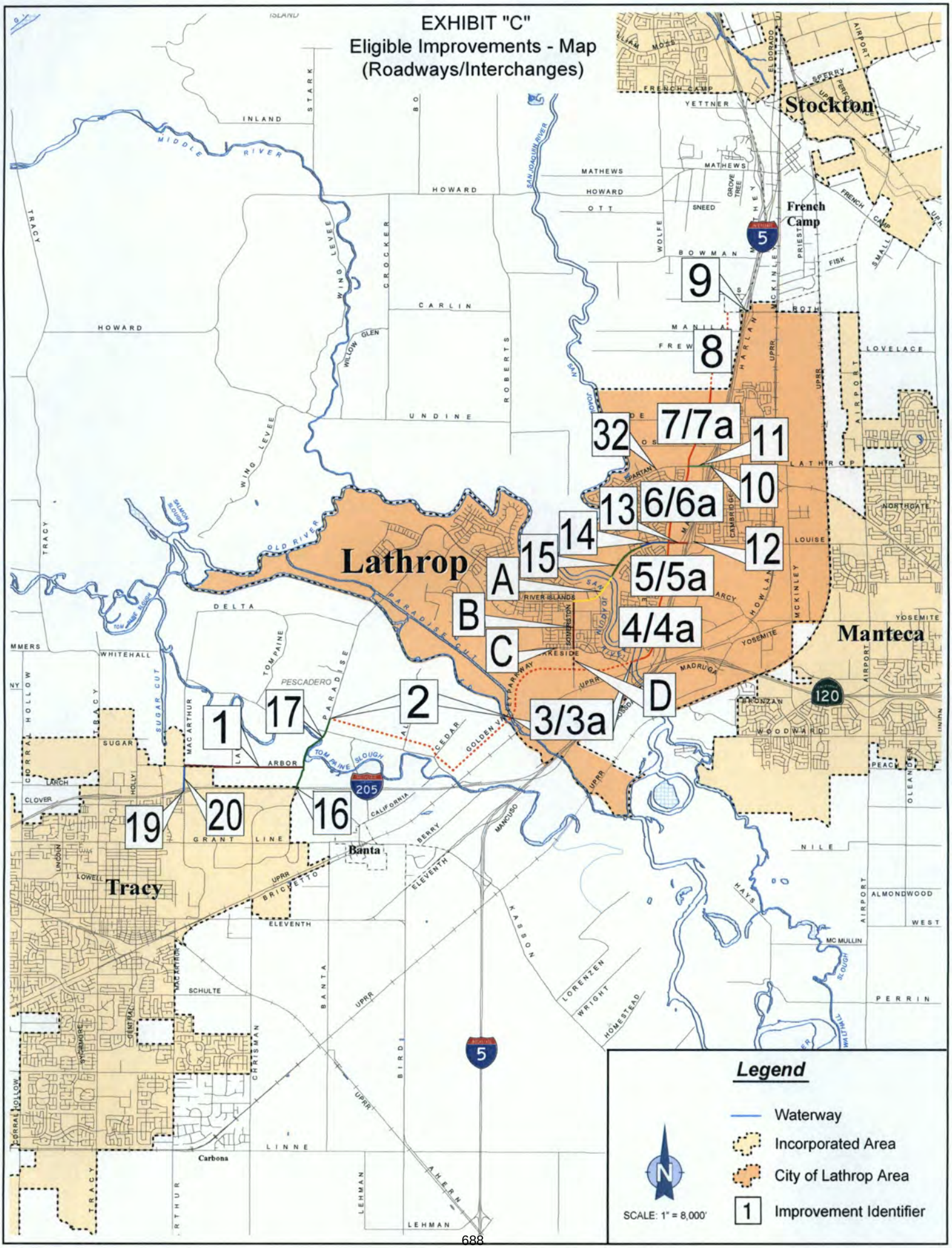
[4] Cost updated to match estimated cost in San Joaquin RTIF program.

[5] Updated project costs are as of October 2022. These Costs have been escalated based on the increase in the ENR Construction Cost Index from October 2022 (13,174.92) to December 2023 (13,514.76).

[6] $180,000 of the project cost will be funding through the fee program with the remaining cost funded through a grant.

Source: City of Lathrop 2024 CFF Study Update Report, Table 5-1

EXHIBIT C
ELIGIBLE IMPROVEMENT MAPS


EXHIBIT "C"
Eligible Improvements - Map
(Roadways/Interchanges)
Stockton
French Camp
Lathrop
Manteca
Tracy
Banta
Carbona
9
8
7/7a
32
11
10
6/6a
13
14
15
A
B
C
D
12
5/5a
4/4a
3/3a
2
17
1
19
20
16
Legend
Waterway
Incorporated Area
City of Lathrop Area
Improvement Identifier
SCALE: 1" = 8,000'

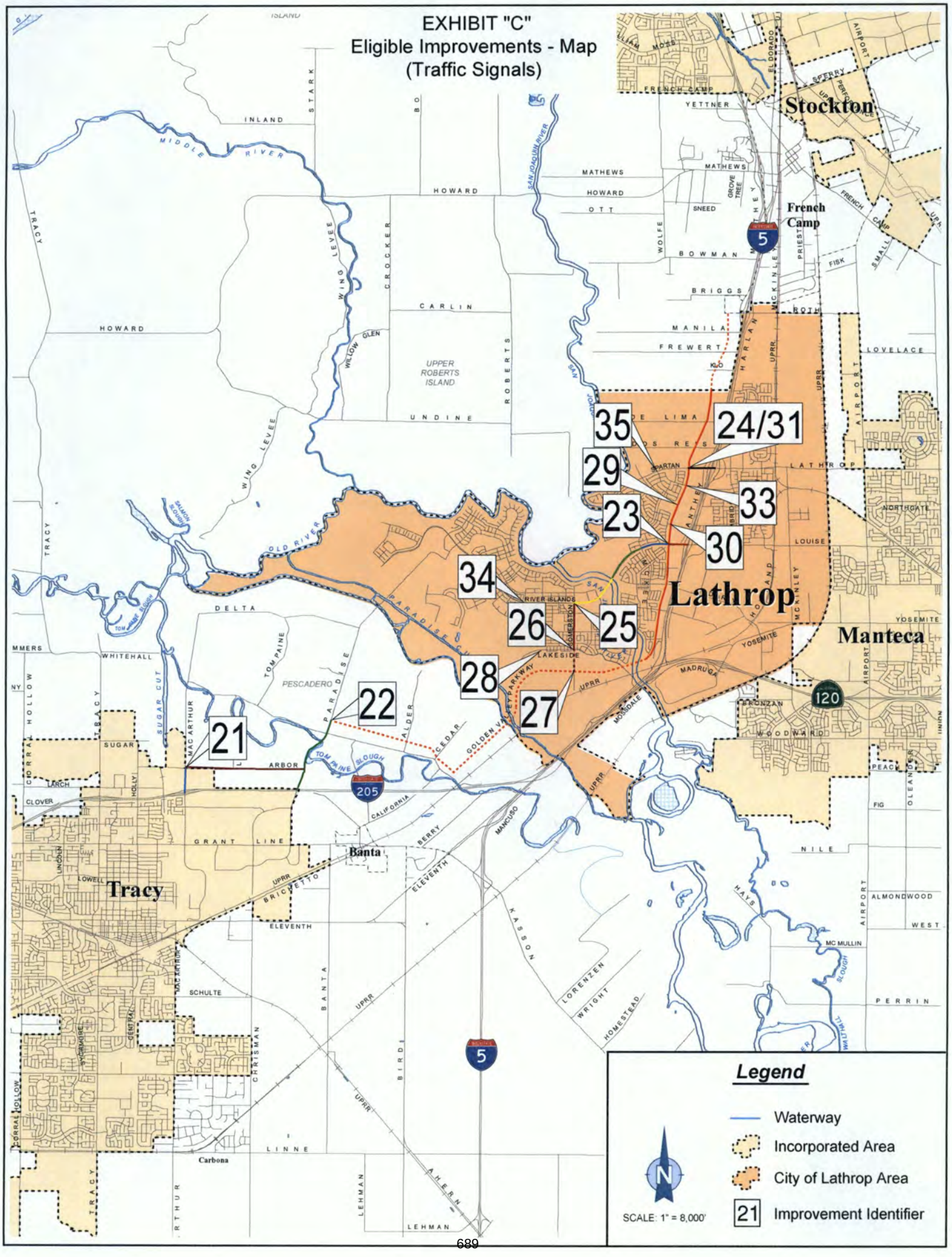

EXHIBIT "C"
Eligible Improvements - Map
(Traffic Signals)
Stockton
French Camp
Lathrop
Manteca
Tracy
Banta
Carbona
35
24/31
29
33
23
30
34
26
25
28
27
22
21
Legend
Waterway
Incorporated Area
City of Lathrop Area
Improvement Identifier
SCALE: 1" = 8,000'

EXHIBIT D

COMPLETED FACILITES

Exhibit D - List of Completed Facilities

West/Central Project No.	Description	Percent Complete	West/Central Cost[1,2]	River Islands Expenses	Credit Amount	SFD Equivalent Credit[3]	Reimbursement Amount
A	River Islands Parkway - River to Somerston	60%	$2,489,062.00	$1,505,309.90	$1,505,309.90	420.36	$0.00
15	River Islands Parkway - McKee to River (Includes Bridge)	52%	$15,529,426.00	$8,114,163.32	$8,114,163.32	2265.89	$0.00
25	River Islands Parkway & Somerston Parkway Traffic Signal	100%	$439,823.00	$528,309.49	$528,309.49	147.53	$0.00
					$10,147,782.71	2833.78	$0.00

1. Based on May 2024 Cost (CCI = 13,532.44)
2. Per 2024 CFF Study, 72.2% of Project Cost is included in West/Central CFF, remaining 27.8% is impact from Others or East Lathrop and is not funded through West/Central CFF
3. Credit dollars converted to equivalent single family dwelling units using CFF Schedule Effective on July 1, 2025 at a unit cost of $3,581/DU

EXHIBIT E

CREDIT ALLOCATION FORM

EXHIBIT "E"

Allocation of Credits Form

Allocation of Credits/Reimbursements - River Islands Development

Use the following information to allocate River Islands credits to specific projects as included in the agreement between River Islands and the City of Lathrop, dated October 2025.

SFD Equivalent Beginning Balance (October 2025)[1] 2809.07

Project Name	Allocation Date	Allocation No.	Amount	Balance

Previously Allocated Credits

Balance of Current Allocation

Authorized by:

City of Lathrop

Brad Taylor, City Engineer Date

Thomas Hedegard, Deputy City Manager Date

River Islands

Susan Dell'Osso, President Date

1. Credit dollars converted to equivalent single family dwelling units using CFF Schedule Effective on July 1, 2025 at a unit cost of $3,581/DU

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ITEM 4.18

CITY MANAGER'S REPORT
OCTOBER 13, 2025 CITY COUNCIL REGULAR MEETING

ITEM: **APPROVE FINDING FOR 200-YEAR URBAN LEVEL OF FLOOD PROTECTION FOR THE RIVER ISLANDS PROJECT**

RECOMMENDATION: **Adopt Resolution to Approve Finding for 200-Year Urban Level of Flood Protection for the River Islands Project within Island Reclamation District No. 2062**

SUMMARY:

Senate Bill 5 (SB 5) and companion legislation require cities and counties within the Sacramento–San Joaquin Valley to make a finding of 200-year Urban Level of Flood Protection (ULOP) or adequate progress before certain land use approvals no later than July 2, 2016, following required General Plan and zoning updates. Since 2016, the City Council has adopted annual Adequate Progress Findings (APFs) for Island Reclamation District No. 2062 (RD 2062) on June 20, 2016, June 5, 2017, July 9, 2018, July 8, 2019, October 12, 2020, July 12, 2021, July 11, 2022, July 10, 2023, and June 3, 2024, enabling continued permitting while improvements advanced. RD 2062 has submitted District Engineer documentation supporting a City ULOP Finding pursuant to the California Department of Water Resources' (DWR) ULOP Criteria, consistent with the 2024 schedule anticipating an ULOP submittal in 2025.

BACKGROUND:

DWR developed the ULOP Criteria and Urban Levee Design Criteria (ULDC) pursuant to the Central Valley Flood Protection Act of 2008 (enacted by SB 5 in 2007 and amended in 2012) and the Central Valley Flood Protection Plan (CVFPP) adopted by the Central Valley Flood Protection Board (CVFPB) in 2012 to guide 200-year findings before specified land use approvals. Locally, the City implemented SB 5 by adopting Resolution No. 15-3955 on July 6, 2015 to incorporate State flood legislation into the General Plan and Ordinance No. 16-361 on June 6, 2016 to codify required provisions in the Lathrop Municipal Code (LMC) Chapter 17.17 and establish the findings procedure in LMC Section 17.17.030. Under SB 5 and LMC Section 17.17.030, approvals may proceed upon one of three findings: a 200-year ULOP exists, conditions will achieve it, or adequate progress is being made by applicable deadlines.

RD 2062 is the local flood management agency for the River Islands project. Levees constructed for River Islands Phase 1 and Phase 2 by RD 2062 meet the 2012 ULDC standards. Phase 2 construction is complete, associated operations and maintenance (O&M), and easement actions have been advanced as reflected in the 2024 APF. Supporting engineering materials were provided to the City Engineer for review and are on file with the City Clerk and available on the City's website for public review.

A ULOP Finding enables continued approval of affected land use decisions in the River Islands project based on substantial evidence that local flood management facilities provide the required 200-year protection for urban and urbanizing areas in the Valley. This ULOP Finding is based on State Plan of Flood Control (SPFC) facilities as rehabilitated and reconstructed by RD 2062, together with RD 2062-owned and operated facilities, evaluated against DWR's ULDC and ULOP Criteria. Under DWR guidance, such a finding may remain effective for up to 20 years, subject to periodic review at least every five (5) years and updates if significant changes occur. The City and RD 2062 will continue coordination on flood protection for River Islands, including public education on the Stewart Tract and annual flood-fighting training with first responder agencies, consistent with prior practice.

REASON FOR RECOMMENDATION:

The District Engineer's evidence, prepared by a California Professional Civil Engineer and reviewed consistent with DWR's ULOP Criteria, constitutes substantial evidence supporting a 200-year ULOP Finding for the River Islands development within RD 2062. Adoption of the Resolution conforms City actions with SB 5 requirements for this area and transitions approvals from adequate progress to a ULOP Finding.

FISCAL IMPACT:

There is no fiscal impact to the City as all costs for technical reports, studies, and City review have been funded by RD 2062 and River Islands, consistent with prior annual actions.

ATTACHMENTS:

A. Resolution to Approve Finding for 200-Year Urban Level of Flood Protection for the River Islands Development within Island Reclamation District No. 2062

B. RD 2062 Flood Protection and Levee System Exhibit

C. Draft Letter from the City to the Central Valley Flood Protection Board (CVFPB) providing required notification of the ULOP Finding

APPROVALS:

Brad Taylor
City Engineer — Date: 9/29/2025

Thomas Hedegard
Deputy City Manager — Date: 9/30/2025

Michael King
Assistant City Manager — Date: 9.29.2025

Salvador Navarrete
City Attorney — Date: 9.30.2025

Stephen J. Salvatore
City Manager — Date: 10.7.25

RESOLUTION NO. 25-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO APPROVE FINDING FOR 200-YEAR URBAN LEVEL OF FLOOD PROTECTION FOR THE RIVER ISLANDS PROJECT WITHIN ISLAND RECLAMATION DISTRICT NO. 2062

WHEREAS, California Senate Bill 5 (SB 5), enacted in 2007 and amended in 2012, requires land use agencies within the Sacramento–San Joaquin Valley (Valley) to ensure a 200-year Urban Level of Flood Protection (ULOP) before specified approvals and to implement related General Plan and zoning updates, which the Central Valley Flood Protection Board (CVFPB) advanced through adoption of the Central Valley Flood Protection Plan (CVFPP) in 2012; and

WHEREAS, the City implemented SB 5 locally by adopting Resolution No. 15-3955 on July 6, 2015, to incorporate State flood legislation into the General Plan (General Plan Amendment No. 16-03), and by adopting Ordinance No. 16-361 on June 6, 2016, to codify required provisions in the Lathrop Municipal Code (LMC) Chapter 17.17, establishing findings procedures under LMC Section 17.17.030; and

WHEREAS, SB 5 and LMC Section 17.17.030 authorize proceeding upon one of three findings before specified approvals: (1) a 200-year ULOP exists, (2) conditions are imposed to achieve 200-year protection, or (3) adequate progress is being made toward 200-year protection by applicable deadlines; and

WHEREAS, the California Department of Water Resources (DWR) developed the ULOP Criteria and Urban Levee Design Criteria (ULDC) to guide 200-year findings and facility performance standards for urban areas in the Valley; and

WHEREAS, Island Reclamation District No. 2062 (RD 2062), the local flood management agency for the River Islands project, constructed levees for Phase 1 and Phase 2, meeting the 2012 ULDC standards, completed Phase 2 construction, advanced associated operations and maintenance (O&M), and easement actions, with the District Engineer providing supporting materials to the City Engineer and maintaining public access through the City Clerk and City website; and

WHEREAS, since 2016 the City Council has adopted annual Adequate Progress Findings (APFs) for RD 2062 enabling continued permitting while improvements advanced, culminating in a 2024 APF and the submittal of ULOP certification documentation anticipated in 2025 to transition from adequate progress to a ULOP finding; and

WHEREAS, under DWR guidance, a ULOP Finding based on flood facilities may remain effective for up to 20 years, subject to periodic review at least every five (5) years and updates if significant changes occur, ensuring continued conformance with State criteria; and

WHEREAS, the District Engineer's evidence, prepared by a California Professional Civil Engineer and reviewed consistent with DWR's ULOP Criteria, constitutes substantial evidence supporting a 200-year ULOP Finding for the River Islands development within RD 2062.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Lathrop, acting as the land use agency under State law:

1. The City Council accepts the Engineer's Report, appendices, and supporting documentation provided by RD 2062 as substantial evidence and approves a ULOP Finding that the State Plan of Flood Control (SPFC) facilities as rehabilitated and reconstructed by RD 2062, together with facilities owned and operated by RD 2062, provide an Urban Level of Flood Protection consistent with DWR's ULDC and ULOP Criteria for the River Islands development as of the date of this Resolution.

2. The City will conduct periodic reviews at least every five (5) years, and sooner if warranted by significant physical or operational changes, to determine whether the ULOP Finding remains supported by substantial evidence and will coordinate with RD 2062 to obtain the information necessary for such reviews.

PASSED AND ADOPTED by the City Council of the City of Lathrop this 13th day of October 2025 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Paul Akinjo, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:

Salvador Navarrete, City Attorney

ATTACHMENT "B"



ATTACHMENT B
RD 2062
FLOOD PROTECTION & LEVEE SYSTEM
RIVER ISLANDS

CITY OF LATHROP SAN JOAQUIN COUNTY CALIFORNIA

DATE: SEPTEMBER 4, 2025

SCALE: 1" = 2500'

Westwood
Westwood Professional Services, Inc.
6200 STONERIDGE MALL RD., STE 330
PLEASANTON, CA 94588
T:925.223.8340
westwoodps.com

ATTACHMENT "C"

[CITY OF LATHROP LETTERHEAD]

October ___, 2025

Mr. Chris Lief, Executive Officer
Central Valley Flood Protection Board
3310 El Camino Avenue, Suite 170
Sacramento, CA 95821

Re: Adoption of Urban Level of Protection Finding by the City of Lathrop - River Islands at Lathrop Phase 1 and Phase 2 Areas, Lathrop, CA

At its October 13, 2025 regular meeting, the City of Lathrop City Council approved an Adequate Progress Finding for the entirety of the River Islands at Lathrop master planned community (Phase 1 and Phase 2 Areas) in accordance with the requirements of Government Code §65007(n) and the Urban Level of Flood Protection Criteria issued by the Department of Water Resources in 2012. A copy of the Council's resolution is attached to this correspondence for your records.

Island Reclamation District No. 2062, as the local flood management agency for River Islands, will provide an electronic copy of the Engineer's Report and appendices documenting the data and analyses that served as substantial evidence to the City Council to make its ULOP finding.

Questions on the matter may be referred to Ms. Becky Money at money@mbkengineers.com or 916-456-4400.

Sincerely,

Brad Taylor, PE
City Engineer

cc: Susan Dell'Osso, President – RD 2062
Becky Money, MBK Engineers

ITEM 4.19

CITY MANAGER'S REPORT
OCTOBER 13, 2025, CITY COUNCIL REGULAR MEETING

ITEM: **APPROVE FINAL MAP, CFD ANNEXATION, IRREVOCABLE OFFER OF DEDICATION, AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 38 LOTS IN TRACT 4207 VILLAGE 44 UNIT 1 WITHIN LAKE HARBOR WEST DISTRICT OF RIVER ISLANDS**

RECOMMENDATION: **Adopt Resolution to Approve Final Map for Tract 4207 Village 44 Unit 1 within the Lake Harbor West District, Totaling 38 Lots, Annexation into CFD 2023-1, an Irrevocable Offer of Dedication, and a Subdivision Improvement Agreement with River Islands Development Area 1, LLC**

SUMMARY:

The proposed Final Map for Tract 4207 Village 44 Unit 1 (Tract 4207), included as Attachment "E", is within the Lake Harbor West District of Phase 2 for the River Islands Project. Tract 4207 will be the first tract map within the Village 44 area. River Islands Development Area 1, LLC (River Islands) is proposing thirty-eight (38) residential lots. A Vicinity Map is included as Attachment "B".

Staff recommend City Council approve the proposed Final Map for Tract 4207, to be recorded pursuant to the terms of the Escrow Instructions, included as Attachment "D", and a Subdivision Improvement Agreement (SIA), included as Attachment "C", with River Islands Development Area 1, LLC, by Resolution, included as Attachment "A".

BACKGROUND:

On June 14, 2021, the City Council adopted resolutions and ordinances approving the River Islands modified Phase 2 Project and Vesting Tentative Subdivision Map (VTM) 6716. On November 14, 2022, City Council approved Tract 4149 West Village Large Lot Final Map (LLFM) to create 34 undevelopable parcels. On August 16, 2023, Planning Commission approved the Lake Harbor West Neighborhood Development Plan and Architectural Design Guidelines and Development Standards.

The land for the proposed Final Map for Tract 4207 is within the geographic boundaries of VTM 6716, LLFM 4149, and the Lake Harbor West Neighborhood.

As required by the Lathrop Municipal Code Chapter 16.16, all final maps must include a SIA to guarantee specific offsite and onsite improvements. Construction of the public improvements associated with Tract 4207 are substantially complete. Performance and labor & materials securities have been provided with the SIA for Tract 4207 that guarantees the unfinished improvements as detailed in Table 1.

Table 1 – Bond Values

Unfinished Improvement Total:	$24,970
Performance Security (110% of Unfinished Improvements) Bond No. 0869578	$27,467
Labor & Materials Security (50% of Performance Security) Bond No. 0869578	$13,734

Potential acceptance of the public improvements will be processed by staff at a later date. Prior to acceptance, River Islands will be required to provide a one (1) year warranty bond.

Tract 4207 will need to be annexed into the City of Lathrop Community Facilities Districts (CFDs) No. 2023-1 for maintenance purposes as well as CFDs administered by Island Reclamation District (RD) 2062 and River Islands Public Financing Authority (RIPFA).

River Islands has provided an Irrevocable Offer of Dedication for right-of-way purposes for Quantico Court (B5 of Attachment D"). Quantico Court is necessary for the access to Tract 4207 and is conveyed to the City by a document separate from the Final Map.

As a precondition to record the Final Map, River Islands must satisfy the Escrow Instructions by depositing necessary sums to guarantee the payment of all fees and providing required documents.

REASON FOR RECOMMENDATION:

River Islands has fulfilled all the requirements of the City's subdivision ordinance as listed below:

Documents	**Status**
1. Final Map ready for signature	Completed
2. Subdivision Improvement Agreement	Completed
3. Performance Security – Uncompleted Landscaping and Miscellaneous Improvements	Required
4. Labor and Materials Security – Uncompleted Landscaping and Miscellaneous Improvements	Required
5. Street Improvement, Landscape, Light & Joint Trench	Completed
6. Geotechnical Report	Completed
7. Agreement for Backbone Improvements and Parks (Agreement for Dedication, Inspection and Guarantee of Streets and Public Improvements)	Completed

8. Approval of 3rd Amendment to Development Agreement that guarantees creation of CFD for City Maintenance and Shortfalls, and Guarantee of Developer CFDs for Developer/other public agency Maintenance	Completed
9. Allocation of Water and Sewer capacity	Completed
10. Recommendation for approval from Stewart Tract Design Review Committee	Completed
11. Submitted Certificate of Insurance, Tax Letter	Completed
12. Submitted Preliminary Guarantee of Title	Completed
13. Escrow Instructions	Completed
14. Tract 4207 – City of Lathrop Community Facilities District No. 2023-1 Annexation	Pending Approval
15. Irrevocable Offer of Dedication and Certificate of Acceptance	Pending Approval
Fees	**Status**
1. Final Map plan check fee	Paid
2. Improvement Plans - Plan check and inspection fees	Paid
3. Sierra Club Settlement fee	To be paid in escrow

FISCAL IMPACT:

There is no fiscal impact to the City as all costs are covered by development fees and any shortfalls in the City's maintenance and operating costs are covered by the CFDs.

ATTACHMENTS:

A. Resolution to Approve Final Map for Tract 4207 Village 44 Unit 1 within the Lake Harbor West District, Totaling 38 Lots, Annexation into CFD 2023-1, an Irrevocable Offer of Dedication, and a Subdivision Improvement Agreement with River Islands Development Area 1, LLC

B. Vicinity Map – Tract 4207 Village 44 Unit 1

C. Subdivision Improvement Agreement between the City of Lathrop and River Islands Development Area 1, LLC, a Delaware limited liability company, for Tract 4207 Village 44 Unit 1

D. Escrow Instructions for Final Map Tract 4207 Village 44 Unit 1
- Irrevocable Offer of Dedication of Easement for Public Roadway and Public Utility Easement Purposes for Quantico Court (B2 of Attachment "D")
- Annexation into City of Lathrop CFD 2023-1 (B3 of Attachment "D")

E. Final Map – Tract 4207 Village 44 Unit 1

APPROVALS

Veronica Albarran
Assistant Engineer — 09/17/2025 Date

Brad Taylor
City Engineer — 9/18/2025 Date

Thomas Hedegard
Deputy City Manager — 9/23/2025 Date

Michael King
Assistant City Manager — 9.18.2025 Date

Salvador Navarrete
City Attorney — 9-19-2025 Date

Stephen Salvatore
City Manager — 10.2.25 Date

RESOLUTION NO. 25-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO APPROVE FINAL MAP FOR TRACT 4207 VILLAGE 44 UNIT 1 WITHIN THE LAKE HARBOR WEST DISTRICT, TOTALING 38 LOTS, ANNEXATION INTO CFD 2023-1, AN IRREVOCABLE OFFER OF DEDICATION, AND A SUBDIVISION IMPROVEMENT AGREEMENT WITH RIVER ISLANDS DEVELOPMENT AREA 1, LLC

WHEREAS, on June 14, 2021, the City Council adopted resolutions and ordinances approving the River Islands modified Phase 2 Project and Vesting Tentative Subdivision Map (VTM) 6716; and

WHEREAS, on November 14, 2022, City Council approved a Large Lot Final Map (LLFM) Tract 4149 to create 34 undevelopable parcels; and

WHEREAS, on August 16, 2023, Planning Commission approved the Lake Harbor West Neighborhood Development Plan and Architectural Design Guidelines and Development Standards; and

WHEREAS, the land for the proposed Final Map for Tract 4207 Village 44 Unit 1 (Tract 4207) is within the geographic boundaries of VTM 6716, LLFM Tract 4149, and the Lake Harbor West Neighborhood; and

WHEREAS, as required by the Lathrop Municipal Code Chapter 16.16, all final maps must include a SIA to guarantee specific offsite and onsite improvements; and

WHEREAS, River Islands Development Area 1, LLC (River Islands) provided performance and labor & material securities with the SIA for Tract 4207 that guarantees the unfinished improvements for Village 44 in the amount as follows:

Unfinished Improvement Total:	$24,970
Performance Security (110% of Unfinished Improvements) Bond No. 0869578	$27,467
Labor & Materials Security (50% of Performance Security) Bond No. 0869578	$13,734

; and

WHEREAS, potential acceptance of the public improvements will be processed by staff at a later date and when the unfinished improvements are completed. Prior to acceptance, River Islands will be required to provide a one (1) year warranty bond; and

WHEREAS, Tract 4207 needs to be annexed into three different CFDs for maintenance purposes. Staff recommends that Council approve Annexation into City of Lathrop CFD 2023-1. Additional CFDs administered by Island Reclamation District (RD) 2062 and River Islands Public Financing Authority (RIPFA) are recorded and included as part of the Escrow Instructions; and

WHEREAS, Quantico Court is necessary for the access to Tract 4207 and must be conveyed to the City by a document separate from the Final Map. River Islands has provided an Irrevocable Offer of Dedication for right-of-way purposes for Quantico Court; and

WHEREAS, River Islands Development Area 1, LLC must satisfy the Escrow Instructions, included as Attachment "D" to the City Manager's Report, by depositing necessary sums to guarantee the payment of all fees and providing required documents.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Lathrop that approves and accepts the following actions:

1. The Final Map for Tract 4207 and is hereby approved as submitted and recordation with the San Joaquin County Assessor/Recorder/County Clerk Office is authorized in substantially the form attached to the October 13, 2025 staff report once the terms and conditions of the Escrow Instructions, included as Attachment "D" to the City Manager's Report, are met.

2. The City Manager, or their designee, is authorized to execute a Subdivision Improvement Agreement with River Islands Development Area 1, LLC in substantially the form as attached to the October 13, 2025 staff report.

3. Annexation into the City of Lathrop Community Facilities District No. 2023-1 (River Islands Public Services and Facilities) in substantially the form as attached to the October 13, 2025 staff report.

4. Irrevocable Offer of Dedication of Easement for Quantico Court in substantially the form as attached to the October 13, 2025 staff report.

PASSED AND ADOPTED by the City Council of the City of Lathrop this 13th day of October 2025 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

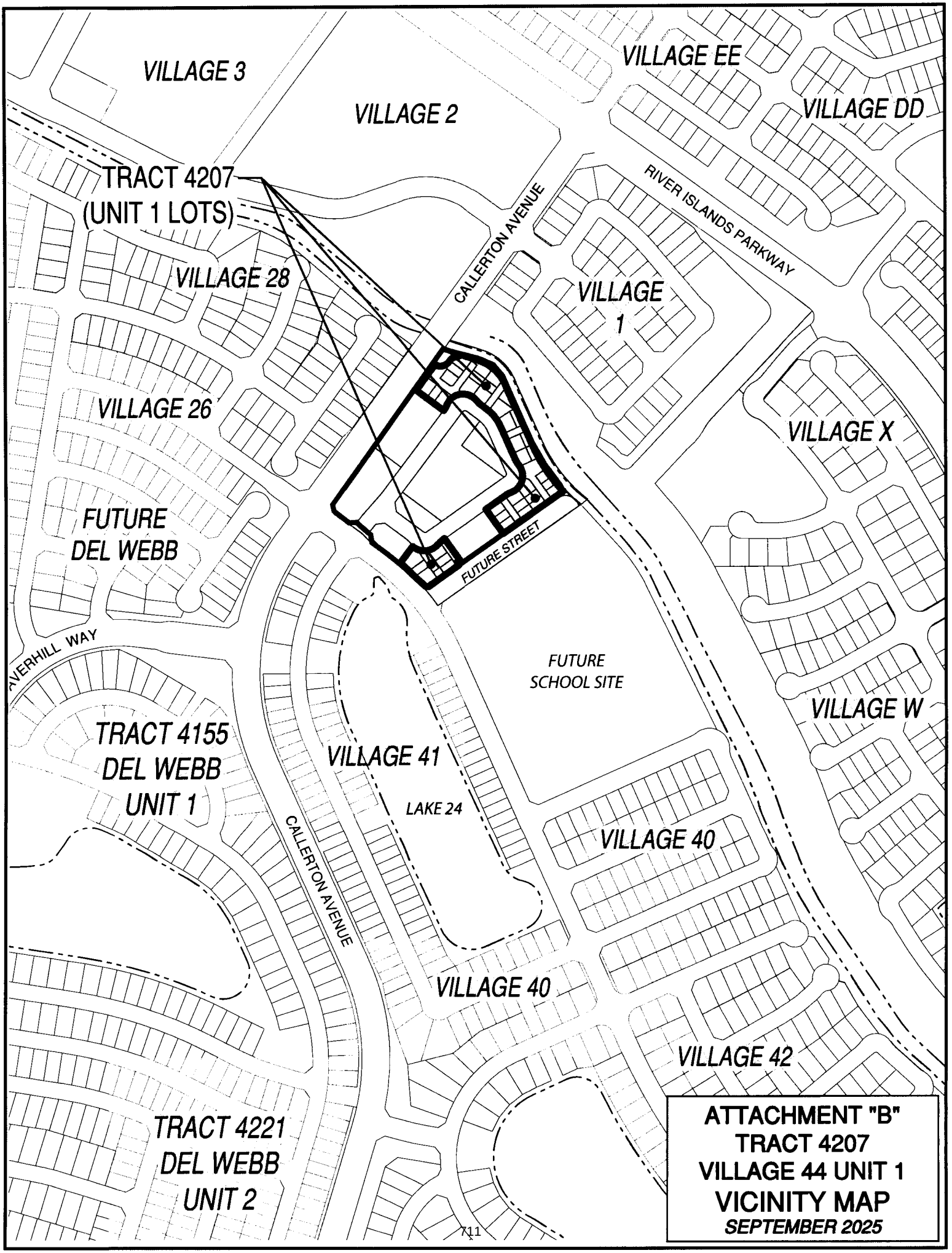
Paul Akinjo, Mayor

ATTEST:

Teresa Vargas
City Clerk

APPROVED AS TO FORM:

Salvador Navarrete
City Attorney


VILLAGE 3
VILLAGE 2
VILLAGE EE
VILLAGE DD
TRACT 4207
(UNIT 1 LOTS)
CALLERTON AVENUE
RIVER ISLANDS PARKWAY
VILLAGE 28
VILLAGE 1
VILLAGE 26
VILLAGE X
FUTURE
DEL WEBB
FUTURE STREET
AVERHILL WAY
FUTURE
SCHOOL SITE
VILLAGE W
TRACT 4155
DEL WEBB
UNIT 1
VILLAGE 41
LAKE 24
CALLERTON AVENUE
VILLAGE 40
VILLAGE 40
VILLAGE 42
TRACT 4221
DEL WEBB
UNIT 2
ATTACHMENT "B"
TRACT 4207
VILLAGE 44 UNIT 1
VICINITY MAP
SEPTEMBER 2025

ATTACHMENT "C"

SUBDIVISION IMPROVEMENT AGREEMENT

BY AND BETWEEN THE CITY OF LATHROP AND

RIVER ISLANDS DEVELOPMENT AREA 1, LLC,

DELAWARE LIMITED LIABILITY COMPANY

FOR TRACT 4207 VILLAGE 44 UNIT 1 38 RESIDENTIAL LOTS

RECITALS

A. This Agreement is made and entered into this **13th day of October 2025**, by and between the **CITY OF LATHROP**, a municipal corporation of the State of California (hereinafter "CITY") and **River Islands Development Area 1, LLC**, a Delaware limited liability company, (hereinafter "SUBDIVIDER").

B. Pursuant to Division 2 of Title 7 of the Government Code of the State of California and the CITY's Subdivision Regulations (City of Lathrop, Code of Ordinances, Chapter 16), SUBDIVIDER is required to make dedications and improve Tract 4207 Village 44 Unit 1 (Tract 4207). However, SUBDIVIDER has completed a significant portion of the public infrastructure improvements associated with Tract 4207 located within the Lake Harbor West District of River Islands Phase 2, which also includes major streets necessary to access the site. Performance and Labor & Material securities have been provided by SUBDIVIDER that guarantee the unfinished improvements for Tract 4207, in the amount shown in Section 8 of this agreement.

C. SUBDIVIDER has completed a portion of the joint trench improvements for Tract 4207 and as noted in Recital B, security shall be required for the unfinished portion of these improvements, along with other required infrastructure associated with Tract 4207. Improvement plans, and street light plans have already been approved by the City. The street, sidewalk, underground utility, storm drainage, streetlight and joint trench improvements (hereinafter "Improvements") are substantially completed and minor improvements not yet constructed as part of the required infrastructure for Tract 4207 are required security as outlined in this Agreement.

NOW THEREFORE in consideration of CITY'S pending approval and acceptance of the Improvements upon their satisfactory completion, and in consideration of SUBDIVIDER'S construction of Improvements in strict accordance with the terms of this Agreement, all applicable laws, statutes, ordinances, rules and regulations currently in force and effect in CITY, the terms and conditions of which are incorporated herein by this reference, the parties hereto mutually covenant and agree as follows:

1. SUBDIVIDER shall complete construction of, or cause construction to be completed at its sole cost and expense, the Improvements for all of the lots within the Lake Harbor West neighborhood, to the limits identified in Exhibit "A", including the public landscaping, streetlight and joint trench improvements. A Vicinity Map is included as Exhibit "B".

All improvements shall be constructed to the satisfaction and approval of the City Engineer, in a good and workmanlike manner in accordance with the above referenced improvement plans and specifications, the improvement standards and specifications of the CITY'S Department of Public Works, the applicable Ordinances of the City of Lathrop and the California Subdivision Map Act.

2. SUBDIVIDER shall complete the Improvements, including all deferred and unfinished improvements as defined in this agreement, prior to issuance of certificate of occupancy of the last home constructed in Tract 4207, or October 13, 2026, whichever comes first.

3. CITY, or its agent(s), shall, at any time during the progress of the Improvements, have free access thereto, and shall be allowed to examine the same and all material to be used therein. If the Improvements or any part thereof are not completed in strict compliance with the standards set forth in Paragraph 1 above, CITY may refuse to accept and may reject the defective Improvements and/or materials therein.

4. SUBDIVIDER shall secure the services of skilled personnel necessary to construct the Improvements. CITY is not skilled in these matters and relies upon the skill of the SUBDIVIDER to ensure that the construction of the Improvements is in the most skillful and durable manner.

5. CITY'S acceptance of the Improvements does not operate as a release of SUBDIVIDER from any guarantee hereunder.

6. SUBDIVIDER guarantees and warrants that the Improvements shall be constructed in compliance with the standards set forth in Paragraph 1 above, free from any defects in work or labor done, and from any defects in materials furnished. Further, SUBDIVIDER shall repair and maintain the Improvements in good condition and in accordance with CITY specifications for one (1) year after CITY'S acceptance of the Improvements. As required by this Agreement, prior to acceptance of the Improvements, SUBDIVIDER shall deposit with the City Engineer a Warranty Bond equal to 10% of the estimated cost of the Improvements for the Village 44 entire area to insure SUBDIVIDER'S repair and warranty of the Improvements in accordance with the terms of this Agreement. The Warranty Bond shall be released at the end of the one-year guarantee period, provided there are no claims against it are then outstanding.

7. If SUBDIVIDER, in whole or in part, abandons the Improvements, or unnecessarily or unreasonably delays construction of the Improvements, or fails to complete construction of the Improvements within the time specified in this Agreement, or fails to repair, replace or reconstruct any defects, as set forth in Paragraph 6 above, CITY may, but is not required to, proceed to complete and/or repair, replace, or reconstruct the Improvements, either by itself or by contract for such service, and CITY may cause to be forfeited such portion of any security deposited therein as is necessary to cover the costs of completion, repair, replacement, or reconstruction incurred by CITY.

Once action is taken by CITY to complete, repair, replace and/or reconstruct the Improvements, SUBDIVIDER shall be responsible for all costs incurred by CITY, even if SUBDIVIDER subsequently completes the work.

The CITY shall have recourse against SUBDIVIDER for any and all amounts necessary to complete the obligations of SUBDIVIDER in the event the security (including but not limited to any Letter of Guarantee, Certificate of Deposit, cash, bond for performance, labor and materials and repair and maintenance, letter of credit or cash deposit) therefore is insufficient to pay such amounts. All administrative costs, including reasonable attorney's fees pursuant to Government Code Section 66499.4, incurred by the CITY, in addition to the costs of the improvements shall be a proper charge against the security and SUBDIVIDER. In the event it becomes necessary for CITY to bring an action to compel performance of this Agreement or to recover costs of completing such improvements, SUBDIVIDER shall pay reasonable attorney's fees, costs of suit and all other expenses of litigation incurred by CITY in connection therewith.

8. Because the Improvements are not entirely complete, the SUBDIVIDER is required to only post Performance or Labor & Materials bonds to guarantee the unfinished improvements associated with Tract 4207 as included and described in Exhibit "D" of this Agreement. Performance and Labor & Material securities have been provided in the amount shown in Table 1 below. SUBDIVIDER shall also comply with CITY'S insurance requirements set forth on Exhibit "C" attached hereto and incorporated herein.

Table 1 – Bond Values

Unfinished Improvement Total:	$24,970
Performance Bond (Bond No. 0869578):	$27,467
Labor & Materials Bond (Bond No. 0869578):	$13,734

9. Any alteration(s) made to the plans and specifications, which are a part of this Agreement, or any provision of this Agreement shall not operate to release any surety or sureties from liability on any bond or bonds attached hereto and made a part thereof. The above referenced sureties hereby consent to such alterations and waive the provisions of California Civil Code Section 2819.

10. Neither the CITY nor any of its officers, employees or agents shall be liable to SUBDIVIDER, and/or SUBDIVIDER'S agents, contractors or subcontractors for any error or omission arising out of or in connection with any work to be performed under this Agreement.

11. Neither the CITY nor any of its officers, employees, or agents, shall be liable to the SUBDIVIDER or to any person, entity, or organization, for any injury or damage that may result to any person or property by or from any cause in, on, or about the subdivision of all or any part of the land covered by this Agreement.

12. SUBDIVIDER hereby agrees to, and shall hold CITY, its elective and appointive boards, commissions, officers, agents and employees (collectively, "Indemnitees"), harmless from any liability for damage or claims which may arise from SUBDIVIDER and/or SUBDIVIDER'S contractors, subcontractors, agents, or employees' operations under this Agreement, whether such operations be by SUBDIVIDER or by any SUBDIVIDER contractors, subcontractors, or by any

one or more persons directly or indirectly employed by, or acting as agent for, SUBDIVIDER or any of SUBDIVIDER'S contractors or subcontractors. SUBDIVIDER shall, at its own cost and expense, defend any and all actions, suits, or legal proceedings or any type that may be brought or instituted against CITY and indemnities on any claim or demand, of any nature whatsoever, and pay or satisfy any judgment that may be rendered against CITY and the Indemnitees in any such action, suit or legal proceedings, resulting from or alleged to have resulted from SUBDIVIDER'S performance or non-performance of his duties and obligations under this Agreement, or from the negligent act or omission of himself, his agents, contractors, representatives, servants or employees. The promises and Agreement to indemnify and hold harmless set forth in this section is not conditioned or dependent on whether or not any indemnity has prepared, supplied or approved any plan or specification in connection with this work or subdivision, whether or not any such indemnity has insurance or indemnification covering any of these matters. CITY does not and shall not; waive any rights against SUBDIVIDER which it may have by reason of the aforesaid hold harmless agreement, because of the acceptance by CITY of any deposit with CITY by SUBDIVIDER. The aforesaid hold harmless agreement by SUBDIVIDER shall apply to all damages and claims for damages of every kind suffered, or alleged to have been suffered, by reason of any of the aforesaid operations referred to in this paragraph, regardless of whether or not CITY has prepared, supplied or approved of, plans and/or specifications for the subdivision.

13. Neither SUBDIVIDER nor any of SUBDIVIDER'S agents, contractors or subcontractors are, or shall be, considered to be agents of CITY in connection with the performance of SUBDIVIDER'S obligations under this Agreement.

14. Prior to acceptance of the Improvements by the City Council, the SUBDIVIDER shall be solely responsible for maintaining the quality of the Improvements and maintaining safety at the project site. The SUBDIVIDER'S obligation to provide the Improvements shall not be satisfied until after the City Engineer has made a written determination that all obligations of the Agreement have been satisfied and all outstanding fees and charges have been paid, and the City Council has accepted the Improvements as complete. The CITY and SUBDIVIDER have formed Community Facilities Districts to finance maintenance and improvements. The CITY expects to preserve the ability to use future special taxes of the CFD for payment of the cost of acquisition of the Improvements, which may require that acceptance of improvements by CITY be subject to the provisions of an acquisition agreement to be entered into by the CITY and SUBDIVIDER providing that CITY expects to be paid or reimbursed acquisition costs through future CFD special taxes. SUBDIVIDER shall cooperate to facilitate such method of acquisition.

15. SUBDIVIDER shall pay service fees for the utility services from the time the Improvements are accepted by the CITY to the end of the fiscal year, or up to a one (1) year period, whichever is needed to ensure an opportunity for the Improvements to be included in the next fiscal year annual assessment.

16. SUBDIVIDER shall be responsible to sweep streets within the subdivision every two weeks as directed by the City Engineer, on all streets where lots are occupied and all streets providing access to occupied lots until the Improvements are accepted by the CITY.

17. SUBDIVIDER shall not assign this Agreement without the prior written consent of CITY. If such consent is given, the terms of this Agreement shall apply to and bind the heirs, successors, executors, administrators and assignees of SUBDIVIDER, and any heirs, successors, executors, administrators and assignees of the SUBDIVIDER and shall be jointly and severally liable hereunder.

18. The SUBDIVIDER shall, at the SUBDIVIDER'S expense, obtain and maintain all necessary permits and licenses for construction of the Improvements. Prior to the commencement of Improvement construction, the SUBDIVIDER shall obtain a City of Lathrop Business License. The SUBDIVIDER shall comply with all local, state and federal laws, whether or not said laws are expressly stated in this Agreement.

19. This Agreement and any amendments hereto comprise the entire understanding and agreement between the parties regarding the improvements to be constructed and dedications for Tract 4207.

20. The following miscellaneous provisions are applicable to this Agreement:

a. Controlling Law. The parties agree that this Agreement shall be governed and construed by and in accordance with the laws of the State of California.

b. Definitions. The definitions and terms are as defined in this Agreement.

c. Force Majeure. Neither party shall be deemed to be in default on account of any delay or failure to perform its obligations under this Agreement, which directly results from an Act of God or an act of a superior governmental authority.

d. Headings. The paragraph headings are not a part of this Agreement and shall have no effect upon the construction or interpretation of any part of this Agreement.

e. Incorporation of Documents. All documents referred to herein and all documents which may, from time to time, be referred to in any duly executed amendment hereto are by such reference incorporated herein and shall be deemed to be part of this Agreement.

f. Modification of Agreement. This Agreement shall not be modified or be binding upon the parties unless such modification is agreed to in writing and signed by the parties.

g. Severability. If a court of competent jurisdiction finds or rules that any provision of this Agreement is void or unenforceable, the provisions of this Agreement not so affected shall remain in full force and effect.

h. Successors and Assigns. Except as otherwise expressly provided herein, the provisions of this Agreement shall inure to the benefit of, and shall apply to and bind, the successors and assigns of the parties.

i. Time of the Essence. Time is of the essence of this Agreement and each of its provisions.

In the calculation of time hereunder, the time in which an act is to be performed shall be computed by excluding the first Day and including the last. If the time in which an act is to be performed falls on a Saturday, Sunday or any Day observed as a legal holiday by CITY, the time for performance shall be extended to the following Business Day.

j. Venue. In the event either party brings that suit hereunder, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of San Joaquin.

ATTACHMENTS:

EXHIBIT A	FINAL MAP - TRACT 4207 VILLAGE 44 UNIT 1
EXHIBIT B	TRACT 4207 VILLAGE 44 UNIT 1 AREA
EXHIBIT C	CITY INSURANCE REQUIREMENTS
EXHIBIT D	LAKE HARBOR WEST VILLAGE 44 UNFINISHED IMPROVEMENTS AND FULL IMPROVEMENTS COST ESTIMATE

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on this 13th day of October 2025, at Lathrop, California.

ATTEST: TERESA VARGAS
City Clerk of and for the City
of Lathrop, State of California

BY: _____
Teresa Vargas Date
City Clerk

CITY OF LATHROP, a
municipal corporation of the
State of California

BY: _____
Stephen J. Salvatore Date
City Manager

APPROVED AS TO FORM BY THE CITY OF LATHROP CITY ATTORNEY

BY: _____ 9.19.2025
Salvador Navarrete Date
City Attorney

SUBDIVIDER

River Islands Development Area 1, LLC,
a Delaware limited liability company

BY: _____
Susan Dell'Osso
President

EXHIBIT "A"

FINAL MAP - TRACT 4207 VILLAGE 44 UNIT 1

TRACT 4207
RIVER ISLANDS - PHASE 2
VILLAGE 44 UNIT 1

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 9 OF TRACT 4149 (44 M&P 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

JULY 2025

Westwood

Phone (209) 571-1785 1165 Scenic Drive, Suite A
Modesto, CA 95350
westwoodps.com

Westwood Professional Services, Inc.

OWNER'S STATEMENT

THE UNDERSIGNED, DOES HEREBY STATE THAT THEY ARE THE OWNERS OR HAVE SOME RECORD TITLE INTEREST IN THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINE OF THE HEREIN EMBODIED FINAL MAP ENTITLED, "TRACT 4207, RIVER ISLANDS–PHASE 2, VILLAGE 44 UNIT 1", CITY OF LATHROP, CALIFORNIA, CONSISTING OF TWELVE (12) SHEETS, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

1. TO THE CITY OF LATHROP FOR PUBLIC RIGHT–OF–WAY PURPOSES, THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS BUSHWICK LANE, KEATS LANE, INGALLS LANE, AND VALENTINE LANE, AS SHOWN ON THIS FINAL MAP.
2. TO THE CITY OF LATHROP FOR ACCESS AND PUBLIC UTILITY PURPOSES, THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS PARCELS A THROUGH G, AS SHOWN ON THIS FINAL MAP.
3. A NON–EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN, POLES, WIRES, CABLES, PIPES, AND CONDUITS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "P.U.E." (PUBLIC UTILITY EASEMENT).
4. A NON–EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN THE SOUND WALLS UPON AND OVER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "W.E." (WALL EASEMENT).
5. A NON–EXCLUSIVE EASEMENT TO THE CITY OF LATHROP FOR EMERGENCY VEHICLE ACCESS PURPOSES ACROSS THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "E.V.A.E." (EMERGENCY VEHICLE ACCESS EASEMENT).
6. A NON–EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN SLOPES ACROSS THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "SLOPE EASEMENT" (S.E.).

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

1. PARCELS J, K, L, AND M TO THE CITY OF LATHROP FOR PURPOSES OF OPEN SPACE, LANDSCAPING, PUBLIC UTILITIES, FENCE MAINTENANCE, AND APPURTENANCES THERETO, FOR THE BENEFIT OF THE PUBLIC, AS SHOWN ON THIS FINAL MAP.

TO ENSURE MUNICIPAL WATER SERVICES TO ALL LOTS SHOWN UPON THIS MAP, ALL GROUND WATER RIGHTS THAT THE UNDERSIGNED MAY HAVE WITHIN THE DISTINCTIVE BORDER UPON THIS MAP, HEREBY ARE DEDICATED TO THE CITY OF LATHROP.

THE UNDERSIGNED DOES HEREBY RELINQUISH TO THE CITY OF LATHROP ALL ABUTTERS RIGHTS OF ACCESS TO LOT 36 ALONG THE LOT LINE AS INDICATED BY THE SYMBOL ////////// , AS SHOWN ON THIS FINAL MAP.

THE UNDERSIGNED DOES HEREBY RESERVE PARCELS 1 THROUGH 6, AS SHOWN ON THIS MAP FOR FUTURE DEVELOPMENT.

THE UNDERSIGNED DOES HEREBY RESERVE PARCELS H AND O AS OPEN SPACE AND LANDSCAPING PURPOSES AS SHOWN ON THIS FINAL MAP. SAID PARCEL IS NOT DEDICATED HEREON, BUT WILL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION BY SEPARATE DOCUMENT SUBSEQUENT TO THE FILING OF THIS FINAL MAP.

THE UNDERSIGNED DOES HEREBY RESERVE PARCEL I AND PARCEL N FOR FUTURE DEDICATION, AS SHOWN ON THIS FINAL MAP, SAID PARCELS ARE NOT DEDICATED HEREON, BUT WILL BE CONVEYED TO RIVER ISLANDS PUBLIC FINANCING AUTHORITY BY SEPARATE DOCUMENT SUBSEQUENT TO THE FILING OF THIS FINAL MAP.

THE IRREVOCABLE OFFER OF DEDICATION (I.O.D.) FOR RIGHT–OF–WAY PURPOSES IS DEPICTED ON SHEETS 6, 7, AND 8 OF THIS FINAL MAP, RESPECTIVELY, AS QUANTICO COURT. SAID IRREVOCABLE OFFICE OF DEDICATION FOR RIGHT–OF–WAY PURPOSES IS NOT DEDICATED HEREON, BUT CONVEYED TO THE CITY OF LATHROP BY SEPARATE INSTRUMENT CONCURRENTLY WITH THE FILING OF THIS FINAL MAP.

OWNER INTENDS TO SUBDIVDE THE LAND SUBJECT TO THIS MAP WITH ANY AND ALL RIPARIAN RIGHTS OR OTHER WATER INTERESTS TO WHICH THE SUBJECT LAND IS ENTITLED THEREIN APPURTENANT OR RELATING TO THE LANDS, WHETHER SUCH WATER RIGHTS SHALL BE RIPARIAN, OVERLYING, LITTORAL, PERCOLATING, PRESCRIPTIVE, ADJUDICATED, STATUTORY OR CONTRACTUAL. OWNER DOES NOT INTEND BY THE RECORDATION OF THIS MAP TO SEVER THE RIPARIAN RIGHTS OF THE SUBJECT LANDS WITHIN THE BOUNDARIES OF THIS MAP OR THE SURROUNDING PROPERTIES.

OWNER: RIVER ISLANDS DEVELOPMENT AREA 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ _____
NAME: SUSAN DELL'OSSO DATE
ITS: PRESIDENT

SEE SHEET 2 FOR TRUSTEE'S STATEMENT

EXEMPT FROM FEE PER GOVERNMENT CODE 27388.1; DOCUMENT RECORDED IN CONNECTION WITH A CONCURRENT TRANSFER SUBJECT TO THE IMPOSITION OF DOCUMENTARY TRANSFER TAX

CITY CLERK'S STATEMENT

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT 4207, RIVER ISLANDS – PHASE 2, VILLAGE 44, UNIT 1", CITY OF LATHROP, CALIFORNIA, CONSISTING OF TWELVE (12) SHEETS, THIS STATEMENT WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY LAW, AT A MEETING THEREOF, HELD ON THE ___ DAY OF _____ ,2025, AND THAT SAID CITY COUNCIL DID THEREUPON BY RESOLUTION NO. _____ DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP, AND AUTHORIZED ITS RECORDATION, AND ACCEPTED ON BEHALF OF THE CITY OF LATHROP, FOR PUBLIC USE, THE RELINQUISHMENT OF ACCESS RIGHTS TO LOT 36 ALONG THE LOT LINE AS INDICATED BY THE SYMBOL //////////, THE DEDICATION OF ALL PUBLIC UTILITY EASEMENTS, WALL EASEMENTS AND SLOPE EASEMENTS, PARCELS A THROUGH G FOR ACCESS AND PUBLIC UTILITIES, THE EMERGENCY VEHICLE ACCESS EASEMENT, THE DEDICATION OF THE GROUND WATER RIGHTS, THE DEDICATION OF PARCELS J, K, L, AND M IN FEE, AND ACCEPTED THE OFFER OF DEDICATION OF BUSHWICK LANE, KEATS LANE, INGALLS LANE, AND VALENTINE LANE, AS SHOWN ON SAID MAP SUBJECT TO THE IMPROVEMENTS BEING COMPLETED IN ACCORDANCE WITH CHAPTER 16, TITLE 16.16 OF THE CITY OF LATHROP MUNICIPAL CODE.

ALSO, PURSUANT TO SECTION 66434(G) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE CITY OF LATHROP DOES HEREBY ABANDON THE NON–EXCLUSIVE PUBLIC UTILITY EASEMENT FOR PUBLIC PURPOSES RECORDED JUNE 9, 2023, AS DOCUMENT NUMBER 2023–045592, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN THE BOUNDARY OF THIS FINAL MAP.

I FURTHER STATE THAT ALL BONDS AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP, IF APPLICABLE, HAVE BEEN APPROVED BY THE CITY COUNCIL OF LATHROP AND FILED IN MY OFFICE.

_____
TERESA VARGAS
CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA

ACKNOWLEDGEMENT CERTIFICATE (OWNER)

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

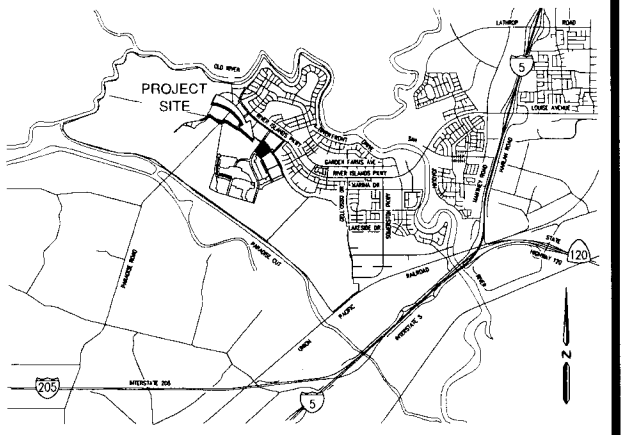
STATE OF CALIFORNIA)
COUNTY OF SAN JOAQUIN)

ON _____ ,2025 BEFORE ME, _____
A NOTARY PUBLIC, PERSONALLY APPEARED, _____ 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:

SIGNATURE: _____
NAME (PRINT): _____
PRINCIPAL COUNTY OF BUSINESS: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____



VICINITY MAP
NOT TO SCALE

SECRETARY OF THE PLANNING COMMISSION'S STATEMENT

THIS MAP CONFORMS TO VESTING TENTATIVE MAP NO. 6716 RECOMMENDED BY THE PLANNING COMMISSION AND APPROVED BY THE CITY COUNCIL PER RESOLUTION NO. 21–4908.

DATED THIS_____ DAY OF _____, 2025.

_____
RICARDO CAGUIAT, COMMUNITY DEVELOPMENT DIRECTOR
CITY OF LATHROP

CITY ENGINEER'S STATEMENT

I, BRAD R. TAYLOR, HEREBY STATE THAT I AM THE CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA AND THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4207, RIVER ISLANDS–PHASE 2, VILLAGE 44, UNIT 1", CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP NO. 6716, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLIES WITH ALL PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA STATE SUBDIVISION MAP ACT AND APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF VESTING TENTATIVE MAP.

DATED THIS_____ DAY OF _____, 2025.

_____
BRAD R. TAYLOR, R.C.E. 92823
CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
BRAD R. TAYLOR
C 92823
CIVIL
STATE OF CALIFORNIA

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2025, AT _____M.
IN BOOK _____ OF MAPS AND PLATS, AT PAGE _____, AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY.

FEE: $ _____

_____ BY: _____
STEVE BESTOLARIDES ASSISTANT/DEPUTY RECORDER
ASSESSOR–RECORDER–COUNTY CLERK
SAN JOAQUIN COUNTY, CALIFORNIA

TRACT 4207
RIVER ISLANDS - PHASE 2
VILLAGE 44 UNIT 1

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 9 OF TRACT 4149 (44 M&P 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

JULY 2025

Westwood

Phone (209) 571-1765 1165 Scenic Drive, Suite A
Modesto, CA 95350
westwoodps.com

Westwood Professional Services, Inc.

CITY SURVEYOR'S STATEMENT

I, DARRYL A. ALEXANDER, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4207, RIVER ISLANDS – PHASE 2, VILLAGE 44, UNIT 1", CITY OF LATHROP, CALIFORNIA AND THAT THE SUBDIVISION SHOWN HEREON COMPLIES WITH ALL PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA STATE SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2025.

PROFESSIONAL LAND SURVEYOR · DARRYL A. ALEXANDER · No. L 5071 · STATE OF CALIFORNIA

_____
DARRYL A. ALEXANDER, P.L.S. 5071
ACTING CITY SURVEYOR

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 RIVER ISLANDS DEVELOPMENT AREA 1, LLC, ON OCTOBER 22, 2024. I HEREBY STATE ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE MAY 1, 2026, AND THAT THE MONUMENTS ARE, OR THAT THEY WILL BE, SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2025.

PROFESSIONAL LAND SURVEYOR · DYLAN CRAWFORD · No. 7788 · STATE OF CALIFORNIA

_____
DYLAN CRAWFORD, P.L.S. NO 7788

RECITALS

1. RIGHT TO FARM STATEMENT:
   PER CITY OF LATHROP MUNICIPAL CODE OF ORDINANCES, TITLE 15, CHAPTER 15.48.04, THE CITY OF LATHROP PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES. YOU ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATIONS, CULTIVATION, PLOWING, SPRAYING, IRRIGATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM DEPREDATION, AND OTHER ACTIVITIES WHICH MAY GENERATE DUST, SMOKE, NOISE, ODOR, RODENTS AND PESTS. BE AWARE ALSO, THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, DEPENDING ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.
2. A SOILS REPORT ENTITLED "GEOTECHNICAL EXPLORATION, RIVER ISLANDS PHASE 2, LATHROP, CALIFORNIA", REFERENCED AS PROJECT NO. 5044.5.000.008 AND DATED DECEMBER 17, 2018, HAS BEEN PREPARED FOR THIS PROJECT BY ENGEO, INCORPORATED, JOSEF J. TOOTLE, G.E. NO. 2677, AND IS ON FILE WITH THE CITY OF LATHROP.
3. TRACT 4207, RIVER ISLANDS–PHASE 2, VILLAGE 44 UNIT 1, CONTAINS 38 RESIDENTIAL LOTS WITH A TOTAL OF 2.136 ACRES, MORE OR LESS, PARCELS A THROUGH O CONTAINING 1.836 ACRES, MORE OR LESS, PARCELS 1 THROUGH 6 CONTAINING 4.207 ACRES, MORE OR LESS, ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP WHICH INCLUDE 2.256 ACRES, MORE OR LESS, AND THE QUANTICO COURT I.O.D. TO BE CONVEYED TO THE CITY OF LATHROP BY SEPARATE INSTRUMENT, WHICH INCLUDES 1.037 ACRES ON SITE AND 0.053 OFF SITE, AS SHOWN ON THIS FINAL MAP (PLEASE REFER TO THE AREA TABLE BELOW):

TRACT 4207 AREA SUMMARY	
LOTS 1 THROUGH 38	2.136 AC±
PARCELS A THROUGH O	1.836 AC±
PARCELS 1 THROUGH 6	4.207 AC±
STREET DEDICATIONS	2.256 AC±
QUANTICO COURT I.O.D. (ON SITE)	1.037 AC±
TOTAL ACREAGE	11.472 AC±
QUANTICO COURT I.O.D. (OFF SITE)	0.053 AC±

4. BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 1214023387–LR (VERSION 4), DATED MARCH 14, 2025, PROVIDED BY OLD REPUBLIC TITLE COMPANY.

TRUSTEE'S STATEMENT

OLD REPUBLIC TITLE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED SEPTEMBER 19, 2024, AS DOCUMENT NUMBER 2024–079836, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

DATED THIS _____ DAY OF _____, 2025.
BY: _____
NAME: _____
ITS: _____

ACKNOWLEDGEMENT CERTIFICATE (TRUSTEE)

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 JOAQUIN)

ON _____, 2025 BEFORE ME, _____
A NOTARY PUBLIC, PERSONALLY APPEARED, _____ 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:

SIGNATURE: _____
NAME (PRINT): _____
PRINCIPAL COUNTY OF BUSINESS: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

REFERENCES

(R1) TRACT 4149, RIVER ISLANDS–PHASE 2, WEST VILLAGE LARGE LOT FINAL MAP, FILED DECEMBER 5, 2022, IN BOOK 44 OF MAPS AND PLATS, PAGE 52, S.J.C.R. (44 M&P 52)

(R2) TRACT 4173, RIVER ISLANDS–PHASE 2, VILLAGE 41, UNIT 1, FILED NOVEMBER 15, 2023, IN BOOK 44 OF MAPS AND PLATS, PAGE 74, S.J.C.R. (44 M&P 74)

(R3) TRACT 4231, RIVER ISLANDS–PHASE 2, VILLAGE 26 UNIT 1, FILED NOVEMBER 14, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 136, S.J.C.R. (44 M&P 136)

(R4) TRACT 4172, RIVER ISLANDS–PHASE 2, VILLAGE 1 – UNIT 1, FILED NOVEMBER 17, 2023, IN BOOK 44 OF MAPS AND PLATS, PAGE 75, S.J.C.R. (44 M&P 75)

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

1. RECLAIMED ISLANDS LAND COMPANY, RESERVATION FOR OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, PER DOCUMENT NUMBER 2001–01046177, S.J.C.R.

EASEMENT ABANDONMENT NOTE

THE NON–EXCLUSIVE PUBLIC UTILITY EASEMENT FOR PUBLIC PURPOSES RECORDED JUNE 9, 2023, AS DOCUMENT NUMBER 2023–045592, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN TRACT 4207, IS BEING ABANDONED BY THIS FINAL MAP. PLEASE REFER TO THE CITY CLERK'S STATEMENT ON SHEET 1.

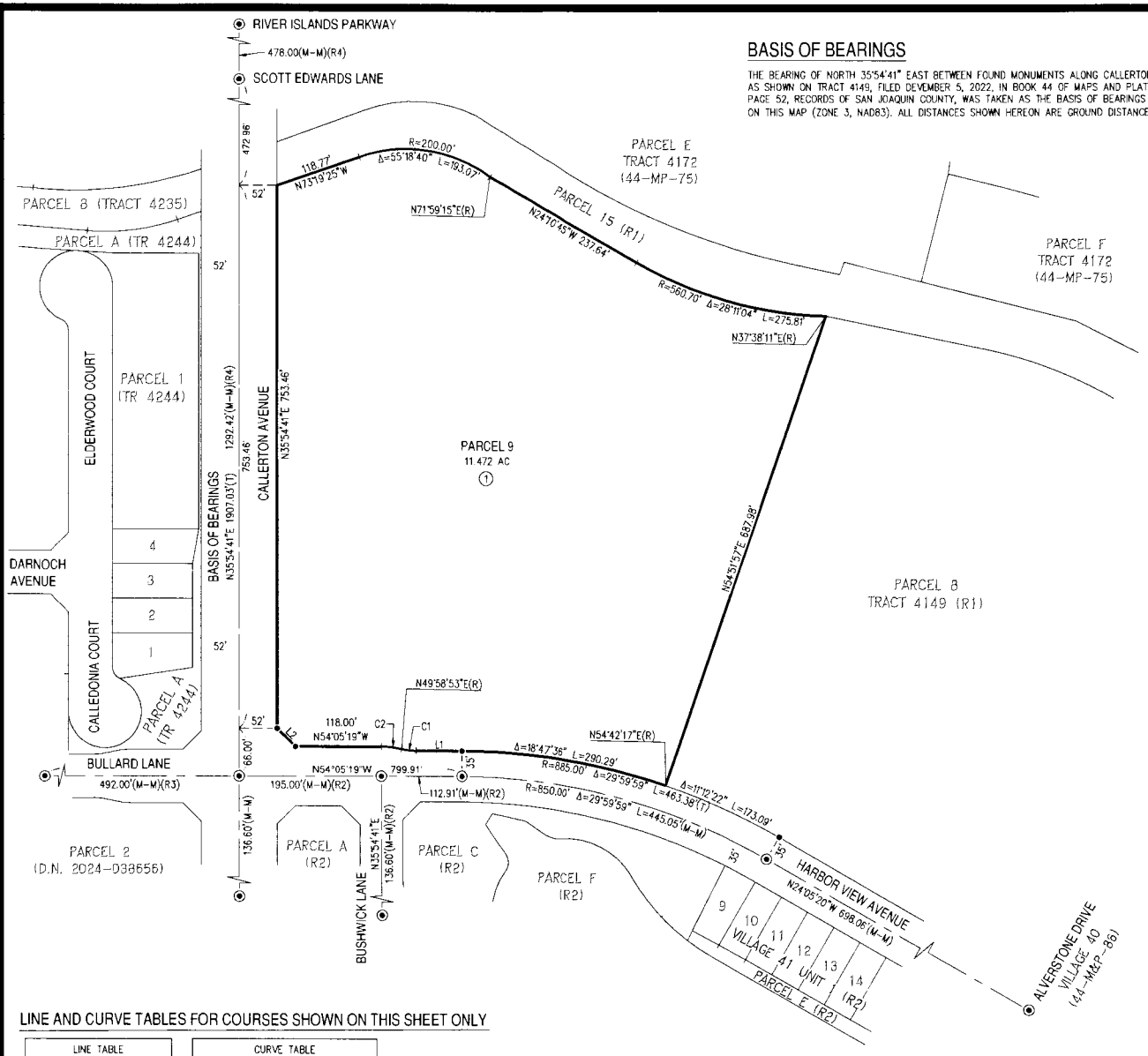
CERTIFICATE OF DEDICATION

THE FOLLOWING REAL PROPERTY IS DEDICATED BY RIVER ISLANDS DEVELOPMENT AREA 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY,
AS FOLLOWS:

1) PARCELS J, K, L, AND M FOR PURPOSES OF OPEN SPACE, LANDSCAPING, PUBLIC UTILITIES, FENCE MAINTENANCE, AND APPURTENANCES THERETO, FOR THE BENEFIT OF THE PUBLIC, AS SHOWN ON THIS FINAL MAP..

THE CITY OF LATHROP SHALL RECONVEY THE PROPERTY TO THE SUBDIVIDER IF THE CITY MAKES A DETERMINATION THAT PURSUANT TO GOVERNMENT CODE SECTION 66477.5 THE SAME PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST.

722



BASIS OF BEARINGS

THE BEARING OF NORTH 35°54'41" EAST BETWEEN FOUND MONUMENTS ALONG CALLERTON AVENUE AS SHOWN ON TRACT 4149, FILED DEVEMBER 5, 2022, IN BOOK 44 OF MAPS AND PLATS, AT PAGE 52, RECORDS OF SAN JOAQUIN COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP (ZONE 3, NAD83). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

LINE AND CURVE TABLES FOR COURSES SHOWN ON THIS SHEET ONLY

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N54°05'19"W	64.29'
L2	N9°05'19"W	35.36'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	83.00	14°04'12"	20.38'
C2	117.00	14°04'12"	28.73'

MONUMENTATION NOTES

- ⊙ FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- • FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788"

TRACT 4207
RIVER ISLANDS - PHASE 2
VILLAGE 44 UNIT 1

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 9 OF TRACT 4149 (44 M&P 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

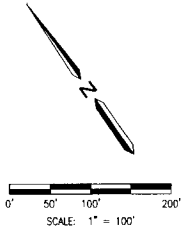
JULY 2025

Westwood

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BOUNDARY SHEET

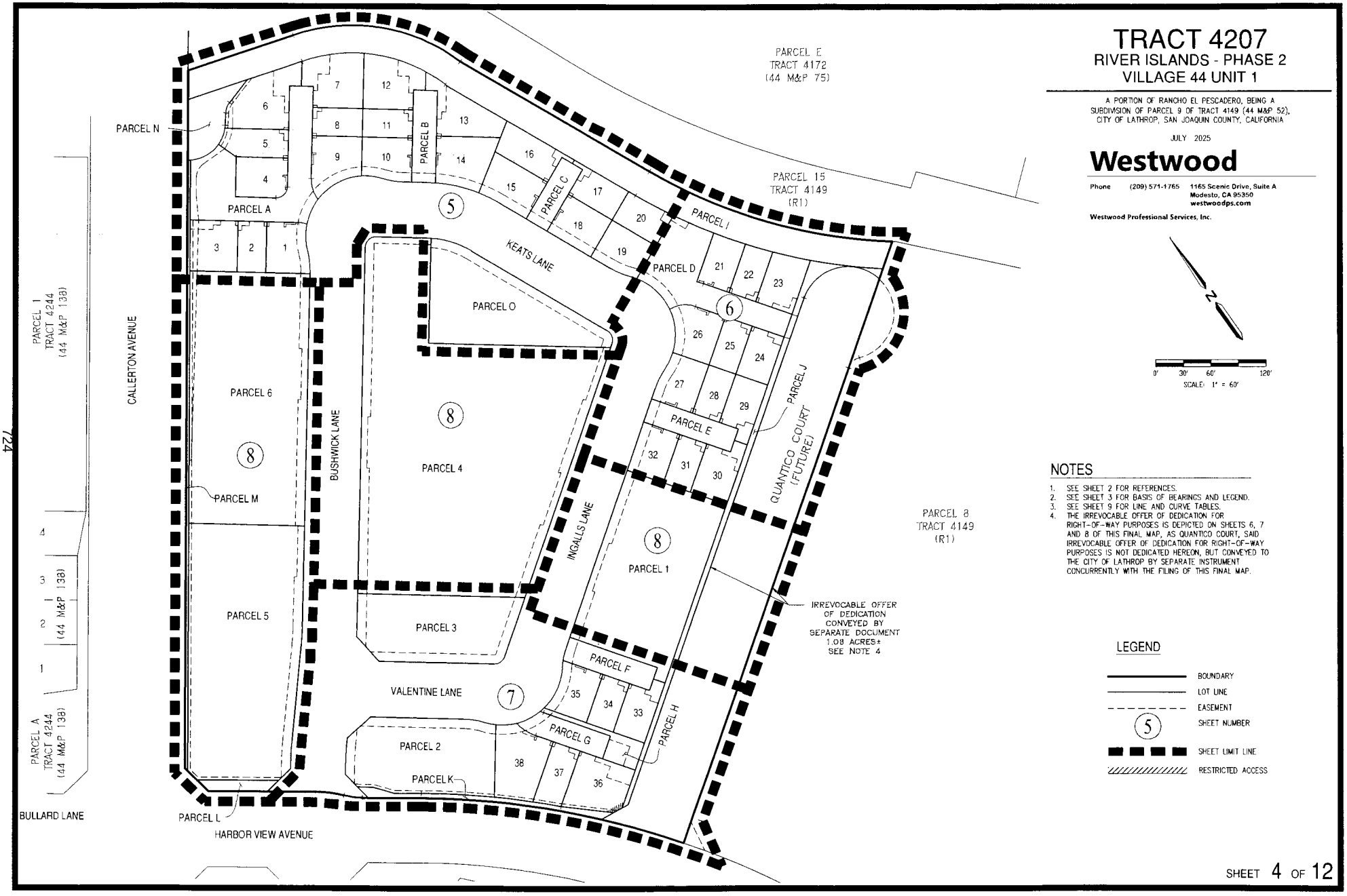


NOTES

1. SEE SHEET 2 FOR REFERENCES.
2. ALL DIMENSIONS ARE PER (R1), UNLESS NOTED OTHERWISE.

LEGEND

———	BOUNDARY
———	LOT LINE OR RIGHT-OF-WAY LINE
— — — —	EASEMENT LINE
— - ——— - —	CENTERLINE/MONUMENT LINE
200.00' (R1)	MEASURED AND RECORD DATA PER REFERENCE (R1)
(R1)	DENOTES REFERENCE (R1)– SEE SHEET 2
(M-M)	MONUMENT TO MONUMENT
(M-B)	MONUMENT TO BOUNDARY
(R)	RADIAL BEARING
(T)	TOTAL
D.N.	DOCUMENT NUMBER
A.E.	ACCESS EASEMENT
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
W.E.	WALL EASEMENT
S.E.	SLOPE EASEMENT
L1/C1/R1	LINE, CURVE, RADIAL LINE
①	EXISTING P.U.E. OVER PARCEL 9 PER D.N. 2023-045592 TO BE ABANDONED BY THIS FINAL MAP. PLEASE REFER TO THE CITY CLERK'S STATEMENT ON SHEET 1.



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0' 30' 60' 120'
SCALE: 1" = 60'

NOTES

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2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 9 FOR LINE AND CURVE TABLES.
4. THE IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY PURPOSES IS DEPICTED ON SHEETS 6, 7 AND 8 OF THIS FINAL MAP, AS QUANTICO COURT, SAID IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY PURPOSES IS NOT DEDICATED HEREON, BUT CONVEYED TO THE CITY OF LATHROP BY SEPARATE INSTRUMENT CONCURRENTLY WITH THE FILING OF THIS FINAL MAP.

LEGEND

- BOUNDARY
- LOT LINE
- EASEMENT
- (5) SHEET NUMBER
- SHEET LIMIT LINE
- RESTRICTED ACCESS

TRACT 4207
RIVER ISLANDS - PHASE 2
VILLAGE 44 UNIT 1

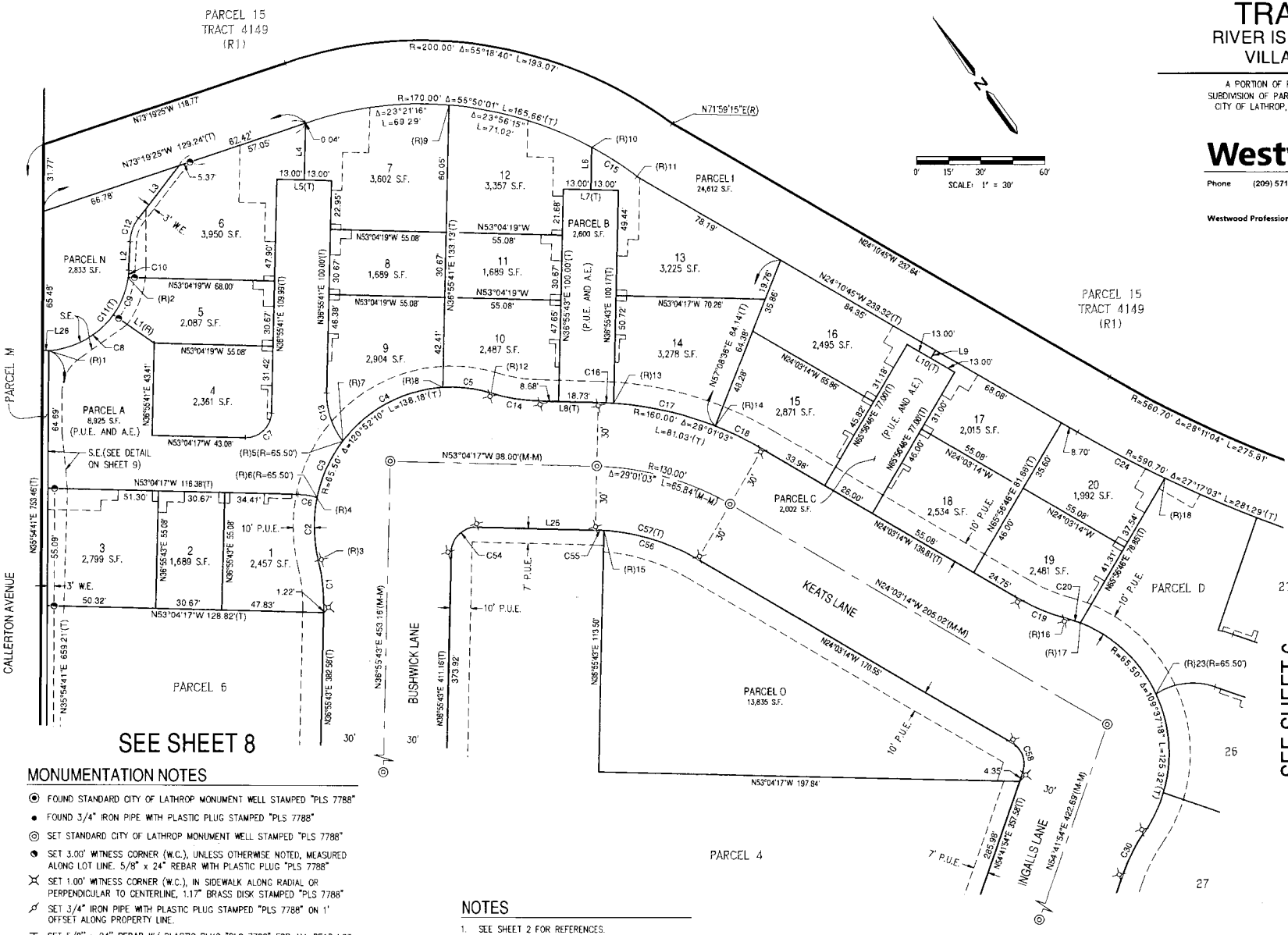
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MONUMENTATION NOTES

- ⊙ FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- • FOUND 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "PLS 7788"
- ◎ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- ◔ SET 3.00' WITNESS CORNER (W.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE. 5/8" x 24" REBAR WITH PLASTIC PLUG "PLS 7788"
- ⌧ SET 1.00' WITNESS CORNER (W.C.), IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788"
- ⊀ SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "PLS 7788" ON 1' OFFSET ALONG PROPERTY LINE.
- T SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 1.17" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK 1.00' ON PROPERTY LINE PROJECTION FOR ALL LOT CORNERS ALONG STREET FRONTAGES, UNLESS OTHERWISE NOTED.

NOTES

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2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
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4. SEE SHEETS 10 THROUGH 12 FOR P.U.E.s ALONG ACCESS PARCELS.

TRACT 4207
RIVER ISLANDS - PHASE 2
VILLAGE 44 UNIT 1

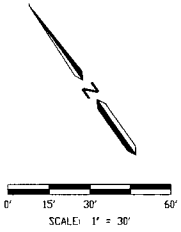
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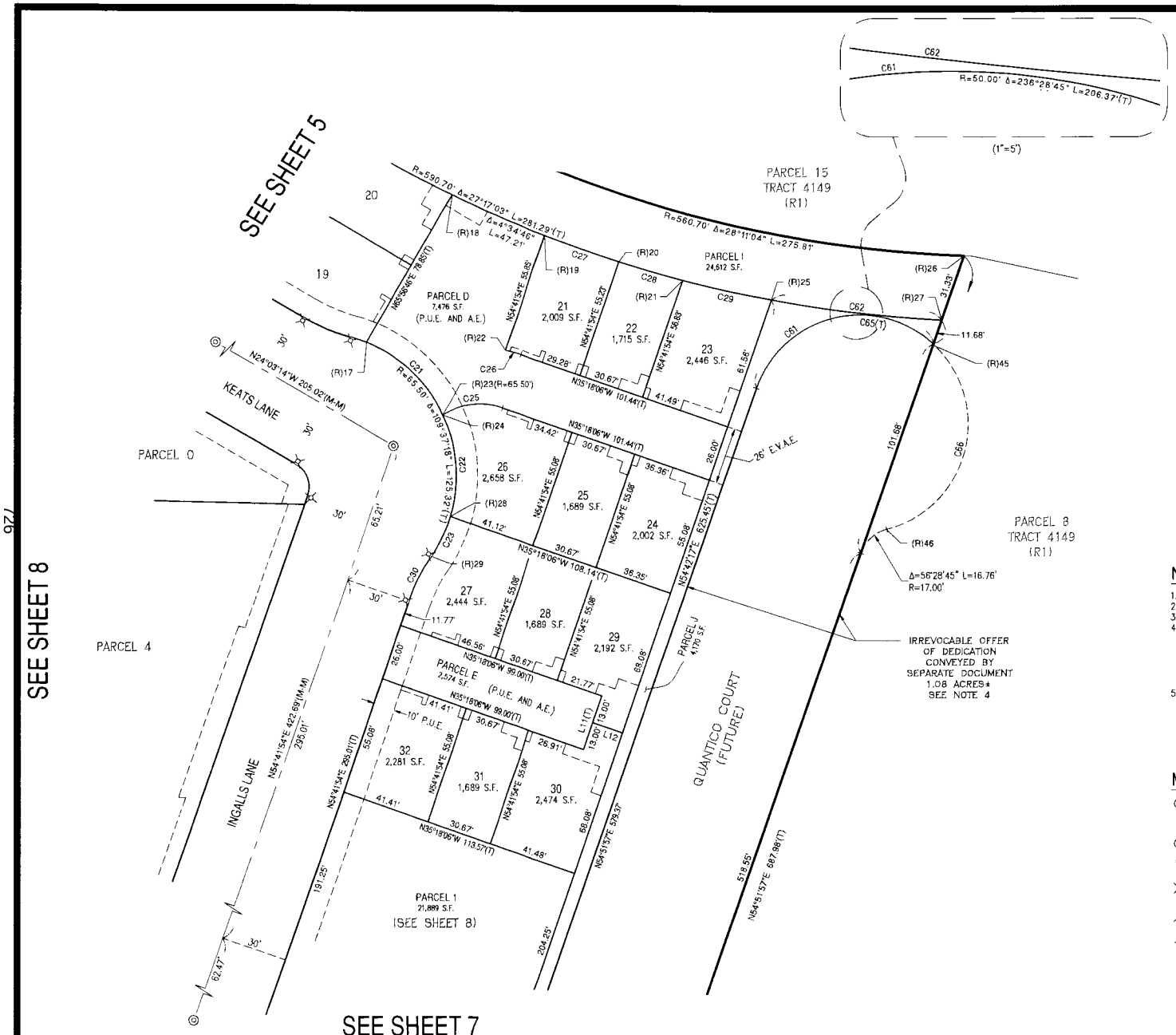
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5. SEE SHEETS 10 THROUGH 12 FOR P.U.E.s ALONG ACCESS PARCELS.

MONUMENTATION NOTES

- ◉ FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- ● FOUND 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "PLS 7788"
- ◎ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- ◔ SET 3.00' WITNESS CORNER (W.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE. 5/8" x 24" REBAR WITH PLASTIC PLUG "PLS 7788"
- ⌘ SET 1.00' WITNESS CORNER (W.C.), IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788"
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VILLAGE 44 UNIT 1

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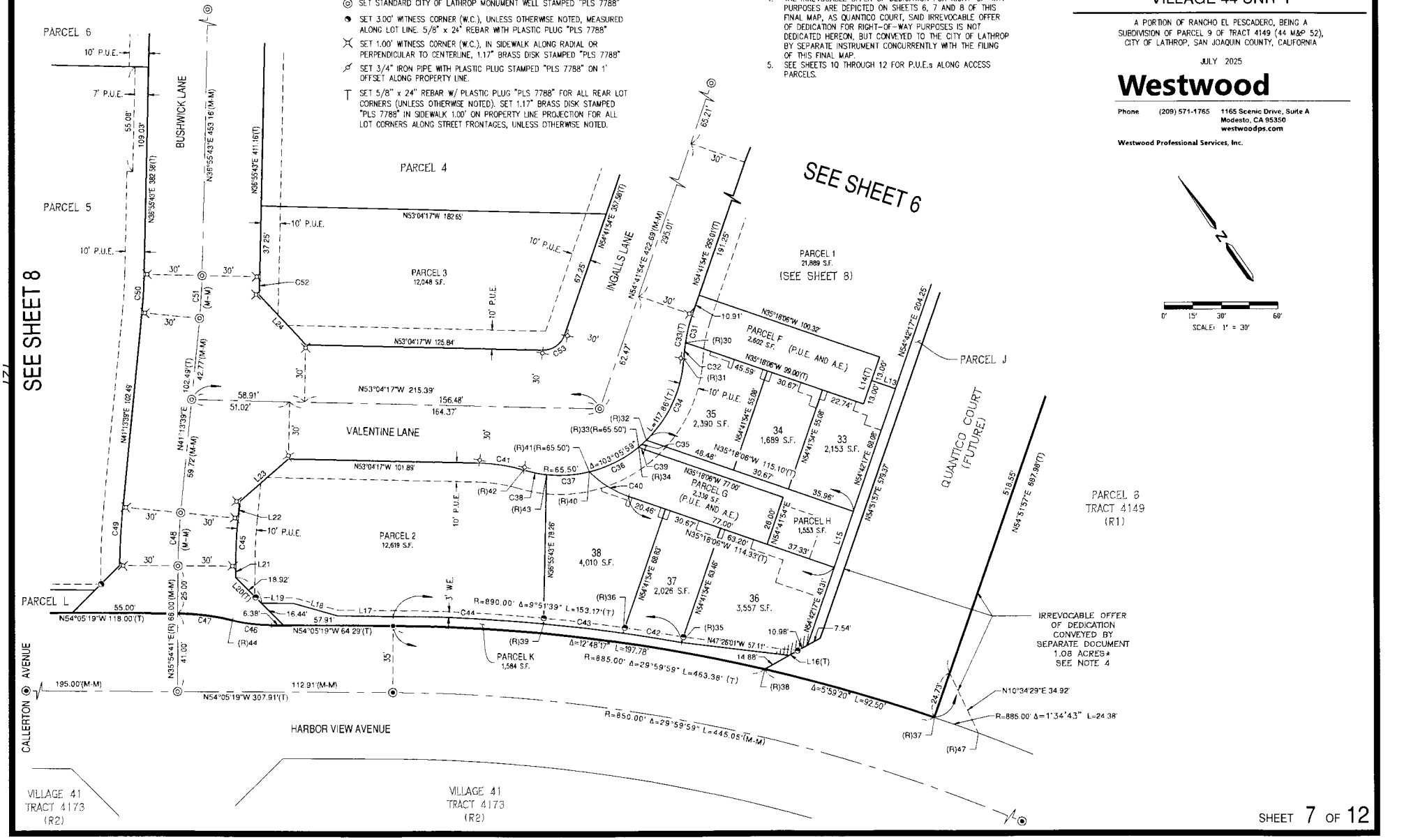
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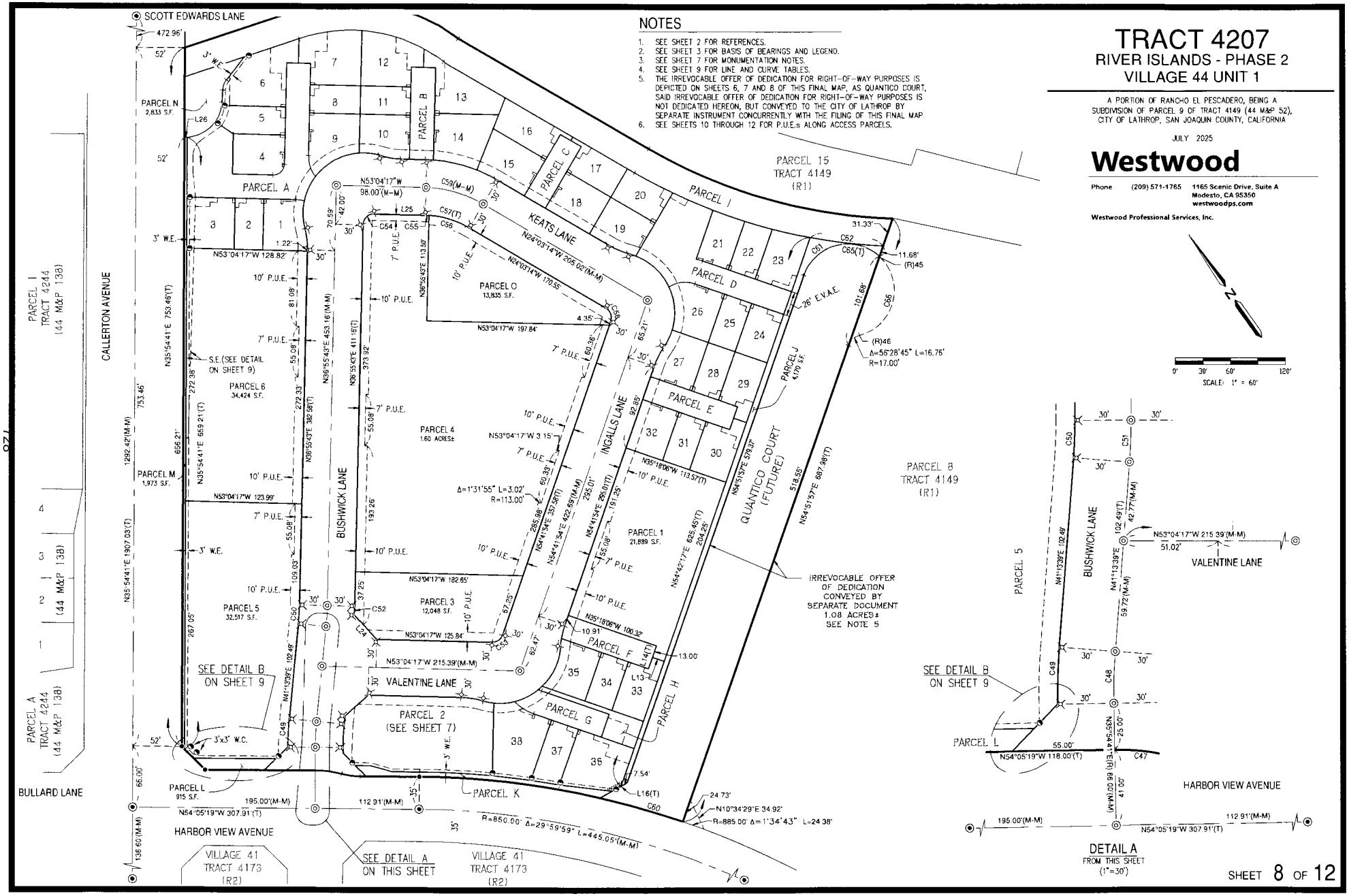
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NOTES

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2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
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5. SEE SHEETS 10 THROUGH 12 FOR P.U.E.s ALONG ACCESS PARCELS.





NOTES

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2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 7 FOR MONUMENTATION NOTES.
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A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 9 OF TRACT 4149 (44 M&P 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

JULY 2025

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SCALE: 1" = 60'

LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEETS 5 THROUGH 9

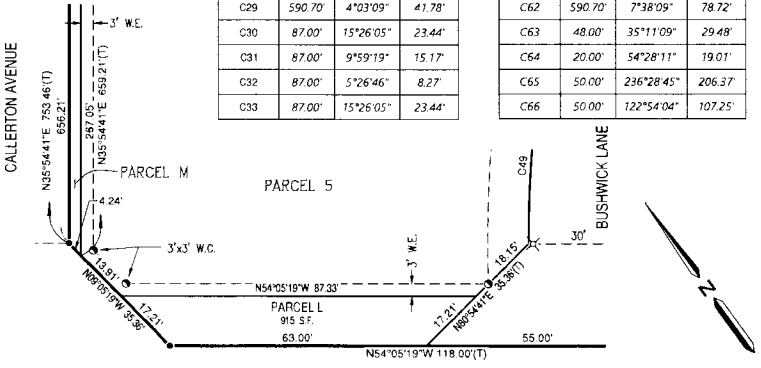
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N19°24'01"W	23.29'
L2	N38°21'16"E	13.35'
L3	N72°40'26"E	31.01'
L4	N36°55'41"E	26.83'
L5	N53°04'18"W	26.00'
L6	N36°55'43"E	20.04'
L7	N53°04'17"W	26.00'
L8	N53°04'17"W	27.41'
L9	N65°56'46"E	4.45'
L10	N24°03'14"W	26.00'
L11	N54°41'54"E	26.00'
L12	N35°17'43"W	14.57'
L13	N35°17'43"W	13.22'
L14	N54°41'54"E	26.00'
L15	N54°42'17"E	31.00'
L16	N83°12'33"W	33.41'
L17	N54°05'19"W	29.12'
L18	N38°41'02"W	24.46'
L19	N53°39'18"W	16.84'
L20	N9°05'19"W	35.36'
L21	N35°54'41"E	6.00'
L22	N41°13'39"E	8.70'
L23	N84°04'41"E	34.00'
L24	N7°15'13"W	35.86'
L25	N53°04'17"W	56.00'
L26	N54°05'19"W	3.00'
L27	N35°24'50"E	26.72'
L28	N89°45'51"E	27.33'
L29	N35°17'40"E	18.78'
L30	N30°09'08"E	26.28'

RADIAL BEARINGS	
LINE #	DIRECTION
(R)1	N31°36'37"E
(R)2	N46°43'44"W
(R)3	N68°30'22"W
(R)4	N54°24'18"E
(R)5	N16°43'16"W
(R)6	N42°36'28"W
(R)7	N87°02'08"E
(R)8	N31°49'59"E
(R)9	N40°01'51"E
(R)10	N63°58'06"E
(R)11	N72°30'36"E
(R)12	N52°21'47"E
(R)13	N39°31'57"E
(R)14	N57°08'36"E
(R)15	N39°16'15"E
(R)16	N50°30'41"E
(R)17	N56°56'38"E
(R)18	N61°18'59"E
(R)19	N56°44'13"E
(R)20	N53°12'15"E
(R)21	N50°13'30"E
(R)22	N47°37'47"E
(R)23	N79°26'20"W
(R)24	N2°55'11"E
(R)25	N46°10'21"E

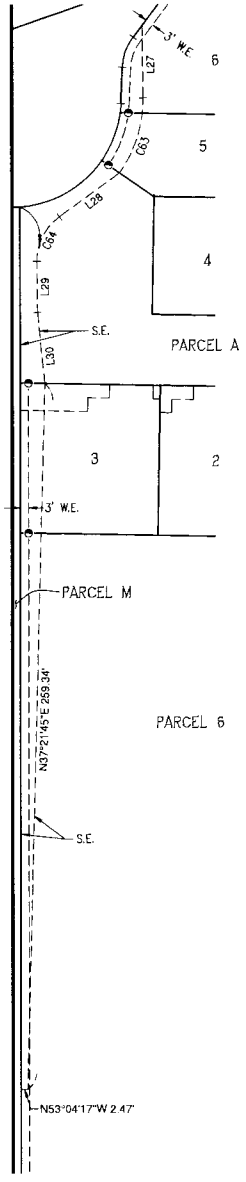
RADIAL BEARINGS	
LINE #	DIRECTION
(R)26	N37°38'11"E
(R)27	N38°32'12"E
(R)28	N37°41'29"W
(R)29	N19°52'01"W
(R)30	N45°17'25"W
(R)31	N50°44'11"W
(R)32	N8°26'53"W
(R)33	N3°39'17"W
(R)34	N62°01'30"E
(R)35	N45°46'20"E
(R)36	N43°46'03"E
(R)37	N54°42'17"E
(R)38	N48°42'58"E
(R)39	N41°04'20"E
(R)40	N81°12'27"E
(R)41	N21°49'49"E
(R)42	N52°21'47"E
(R)43	N41°34'32"E
(R)44	N49°58'53"E
(R)45	N78°26'38"E
(R)46	N21°20'42"E
(R)47	N56°17'00"E

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	87.00'	15°26'05"	23.44'
C2	65.50'	25°53'54"	29.61'
C3	65.50'	25°53'12"	29.59'
C4	65.50'	48°33'15"	55.51'
C5	65.50'	20°31'48"	23.47'
C6	30.00'	17°28'42"	9.15'
C7	12.00'	90°00'01"	18.85'
C8	40.00'	51°00'38"	35.61'
C9	40.00'	27°19'43"	19.08'
C10	40.00'	4°54'59"	3.43'
C11	40.00'	83°15'20"	58.12'
C12	20.00'	34°19'09"	11.98'
C13	35.00'	39°53'33"	24.37'
C14	87.00'	15°26'05"	23.44'
C15	170.00'	8°32'30"	25.34'
C16	160.00'	2°36'14"	7.27'
C17	160.00'	17°36'40"	49.18'
C18	160.00'	8°48'10"	24.58'
C19	87.00'	15°26'05"	23.44'
C20	65.50'	6°25'57"	7.35'
C21	65.50'	43°37'03"	49.86'
C22	65.50'	41°44'51"	47.73'
C23	65.50'	17°49'27"	20.38'
C24	590.70'	4°30'16"	46.44'
C25	32.00'	51°46'43"	28.92'
C26	58.00'	7°04'07"	7.16'
C27	590.70'	3°31'58"	36.42'
C28	590.70'	2°58'46"	30.72'
C29	590.70'	4°03'09"	41.78'
C30	87.00'	15°26'05"	23.44'
C31	87.00'	9°59'19"	15.17'
C32	87.00'	5°26'46"	8.27'
C33	87.00'	15°26'05"	23.44'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C34	65.50'	42°17'18"	48.34'
C35	65.50'	4°47'36"	5.48'
C36	65.50'	25°29'06"	29.13'
C37	65.50'	19°44'43"	22.57'
C38	65.50'	10°47'15"	12.33'
C39	27.00'	7°19'36"	3.45'
C40	53.00'	26°30'33"	24.52'
C41	87.00'	15°26'05"	23.44'
C42	890.00'	2°00'17"	31.14'
C43	890.00'	2°41'43"	41.87'
C44	890.00'	5°09'39"	80.17'
C45	270.00'	5°18'58"	25.05'
C46	83.00'	14°04'12"	20.38'
C47	117.00'	14°04'12"	28.73'
C48	300.00'	5°18'58"	27.83'
C49	330.00'	5°18'58"	30.62'
C50	270.00'	4°17'56"	20.26'
C51	300.00'	4°17'56"	22.51'
C52	330.00'	1°38'08"	9.42'
C53	12.00'	72°13'49"	15.13'
C54	12.00'	90°00'00"	18.85'
C55	100.00'	2°20'32"	4.09'
C56	100.00'	26°40'31"	46.56'
C57	100.00'	29°01'03"	50.65'
C58	12.00'	78°45'08"	16.49'
C59	130.00'	29°01'03"	65.84'
C60	885.00'	5°59'20"	92.50'
C61	50.00'	113°34'42"	99.12'
C62	590.70'	7°38'09"	78.72'
C63	48.00'	35°11'09"	29.48'
C64	20.00'	54°28'11"	19.01'
C65	50.00'	236°28'45"	206.37'
C66	50.00'	122°54'04"	107.25'



DETAIL B
FROM SHEET 8
(1"=20')



DETAIL C
FROM SHEETS 5 & 8
(1"=30')

TRACT 4207
RIVER ISLANDS - PHASE 2
VILLAGE 44 UNIT 1

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 9 OF TRACT 4149 (44 M&P 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

JULY 2025

Westwood

Phone (209) 571-1765 1165 Scenic Drive, Suite A Modesto, CA 95350 westwoodps.com

Westwood Professional Services, Inc.

NOTES

1. SEE SHEET 2 FOR REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 7 FOR MONUMENTATION NOTES.
4. THE IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY PURPOSES IS DEPICTED ON SHEETS 6, 7 AND 8 OF THIS FINAL MAP, AS QUANTICO COURT, SAID IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY PURPOSES IS NOT DEDICATED HEREON, BUT CONVEYED TO THE CITY OF LATHROP BY SEPARATE INSTRUMENT CONCURRENTLY WITH THE FILING OF THIS FINAL MAP.
5. SEE SHEETS 10 THROUGH 12 FOR P.U.E.s ALONG ACCESS PARCELS.

TRACT 4207
RIVER ISLANDS - PHASE 2
VILLAGE 44 UNIT 1

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 9 OF TRACT 4149 (44 M&P 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

JULY 2025

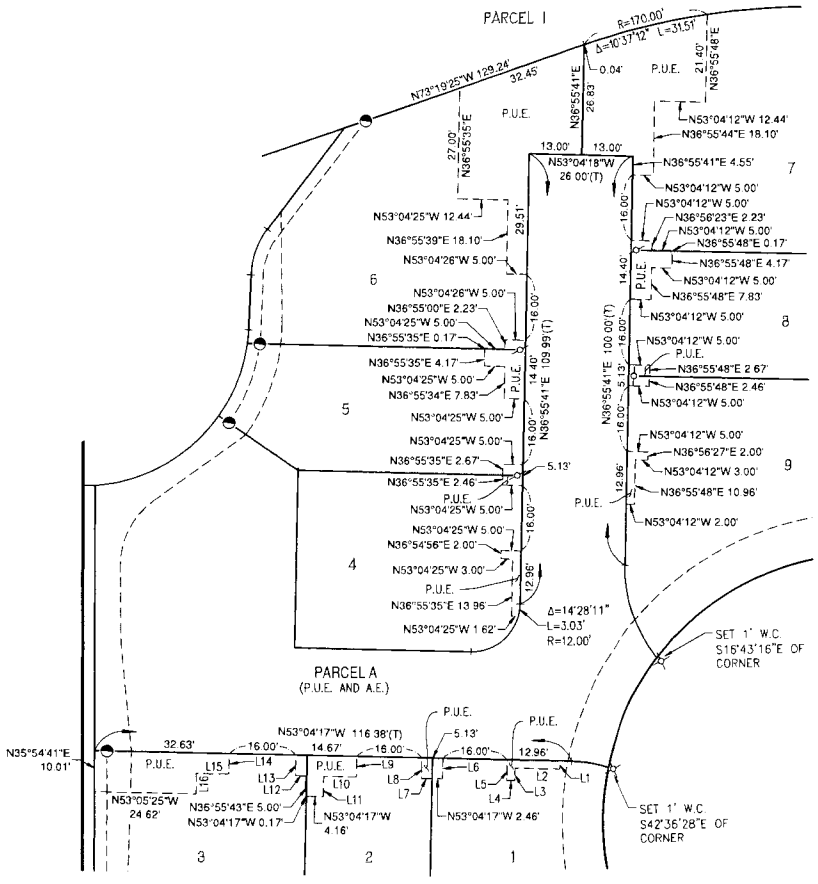
Westwood

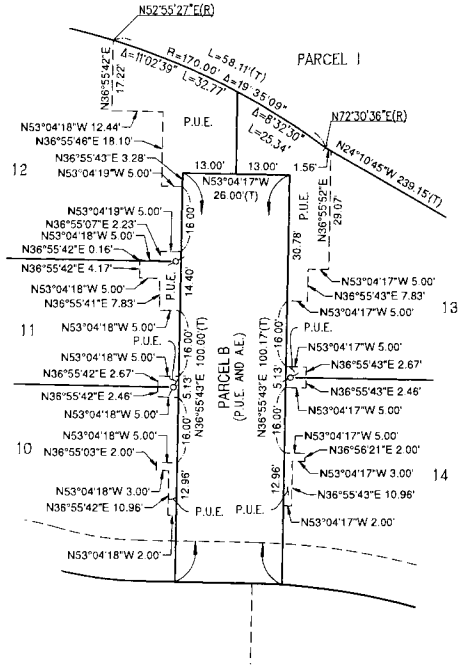
Phone (209) 571-1765 1165 Scenic Drive, Suite A Modesto, CA 95350 westwoodps.com

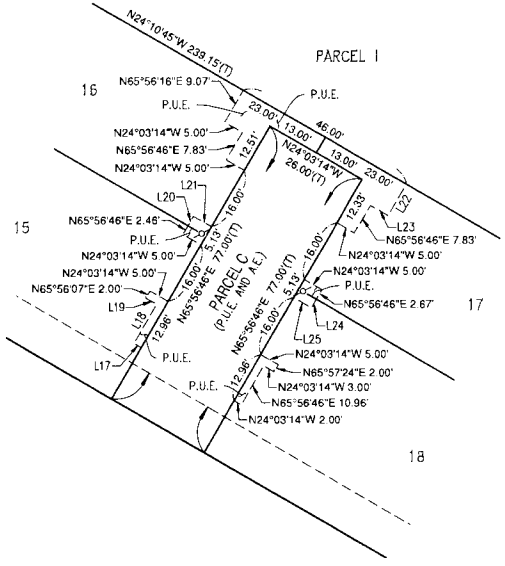
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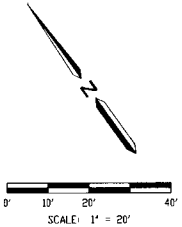
NOTES

1. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
2. SEE SHEET 12 FOR LINE & CURVE TABLES.









MONUMENTATION NOTES

- ⊙ FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- ● FOUND 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "PLS 7788"
- ◎ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- ◔ SET 3.00' WITNESS CORNER (W.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE. 5/8" x 24" REBAR WITH PLASTIC PLUG "PLS 7788"
- ⌘ SET 1.00' WITNESS CORNER (W.C.), IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788"
- ⌀ SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "PLS 7788" ON 1' OFFSET ALONG PROPERTY LINE.
- ⊤ SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 1.17" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK 1.00' ON PROPERTY LINE PROJECTION FOR ALL LOT CORNERS ALONG STREET FRONTAGE, UNLESS OTHERWISE NOTED.

TRACT 4207
RIVER ISLANDS - PHASE 2
VILLAGE 44 UNIT 1

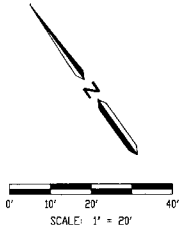
A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 9 OF TRACT 4149 (44 M&P 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

JULY 2025

Westwood

Phone (209) 571-1785 1165 Scenic Drive, Suite A Modesto, CA 95350 westwoodps.com

Westwood Professional Services, Inc.



NOTES

1. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
2. SEE SHEET 12 FOR LINE & CURVE TABLES.

MONUMENTATION NOTES

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- ⨯ SET 1.00' WITNESS CORNER (W.C.), IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788"
- ⌀ SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "PLS 7788" ON 1' OFFSET ALONG PROPERTY LINE.
- ⊤ SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 1.17" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK 1.00' ON PROPERTY LINE PROJECTION FOR ALL LOT CORNERS ALONG STREET FRONTAGE, UNLESS OTHERWISE NOTED.

LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEETS 10 AND 11 ONLY

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N36°55'43"E	2.00'
L2	N53°04'17"W	10.96'
L3	N36°55'43"E	3.00'
L4	N53°04'56"W	2.00'
L5	N36°55'43"E	5.00'
L6	N36°55'43"E	5.00'
L7	N53°04'17"W	2.67'
L8	N36°55'43"E	5.00'
L9	N36°55'43"E	5.00'
L10	N53°04'18"W	7.83'
L11	N36°55'43"E	5.00'
L12	N53°04'18"W	2.50'
L13	N36°55'43"E	5.00'
L14	N36°55'43"E	5.00'
L15	N53°04'18"W	7.83'
L16	N36°55'43"E	5.00'
L17	N24°03'14"W	2.00'
L18	N65°56'46"E	10.96'
L19	N24°03'14"W	3.00'
L20	N65°56'46"E	2.67'
L21	N24°03'14"W	5.00'
L22	N65°56'48"E	8.99'
L23	N24°03'14"W	5.00'
L24	N65°56'46"E	2.46'
L25	N24°03'14"W	5.00'
L26	N30°11'21"W	2.01'
L27	N65°56'46"E	10.96'
L28	N24°03'14"W	3.00'
L29	N65°56'46"E	2.67'
L30	N24°03'14"W	5.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L31	N35°18'06"W	13.96'
L32	N54°41'54"E	3.00'
L33	N35°18'45"W	2.00'
L34	N54°41'54"E	5.00'
L35	N54°41'54"E	5.00'
L36	N35°18'06"W	2.46'
L37	N54°41'54"E	5.00'
L38	N54°41'54"E	5.00'
L39	N54°41'54"E	5.00'
L40	N35°18'06"W	7.83'
L41	N54°41'53"E	5.00'
L42	N54°41'53"E	5.00'
L43	N35°18'02"W	18.10'
L44	N54°41'54"E	12.44'
L45	N35°18'06"W	9.85'
L46	N54°41'54"E	5.00'
L47	N35°18'06"W	7.83'
L48	N54°41'54"E	5.00'
L49	N54°41'54"E	5.00'
L50	N35°18'06"W	2.50'
L51	N54°41'46"E	5.00'
L52	N35°18'14"W	0.17'
L53	N35°18'06"W	7.83'
L54	N54°41'54"E	5.00'
L55	N54°41'54"E	5.00'
L56	N35°18'06"W	2.67'
L57	N54°41'54"E	5.00'
L58	N54°41'54"E	5.00'
L59	N54°41'54"E	3.00'
L60	N35°18'06"W	10.96'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L61	N54°41'54"E	2.00'
L62	N54°41'54"E	2.00'
L63	N35°18'06"W	10.96'
L64	N54°41'54"E	3.00'
L65	N54°41'54"E	5.00'
L66	N54°41'54"E	5.00'
L67	N35°18'06"W	2.46'
L68	N54°41'54"E	5.00'
L69	N54°41'54"E	5.00'
L70	N54°41'25"E	5.00'
L71	N35°18'06"W	7.83'
L72	N54°41'54"E	5.00'
L73	N54°41'54"E	5.00'
L74	N35°18'06"W	7.83'
L75	N54°41'25"E	5.00'
L76	N35°18'06"W	9.84'
L77	N35°18'10"W	18.10'
L78	N54°41'54"E	5.00'
L79	N54°41'54"E	5.00'
L80	N35°17'31"W	2.23'
L81	N35°18'06"W	7.83'
L82	N54°41'54"E	5.00'
L83	N54°41'54"E	5.00'
L84	N35°18'06"W	2.67'
L85	N54°41'54"E	5.00'
L86	N54°41'54"E	5.00'
L87	N35°17'28"W	2.00'
L88	N54°41'54"E	3.00'
L89	N35°18'06"W	10.96'
L90	N35°17'43"W	13.22'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L91	N54°41'56"E	5.00'
L92	N35°18'04"W	7.83'
L93	N54°41'56"E	5.00'
L94	N54°41'56"E	5.00'
L95	N35°18'04"W	2.50'
L96	N54°41'47"E	5.00'
L97	N35°18'04"W	7.83'
L98	N54°41'56"E	5.00'
L99	N54°41'56"E	5.00'
L100	N35°18'04"W	2.67'
L101	N54°41'56"E	5.00'
L102	N54°41'56"E	5.00'
L103	N35°17'26"W	2.00'
L104	N54°41'56"E	3.00'
L105	N35°18'04"W	10.96'
L106	N54°41'56"E	2.00'
L107	N54°41'54"E	5.00'
L108	N54°41'54"E	5.00'
L109	N35°17'31"W	2.23'
L110	N54°41'54"E	5.00'
L111	N35°18'06"W	7.83'
L112	N54°41'54"E	5.00'
L113	N54°41'54"E	5.00'
L114	N35°18'06"W	2.67'
L115	N54°41'54"E	5.00'
L116	N54°41'54"E	5.00'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	590.70'	2°45'46"	28.48'

TRACT 4207
RIVER ISLANDS - PHASE 2
VILLAGE 44 UNIT 1

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 9 OF TRACT 4149 (44 M&P 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

JULY 2025

Westwood

Phone (209) 571-1765 1165 Scenic Drive, Suite A
Modesto, CA 95350
westwoodps.com

Westwood Professional Services, Inc.

EXHIBIT "B"

TRACT 4207 VILLAGE 44 UNIT 1 AREA

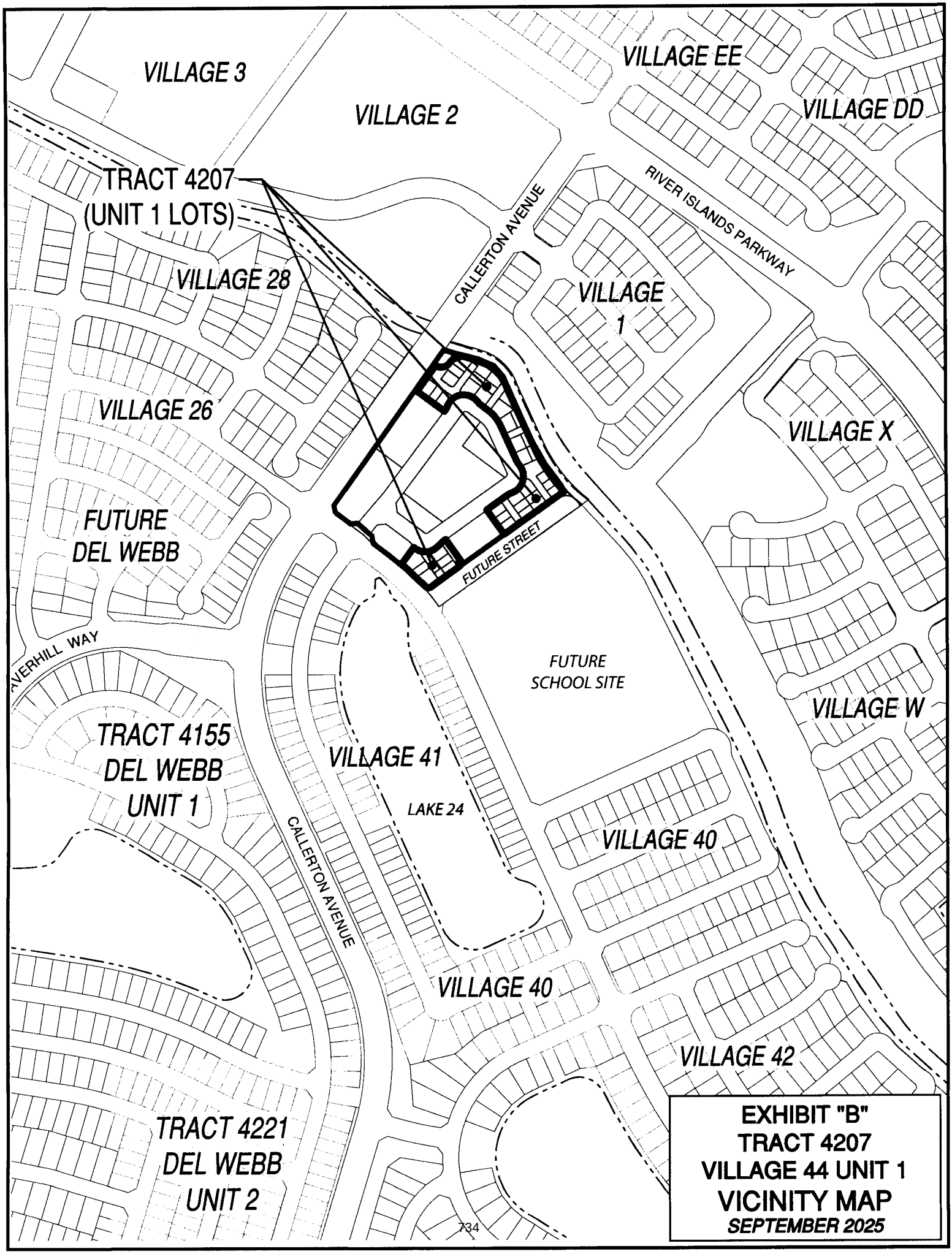

VILLAGE 3
VILLAGE 2
VILLAGE EE
VILLAGE DD
TRACT 4207
(UNIT 1 LOTS)
CALLERTON AVENUE
RIVER ISLANDS PARKWAY
VILLAGE 28
VILLAGE 1
VILLAGE 26
VILLAGE X
FUTURE
DEL WEBB
FUTURE STREET
AVERHILL WAY
FUTURE
SCHOOL SITE
VILLAGE W
TRACT 4155
DEL WEBB
UNIT 1
VILLAGE 41
LAKE 24
CALLERTON AVENUE
VILLAGE 40
VILLAGE 40
VILLAGE 42
TRACT 4221
DEL WEBB
UNIT 2
EXHIBIT "B"
TRACT 4207
VILLAGE 44 UNIT 1
VICINITY MAP
SEPTEMBER 2025

EXHIBIT "C"

CITY INSURANCE REQUIREMENTS

1. The Subdivider shall obtain commercial general liability insurance companies licensed to do business in the State of California with an A.M. Best Company rating Insurance rating of no less than A:VII which provides coverage for bodily injury, personal injury and property damage liability in the amount of at least $1,000,000 for each occurrence and $2,000,000 in the aggregate.

Said insurance coverage shall be evidenced by a certificate of insurance with policy endorsements, executed by an authorized official of the insurer(s). All parties to the Subdivision Improvement Agreement must be named insured on the policy. The policy endorsements to be attached to the certificate must provide all the following:

a. Name the City of Lathrop, its officers, City Council, boards and commissions, and members thereof, its employees and agents as additional insured as respects to any liability arising out of the activities of the named insured. A CG 2010 or CG 2026 endorsement form or the equivalent is the appropriate form.

b. State that "the insurance coverage afforded by this policy shall be primary insurance as respects to the City of Lathrop, its officers, employees and agents. Any insurance or self-insurance maintained by the City of Lathrop, its officers, employees, or agents shall be in excess of the insurance afforded to the named insured by this policy and shall not contribute to any loss.

c. Include a statement that, "the insurer will provide to the City at least thirty (30) days prior notice of cancellation or material change in coverage." The above language can be included on the additional insured endorsement form or on a separate endorsement form.

d. The policy must contain a cross liability or severability of interest clause.

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

RIVEISL-01 LENGLISH

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 9/10/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 0C36861 Los Angeles-Alliant Insurance Services, Inc. 333 S Hope St Ste 3700 Los Angeles, CA 90071	CONTACT NAME: PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : United Specialty Insurance Company	12537
INSURED River Islands Development Area 1, LLC 73 W. Stewart Rd. Lathrop, CA 95330	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 2,000,000
	CLAIMS-MADE X OCCUR	X		ATN2418343P	3/19/2024	3/19/2027	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 50,000
							MED EXP (Any one person)	$ 0
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) N / A	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Tract 4207

City of Lathrop, its officers, City Council, boards and commissions and members thereof, its employees and agents are included as Additional Insureds as respects to General Liability. General Liability shall be Primary and Non-Contributory with any other insurance in force for or which may be purchased by City of Lathrop, its officers, employees and agents. 30 days advanced written notice to Certificate Holder in the event of cancellation, except 10 days for non-payment of premium

CERTIFICATE HOLDER

City of Lathrop
390 Towne Center Drive
Lathrop, CA 95330

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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POLICY NUMBER: ATN2418343P

COMMERCIAL GENERAL LIABILITY
CG 20 12 04 13

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – STATE OR GOVERNMENTAL AGENCY OR SUBDIVISION OR POLITICAL SUBDIVISION – PERMITS OR AUTHORIZATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

State Or Governmental Agency Or Subdivision Or Political Subdivision:
City of Lathrop its officers, City Council, boards and commissions and members thereof, its employees and agents 390 Towne Centre Drive Lathrop, CA 95330
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. Section II – Who Is An Insured is amended to include as an additional insured any state or governmental agency or subdivision or political subdivision shown in the Schedule, subject to the following provisions:

1. This insurance applies only with respect to operations performed by you or on your behalf for which the state or governmental agency or subdivision or political subdivision has issued a permit or authorization.

   However:

   a. The insurance afforded to such additional insured only applies to the extent permitted by law; and

   b. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

2. This insurance does not apply to:

   a. "Bodily injury", "property damage" or "personal and advertising injury" arising out of operations performed for the federal government, state or municipality; or

   b. "Bodily injury" or "property damage" included within the "products-completed operations hazard".

B. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

© Insurance Services Office, Inc., 2012

Policy# ATN2418343P

United Specialty Insurance Company

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

VEN 051 00 (02/20)

PRIMARY AND NON-CONTRIBUTING INSURANCE ENDORSEMENT

This endorsement modifies the Conditions provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

The following is added to **SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS** of the **COMMERCIAL GENERAL LIABILITY COVERAGE PART,** and supersedes any provision to the contrary:

Primary and Non-Contributory Insurance

Any coverage provided to an Additional Insured under this policy shall be excess over any other valid and collectible insurance available to such Additional Insured whether primary, excess, contingent or on any other basis unless:

a. **(1)** The Additional Insured is a Named Insured under such other insurance;

and

(2) A fully written contract fully executed prior to the Named Insured's commencement of work for such Additional Insured for the specific project that is the subject of the claim, "suit," or "occurrence" expressly requires that this insurance:

(i) apply on a primary and non-contributory basis; and

(ii) would not seek contribution from any other insurance available to the additional insured.

or

b. Prior to a loss, you request in writing and we agree in writing that this insurance shall apply on a primary and non-contributory basis.

Name Of Person(s) Or Organization(s)
As Required By Written Contract, Fully Executed Prior To The Named Insured's Work.

All other terms, conditions and exclusions under this policy are applicable to this Endorsement and remain unchanged.

Policy: ATN2418343P

UNITED SPECIALTY INSURANCE COMPANY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

VEN 064 00 (01/15)

THIRD PARTY CANCELLATION NOTICE ENDORSEMENT

This endorsement modifies the Conditions provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

If we cancel this policy for any reason other than nonpayment of premium, we will mail notification to the persons or organizations shown in the schedule below (according to the number of days listed below) once the Named Insured has been notified.

If we cancel this coverage for nonpayment of premium, we will mail a copy of such written notice of cancellation to the name and address below at least 10 days prior to the effective date of such cancellation.

Our failure to provide such advance notification will not extend the policy cancellation date nor negate cancellation of the policy.

SCHEDULE

Name and Address of Other Person/Organization	Number of Days Notice
City of Lathrop, its officers, City Council, boards and commissions and members thereof, its employees and agents 390 Towne Centre Drive Lathrop, CA 95330	**30**

All other terms, conditions and exclusions under this policy are applicable to this Endorsement and remain unchanged.

EXHIBIT "D"

LAKE HARBOR WEST VILLAGE 44

UNFINISHED IMPROVEMENTS AND FULL IMPROVEMENTS COST ESTIMATE

6200 Stoneridge Mall Rd. Suite 330
Pleasanton, CA 94588

main (925) 223-8340

Westwood

ENGINEER'S BOND ESTIMATE
COST TO COMPLETE
RIVER ISLANDS - PHASE 2
VILLAGE 44
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

September 12, 2025
Job No.: 25505-89

Item	Description	Quantity	Unit	Unit Price	Amount
1	Monuments *(0% Completion)*	1	LS	$ 6,520.00	$ 6,520.00
2	Striping *(0% Completion)*	1	LS	$ 8,450.00	$ 8,450.00
3	Utility Iron Raising/Cleanup *(0% Completion)*	1	LS	$ 10,000.00	$ 10,000.00
				TOTAL COST TO COMPLETE	**$ 24,970.00**

Notes:
1) Estimate for cost to complete based on contractor's note for Village 44 as of date 9/12/2025

6200 Stoneridge Mall Rd. Suite 330
Pleasanton, CA 94588

main (925) 223-8340

Westwood

DRAFT ENGINEER'S OPINION OF PROBABLE COST
VILLAGE 44
PHASE 2
RIVER ISLANDS
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

April 22, 2024
Job No.: 25505-89

Item	Description	Quantity	Unit	Unit Price	Amount
	SITE PREPARATION				
1	Mobilization[4]	1	LS	$ 139,040.00	$ 139,040.00
2	Clearing, Grubbing, Stripping, and Site Preparation	11	AC	$ 1,000.00	$ 11,000.00
3	Erosion Control	11	AC	$ 2,500.00	$ 27,500.00
4	Demolition *(budget)*	1	LS	$ 3,400.00	$ 3,400.00
	a) Field Inlet	2	EA	-	-
	b) 24" Storm Drain Pipe	30	LF	-	-
	Subtotal Site Preparation				$ 180,940.00
	Grading				
5	Earthwork	5,400	CY	$ 5.00	$ 27,000.00
6	Import	9,100	CY	$ 5.00	$ 45,500.00
7	Finish Pads	143	EA	$ 600.00	$ 85,800.00
	Subtotal Grading				$ 158,300.00
	STREET WORK				
8	Fine Grading	98,400	SF	$ 0.45	$ 44,280.00
9	4.5" AC Paving	53,300	SF	$ 2.25	$ 119,925.00
10	6" Aggregate Base	11,500	SF	$ 0.90	$ 10,350.00
11	8" Aggregate Base	53,300	SF	$ 1.20	$ 63,960.00
12	Vertical Curb and Gutter *(with AB cushion)*	560	LF	$ 15.00	$ 8,400.00
13	Rolled Curb and Gutter *(with AB cushion)*	2,610	LF	$ 15.00	$ 39,150.00
14	Concrete Sidewalk	15,900	SF	$ 5.00	$ 79,500.00
15	Driveway Approach	20	EA	$ 600.00	$ 12,000.00
16	Handicap Ramps	2	EA	$ 2,500.00	$ 5,000.00
17	Survey Monuments	6	EA	$ 300.00	$ 1,800.00
18	Traffic Striping & Signage	1,680	LF	$ 5.00	$ 8,400.00
19	Dewatering *(budget)*	1	LS	$ 100,000.00	$ 100,000.00
	Subtotal Street Work				$ 492,765.00

6200 Stoneridge Mall Rd. Suite 330
Pleasanton, CA 94588

main (925) 223-8340

Westwood

Item	Description	Quantity	Unit	Unit Price	Amount
	STORM DRAIN				
20	Catch Basins *(type A inlet over type I manhole base)*	9	EA	$ 2,800.00	$ 25,200.00
21	Catch Basins *(type A inlet over type II manhole base)*	1	EA	$ 5,000.00	$ 5,000.00
22	15" Storm Drain Pipe *(polypropylene)*	1,110	LF	$ 18.00	$ 19,980.00
23	18" Storm Drain Pipe *(polypropylene)*	560	LF	$ 20.00	$ 11,200.00
24	24" Storm Drain Pipe *(polypropylene)*	490	LF	$ 31.00	$ 15,190.00
25	30" Storm Drain Pipe *(polypropylene)*	70	LF	$ 45.00	$ 3,150.00
26	36" Storm Drain Pipe *(polypropylene)*	40	LF	$ 55.00	$ 2,200.00
27	Manholes *(type I)*	3	EA	$ 3,000.00	$ 9,000.00
28	Manholes *(type II)*	1	EA	$ 5,000.00	$ 5,000.00
29	Connect to Existing	1	EA	$ 1,700.00	$ 1,700.00
30	Storm Drain Stub & Plug	20	EA	$ 1,000.00	$ 20,000.00
	Subtotal Storm Drain				$ 117,620.00
	SANITARY SEWER				
31	8" Sanitary Sewer Pipe	1,470	LF	$ 28.00	$ 41,160.00
32	Manholes	6	EA	$ 4,000.00	$ 24,000.00
33	Cleanouts	39	EA	$ 500.00	$ 19,500.00
34	4" Sewer Service Lateral	102	EA	$ 600.00	$ 61,200.00
35	6" Sewer Service Line	19	EA	$ 1,000.00	$ 19,000.00
36	Connect to Existing	1	EA	$ 3,000.00	$ 3,000.00
	Subtotal Sanitary Sewer				$ 167,860.00
	WATER SUPPLY				
37	8" Water Line *(including all appurtenances)*	1,600	LF	$ 32.00	$ 51,200.00
	6" Water Lateral	19	EA	$ 600.00	$ 11,400.00
38	Water Service[3]	143	EA	$ 4,000.00	$ 572,000.00
39	Fire Hydrants	5	EA	$ 4,000.00	$ 20,000.00
40	Resilient Gate Valve	6	EA	$ 1,550.00	$ 9,300.00
41	Connect to Existing	1	EA	$ 4,000.00	$ 4,000.00
	Subtotal Water Supply				$ 667,900.00
	TOTAL CONSTRUCTION COST (nearest $1,000)				**$ 1,786,000.00**

Notes:

1) This estimate does not include surveying, engineering, landscaping, dry utilities, irrigation, or street trees.
2) Unit prices are based on estimated current construction costs and no provision for inflation is included.
3) Unit prices assumed to include one 1-1/2" water lateral and one water meters for each pod.
4) Mobilization assumed to be 8% of construction cost.

ATTACHMENT "Q"

JOINT ESCROW INSTRUCTIONS RECORDATION OF FINAL MAPS (RIVER ISLANDS AT LATHROP)

October 13, 2025

Via Email and Hand Delivery

Old Republic Title Company
1215 W. Center Street, Suite 103
Manteca, CA 95337
Attn: Lori Richardson

Re: Recordation of Final Map 4207; Escrow No. 1214023387

Dear Lori:

This letter constitutes the joint escrow instructions ("***Escrow Instructions***") of River Islands Development Area 1, LLC, a Delaware limited liability company ("***RIDA1***") and the City of Lathrop ("***City***") in connection with the above-referenced escrow ("***Escrow***"). The Escrow was opened in connection with recordation of the above-referenced final map ("***Final Map***"). Recordation of the Final Map is subject to the conditions set forth below. The transactions described in these Escrow Instructions are referred to as the "***Transaction***." Old Republic Title Company is referred to as "you" or "***ORTC***."

A. Date for Closings

The Final Map will be recorded at the time designated by RIDA1 as set forth below. The Final Map can only be recorded after the City has approved the map in writing. The closing date for the Transaction is intended to occur by December 31, 2025, at the time designated in writing by RIDA1, subject to satisfaction of the conditions set forth below (each a "***Closing***"). If the Final Map has not been recorded by June 30, 2026, ORTC will return the Final Map to the City.

B. Documents to be Delivered and Recordation Documents

In connection with the Transaction, you have in your possession or will receive the following documents from City and RIDA1 for recordation in the Official Records of San Joaquin County, California ("***Official Records***").

B.1. One original Final Map for Tract 4207, executed and acknowledged by the City (provided to title by City).

B.2. One original Irrevocable Offer of Dedication of Easement for Public Roadway and Public Utility Easement Purposes (Tract 4207 – Roadway Dedication – Quantico Court) (provided to title by City).

B.3. A fully executed and acknowledged Amendment to Notice of Special Tax Lien for the City of Lathrop Community Facilities District No. 2023-1 (River Islands Public Services and Facilities) Annexation No. 18 (provided to title by City).

B.4. A fully executed and acknowledged Amendment to Notice of Special Tax Lien for Island Reclamation District 2062 Community Facilities District No. 2013-1 (Levee and Lake Maintenance Services) (provided to title by RIDA1).

B.5. A fully executed and acknowledged Amendment to Notice of Special Tax Lien for River Islands Public Financing Authority Community Facilities District No. 2013-1 (River Islands Public Services) (provided to title by RIDA1).

B.6. A fully executed and acknowledged Amendment to Notice of Special Tax Lien for River Islands Public Financing Authority Community Facilities District No. 2023-1 (Public Facilities) (provided to title by RIDA1).

B.7. A fully executed and acknowledged Amendment to Notice of Special Tax Lien for River Islands Public Financing Authority Community Facilities District No. 2023-2 (Public Facilities Supplemental) (provided to title by RIDA1).

The documents listed in Items B.1, B.2, B.3, B.4, B.5, B.6 and B.7 above are referred to as the "***Recordation Documents***." The Recordation Documents shall be recorded in the order referred to above. The date on which the Recordation Documents are recorded in the Official Records is the Recordation Date.

Prior to recording the Recordation Documents, please confirm that you have received copies or originals of the following documents: (i) Unanimous Approval of Annexation to a Community Facilities District and Related Matters, City of Lathrop Community Facilities District No. 2023-1 (River Islands Public Services and Facilities); (ii) Consent to, and Ballot in favor of, Annexation of Real Property to Island Reclamation District No. 2062 Community Facilities District No. 2013-1 (Levee and Lake Maintenance); (iii) Consent to, and Ballot in favor of, Annexation of Real Property to the River Islands Public Financing Authority Community Facilities District No. 2013-1 (River Islands Public Services); (iv) Consent to, and Ballot in favor of, Annexation of Real Property to Improvement Area No. 3 of the River Islands Public Financing Authority Community Facilities District No. 2023-1 (Public Facilities) and (v) Consent to, and Ballot in favor of, Annexation of Real Property to Improvement Area No. 3 of the River Islands Public Financing Authority Community Facilities District No. 2023-2 (Public Facilities Supplemental). The original City of Lathrop Unanimous Approval must be delivered to the City of Lathrop. The original Consents and Ballots for River Islands Public Financing Authority CFD Nos. 2013-1, 2023-1 and 2023-2 and Island Reclamation District No. 2013-1 must be delivered to Jeanne Zolezzi at Herum\Crabtree\Suntag, 5757 Pacific Ave., Suite 222, Stockton, CA 95207. Copies should be sent via email to Cari James (cjames@ci.lathrop.ca.us), Cindy Yan at Goodwin Consulting Group, cindy@goodwinconsultinggroup.net, Susan Dell'Osso (sdellosso@riverislands.com) and Debbie Belmar (dbelmar@riverislands.com) together with conformed copies of the amendments to notices of special tax that are recorded as part of the Recordation Documents.

C. Funds and Settlement Statement

You also have received, or will receive from RIDA1, prior to the recordation of the Recordation Documents, in immediately available funds, the following amounts, in accordance with the settlement statement prepared by you and approved in writing by both RIDA1 and City ("***Settlement Statement***"): recordation costs, escrow fees and other amounts as set forth in the Settlement Statement. Such costs, fees and other amounts are the sole responsibility of RIDA1.

- Funds to be wire transferred directly to the entity set forth below, immediately upon recordation of the Final Map, in accordance with the wire transfer instructions for each entity are as follows: The amount of **$28,151.88**, payable to the City pursuant to that certain Agreement to Settle Litigation Regarding River Islands at Lathrop

(as amended "***Sierra Club Agreement***"), constituting the amount of **$3,875.00** multiplied by **7.265** acres (or portion thereof) included in the Final Map, is to be transferred to the City upon recordation of the Final Map. The City's wire instructions are set forth below.

The amounts set forth in Section C are referred to as the "***Closing Funds***."

D. Closing Requirements

When the following has occurred, you are authorized to close the Escrow at the time(s) and in accordance with the process set forth below:

D.1. You have delivered copies of your Settlement Statement by email transmission to: (a) Susan Dell'Osso (sdellosso@riverslands.com); (b) Debbie Belmar (dbelmar@riverislands.com); (c) Brad Taylor (btaylor@ci.lathrop.ca.us); (d) Salvador Navarrete (snavarrete@ci.lathrop.ca.us, and have confirmation (by telephone or email) from Susan Dell'Osso and Brad Taylor that the Settlement Statement is accurate and acceptable;

D.2. You have not received any instructions contrary to these Escrow Instructions;

D.3. The Recordation Documents and all other documents described herein as being held by you or delivered to you have been received by you and have been fully executed and, where applicable, acknowledged, and you have attached all legal descriptions or have confirmed that all exhibits and legal descriptions are attached;

D.4 You are prepared to record the Recordation Documents, as designated, release funds in accordance with the Settlement Statement and complete the Transaction in compliance with these Escrow Instructions;

D.5. You have delivered a copy of these instructions, executed by an authorized signatory of ORTC with authority to bind ORTC, and initialed all pages, by email transmission (with original hard copy to follow by U.S. Mail) to Debbie Belmar and Brad Taylor at the email addresses set forth above; and

D.6. You have received confirmation (by email or other writing) from Susan Dell'Osso and Stephen Salvatore or Brad Taylor to record the Recordation Documents and complete the Transaction.

E. Closing Process and Priorities

When you have fully satisfied all of the closing requirements set forth in Section D, then you are authorized and instructed to do the following in the chronological order given:

E.1. Date the Recordation Documents to be recorded;

E.2. Record the Recordation Documents in the Official Records;

E.3. Pay the costs associated with the Transaction;

E.4. Refund any funds delivered to you by RIDA1 that are not disbursed at the time of the final Closing pursuant to these Escrow Instructions to the following entity and address:

River Islands Development Area 1, LLC
73 W. Stewart Road
Lathrop, CA 95330
Attn: Susan Dell'Osso

E.5. Notify Susan Dell'Osso (sdellosso@riverslands.com), Debbie Belmar (dbelmar@riverislands.com), Brad Taylor (btaylor@ci.lathrop.ca.us), Stephanie Rosillo-Silva (srosillo@ci.lathrop.ca.us), Monica Garcia (mgarcia@ci.lathrop.ca.us), Teresa Vargas (tvargas@ci.lathrop.ca.us), Sarah Pimentel (spimentel@ci.lathrop.ca.us), and Jose Molina (JMolina@sjgov.org) of the completion of the Transaction;

E.6. Within five (5) business days after each Recordation Date, deliver by overnight delivery via recognized, national, overnight delivery carrier to: (1) Susan Dell'Osso, River Islands Development Area 1, LLC, 73 W. Stewart Road, Lathrop, CA 95330; and (2) Mr. Brad Taylor, City Engineer, City Attorney, City of Lathrop, 390 Towne Centre Drive, Lathrop, CA 95330:

(A) a certified copy of the Recordation Documents, showing all recording information of the Recordation Documents; and

(B) a certified copy of the final Settlement Statement.

F. Additional Instructions

When assembling the final documents, signature pages from all parties shall be inserted into each respective final document in creating fully executed counterparts.

Please acknowledge receipt of these instructions and your agreement to act as Escrow agent in connection with this Transaction in accordance with these Escrow Instructions, by executing and dating a copy of these Escrow Instructions where indicated below, initialing all pages and returning it to both of the undersigned.

The Escrow Instructions may be modified only in a writing signed by both of the undersigned.

Very truly yours,

Stephen J. Salvatore Date	Susan Dell'Osso Date
City Manager	President
City of Lathrop	River Islands Development Area 1, LLC

JOINT ESCROW INSTRUCTIONS
RECORDATION OF FINAL MAPS
(RIVER ISLANDS AT LATHROP)

ESCROW INSTRUCTIONS
ACKNOWLEDGEMENT AND AGREEMENT:

Receipt of the foregoing Escrow Instructions from RIDA1 and the City is hereby acknowledged. The undersigned agrees, for itself, and on behalf of ORTC, to proceed in strict accordance with these Escrow Instructions. The undersigned represents and warrants to RIDA1 and the City that the undersigned is authorized to execute this Acknowledgement and Agreement, for itself, and on behalf of ORTC.

Old Republic Title Company

By: _____
Its: _____
Date: _____

ATTACHMENT "BB"

Recording Requested by and Please Return to:

City Clerk
City of Lathrop
390 Towne Centre Drive
Lathrop, California 95330

This Instrument Benefits City Only. No Fee Required.

This Space Above for Recorder's Use Only

IRREVOCABLE OFFER OF DEDICATION OF EASEMENT FOR PUBLIC ROADWAY AND PUBLIC UTILITY EASEMENT PURPOSES (TRACT 4207 - ROADWAY DEDICATION – QUANTICO COURT)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, River Islands Development Area 1, LLC, a Delaware limited liability company, hereby grant(s) to the CITY OF LATHROP, a municipal corporation in the County of San Joaquin, State of California, an easement for ingress, egress and road purposes, and a public utility easement (PUE), over and across the hereinafter described real property situated in City of Lathrop and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This Offer of Dedication is made pursuant to Section 7050 of the Government Code of the State of California and may be accepted at any time by the City Engineer of the City of Lathrop. This Offer of Dedication may be terminated, and right to accept such offer abandoned in the same manner as is prescribed for the vacation of streets or highways by Part 3 of Division 9, or Chapter 2 of Division 2 of the Streets and Highways Code of the State of California, whichever is applicable.

The above described easement is to be kept open, clear and free from buildings and structures of any kind. This Offer of Dedication shall be irrevocable and shall be binding on the Grantor's heirs, executors, administrators, successors and assigns.

SIGNATURES:

Signed this_____ day of September, 2025

RIVER ISLANDS DEVELOPMENT AREA 1, LLC
a Delaware limited liability company

By: _____
Name: Susan Dell'Osso
Its: President

(Notary Acknowledgment Required for Each Signatory)

This is to certify that the interest in real property offered herein to the City of Lathrop is hereby acknowledged by the undersigned, City Clerk, on behalf of the City of Lathrop City Council to authority conferred by the Lathrop Municipal Code and the grantee(s) consent(s) to the recordation thereof by its duly authorized officer

TERESA VARGAS, CITY CLERK

By:_____

Date:_____

EXHIBIT "A"
LEGAL DESCRIPTION
ROADWAY DEDICATION AND ADJACENT PUBLIC UTILITY EASEMENTS
QUANTICO COURT
(See Attached)

EXHIBIT "A"

LEGAL DESCRIPTION
IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY PURPOSES
QUANTICO COURT
RIVER ISLANDS-PHASE 2
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

CERTAIN REAL PROPERTY SITUATE IN THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF PARCELS 8 AND 9, AS SAID PARCELS ARE SHOWN ON THE MAP ENTITLED "TRACT 4149, RIVER ISLANDS-PHASE 2, LARGE LOT FINAL MAP", FILED DECEMBER 5, 2022, IN BOOK 44 OF MAPS AND PLATS, AT PAGE 52, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID PARCEL 9, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF PARCEL 8 OF SAID MAP OF TRACT 4149;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 9, NORTHWESTERLY ALONG A CURVE TURNING TO THE LEFT HAVING A RADIUS OF 885.00 FEET, FROM WHICH POINT THE CENTER OF SAID CURVE BEARS SOUTH 54° 42' 17" WEST, THROUGH AN ANGLE OF 05° 59' 20" AND AN ARC DISTANCE OF 92.50 FEET;

THENCE LEAVING SAID SOUTHWESTERLY LINE, SOUTH 83° 12' 33" EAST FOR A DISTANCE OF 33.41 FEET;

THENCE, NORTH 54° 51' 57" EAST FOR A DISTANCE OF 579.37 FEET TO THE BEGINNING OF A TANGENT CURVE TURNING TO THE RIGHT;

THENCE, ALONG SAID CURVE HAVING A RADIUS OF 50.00 FEET, THROUGH AN ANGLE OF 236° 28' 45" AND AN ARC DISTANCE OF 206.37 FEET TO THE BEGINNING OF A REVERSE CURVE TURNING TO THE LEFT;

THENCE ALONG SAID REVERSE CURVE HAVING A RADIUS OF 17.00 FEET, FROM WHICH POINT THE CENTER OF SAID CURVE BEARS SOUTH 21° 20' 42" WEST, THROUGH AN ANGLE OF 56° 28' 45" AND AN ARC DISTANCE OF 16.76 FEET TO THE SOUTHEASTERLY LINE OF PARCEL 9 OF SAID MAP OF TRACT 4149, ALSO BEING THE NORTHWESTERLY LINE OF PARCEL 8 OF SAID MAP OF TRACT 4149 ;

THENCE ALONG LAST SAID MENTIONED LINE, SOUTH 54° 51' 57" WEST FOR A DISTANCE OF 518.55 FEET;

THENCE LEAVING SAID LINE AND ACROSS PARCEL 8 OF SAID MAP OF TRACT 4149 , SOUTH 10° 34' 29" WEST FOR A DISTANCE OF 34.92 FEET TO THE A POINT ON THE SOUTHWESTERLY LINE OF SAID PARCEL 8;

THENCE ALONG SAID SOUTHWESTERLY LINE, NORTHWESTERLY ALONG A NON-TANGENTIAL CURVE TURNING TO THE LEFT HAVING A RADIUS OF 885.00 FEET, FROM WHICH POINT THE CENTER OF SAID CURVE BEARS SOUTH 56° 17' 00" WEST, THROUGH AN ANGLE OF 01° 34' 43" AND AN ARC DISTANCE OF 24.38 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 47,497 SQUARE FEET, MORE OR LESS.

[CONTINUED ON NEXT PAGE]

A PLAT OF THE ABOVE DESCRIBED PARCEL IS ATTACHED HERETO AS **EXHIBIT "B"** AND BY THIS REFERENCE MADE A PART HEREOF.

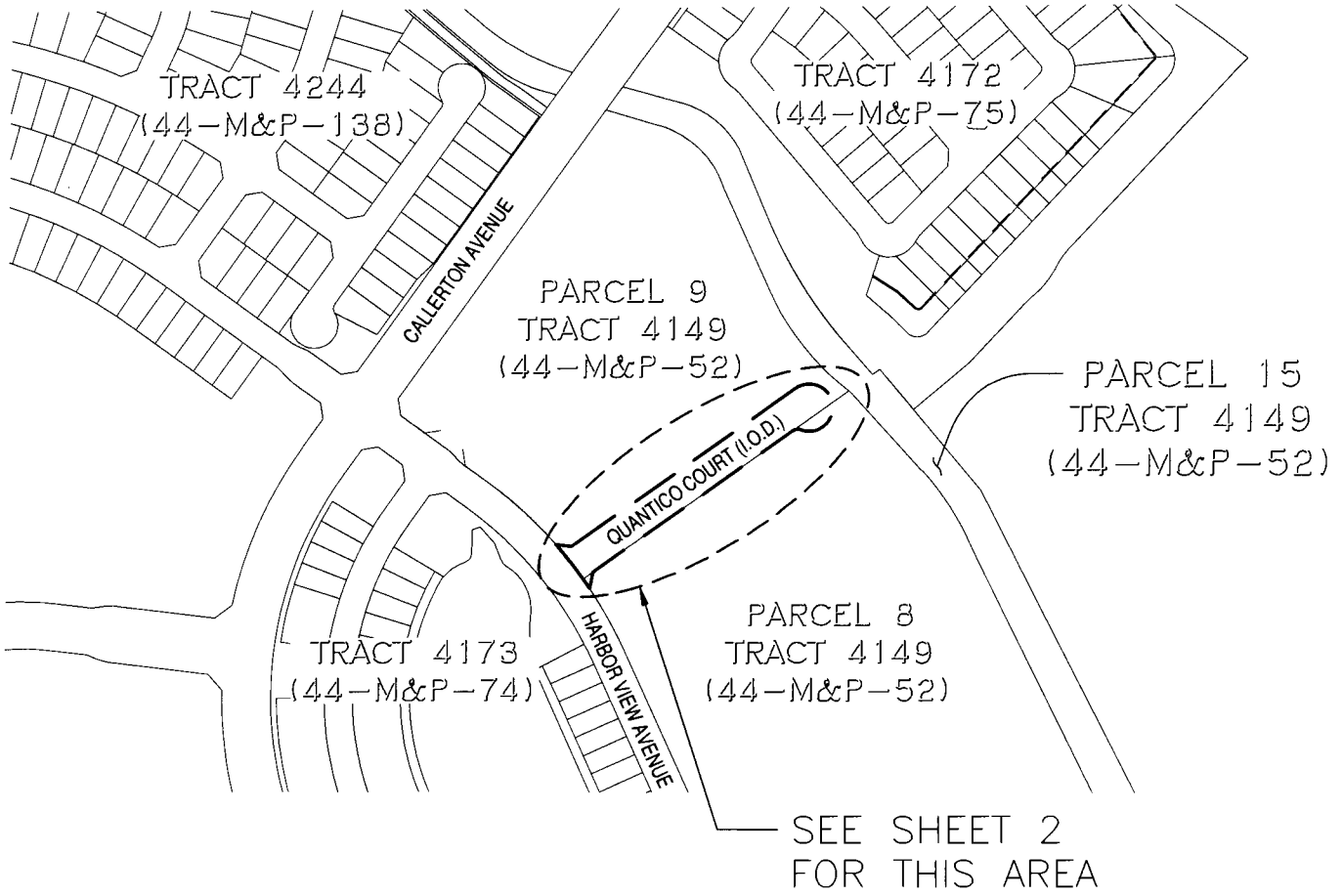
END DESCRIPTION

THIS DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

WILLIAM M. KOCH
PROFESSIONAL LAND SURVEYOR
CALIFORNIA NO. 8092



9/11/2025
DATE



NOTE

SEE SHEET 2 FOR LINE & CURVE TABLES

LEGEND

——— ———	EASEMENT LINE
— — — —	P.U.E. (PUBLIC UTILITY EASEMENT) LINE
———	EX. LOT LINE
I.O.D.	IRREVOCABLE OFFER OF DEDICATION FOR ROADWAY PURPOSES
POB	POINT OF BEGINNING
(R)	RADIAL BEARING
(T)	TOTAL
P.A.E.	PUBLIC ACCESS EASEMENT
D.N.	DOCUMENT NUMBER
XX M&P YY	IN BOOK XX MAPS AND PLATS AT PAGE YY, S.J.C.R.

N

0 200 400

SCALE: 1" = 400'

PROFESSIONAL LAND SURVEYOR
WILLIAM M. KOCH
No. 8092
STATE OF CALIFORNIA

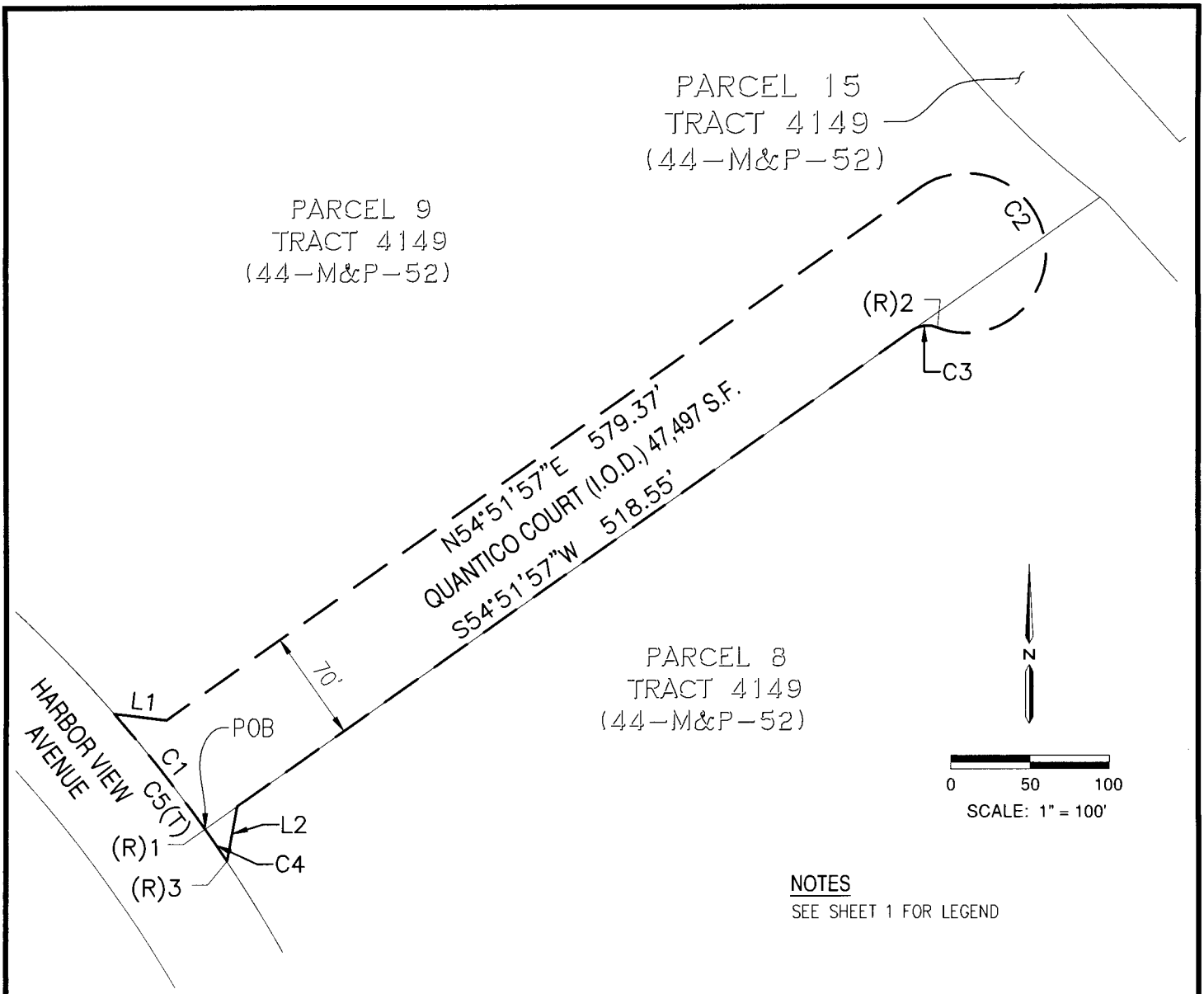
OVERALL MAP

Westwood
Westwood Professional Services, Inc.
1165 SCENIC DRIVE, SUITE A
MODESTO, CA 953350
westwoodps.com
T: 209.571.1765

EXHIBIT "B" PLAT TO ACCOMPANY LEGAL DESCRIPTION
IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY AND PUBLIC UTILITY PURPOSES
QUANTICO COURT
RIVER ISLANDS PHASE 2
CITY OF LATHROP SAN JOAQUIN COUNTY CALIFORNIA

SCALE: 1"=400'
DRAWN BY: BK
FILE: 25504_IOD-QUANTICO.DWG
DATE: 5/02/2025 | SHEET: 1 OF 2

T:\25504-River Islands\DWG\PLATS\IOD QUINTACO COURT\25504_IOD-QUANTICO.dwg WMKoch 07:55:05 05/05/2025



NOTES

SEE SHEET 1 FOR LEGEND

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	885.00'	5°59'20"	92.50'
C2	50.00'	236°28'45"	206.37'
C3	17.00'	56°28'45"	16.76'
C4	885.00'	1°34'43"	24.38'
C5	885.00'	7°34'03"	116.89'

RADIAL BEARINGS	
LINE #	DIRECTION
(R)1	S54°42'17"W
(R)2	S21°20'42"W
(R)3	S56°17'00"W

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S83°12'33"E	33.41'
L2	S10°34'29"W	34.92'

DETAIL SHEET

Westwood
Westwood Professional Services, Inc.
1165 SCENIC DRIVE, SUITE A
MODESTO, CA 953350
westwoodps.com
T: 209.571.1765

EXHIBIT "B" PLAT TO ACCOMPANY LEGAL DESCRIPTION
IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY AND PUBLIC UTILITY PURPOSES
QUANTICO COURT
RIVER ISLANDS PHASE 2
CITY OF LATHROP SAN JOAQUIN COUNTY CALIFORNIA

SCALE: 1"=100'
DRAWN BY: BK
FILE: 25504_IOD-QUANTICO.DWG
DATE: 5/02/2025 | SHEET: 2 OF 2

T:\25504-River Islands\DWG\PLATS\IOD QUINTACO COURT\25504_IOD-QUANTICO.dwg WMKoch 07:55:05 05/05/2025

ATTACHMENT
" B3 "

RECORDING REQUESTED BY AND
AFTER RECORDATION RETURN TO:

City Clerk
City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

Recorded for the benefit of the City of Lathrop
pursuant to Government Code Section 27383

EIGHTEENTH AMENDMENT TO NOTICE OF SPECIAL TAX LIEN

City of Lathrop
Community Facilities District No. 2023-1
(River Islands Public Services and Facilities #2)
Annexation No. 18

Pursuant to the requirements of Section 3117.5 of the Streets and Highways Code of California and the Mello-Roos Community Facilities Act of 1982, as amended, Section 53311, *et. seq.*, of the California Government Code (the "Act"), the undersigned City Clerk of the City of Lathrop (the "City"), County of San Joaquin, State of California, hereby gives notice that a lien to secure payment of a special tax is hereby imposed by the City Council of the City on the property described in Exhibit A hereto. The special tax secured by this lien is authorized to be levied for the purpose of paying principal and interest on bonds, the proceeds of which are being used to finance the acquisition and construction of all or a portion of the public facilities authorized to be funded by the City of Lathrop Community Facilities District No. 2023-1 (River Islands Public Services and Facilities #2) (the "CFD"), and to pay costs of the public services and facilities authorized to be funded by the CFD, both as described in Exhibit A to the Notice of Special Tax Lien heretofore recorded in the Office of the County Recorder for the County of San Joaquin, State of California (the "County Recorder") on June 28, 2023 as Document No. 2023-050810 (the "Original Notice"), and said special tax is to be levied according to the Rate and Method of Apportionment of Special Tax set forth in Exhibit B to the Notice of Special Tax Lien, to which recorded Notice of Special Tax Lien reference is hereby made and the provisions of which are hereby incorporated herein in full by this reference.

This Eighteenth Amendment to Notice of Special Tax Lien amends the Notice of Special Tax Lien to add to the territory within the City of Lathrop Community Facilities District No. 2023-1 (River Islands Public Services and Facilities #2) certain real property identified in Exhibit A hereto (the "Property") and shown within the future annexation area on the boundary map of the community facilities district recorded on April 19, 2023, in Book 7 of Maps of Assessment and Community Facilities Districts at Page 55 (Document No. 2023-030264), in the Office of the County Recorder, which map is the final boundary map of the community facilities district. The Property is being annexed into Tax Zone 1 of the community facilities district, as described in the

Rate and Method of Apportionment of Special Tax attached as Exhibit B to the Notice of Special Tax Lien, with the maximum special tax rates identified in Exhibit B hereto.

The assessor's tax parcel(s) numbers of all parcels or any portion thereof which are included in this Eighteenth Amendment to Notice of Special Tax Lien, together with the name(s) of the owner(s) thereof, as they appear on the latest secured assessment roll as of the date of recording hereof or as are otherwise known to the Authority are as set forth in Exhibit A hereto which is by this reference made a part hereof.

For further information concerning the current and estimated future tax liability of owners or purchasers of real property or interests therein subject to the special tax lien, interested persons should contact the Finance Director, City of Lathrop, 390 Towne Centre Drive, Lathrop, California 95330; Telephone: (209) 941-7320.

Dated: _____, 2025.

By: _____
Teresa Vargas, City Clerk,
City of Lathrop

EXHIBIT A

CITY OF LATHROP
COMMUNITY FACILITIES DISTRICT NO. 2023-1
(RIVER ISLANDS PUBLIC SERVICES AND FACILITIES #2)
ANNEXATION NO. 18
ASSESSOR'S PARCEL NUMBER(S) AND OWNER(S) OF LAND
WITHIN ANNEXATION NO. 18 TO CITY OF LATHROP
COMMUNITY FACILITIES DISTRICT NO. 2023-1
(RIVER ISLANDS PUBLIC SERVICES AND FACILITIES #2)

Name(s) of Property Owner(s)	San Joaquin County Assessor's Parcel No.
RIVER ISLANDS DEVELOPMENT AREA 1, LLC 73 W. STEWART RD., LATHROP, CA 95330	213-610-04

EXHIBIT B

CITY OF LATHROP
COMMUNITY FACILITIES DISTRICT NO. 2023-1
(RIVER ISLANDS PUBLIC SERVICES AND FACILITIES #2)
ANNEXATION NO. 18

MAXIMUM SERVICES SPECIAL TAX FOR ZONE 1 OF THE CFD

The table below identifies the Maximum Services Special Tax for Developed Property within Tax Zone 1, both before and after the Trigger Event:

Type of Property	Lot Size	Maximum Services Special Tax in Tax Zone 1 Prior to the Trigger Event (Fiscal Year 2022-23)*	Maximum Services Special Tax in Tax Zone 1 After the Trigger Event (Fiscal Year 2022-23)*
Residential Property:			
Single Family Detached Property	Greater than 7,000 SqFt	$432.29 per SFD Lot	$205.02 per SFD Lot
Single Family Detached Property	5,801 to 7,000 SqFt	$349.02 per SFD Lot	$165.53 per SFD Lot
Single Family Detached Property	4,801 to 5,800 SqFt	$320.21 per SFD Lot	$151.87 per SFD Lot
Single Family Detached Property	4,000 to 4,800 SqFt	$272.18 per SFD Lot	$129.09 per SFD Lot
Single Family Detached Property	Less Than 4,000 SqFt	$252.96 per SFD Lot	$119.97 per SFD Lot
Single Family Attached Property	Not Applicable	$0.00 per Unit	$0.00 per Unit
Multi-Family Property	Not Applicable	$0.00 per Unit	$0.00 per Unit
Non-Residential Property	Not Applicable	$0.00 per Non-Residential Square Foot	$0.00 per Non-Residential Square Foot

* ***On July 1, 2023, and on each July 1 thereafter, all figures shown in the table above shall be increased by the Escalation Factor.***

MAXIMUM FACILITIES SPECIAL TAX FOR ZONE 1 OF THE CFD

The table below identifies the Maximum Facilities Special Tax for Developed Property within Tax Zone 1, both before and after the Trigger Event:

Type of Property	Lot Size	Maximum Facilities Special Tax in Tax Zone 1 Prior to the Trigger Event (Fiscal Year 2022-23)*	Maximum Facilities Special Tax in Tax Zone 1 After the Trigger Event (Fiscal Year 2022-23)*
Residential Property:			
Single Family Detached Property	Greater than 7,000 SqFt	$0.00 per SFD Lot	$227.27 per SFD Lot
Single Family Detached Property	5,801 to 7,000 SqFt	$0.00 per SFD Lot	$183.49 per SFD Lot
Single Family Detached Property	4,801 to 5,800 SqFt	$0.00 per SFD Lot	$168.34 per SFD Lot
Single Family Detached Property	4,000 to 4,800 SqFt	$0.00 per SFD Lot	$143.09 per SFD Lot
Single Family Detached Property	Less Than 4,000 SqFt	$0.00 per SFD Lot	$132.99 per SFD Lot
Single Family Attached Property	Not Applicable	$0.00 per Unit	$0.00 per Unit
Multi-Family Property	Not Applicable	$0.00 per Unit	$0.00 per Unit
Non-Residential Property	Not Applicable	$0.00 per Non-Residential Square Foot	$0.00 per Non-Residential Square Foot

* *On July 1, 2023, and on each July 1 thereafter until the first Fiscal Year after the Trigger Event, all figures shown in the table above shall be increased by the Escalation Factor. On July 1 of the first Fiscal Year after the Trigger Event, and on each July 1 thereafter, the Maximum Facilities Special Taxes shall increase by two percent (2%) of the amount in effect in the prior Fiscal Year.*

ATTACHMENT "E"

TRACT 4207
RIVER ISLANDS - PHASE 2
VILLAGE 44 UNIT 1

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 9 OF TRACT 4149 (44 M&P 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

JULY 2025

Westwood

Phone (209) 571-1765 1165 Scenic Drive, Suite A
Modesto, CA 95350
westwoodps.com

Westwood Professional Services, Inc.

OWNER'S STATEMENT

THE UNDERSIGNED, DOES HEREBY STATE THAT THEY ARE THE OWNERS OR HAVE SOME RECORD TITLE INTEREST IN THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINE OF THE HEREIN EMBODIED FINAL MAP ENTITLED, "TRACT 4207, RIVER ISLANDS–PHASE 2, VILLAGE 44 UNIT 1", CITY OF LATHROP, CALIFORNIA, CONSISTING OF TWELVE (12) SHEETS, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

1. TO THE CITY OF LATHROP FOR PUBLIC RIGHT–OF–WAY PURPOSES, THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS BUSHWICK LANE, KEATS LANE, INGALLS LANE, AND VALENTINE LANE, AS SHOWN ON THIS FINAL MAP.
2. TO THE CITY OF LATHROP FOR ACCESS AND PUBLIC UTILITY PURPOSES, THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS PARCELS A THROUGH G, AS SHOWN ON THIS FINAL MAP.
3. A NON–EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN, POLES, WIRES, CABLES, PIPES, AND CONDUITS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "P.U.E." (PUBLIC UTILITY EASEMENT).
4. A NON–EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN THE SOUND WALLS UPON AND OVER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "W.E." (WALL EASEMENT).
5. A NON–EXCLUSIVE EASEMENT TO THE CITY OF LATHROP FOR EMERGENCY VEHICLE ACCESS PURPOSES ACROSS THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "E.V.A.E." (EMERGENCY VEHICLE ACCESS EASEMENT).
6. A NON–EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN SLOPES ACROSS THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "SLOPE EASEMENT" (S.E.).

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

1. PARCELS J, K, L, AND M TO THE CITY OF LATHROP FOR PURPOSES OF OPEN SPACE, LANDSCAPING, PUBLIC UTILITIES, FENCE MAINTENANCE, AND APPURTENANCES THERETO, FOR THE BENEFIT OF THE PUBLIC, AS SHOWN ON THIS FINAL MAP.

TO ENSURE MUNICIPAL WATER SERVICES TO ALL LOTS SHOWN UPON THIS MAP, ALL GROUND WATER RIGHTS THAT THE UNDERSIGNED MAY HAVE WITHIN THE DISTINCTIVE BORDER UPON THIS MAP, HEREBY ARE DEDICATED TO THE CITY OF LATHROP.

THE UNDERSIGNED DOES HEREBY RELINQUISH TO THE CITY OF LATHROP ALL ABUTTERS RIGHTS OF ACCESS TO LOT 36 ALONG THE LOT LINE AS INDICATED BY THE SYMBOL ////////// , AS SHOWN ON THIS FINAL MAP.

THE UNDERSIGNED DOES HEREBY RESERVE PARCELS 1 THROUGH 6, AS SHOWN ON THIS MAP FOR FUTURE DEVELOPMENT.

THE UNDERSIGNED DOES HEREBY RESERVE PARCELS H AND O AS OPEN SPACE AND LANDSCAPING PURPOSES AS SHOWN ON THIS FINAL MAP. SAID PARCEL IS NOT DEDICATED HEREON, BUT WILL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION BY SEPARATE DOCUMENT SUBSEQUENT TO THE FILING OF THIS FINAL MAP.

THE UNDERSIGNED DOES HEREBY RESERVE PARCEL I AND PARCEL N FOR FUTURE DEDICATION, AS SHOWN ON THIS FINAL MAP, SAID PARCELS ARE NOT DEDICATED HEREON, BUT WILL BE CONVEYED TO RIVER ISLANDS PUBLIC FINANCING AUTHORITY BY SEPARATE DOCUMENT SUBSEQUENT TO THE FILING OF THIS FINAL MAP.

THE IRREVOCABLE OFFER OF DEDICATION (I.O.D.) FOR RIGHT–OF–WAY PURPOSES IS DEPICTED ON SHEETS 6, 7, AND 8 OF THIS FINAL MAP, RESPECTIVELY, AS QUANTICO COURT. SAID IRREVOCABLE OFFICE OF DEDICATION FOR RIGHT–OF–WAY PURPOSES IS NOT DEDICATED HEREON, BUT CONVEYED TO THE CITY OF LATHROP BY SEPARATE INSTRUMENT CONCURRENTLY WITH THE FILING OF THIS FINAL MAP.

OWNER INTENDS TO SUBDIVIDE THE LAND SUBJECT TO THIS MAP WITH ANY AND ALL RIPARIAN RIGHTS OR OTHER WATER INTERESTS TO WHICH THE SUBJECT LAND IS ENTITLED THEREIN APPURTENANT OR RELATING TO THE LANDS, WHETHER SUCH WATER RIGHTS SHALL BE RIPARIAN, OVERLYING, LITTORAL, PERCOLATING, PRESCRIPTIVE, ADJUDICATED, STATUTORY OR CONTRACTUAL. OWNER DOES NOT INTEND BY THE RECORDATION OF THIS MAP TO SEVER THE RIPARIAN RIGHTS OF THE SUBJECT LANDS WITHIN THE BOUNDARIES OF THIS MAP OR THE SURROUNDING PROPERTIES.

OWNER: RIVER ISLANDS DEVELOPMENT AREA 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ _____
NAME: SUSAN DELL'OSSO DATE
ITS: PRESIDENT

SEE SHEET 2 FOR TRUSTEE'S STATEMENT

EXEMPT FROM FEE PER GOVERNMENT CODE 27388.1; DOCUMENT RECORDED IN CONNECTION WITH A CONCURRENT TRANSFER SUBJECT TO THE IMPOSITION OF DOCUMENTARY TRANSFER TAX

CITY CLERK'S STATEMENT

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT 4207, RIVER ISLANDS – PHASE 2, VILLAGE 44, UNIT 1", CITY OF LATHROP, CALIFORNIA, CONSISTING OF TWELVE (12) SHEETS, THIS STATEMENT WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY LAW, AT A MEETING THEREOF, HELD ON THE ___ DAY OF _____ ,2025, AND THAT SAID CITY COUNCIL DID THEREUPON BY RESOLUTION NO. _____ DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP, AND AUTHORIZED ITS RECORDATION, AND ACCEPTED ON BEHALF OF THE CITY OF LATHROP, FOR PUBLIC USE, THE RELINQUISHMENT OF ACCESS RIGHTS TO LOT 36 ALONG THE LOT LINE AS INDICATED BY THE SYMBOL //////////, THE DEDICATION OF ALL PUBLIC UTILITY EASEMENTS, WALL EASEMENTS AND SLOPE EASEMENTS, PARCELS A THROUGH G FOR ACCESS AND PUBLIC UTILITIES, THE EMERGENCY VEHICLE ACCESS EASEMENT, THE DEDICATION OF THE GROUND WATER RIGHTS, THE DEDICATION OF PARCELS J, K, L, AND M IN FEE, AND ACCEPTED THE OFFER OF DEDICATION OF BUSHWICK LANE, KEATS LANE, INGALLS LANE, AND VALENTINE LANE, AS SHOWN ON SAID MAP SUBJECT TO THE IMPROVEMENTS BEING COMPLETED IN ACCORDANCE WITH CHAPTER 16, TITLE 16.16 OF THE CITY OF LATHROP MUNICIPAL CODE.

ALSO, PURSUANT TO SECTION 66434(G) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE CITY OF LATHROP DOES HEREBY ABANDON THE NON–EXCLUSIVE PUBLIC UTILITY EASEMENT FOR PUBLIC PURPOSES RECORDED JUNE 9, 2023, AS DOCUMENT NUMBER 2023–045592, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN THE BOUNDARY OF THIS FINAL MAP.

I FURTHER STATE THAT ALL BONDS AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP, IF APPLICABLE, HAVE BEEN APPROVED BY THE CITY COUNCIL OF LATHROP AND FILED IN MY OFFICE.

_____
TERESA VARGAS
CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA

ACKNOWLEDGEMENT CERTIFICATE (OWNER)

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

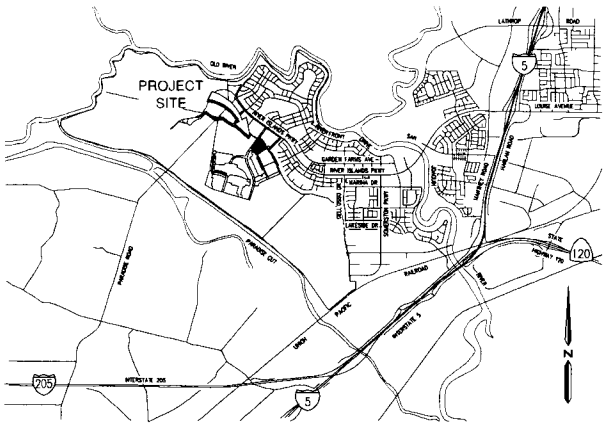
STATE OF CALIFORNIA }
COUNTY OF SAN JOAQUIN }

ON _____ ,2025 BEFORE ME, _____
A NOTARY PUBLIC, PERSONALLY APPEARED, _____ 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 PERSDN(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:

SIGNATURE: _____
NAME (PRINT): _____
PRINCIPAL COUNTY OF BUSINESS: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____



VICINITY MAP
NOT TO SCALE

SECRETARY OF THE PLANNING COMMISSION'S STATEMENT

THIS MAP CONFORMS TO VESTING TENTATIVE MAP NO. 6716 RECOMMENDED BY THE PLANNING COMMISSION AND APPROVED BY THE CITY COUNCIL PER RESOLUTION NO. 21–4908.

DATED THIS_____ DAY OF _____, 2025.

_____
RICARDO CAGUIAT, COMMUNITY DEVELOPMENT DIRECTOR
CITY OF LATHROP

CITY ENGINEER'S STATEMENT

I, BRAD R. TAYLOR, HEREBY STATE THAT I AM THE CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA AND THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4207, RIVER ISLANDS–PHASE 2, VILLAGE 44, UNIT 1", CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP NO. 6716, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLIES WITH ALL PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA STATE SUBDIVISION MAP ACT AND APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF VESTING TENTATIVE MAP.

DATED THIS_____ DAY OF _____, 2025.

_____
BRAD R. TAYLOR, R.C.E. 92823
CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
BRAD R. TAYLOR
C 92823
CIVIL
STATE OF CALIFORNIA

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2025, AT _____ __M.
IN BOOK _____ OF MAPS AND PLATS, AT PAGE _____, AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY.

FEE: $ _____

_____ BY: _____
STEVE BESTOLARIDES ASSISTANT/DEPUTY RECORDER
ASSESSOR–RECORDER–COUNTY CLERK
SAN JOAQUIN COUNTY, CALIFORNIA

761

TRACT 4207
RIVER ISLANDS - PHASE 2
VILLAGE 44 UNIT 1

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 9 OF TRACT 4149 (44 M&P 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

JULY 2025

Westwood

Phone (209) 571-1765 1165 Scenic Drive, Suite A
Modesto, CA 95350
westwoodps.com

Westwood Professional Services, Inc.

CITY SURVEYOR'S STATEMENT

I, DARRYL A. ALEXANDER, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4207, RIVER ISLANDS – PHASE 2, VILLAGE 44, UNIT 1", CITY OF LATHROP, CALIFORNIA AND THAT THE SUBDIVISION SHOWN HEREON COMPLIES WITH ALL PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA STATE SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2025.

DARRYL A. ALEXANDER, P.L.S. 5071
ACTING CITY SURVEYOR

PROFESSIONAL LAND SURVEYOR · DARRYL A. ALEXANDER · No. L 5071 · STATE OF CALIFORNIA

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 RIVER ISLANDS DEVELOPMENT AREA 1, LLC, ON OCTOBER 22, 2024. I HEREBY STATE ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE MAY 1, 2026, AND THAT THE MONUMENTS ARE, OR THAT THEY WILL BE, SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2025.

DYLAN CRAWFORD, P.L.S. NO 7788

PROFESSIONAL LAND SURVEYOR · DYLAN CRAWFORD · No. 7788 · STATE OF CALIFORNIA

RECITALS

1. RIGHT TO FARM STATEMENT:
   PER CITY OF LATHROP MUNICIPAL CODE OF ORDINANCES, TITLE 15, CHAPTER 15.48.04, THE CITY OF LATHROP PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES. YOU ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATIONS, CULTIVATION, PLOWING, SPRAYING, IRRIGATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM DEPREDATION, AND OTHER ACTIVITIES WHICH MAY GENERATE DUST, SMOKE, NOISE, ODOR, RODENTS AND PESTS. BE AWARE ALSO, THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, DEPENDING ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.
2. A SOILS REPORT ENTITLED "GEOTECHNICAL EXPLORATION, RIVER ISLANDS PHASE 2, LATHROP, CALIFORNIA", REFERENCED AS PROJECT NO. 5044.5.000.008 AND DATED DECEMBER 17, 2018, HAS BEEN PREPARED FOR THIS PROJECT BY ENGEO, INCORPORATED, JOSEF J. TOOTLE, G.E. NO. 2677, AND IS ON FILE WITH THE CITY OF LATHROP.
3. TRACT 4207, RIVER ISLANDS–PHASE 2, VILLAGE 44 UNIT 1, CONTAINS 38 RESIDENTIAL LOTS WITH A TOTAL OF 2.136 ACRES, MORE OR LESS, PARCELS A THROUGH O CONTAINING 1.836 ACRES, MORE OR LESS, PARCELS 1 THROUGH 6 CONTAINING 4.207 ACRES, MORE OR LESS, ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP WHICH INCLUDE 2.256 ACRES, MORE OR LESS, AND THE QUANTICO COURT I.O.D. TO BE CONVEYED TO THE CITY OF LATHROP BY SEPARATE INSTRUMENT, WHICH INCLUDES 1.037 ACRES ON SITE AND 0.053 OFF SITE, AS SHOWN ON THIS FINAL MAP (PLEASE REFER TO THE AREA TABLE BELOW):

TRACT 4207 AREA SUMMARY	
LOTS 1 THROUGH 38	2.136 AC±
PARCELS A THROUGH O	1.836 AC±
PARCELS 1 THROUGH 6	4.207 AC±
STREET DEDICATIONS	2.256 AC±
QUANTICO COURT I.O.D. (ON SITE)	1.037 AC±
TOTAL ACREAGE	11.472 AC±
QUANTICO COURT I.O.D. (OFF SITE)	0.053 AC±

4. BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 1214023387–LR (VERSION 4), DATED MARCH 14, 2025, PROVIDED BY OLD REPUBLIC TITLE COMPANY.

TRUSTEE'S STATEMENT

OLD REPUBLIC TITLE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED SEPTEMBER 19, 2024, AS DOCUMENT NUMBER 2024–079836, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

DATED THIS _____ DAY OF _____, 2025.
BY: _____
NAME: _____
ITS: _____

ACKNOWLEDGEMENT CERTIFICATE (TRUSTEE)

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 JOAQUIN

ON _____, 2025 BEFORE ME, _____
A NOTARY PUBLIC, PERSONALLY APPEARED, _____ 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:

SIGNATURE: _____
NAME (PRINT): _____
PRINCIPAL COUNTY OF BUSINESS: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

REFERENCES

(R1) TRACT 4149, RIVER ISLANDS–PHASE 2, WEST VILLAGE LARGE LOT FINAL MAP, FILED DECEMBER 5, 2022, IN BOOK 44 OF MAPS AND PLATS, PAGE 52, S.J.C.R. (44 M&P 52)

(R2) TRACT 4173, RIVER ISLANDS–PHASE 2, VILLAGE 41, UNIT 1, FILED NOVEMBER 15, 2023, IN BOOK 44 OF MAPS AND PLATS, PAGE 74, S.J.C.R. (44 M&P 74)

(R3) TRACT 4231, RIVER ISLANDS–PHASE 2, VILLAGE 26 UNIT 1, FILED NOVEMBER 14, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 136, S.J.C.R. (44 M&P 136)

(R4) TRACT 4172, RIVER ISLANDS–PHASE 2, VILLAGE 1 – UNIT 1, FILED NOVEMBER 17, 2023, IN BOOK 44 OF MAPS AND PLATS, PAGE 75, S.J.C.R. (44 M&P 75)

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

1. RECLAIMED ISLANDS LAND COMPANY, RESERVATION FOR OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, PER DOCUMENT NUMBER 2001–0104617, S.J.C.R.

EASEMENT ABANDONMENT NOTE

THE NON–EXCLUSIVE PUBLIC UTILITY EASEMENT FOR PUBLIC PURPOSES RECORDED JUNE 9, 2023, AS DOCUMENT NUMBER 2023–045592, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN TRACT 4207, IS BEING ABANDONED BY THIS FINAL MAP. PLEASE REFER TO THE CITY CLERK'S STATEMENT ON SHEET 1.

CERTIFICATE OF DEDICATION

THE FOLLOWING REAL PROPERTY IS DEDICATED BY RIVER ISLANDS DEVELOPMENT AREA 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY,
AS FOLLOWS:

1) PARCELS J, K, L, AND M FOR PURPOSES OF OPEN SPACE, LANDSCAPING, PUBLIC UTILITIES, FENCE MAINTENANCE, AND APPURTENANCES THERETO, FOR THE BENEFIT OF THE PUBLIC, AS SHOWN ON THIS FINAL MAP..

THE CITY OF LATHROP SHALL RECONVEY THE PROPERTY TO THE SUBDIVIDER IF THE CITY MAKES A DETERMINATION THAT PURSUANT TO GOVERNMENT CODE SECTION 66477.5 THE SAME PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST.

762

TRACT 4207
RIVER ISLANDS - PHASE 2
VILLAGE 44 UNIT 1

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 9 OF TRACT 4149 (44 M&P 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

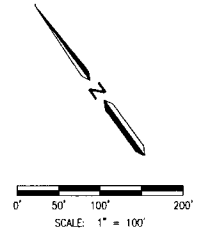
JULY 2025

Westwood

Phone (209) 571-1765 1165 Scenic Drive, Suite A Modesto, CA 95350 westwoodps.com

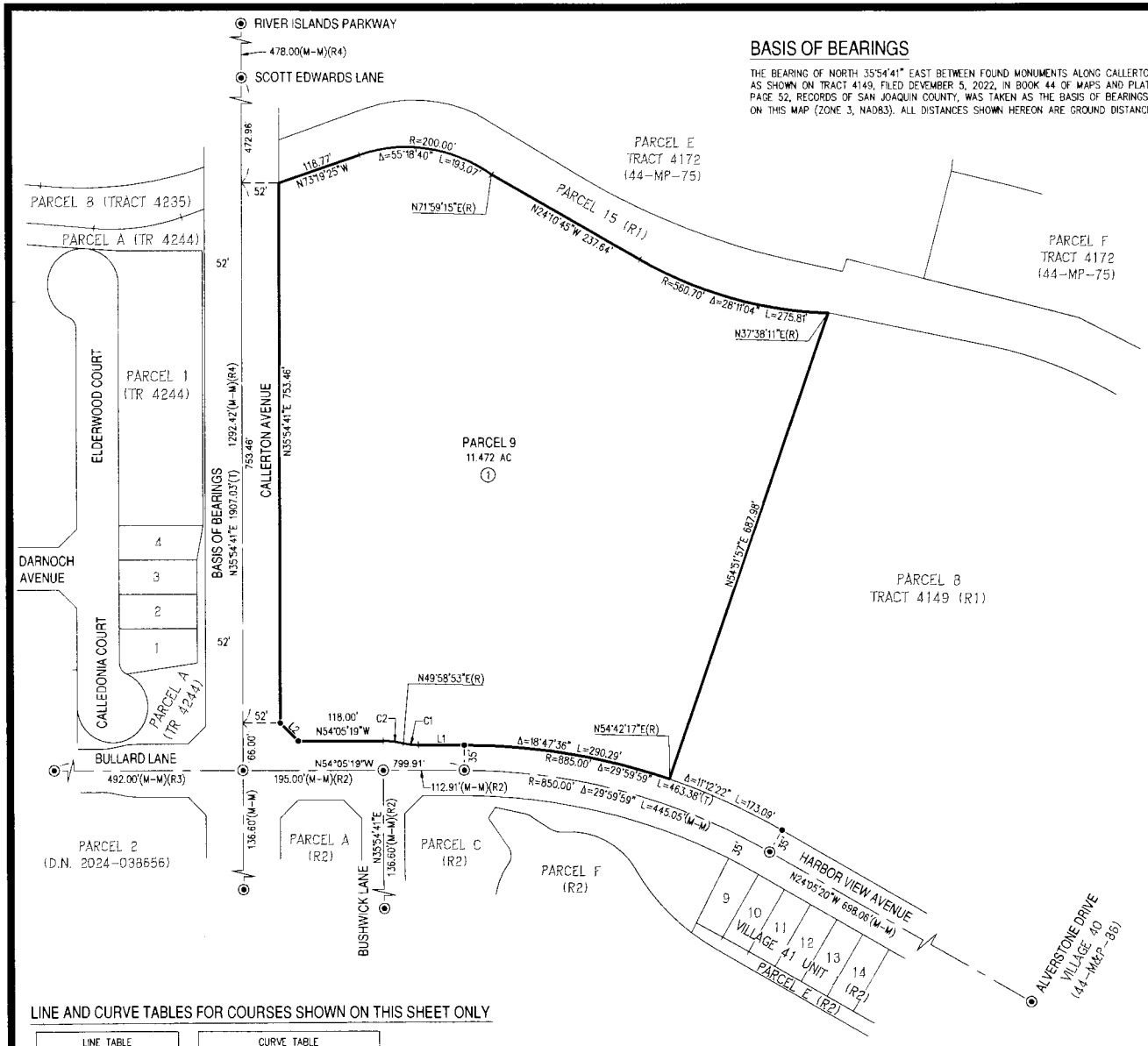
Westwood Professional Services, Inc.

BOUNDARY SHEET



BASIS OF BEARINGS

THE BEARING OF NORTH 35°54'41" EAST BETWEEN FOUND MONUMENTS ALONG CALLERTON AVENUE AS SHOWN ON TRACT 4149, FILED DEVEMBER 5, 2022, IN BOOK 44 OF MAPS AND PLATS, AT PAGE 52, RECORDS OF SAN JOAQUIN COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP (ZONE 3, NAD83). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.



NOTES

1. SEE SHEET 2 FOR REFERENCES.
2. ALL DIMENSIONS ARE PER (R1), UNLESS NOTED OTHERWISE.

LEGEND

———	BOUNDARY
———	LOT LINE OR RIGHT-OF-WAY LINE
— — — —	EASEMENT LINE
— - — - —	CENTERLINE/MONUMENT LINE
200.00' (R1)	MEASURED AND RECORD DATA PER REFERENCE (R1)
(R1)	DENOTES REFERENCE (R1)- SEE SHEET 2
(M-M)	MONUMENT TO MONUMENT
(M-B)	MONUMENT TO BOUNDARY
(R)	RADIAL BEARING
(T)	TOTAL
D.N.	DOCUMENT NUMBER
A.E.	ACCESS EASEMENT
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
W.E.	WALL EASEMENT
S.E.	SLOPE EASEMENT
L1/C1/R1	LINE, CURVE, RADIAL LINE
①	EXISTING P.U.E. OVER PARCEL 9 PER D.N. 2023-045592 TO BE ABANDONED BY THIS FINAL MAP. PLEASE REFER TO THE CITY CLERK'S STATEMENT ON SHEET 1.

LINE AND CURVE TABLES FOR COURSES SHOWN ON THIS SHEET ONLY

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N54°05'19"W	64.29'
L2	N9°05'19"W	35.36'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	83.00	14°04'12"	20.38'
C2	117.00	14°04'12"	28.73'

MONUMENTATION NOTES

- ⊙ FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- • FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788"

763

TRACT 4207
RIVER ISLANDS - PHASE 2
VILLAGE 44 UNIT 1

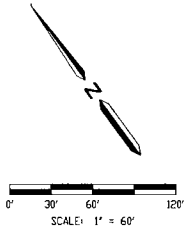
A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 9 OF TRACT 4149 (44 M&P 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

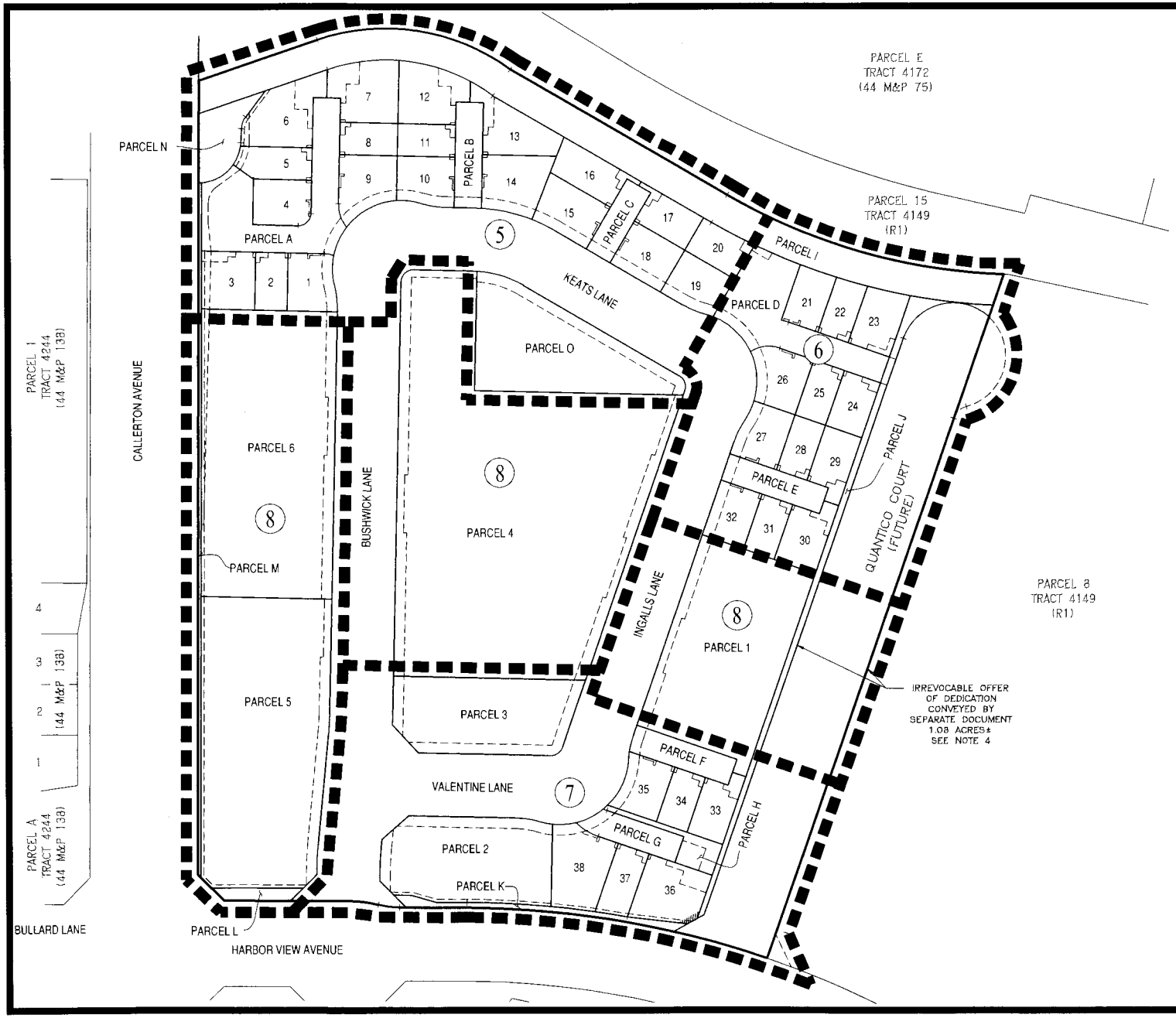
JULY 2025

Westwood

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Modesto, CA 95350
westwoodps.com

Westwood Professional Services, Inc.





NOTES

1. SEE SHEET 2 FOR REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 9 FOR LINE AND CURVE TABLES.
4. THE IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY PURPOSES IS DEPICTED ON SHEETS 6, 7 AND 8 OF THIS FINAL MAP, AS QUANTICO COURT, SAID IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY PURPOSES IS NOT DEDICATED HEREON, BUT CONVEYED TO THE CITY OF LATHROP BY SEPARATE INSTRUMENT CONCURRENTLY WITH THE FILING OF THIS FINAL MAP.

LEGEND

- BOUNDARY
- LOT LINE
- EASEMENT
- (5) SHEET NUMBER
- SHEET LIMIT LINE
- RESTRICTED ACCESS

764

TRACT 4207
RIVER ISLANDS - PHASE 2
VILLAGE 44 UNIT 1

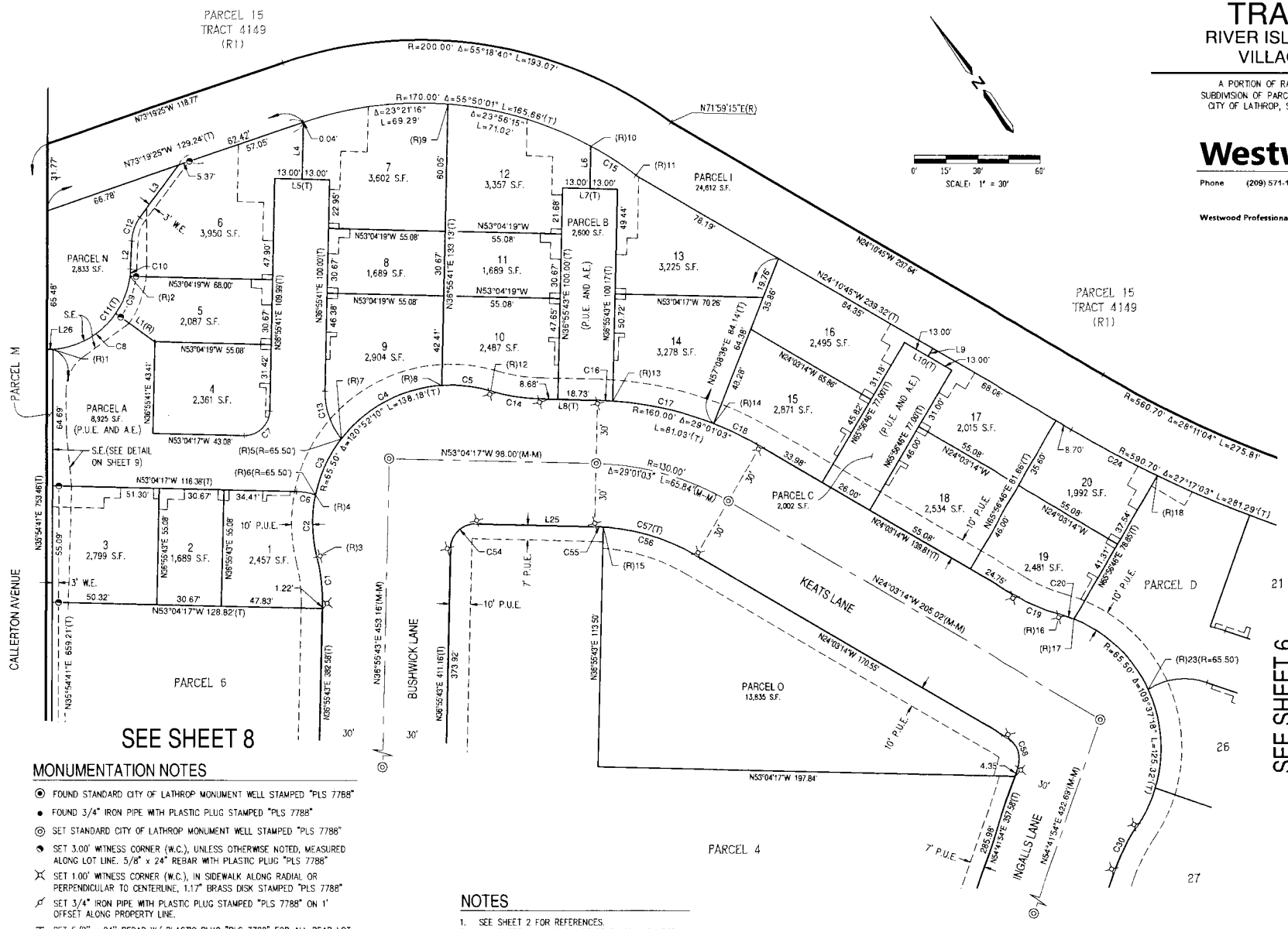
A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 9 OF TRACT 4149 (44 M&P 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

JULY 2025

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MONUMENTATION NOTES

- ⊙ FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- ● FOUND 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "PLS 7788"
- ◎ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- ◔ SET 3.00' WITNESS CORNER (W.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE. 5/8" x 24" REBAR WITH PLASTIC PLUG "PLS 7788"
- ⌧ SET 1.00' WITNESS CORNER (W.C.), IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788"
- ⌀ SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "PLS 7788" ON 1' OFFSET ALONG PROPERTY LINE.
- T SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 1.17" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK 1.00' ON PROPERTY LINE PROJECTION FOR ALL LOT CORNERS ALONG STREET FRONTAGES, UNLESS OTHERWISE NOTED.

NOTES

1. SEE SHEET 2 FOR REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 9 FOR LINE & CURVE TABLES.
4. SEE SHEETS 10 THROUGH 12 FOR P.U.E.s ALONG ACCESS PARCELS.

765

TRACT 4207
RIVER ISLANDS - PHASE 2
VILLAGE 44 UNIT 1

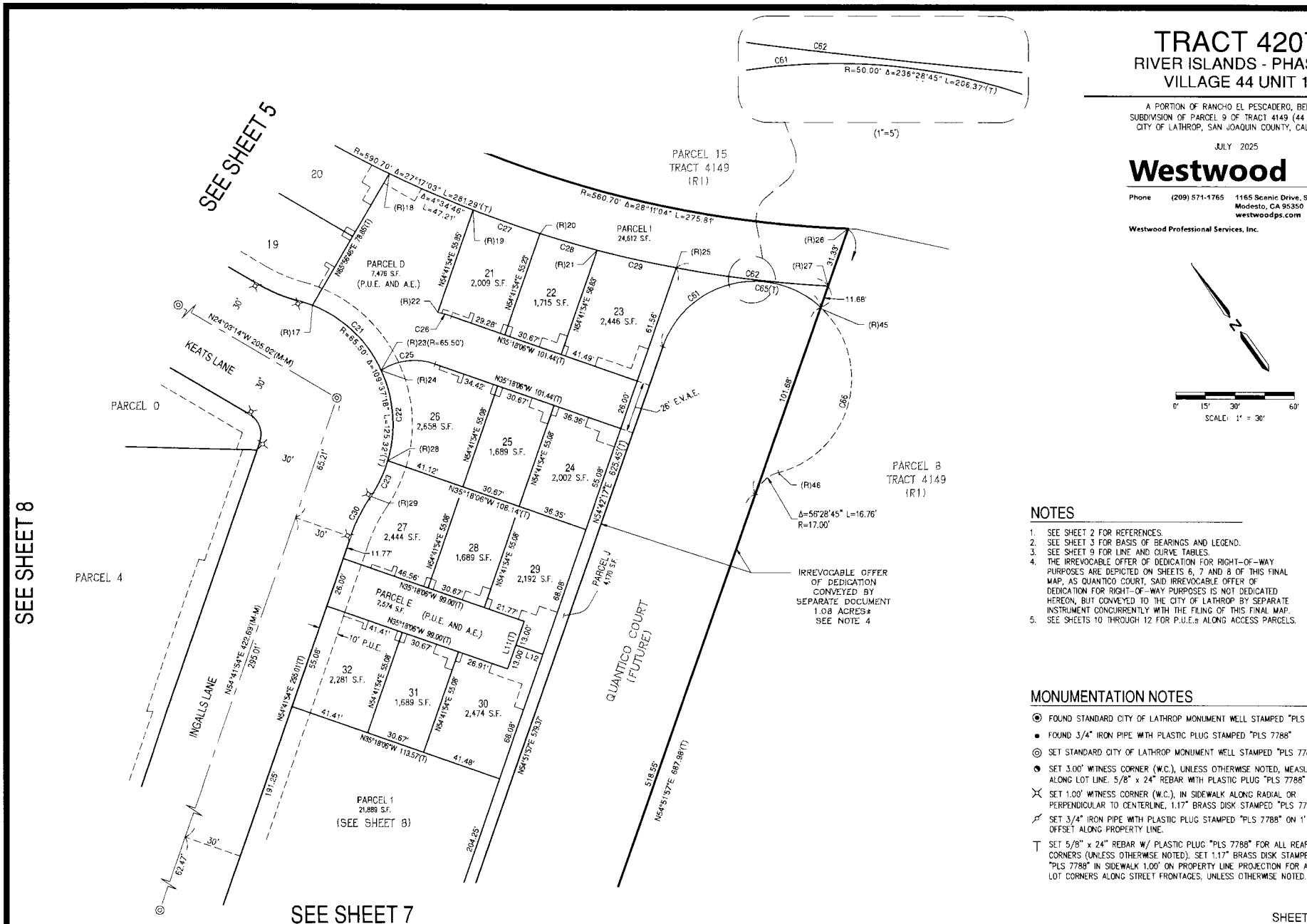
A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 9 OF TRACT 4149 (44 M&P 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

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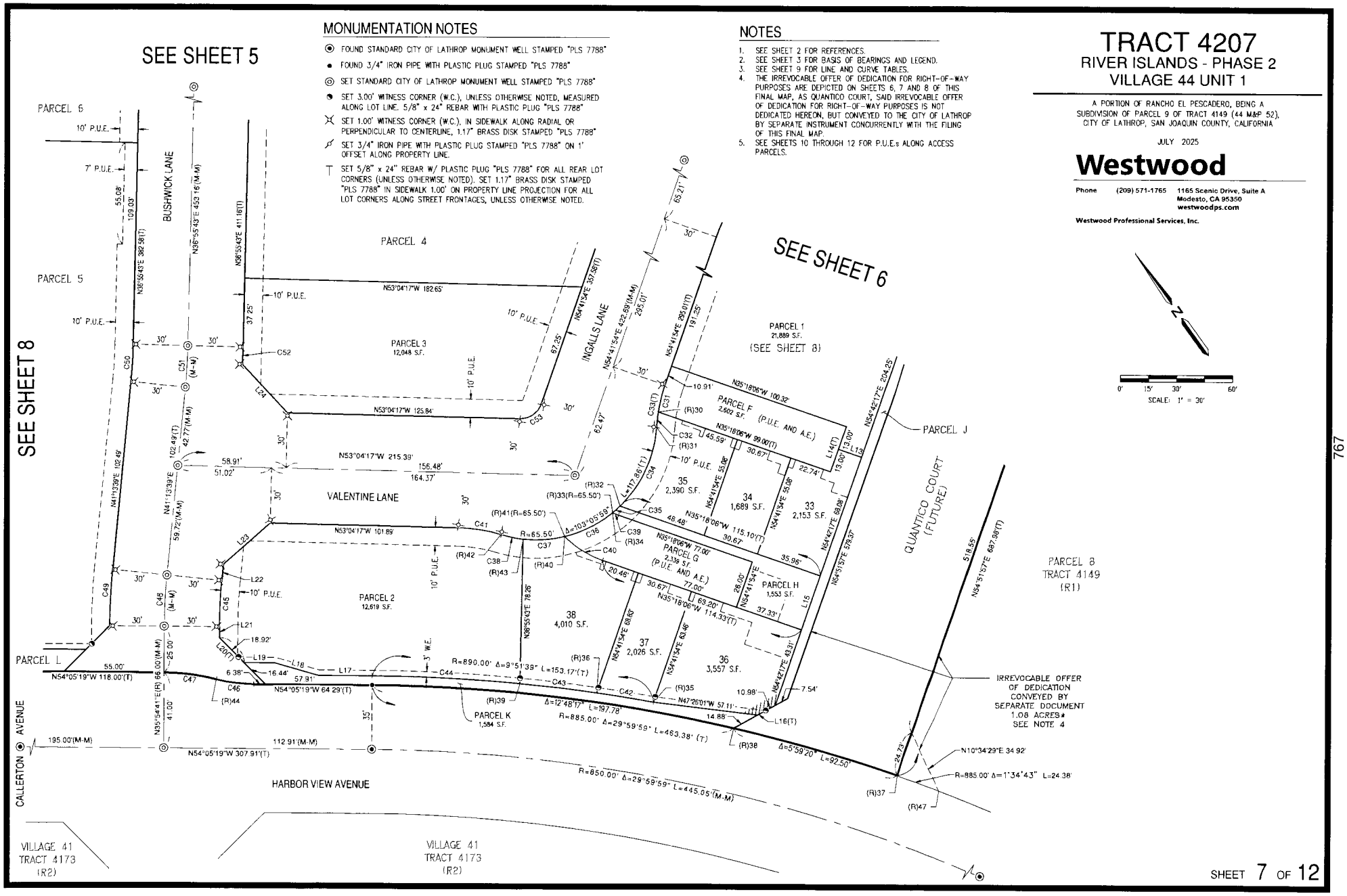


NOTES

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2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
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5. SEE SHEETS 10 THROUGH 12 FOR P.U.E.s ALONG ACCESS PARCELS.

MONUMENTATION NOTES

- ⊙ FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- ● FOUND 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "PLS 7788"
- ◎ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
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TRACT 4207
RIVER ISLANDS - PHASE 2
VILLAGE 44 UNIT 1

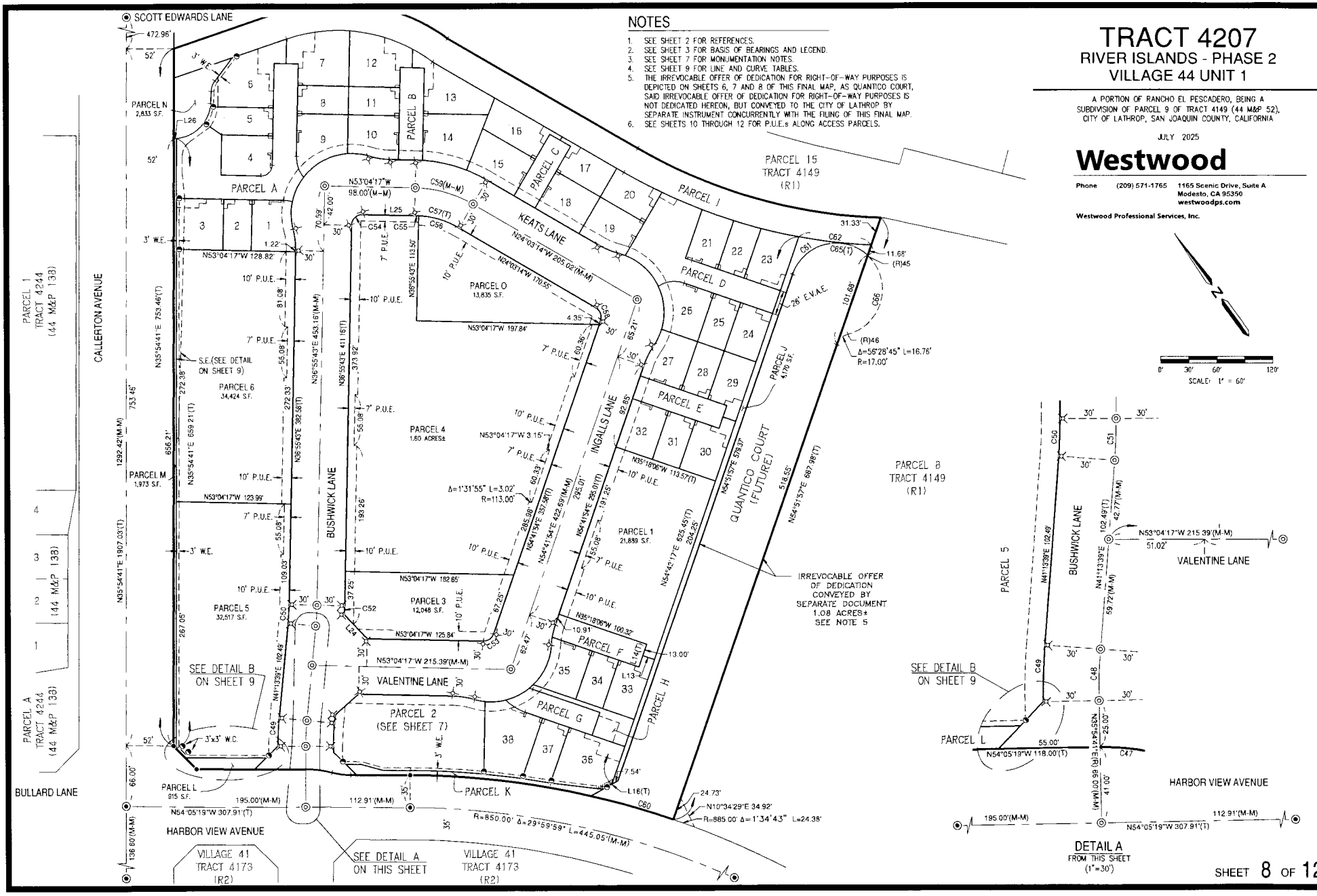
A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 9 OF TRACT 4149 (44 M&P 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

JULY 2025

Westwood

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TRACT 4207
RIVER ISLANDS - PHASE 2
VILLAGE 44 UNIT 1

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 9 OF TRACT 4149 (44 M&P 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

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NOTES

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2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 7 FOR MONUMENTATION NOTES.
4. SEE SHEET 9 FOR LINE AND CURVE TABLES.
5. THE IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY PURPOSES IS DEPICTED ON SHEETS 6, 7 AND 8 OF THIS FINAL MAP, AS QUANTICO COURT, SAID IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY PURPOSES IS NOT DEDICATED HEREON, BUT CONVEYED TO THE CITY OF LATHROP BY SEPARATE INSTRUMENT CONCURRENTLY WITH THE FILING OF THIS FINAL MAP.
6. SEE SHEETS 10 THROUGH 12 FOR P.U.E.s ALONG ACCESS PARCELS.

768

LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEETS 5 THROUGH 9

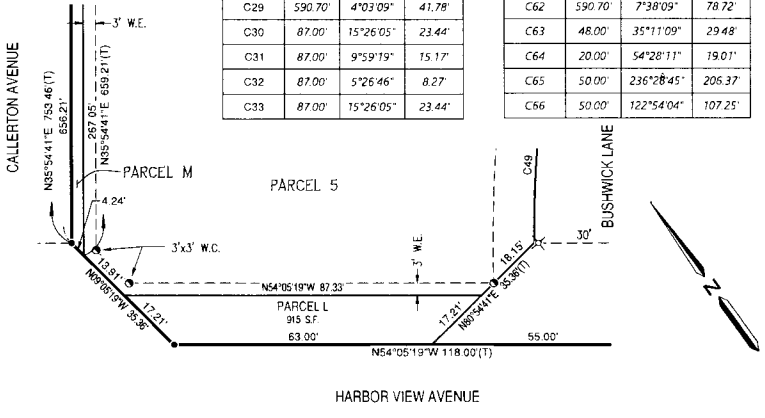
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N19°24'01"W	23.29'
L2	N38°21'16"E	13.35'
L3	N72°40'26"E	31.01'
L4	N36°55'41"E	26.83'
L5	N53°04'18"W	26.00'
L6	N36°55'43"E	20.04'
L7	N53°04'17"W	26.00'
L8	N53°04'17"W	27.41'
L9	N65°56'46"E	4.45'
L10	N24°03'14"W	26.00'
L11	N54°41'54"E	26.00'
L12	N35°17'43"W	14.57'
L13	N35°17'43"W	13.22'
L14	N54°41'54"E	26.00'
L15	N54°42'17"E	31.00'
L16	N83°12'33"W	33.41'
L17	N54°05'19"W	29.12'
L18	N38°41'02"W	24.46'
L19	N53°39'18"W	16.84'
L20	N9°05'19"W	35.36'
L21	N35°54'41"E	6.00'
L22	N41°13'39"E	8.70'
L23	N84°04'41"E	34.00'
L24	N7°15'13"W	35.86'
L25	N53°04'17"W	56.00'
L26	N54°05'19"W	3.00'
L27	N35°24'50"E	26.72'
L28	N89°45'51"E	27.33'
L29	N35°17'40"E	18.78'
L30	N30°09'08"E	26.28'

RADIAL BEARINGS	
LINE #	DIRECTION
(R)1	N31°36'37"E
(R)2	N46°43'44"W
(R)3	N68°30'22"W
(R)4	N54°24'18"E
(R)5	N76°43'16"W
(R)6	N42°36'28"W
(R)7	N87°02'08"E
(R)8	N31°49'59"E
(R)9	N40°01'51"E
(R)10	N63°58'06"E
(R)11	N72°30'36"E
(R)12	N52°21'47"E
(R)13	N39°31'57"E
(R)14	N57°08'36"E
(R)15	N39°16'15"E
(R)16	N50°30'41"E
(R)17	N56°56'38"E
(R)18	N61°18'59"E
(R)19	N56°44'13"E
(R)20	N53°12'15"E
(R)21	N50°13'30"E
(R)22	N47°37'47"E
(R)23	N79°26'20"W
(R)24	N2°55'11"E
(R)25	N46°10'21"E

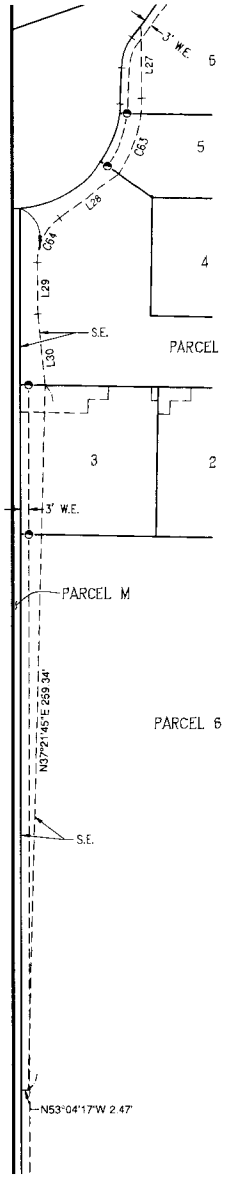
RADIAL BEARINGS	
LINE #	DIRECTION
(R)26	N37°38'11"E
(R)27	N38°32'12"E
(R)28	N37°41'29"W
(R)29	N19°52'01"W
(R)30	N45°17'25"W
(R)31	N50°44'11"W
(R)32	N8°26'53"W
(R)33	N3°39'17"W
(R)34	N62°01'30"E
(R)35	N45°46'20"E
(R)36	N43°46'03"E
(R)37	N54°42'17"E
(R)38	N48°42'58"E
(R)39	N41°04'20"E
(R)40	N81°12'27"E
(R)41	N21°49'49"E
(R)42	N52°21'47"E
(R)43	N41°34'32"E
(R)44	N49°58'53"E
(R)45	N78°26'38"E
(R)46	N21°20'42"E
(R)47	N56°17'00"E

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	87.00'	15°26'05"	23.44'
C2	65.50'	25°53'54"	29.61'
C3	65.50'	25°53'12"	29.59'
C4	65.50'	48°33'15"	55.51'
C5	65.50'	20°31'48"	23.47'
C6	30.00'	17°28'42"	9.15'
C7	12.00'	90°00'01"	18.85'
C8	40.00'	51°00'38"	35.61'
C9	40.00'	27°19'43"	19.08'
C10	40.00'	4°54'59"	3.43'
C11	40.00'	83°15'20"	58.12'
C12	20.00'	34°19'09"	11.98'
C13	35.00'	39°53'33"	24.37'
C14	87.00'	15°26'05"	23.44'
C15	170.00'	8°32'30"	25.34'
C16	160.00'	2°36'14"	7.27'
C17	160.00'	17°36'40"	49.18'
C18	160.00'	8°48'10"	24.58'
C19	87.00'	15°26'05"	23.44'
C20	65.50'	6°25'57"	7.35'
C21	65.50'	43°37'03"	49.86'
C22	65.50'	41°44'51"	47.73'
C23	65.50'	17°49'27"	20.38'
C24	590.70'	4°30'16"	46.44'
C25	32.00'	51°46'43"	28.92'
C26	58.00'	7°04'07"	7.16'
C27	590.70'	3°31'58"	36.42'
C28	590.70'	2°58'46"	30.72'
C29	590.70'	4°03'09"	41.78'
C30	87.00'	15°26'05"	23.44'
C31	87.00'	9°59'19"	15.17'
C32	87.00'	5°26'46"	8.27'
C33	87.00'	15°26'05"	23.44'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C34	65.50'	42°17'18"	48.34'
C35	65.50'	4°47'36"	5.48'
C36	65.50'	25°29'06"	29.13'
C37	65.50'	19°44'43"	22.57'
C38	65.50'	10°47'15"	12.33'
C39	27.00'	7°19'36"	3.45'
C40	53.00'	26°30'33"	24.52'
C41	87.00'	15°26'05"	23.44'
C42	890.00'	2°00'17"	31.14'
C43	890.00'	2°41'43"	41.87'
C44	890.00'	5°09'39"	80.17'
C45	270.00'	5°18'58"	25.05'
C46	83.00'	14°04'12"	20.38'
C47	117.00'	14°04'12"	28.73'
C48	300.00'	5°18'58"	27.83'
C49	330.00'	5°18'58"	30.62'
C50	270.00'	4°17'56"	20.26'
C51	300.00'	4°17'56"	22.51'
C52	330.00'	1°38'08"	9.42'
C53	12.00'	72°13'49"	15.13'
C54	12.00'	90°00'00"	18.85'
C55	100.00'	2°20'32"	4.09'
C56	100.00'	26°40'31"	46.56'
C57	100.00'	29°01'03"	50.65'
C58	12.00'	78°45'08"	16.49'
C59	130.00'	29°01'03"	65.84'
C60	885.00'	5°59'20"	92.50'
C61	50.00'	113°34'42"	99.12'
C62	590.70'	7°38'09"	78.72'
C63	48.00'	35°11'09"	29.48'
C64	20.00'	54°28'11"	19.01'
C65	50.00'	236°28'45"	205.37'
C66	50.00'	122°54'04"	107.25'



DETAIL B
FROM SHEET 8
(1"=20')



DETAIL C
FROM SHEETS 5 & 8
(1"=30')

TRACT 4207
RIVER ISLANDS - PHASE 2
VILLAGE 44 UNIT 1

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 9 OF TRACT 4149 (44 M&P 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

JULY 2025

Westwood

Phone (209) 571-1765 1165 Scenic Drive, Suite A Modesto, CA 95350 westwoodps.com

Westwood Professional Services, Inc.

NOTES

1. SEE SHEET 2 FOR REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 7 FOR MONUMENTATION NOTES.
4. THE IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY PURPOSES IS DEPICTED ON SHEETS 6, 7 AND 8 OF THIS FINAL MAP, AS QUANTICO COURT, SAID IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY PURPOSES IS NOT DEDICATED HEREON, BUT CONVEYED TO THE CITY OF LATHROP BY SEPARATE INSTRUMENT CONCURRENTLY WITH THE FILING OF THIS FINAL MAP.
5. SEE SHEETS 10 THROUGH 12 FOR P.U.E.s ALONG ACCESS PARCELS.

769

TRACT 4207
RIVER ISLANDS - PHASE 2
VILLAGE 44 UNIT 1

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 9 OF TRACT 4149 (44 M&P 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

JULY 2025

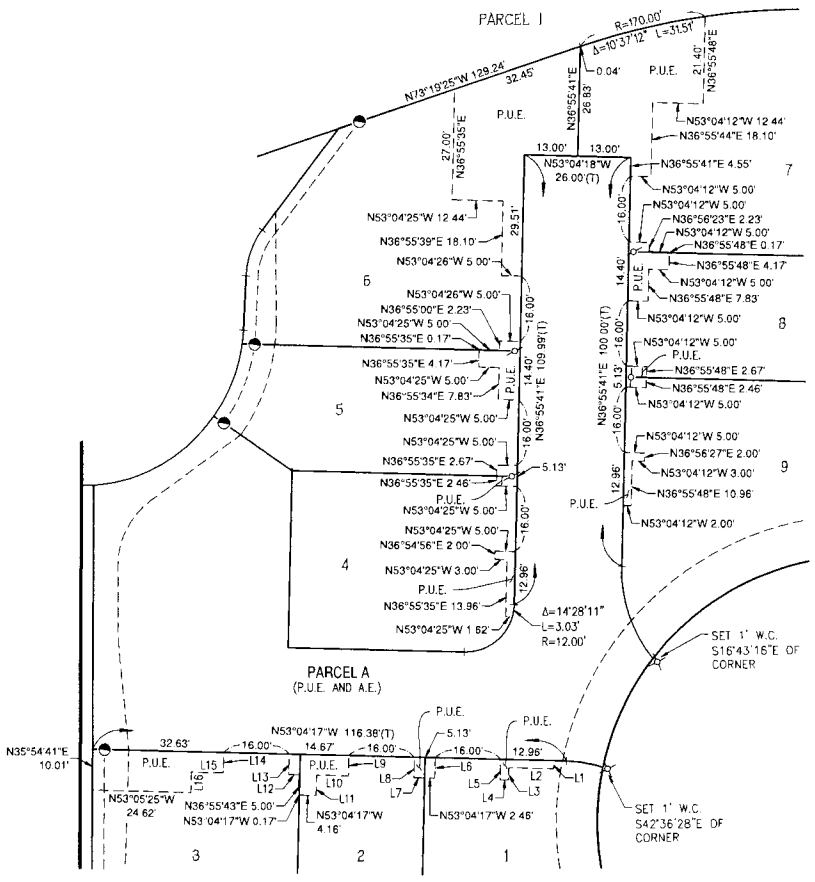
Westwood

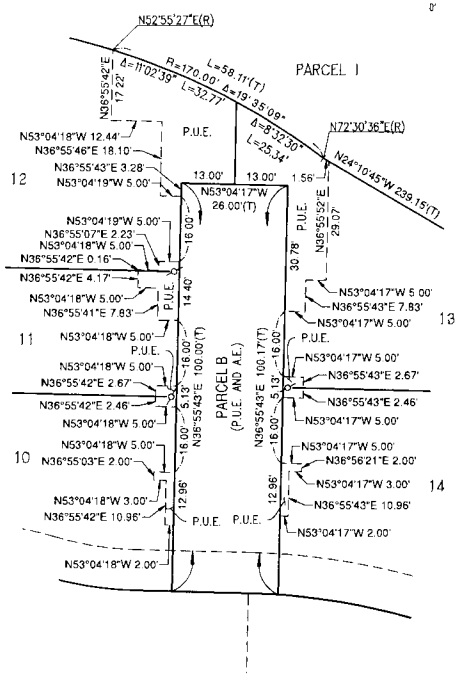
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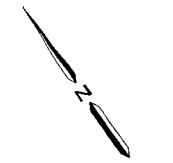
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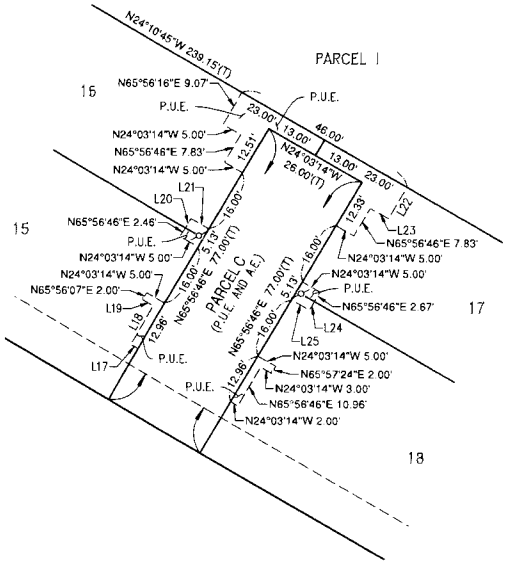
NOTES

1. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
2. SEE SHEET 12 FOR LINE & CURVE TABLES.









MONUMENTATION NOTES

- ⊙ FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- ● FOUND 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "PLS 7788"
- ◎ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- ◔ SET 3.00' WITNESS CORNER (W.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE. 5/8" x 24" REBAR WITH PLASTIC PLUG "PLS 7788"
- ⌘ SET 1.00' WITNESS CORNER (W.C.), IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788"
- ⌀ SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "PLS 7788" ON 1' OFFSET ALONG PROPERTY LINE.
- T SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 1.17" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK 1.00' ON PROPERTY LINE PROJECTION FOR ALL LOT CORNERS ALONG STREET FRONTAGE, UNLESS OTHERWISE NOTED.

770

TRACT 4207
RIVER ISLANDS - PHASE 2
VILLAGE 44 UNIT 1

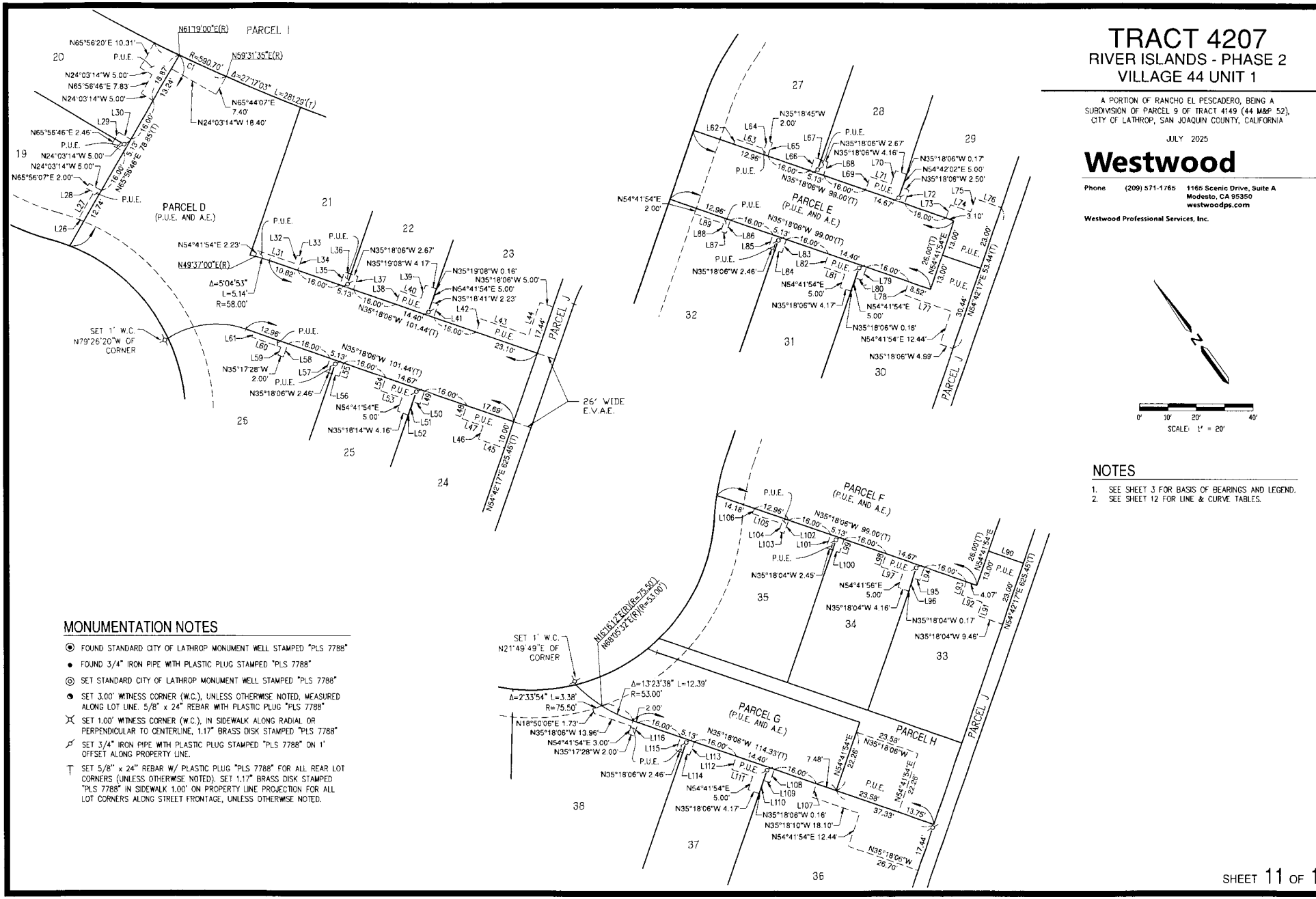
A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 9 OF TRACT 4149 (44 M&P 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

JULY 2025

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NOTES

1. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
2. SEE SHEET 12 FOR LINE & CURVE TABLES.

MONUMENTATION NOTES

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771

LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEETS 10 AND 11 ONLY

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N36°55'43"E	2.00'
L2	N53°04'17"W	10.96'
L3	N36°55'43"E	3.00'
L4	N53°04'56"W	2.00'
L5	N36°55'43"E	5.00'
L6	N36°55'43"E	5.00'
L7	N53°04'17"W	2.67'
L8	N36°55'43"E	5.00'
L9	N36°55'43"E	5.00'
L10	N53°04'18"W	7.83'
L11	N36°55'43"E	5.00'
L12	N53°04'18"W	2.50'
L13	N36°55'43"E	5.00'
L14	N36°55'43"E	5.00'
L15	N53°04'18"W	7.83'
L16	N36°55'43"E	5.00'
L17	N24°03'14"W	2.00'
L18	N65°56'46"E	10.96'
L19	N24°03'14"W	3.00'
L20	N65°56'46"E	2.67'
L21	N24°03'14"W	5.00'
L22	N65°56'48"E	8.99'
L23	N24°03'14"W	5.00'
L24	N65°56'46"E	2.46'
L25	N24°03'14"W	5.00'
L26	N30°11'21"W	2.01'
L27	N65°56'46"E	10.96'
L28	N24°03'14"W	3.00'
L29	N65°56'46"E	2.67'
L30	N24°03'14"W	5.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L31	N35°18'06"W	13.96'
L32	N54°41'54"E	3.00'
L33	N35°18'45"W	2.00'
L34	N54°41'54"E	5.00'
L35	N54°41'54"E	5.00'
L36	N35°18'06"W	2.46'
L37	N54°41'54"E	5.00'
L38	N54°41'54"E	5.00'
L39	N54°41'54"E	5.00'
L40	N35°18'06"W	7.83'
L41	N54°41'53"E	5.00'
L42	N54°41'53"E	5.00'
L43	N35°18'02"W	18.10'
L44	N54°41'54"E	12.44'
L45	N35°18'06"W	9.85'
L46	N54°41'54"E	5.00'
L47	N35°18'06"W	7.83'
L48	N54°41'54"E	5.00'
L49	N54°41'54"E	5.00'
L50	N35°18'06"W	2.50'
L51	N54°41'46"E	5.00'
L52	N35°18'14"W	0.17'
L53	N35°18'06"W	7.83'
L54	N54°41'54"E	5.00'
L55	N54°41'54"E	5.00'
L56	N35°18'06"W	2.67'
L57	N54°41'54"E	5.00'
L58	N54°41'54"E	5.00'
L59	N54°41'54"E	3.00'
L60	N35°18'06"W	10.96'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L61	N54°41'54"E	2.00'
L62	N54°41'54"E	2.00'
L63	N35°18'06"W	10.96'
L64	N54°41'54"E	3.00'
L65	N54°41'54"E	5.00'
L66	N54°41'54"E	5.00'
L67	N35°18'06"W	2.46'
L68	N54°41'54"E	5.00'
L69	N54°41'54"E	5.00'
L70	N54°41'25"E	5.00'
L71	N35°18'06"W	7.83'
L72	N54°41'54"E	5.00'
L73	N54°41'54"E	5.00'
L74	N35°18'06"W	7.83'
L75	N54°41'25"E	5.00'
L76	N35°18'06"W	9.84'
L77	N35°18'10"W	18.10'
L78	N54°41'54"E	5.00'
L79	N54°41'54"E	5.00'
L80	N35°17'31"W	2.23'
L81	N35°18'06"W	7.83'
L82	N54°41'54"E	5.00'
L83	N54°41'54"E	5.00'
L84	N35°18'06"W	2.67'
L85	N54°41'54"E	5.00'
L86	N54°41'54"E	5.00'
L87	N35°17'28"W	2.00'
L88	N54°41'54"E	3.00'
L89	N35°18'06"W	10.96'
L90	N35°17'43"W	13.22'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L91	N54°41'56"E	5.00'
L92	N35°18'04"W	7.83'
L93	N54°41'56"E	5.00'
L94	N54°41'56"E	5.00'
L95	N35°18'04"W	2.50'
L96	N54°41'47"E	5.00'
L97	N35°18'04"W	7.83'
L98	N54°41'56"E	5.00'
L99	N54°41'56"E	5.00'
L100	N35°18'04"W	2.67'
L101	N54°41'56"E	5.00'
L102	N54°41'56"E	5.00'
L103	N35°17'26"W	2.00'
L104	N54°41'56"E	3.00'
L105	N35°18'04"W	10.96'
L106	N54°41'56"E	2.00'
L107	N54°41'54"E	5.00'
L108	N54°41'54"E	5.00'
L109	N35°17'31"W	2.23'
L110	N54°41'54"E	5.00'
L111	N35°18'06"W	7.83'
L112	N54°41'54"E	5.00'
L113	N54°41'54"E	5.00'
L114	N35°18'06"W	2.67'
L115	N54°41'54"E	5.00'
L116	N54°41'54"E	5.00'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	590.70'	2°45'46"	28.48'

TRACT 4207
RIVER ISLANDS - PHASE 2
VILLAGE 44 UNIT 1

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 9 OF TRACT 4149 (44 M&P 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

JULY 2025

Westwood

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ITEM 4.20

CITY MANAGER'S REPORT
OCTOBER 13, 2025, CITY COUNCIL REGULAR MEETING

ITEM: **APPROVE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 73 LOTS IN TRACT 4224 VILLAGE 6 UNIT 2 WITHIN WOODLANDS EAST DISTRICT OF RIVER ISLANDS**

RECOMMENDATION: **Adopt Resolution to Approve Final Map for Tract 4224 Village 6 Unit 2 within the Woodlands East District, Totaling 73 Lots and a Subdivision Improvement Agreement with River Islands Development Area 3, LLC**

SUMMARY:

The proposed Final Map for Tract 4224 Village 6 Unit 2 (Tract 4224), included as Attachment "E", is within the Woodlands East District of Phase 2 for the River Islands Project. Tract 4224 will be the second tract map within the Village 6 area. River Islands Development Area 3, LLC (River Islands) is proposing seventy-three (73) residential lots. A Vicinity Map is included as Attachment "B".

Staff recommend City Council approve the proposed Final Map for Tract 4224, to be recorded pursuant to the terms of the Escrow Instructions, included as Attachment "D", and a Subdivision Improvement Agreement (SIA), included as Attachment "C", with River Islands Development Area 3, LLC, by Resolution, included as Attachment "A".

BACKGROUND:

On June 14, 2021, the City Council adopted resolutions and ordinances approving the River Islands modified Phase 2 Project and Vesting Tentative Subdivision Map (VTM) 6716. On March 25, 2024, City Council approved Tract 4205 Woodlands East Large Lot Final Map (LLFM) to create 23 undevelopable parcels. On March 29, 2023, the City of Lathrop Planning Commission approved a Neighborhood Design Plan (NDP) and Architectural Guidelines and Design Standards (AG/DS) for the Woodlands East District. On August 12, 2024, City Council approved FM Tract 4223, CFD 2023-1 Annexation, and a SIA with River Islands.

The land for the proposed Final Map for Tract 4224 is within the geographic boundaries of VTM 6716, LLFM 4149, FM 4223, and the Woodlands East Neighborhood.

As required by the Lathrop Municipal Code Chapter 16.16, all final maps must include a SIA to guarantee specific offsite and onsite improvements.

Construction of the public improvements associated with Tract 4224 are substantially complete. Performance and labor & materials securities have been provided with the SIA for Tract 4223 that guarantees the unfinished improvements for Village 6 as detailed in Table 1.

Table 1 – Bond Values

Unfinished Improvement Total:	$2,114,900
Performance Security (110% of Unfinished Improvements) Bond No. 0844458	$2,326,390
Labor & Materials Security (50% of Performance Security) Bond No. 0844458	$1,163,195

Sections 9 and 10 of the SIA for Tract 4224 require River Islands to construct Off-Site Improvements as well as comply with conditions for the use of temporary wastewater pump and haul. The conditions, terms and requirements associated with these items are documented in the Tract 4226 SIA approved by City Council on August 12, 2024 and are applicable to this Tract 4224.

Potential acceptance of the public improvements will be processed by staff at a later date. Prior to acceptance, River Islands will be required to provide a one (1) year warranty bond.

Village 6 was annexed into the City of Lathrop CFD No. 2023-1 for maintenance purposes in 2024 as well as CFDs administered by Island Reclamation District (RD) 2062 and River Islands Public Financing Authority (RIPFA).

As a precondition to record the Final Map, River Islands must satisfy the Escrow Instructions by depositing necessary sums to guarantee the payment of all fees and providing required documents.

REASON FOR RECOMMENDATION:

River Islands has fulfilled all of the requirements of the City's subdivision ordinance as listed below:

Documents	**Status**
1. Final Map ready for signature	Completed
2. Subdivision Improvement Agreement	Completed
3. Performance Security – Uncompleted Landscaping and Miscellaneous Improvements	Provided with 4223
4. Labor and Materials Security – Uncompleted Landscaping and Miscellaneous Improvements	Provided with 4223
5. Street Improvement, Landscape, Light & Joint Trench	Completed
6. Geotechnical Report	Completed

7. Agreement for Backbone Improvements and Parks (Agreement for Dedication, Inspection and Guarantee of Streets and Public Improvements)	Completed
8. Approval of 3rd Amendment to Development Agreement that guarantees creation of CFD for City Maintenance and Shortfalls, and Guarantee of Developer CFDs for Developer/other public agency Maintenance	Completed
9. Allocation of Water and Sewer capacity	Completed
10. Recommendation for approval from Stewart Tract Design Review Committee	Completed
11. Submitted Certificate of Insurance, Tax Letter	Completed
12. Submitted Preliminary Guarantee of Title	Completed
13. Escrow Instructions	Completed
14. Village 6 – City of Lathrop Community Facilities District No. 2023-1 Annexation	Annexed in 2024
Fees	**Status**
1. Final Map plan check fee	Paid
2. Improvement Plans - Plan check and inspection fees	Paid
3. Sierra Club Settlement fee	To be paid in escrow

FISCAL IMPACT:

There is no fiscal impact to the City as all costs are covered by development fees and any shortfalls in the City's maintenance and operating costs are covered by the CFDs.

ATTACHMENTS:

A. Resolution to Approve Final Map for Tract 4224 Village 6 Unit 2 within the Woodlands East District, Totaling 73 Lots and a Subdivision Improvement Agreement with River Islands Development Area 3, LLC

B. Vicinity Map – Tract 4224 Village 6 Unit 2

C. Subdivision Improvement Agreement between the City of Lathrop and River Islands Development Area 3, LLC, a Delaware limited liability company, for Tract 4224 Village 6 Unit 2

D. Escrow Instructions for Final Map Tract 4224 Village 6 Unit 2

E. Final Map – Tract 4224 Village 6 Unit 2

APPROVALS

Veronica Albarran
Assistant Engineer — 09/29/2025 Date

Brad Taylor
City Engineer — 9/29/2025 Date

Thomas Hedegard
Deputy City Manager — 9/30/2025 Date

Michael King
Assistant City Manager — 9.29.2025 Date

Salvador Navarrete
City Attorney — 9-30-2025 Date

Stephen Salvatore
City Manager — 10.7.25 Date

RESOLUTION NO. 25-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO APPROVE FINAL MAP FOR TRACT 4224 VILLAGE 6 UNIT 2 WITHIN THE WOODLANDS EAST DISTRICT, TOTALING 73 LOTS AND A SUBDIVISION IMPROVEMENT AGREEMENT WITH RIVER ISLANDS DEVELOPMENT AREA 3, LLC

WHEREAS, on June 14, 2021, City Council adopted resolutions and ordinances approving the River Islands modified Phase 2 Project and Vesting Tentative Subdivision Map (VTM) 6716; and

WHEREAS, on March 25, 2024, City Council approved a Large Lot Final Map (LLFM) Tract 4205 to create 23 undevelopable parcels; and

WHEREAS, on March 29, 2023, Planning Commission approved the Woodlands East Neighborhood Development Plan and Architectural Design Guidelines and Development Standards; and

WHEREAS, on August 12, 2024, City Council approved Final Map (FM) Tract 4223, City of Lathrop Community Facilities District (CFD) 2023-1 Annexation, and a Subdivision Improvement Agreement (SIA) with River Islands Development Area 3, LLC (River Islands); and

WHEREAS, the land for the proposed Final Map for Tract 4224 Village 6 Unit 2 (Tract 4224) is within the geographic boundaries of VTM 6716, LLFM Tract 4205, FM Tract 4223, and the Woodlands East Neighborhood; and

WHEREAS, as required by the Lathrop Municipal Code Chapter 16.16, all final maps must include a SIA to guarantee specific offsite and onsite improvements; and

WHEREAS, River Islands provided performance and labor & material securities with the SIA for Tract 4223 that guarantees the unfinished improvements for Village 6 in the amount as follows:

Unfinished Improvement Total:	$2,114,900
Performance Security (110% of Unfinished Improvements) Bond No. 0844458	$2,326,390
Labor & Materials Security (50% of Performance Security) Bond No. 0844458	$1,163,195

; and

WHEREAS, sections 9 and 10 of the SIA for Tract 4224 requires River Islands to construct Off-Site Improvements as well as comply with conditions for the use of temporary wastewater pump and haul. The conditions, terms and requirements associated with these items are documented in the Tract 4226 SIA approved by City Council on August 12, 2024 and are applicable to this Tract 4224; and

WHEREAS, potential acceptance of the public improvements will be processed by staff at a later date and when the unfinished improvements are completed. Prior to acceptance, River Islands will be required to provide a one (1) year warranty bond; and

WHEREAS, Village 6 was annexed into CFD 2023-1 for maintenance purposes with the approval of FM Tract 4223 in 2024; and

WHEREAS, River Islands Development Area 3, LLC must satisfy the Escrow Instructions, included as Attachment "D" to the City Manager's Report, by depositing necessary sums to guarantee the payment of all fees and providing required documents.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Lathrop that approves and accepts the following actions:

1. The Final Map for Tract 4224 and is hereby approved as submitted and recordation with the San Joaquin County Assessor/Recorder/County Clerk Office is authorized in substantially the form attached to the October 13, 2025 staff report once the terms and conditions of the Escrow Instructions, included as Attachment "D" to the City Manager's Report, are met.

2. The City Manager, or their designee, is authorized to execute a Subdivision Improvement Agreement with River Islands Development Area 3, LLC in substantially the form as attached to the October 13, 2025 staff report.

PASSED AND ADOPTED by the City Council of the City of Lathrop this 13th day of October 2025 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

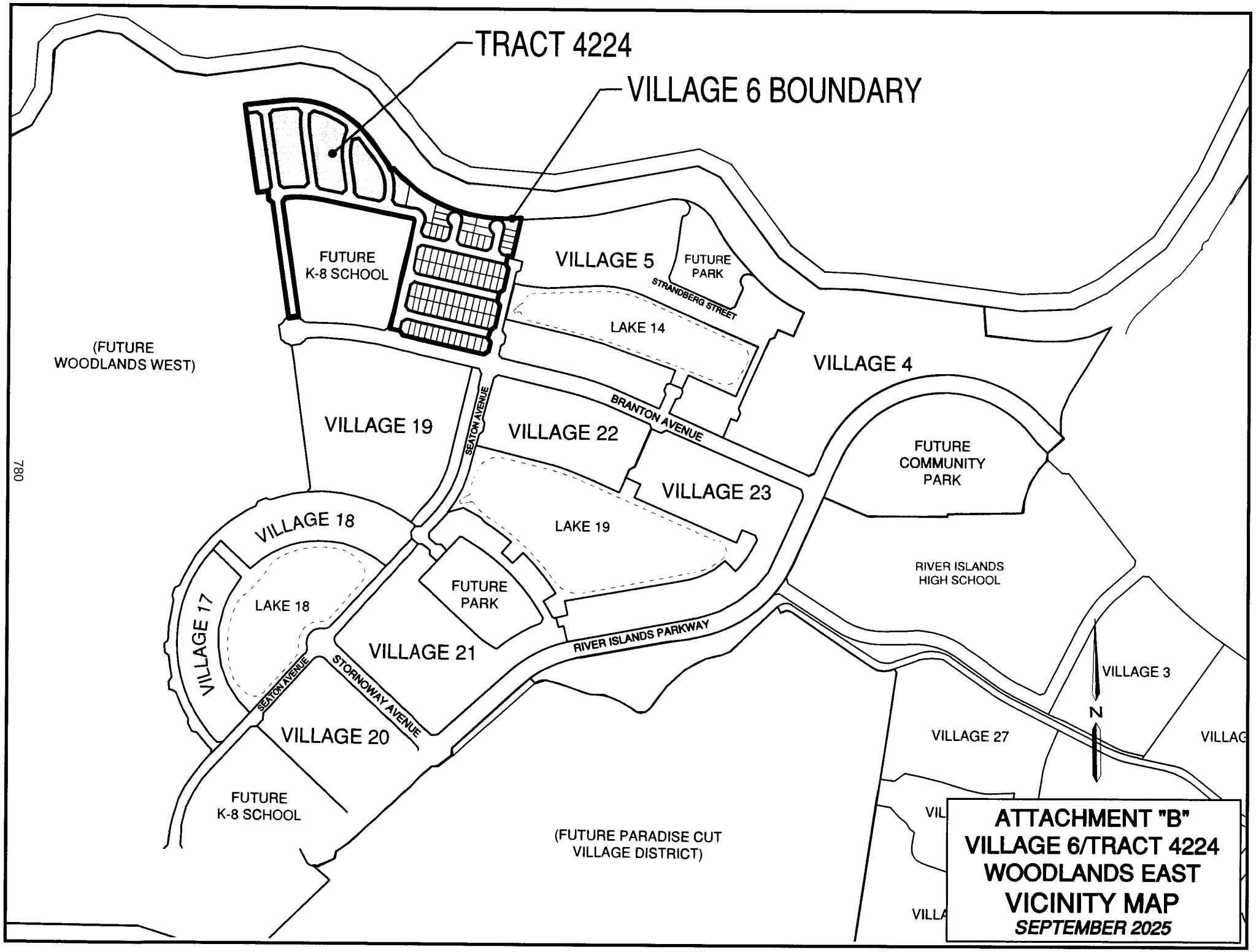
Paul Akinjo, Mayor

ATTEST:

Teresa Vargas
City Clerk

APPROVED AS TO FORM:

Salvador Navarrete
City Attorney


TRACT 4224
VILLAGE 6 BOUNDARY
FUTURE K-8 SCHOOL
VILLAGE 5
FUTURE PARK
STRANDBERG STREET
LAKE 14
(FUTURE WOODLANDS WEST)
VILLAGE 4
VILLAGE 19
SEATON AVENUE
VILLAGE 22
BRANTON AVENUE
FUTURE COMMUNITY PARK
VILLAGE 23
VILLAGE 18
LAKE 19
RIVER ISLANDS HIGH SCHOOL
LAKE 18
FUTURE PARK
VILLAGE 17
VILLAGE 21
RIVER ISLANDS PARKWAY
VILLAGE 3
SEATON AVENUE
STORNOWAY AVENUE
N
VILLAGE 20
VILLAGE 27
FUTURE K-8 SCHOOL
(FUTURE PARADISE CUT VILLAGE DISTRICT)
ATTACHMENT "B"
VILLAGE 6/TRACT 4224
WOODLANDS EAST
VICINITY MAP
SEPTEMBER 2025

ATTACHMENT
"C"

SUBDIVISION IMPROVEMENT AGREEMENT

BY AND BETWEEN THE CITY OF LATHROP AND

RIVER ISLANDS DEVELOPMENT AREA 3, LLC,

DELAWARE LIMITED LIABILITY COMPANY

FOR TRACT 4224 VILLAGE 6 UNIT 2 73 RESIDENTIAL LOTS

RECITALS

A. This Agreement is made and entered into this **13th day of October 2025**, by and between the **CITY OF LATHROP**, a municipal corporation of the State of California (hereinafter "CITY") and **River Islands Development Area 3, LLC**, a Delaware limited liability company, (hereinafter "SUBDIVIDER").

B. Pursuant to Division 2 of Title 7 of the Government Code of the State of California and the CITY's Subdivision Regulations (City of Lathrop, Code of Ordinances, Chapter 16), SUBDIVIDER is required to make dedications and improve Tract 4224 Village 6 Unit 2 (Tract 4224). However, SUBDIVIDER has completed a significant portion of the public infrastructure improvements associated with Tract 4224 located within the Woodlands East District of River Islands Phase 2 (Neighborhood), which also includes major streets necessary to access the site. Performance and Labor & Material securities have been provided with the Subdivision Improvement Agreement for Tract 4223 Village 6 Unit 1 (Tract 4223 SIA) that guarantees the unfinished improvements for Village 6, which includes Tract 4224, and therefore no additional security is needed for Tract 4224.

C. SUBDIVIDER is required to construct certain off-site improvements (Off-Site Improvements) that support the Neighborhood. The Offsite Improvements are needed to provide wastewater discharge for the Neighborhood as described below. Since construction of the Offsite Improvements are not complete, SUBDIVIDER has provided security with the Subdivision Improvement Agreement for Tract 4226 Woodlands East Village 5 (Tract 4226 SIA) as detailed in Table 1 of the Tract 4226 SIA. The conditions, terms and requirements associated with the Off-Site Improvements stated in the Tract 4226 SIA are applicable to this Agreement

D. As a condition of Final Map approval, SUBDIVIDER is required to provide wastewater conveyance to the City's Consolidated Treatment Facility (CTF) and treatment capacity to each parcel within the Final Map boundary. However, construction of the C2 Sewer Lift Station, which is guaranteed with the Tract 4226 SIA, is incomplete and the wastewater conveyance system for Woodlands East Neighborhood of Phase 2 of the Project does not have the ability to convey wastewater to the CTF. Therefore, SUBDIVIDER requested approval with Tract 4226 SIA for the use of temporary pump and haul of wastewater until the C2 Sewer Lift Station is constructed and

conveyance of wastewater to the CTF is possible.

E. SUBDIVIDER has completed a portion of the joint trench improvements for Tract 4224 and as noted in Recital B, security shall be required for the unfinished portion of these improvements, along with other required infrastructure associated with Tract 4224. Improvement plans, and street light plans have already been approved by the City. The street, sidewalk, underground utility, storm drainage, streetlight and joint trench improvements (hereinafter "Improvements") are substantially completed and minor improvements not yet constructed as part of the required infrastructure for Tract 4224 are required security as outlined in this Agreement.

NOW THEREFORE in consideration of CITY'S pending approval and acceptance of the Improvements upon their satisfactory completion, and in consideration of SUBDIVIDER'S construction of Improvements in strict accordance with the terms of this Agreement, all applicable laws, statutes, ordinances, rules and regulations currently in force and effect in CITY, the terms and conditions of which are incorporated herein by this reference, the parties hereto mutually covenant and agree as follows:

1. SUBDIVIDER shall complete construction of, or cause construction to be completed at its sole cost and expense, the Improvements for all of the lots within the Woodlands East neighborhood, to the limits identified in Exhibit "A", including the public landscaping, streetlight and joint trench improvements. A Vicinity Map is included as Exhibit "B".

All improvements shall be constructed to the satisfaction and approval of the City Engineer, in a good and workmanlike manner in accordance with the above referenced improvement plans and specifications, the improvement standards and specifications of the CITY'S Department of Public Works, the applicable Ordinances of the City of Lathrop and the California Subdivision Map Act.

2. SUBDIVIDER shall complete the Improvements, including all deferred and unfinished improvements as defined in this agreement, prior to issuance of certificate of occupancy of the last home constructed in Tract 4224, or October 13, 2026, whichever comes first.

3. CITY, or its agent(s), shall, at any time during the progress of the Improvements, have free access thereto, and shall be allowed to examine the same and all material to be used therein. If the Improvements or any part thereof are not completed in strict compliance with the standards set forth in Paragraph 1 above, CITY may refuse to accept and may reject the defective Improvements and/or materials therein.

4. SUBDIVIDER shall secure the services of skilled personnel necessary to construct the Improvements. CITY is not skilled in these matters and relies upon the skill of the SUBDIVIDER to ensure that the construction of the Improvements is in the most skillful and durable manner.

5. CITY'S acceptance of the Improvements does not operate as a release of SUBDIVIDER from any guarantee hereunder.

6. SUBDIVIDER guarantees and warrants that the Improvements shall be constructed in compliance with the standards set forth in Paragraph 1 above, free from any defects in work or

labor done, and from any defects in materials furnished. Further, SUBDIVIDER shall repair and maintain the Improvements in good condition and in accordance with CITY specifications for one (1) year after CITY'S acceptance of the Improvements. As required by this Agreement, prior to acceptance of the Improvements, SUBDIVIDER shall deposit with the City Engineer a Warranty Bond equal to 10% of the estimated cost of the Improvements for the Village 6 entire area to insure SUBDIVIDER'S repair and warranty of the Improvements in accordance with the terms of this Agreement. The Warranty Bond shall be released at the end of the one-year guarantee period, provided there are no claims against it are then outstanding.

7. If SUBDIVIDER, in whole or in part, abandons the Improvements, or unnecessarily or unreasonably delays construction of the Improvements, or fails to complete construction of the Improvements within the time specified in this Agreement, or fails to repair, replace or reconstruct any defects, as set forth in Paragraph 6 above, CITY may, but is not required to, proceed to complete and/or repair, replace, or reconstruct the Improvements, either by itself or by contract for such service, and CITY may cause to be forfeited such portion of any security deposited therein as is necessary to cover the costs of completion, repair, replacement, or reconstruction incurred by CITY.

Once action is taken by CITY to complete, repair, replace and/or reconstruct the Improvements, SUBDIVIDER shall be responsible for all costs incurred by CITY, even if SUBDIVIDER subsequently completes the work.

The CITY shall have recourse against SUBDIVIDER for any and all amounts necessary to complete the obligations of SUBDIVIDER in the event the security (including but not limited to any Letter of Guarantee, Certificate of Deposit, cash, bond for performance, labor and materials and repair and maintenance, letter of credit or cash deposit) therefore is insufficient to pay such amounts. All administrative costs, including reasonable attorney's fees pursuant to Government Code Section 66499.4, incurred by the CITY, in addition to the costs of the improvements shall be a proper charge against the security and SUBDIVIDER. In the event it becomes necessary for CITY to bring an action to compel performance of this Agreement or to recover costs of completing such improvements, SUBDIVIDER shall pay reasonable attorney's fees, costs of suit and all other expenses of litigation incurred by CITY in connection therewith.

8. Because the Improvements are substantially complete, the SUBDIVIDER is required to only post additional Performance or Labor & Materials bonds to guarantee the improvements associated with Tract 4224. Performance and Labor & Material securities have been provided with the SIA for Tract 4223 that guarantees the unfinished improvements for Village 6, which includes Tract 4224. SUBDIVIDER shall also comply with CITY'S insurance requirements set forth on Exhibit "C" attached hereto and incorporated herein.

9. SUBDIVIDER is required to construct certain off-site improvements (Off-Site Improvements) that support the Woodlands East District of River Islands Phase 2 (Neighborhood). The Offsite Improvements are needed to provide wastewater discharge for the Neighborhood as described below. Since construction of the Offsite Improvements are not complete, SUBDIVIDER has provided security with the Subdivision Improvement Agreement for Tract 4226 Woodlands East Village 5 (Tract 4226 SIA) as detailed in Table 1 of the Tract 4226 SIA. The conditions, terms

and requirements associated with the Off-Site Improvements stated in the Tract 4226 SIA are applicable to this Agreement.

10. As a condition of Final Map approval, SUBDIVIDER is required to provide wastewater conveyance to the City's Consolidated Treatment Facility (CTF) and treatment capacity to each parcel within the Final Map boundary. However, construction of the C2 Sewer Lift Station, which is guaranteed with the Tract 4266 SIA, is incomplete and the wastewater conveyance system for Woodlands East Neighborhood of Phase 2 of the Project does not have the ability to convey wastewater to the CTF. Therefore, SUBDIVIDER requested approval with Tract 4226 SIA for the use of temporary pump and haul of wastewater until the C2 Sewer Lift Station is constructed and conveyance of wastewater to the CTF is possible. The conditions, terms and requirements associated with the pump and haul agreement as detailed in Section 10 of the Tract 4226 SIA are applicable to this Agreement.

11. Any alteration(s) made to the plans and specifications, which are a part of this Agreement, or any provision of this Agreement shall not operate to release any surety or sureties from liability on any bond or bonds attached hereto and made a part thereof. The above referenced sureties hereby consent to such alterations and waive the provisions of California Civil Code Section 2819.

12. Neither the CITY nor any of its officers, employees or agents shall be liable to SUBDIVIDER, and/or SUBDIVIDER'S agents, contractors or subcontractors for any error or omission arising out of or in connection with any work to be performed under this Agreement.

13. Neither the CITY nor any of its officers, employees, or agents, shall be liable to the SUBDIVIDER or to any person, entity, or organization, for any injury or damage that may result to any person or property by or from any cause in, on, or about the subdivision of all or any part of the land covered by this Agreement.

14. SUBDIVIDER hereby agrees to, and shall hold CITY, its elective and appointive boards, commissions, officers, agents and employees (collectively, "Indemnitees"), harmless from any liability for damage or claims which may arise from SUBDIVIDER and/or SUBDIVIDER'S contractors, subcontractors, agents, or employees' operations under this Agreement, whether such operations be by SUBDIVIDER or by any SUBDIVIDER contractors, subcontractors, or by any one or more persons directly or indirectly employed by, or acting as agent for, SUBDIVIDER or any of SUBDIVIDER'S contractors or subcontractors. SUBDIVIDER shall, at its own cost and expense, defend any and all actions, suits, or legal proceedings or any type that may be brought or instituted against CITY and indemnities on any claim or demand, of any nature whatsoever, and pay or satisfy any judgment that may be rendered against CITY and the Indemnitees in any such action, suit or legal proceedings, resulting from or alleged to have resulted from SUBDIVIDER'S performance or non-performance of his duties and obligations under this Agreement, or from the negligent act or omission of himself, his agents, contractors, representatives, servants or employees. The promises and Agreement to indemnify and hold harmless set forth in this section is not conditioned or dependent on whether or not any indemnity has prepared, supplied or approved any plan or specification in connection with this work or subdivision, whether or not any such indemnity has insurance or indemnification covering any of these matters. CITY does not and shall not; waive any rights against SUBDIVIDER which it may have by reason of the aforesaid

hold harmless agreement, because of the acceptance by CITY of any deposit with CITY by SUBDIVIDER. The aforesaid hold harmless agreement by SUBDIVIDER shall apply to all damages and claims for damages of every kind suffered, or alleged to have been suffered, by reason of any of the aforesaid operations referred to in this paragraph, regardless of whether or not CITY has prepared, supplied or approved of, plans and/or specifications for the subdivision.

15. Neither SUBDIVIDER nor any of SUBDIVIDER'S agents, contractors or subcontractors are, or shall be, considered to be agents of CITY in connection with the performance of SUBDIVIDER'S obligations under this Agreement.

16. Prior to acceptance of the Improvements by the City Council, the SUBDIVIDER shall be solely responsible for maintaining the quality of the Improvements and maintaining safety at the project site. The SUBDIVIDER'S obligation to provide the Improvements shall not be satisfied until after the City Engineer has made a written determination that all obligations of the Agreement have been satisfied and all outstanding fees and charges have been paid, and the City Council has accepted the Improvements as complete. The CITY and SUBDIVIDER have formed Community Facilities Districts to finance maintenance and improvements. The CITY expects to preserve the ability to use future special taxes of the CFD for payment of the cost of acquisition of the Improvements, which may require that acceptance of improvements by CITY be subject to the provisions of an acquisition agreement to be entered into by the CITY and SUBDIVIDER providing that CITY expects to be paid or reimbursed acquisition costs through future CFD special taxes. SUBDIVIDER shall cooperate to facilitate such method of acquisition.

17. SUBDIVIDER shall pay service fees for the utility services from the time the Improvements are accepted by the CITY to the end of the fiscal year, or up to a one (1) year period, whichever is needed to ensure an opportunity for the Improvements to be included in the next fiscal year annual assessment.

18. SUBDIVIDER shall be responsible to sweep streets within the subdivision every two weeks as directed by the City Engineer, on all streets where lots are occupied and all streets providing access to occupied lots until the Improvements are accepted by the CITY.

19. SUBDIVIDER shall not assign this Agreement without the prior written consent of CITY. If such consent is given, the terms of this Agreement shall apply to and bind the heirs, successors, executors, administrators and assignees of SUBDIVIDER, and any heirs, successors, executors, administrators and assignees of the SUBDIVIDER and shall be jointly and severally liable hereunder.

20. The SUBDIVIDER shall, at the SUBDIVIDER'S expense, obtain and maintain all necessary permits and licenses for construction of the Improvements. Prior to the commencement of Improvement construction, the SUBDIVIDER shall obtain a City of Lathrop Business License. The SUBDIVIDER shall comply with all local, state and federal laws, whether or not said laws are expressly stated in this Agreement.

21. This Agreement and any amendments hereto comprise the entire understanding and agreement between the parties regarding the improvements to be constructed and dedications for

Tract 4224.

22. The following miscellaneous provisions are applicable to this Agreement:

a. Controlling Law. The parties agree that this Agreement shall be governed and construed by and in accordance with the laws of the State of California.

b. Definitions. The definitions and terms are as defined in this Agreement.

c. Force Majeure. Neither party shall be deemed to be in default on account of any delay or failure to perform its obligations under this Agreement, which directly results from an Act of God or an act of a superior governmental authority.

d. Headings. The paragraph headings are not a part of this Agreement and shall have no effect upon the construction or interpretation of any part of this Agreement.

e. Incorporation of Documents. All documents referred to herein and all documents which may, from time to time, be referred to in any duly executed amendment hereto are by such reference incorporated herein and shall be deemed to be part of this Agreement.

f. Modification of Agreement. This Agreement shall not be modified or be binding upon the parties unless such modification is agreed to in writing and signed by the parties.

g. Severability. If a court of competent jurisdiction finds or rules that any provision of this Agreement is void or unenforceable, the provisions of this Agreement not so affected shall remain in full force and effect.

h. Successors and Assigns. Except as otherwise expressly provided herein, the provisions of this Agreement shall inure to the benefit of, and shall apply to and bind, the successors and assigns of the parties.

i. Time of the Essence. Time is of the essence of this Agreement and each of its provisions. In the calculation of time hereunder, the time in which an act is to be performed shall be computed by excluding the first Day and including the last. If the time in which an act is to be performed falls on a Saturday, Sunday or any Day observed as a legal holiday by CITY, the time for performance shall be extended to the following Business Day.

j. Venue. In the event either party brings that suit hereunder, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of San Joaquin.

ATTACHMENTS:

EXHIBIT A FINAL MAP - TRACT 4224 VILLAGE 6 UNIT 2
EXHIBIT B TRACT 4224 VILLAGE 6 UNIT 2 AREA
EXHIBIT C CITY INSURANCE REQUIREMENTS

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on this 13th day of October 2025, at Lathrop, California.

ATTEST: TERESA VARGAS
City Clerk of and for the City
of Lathrop, State of California

BY: _____
Teresa Vargas Date
City Clerk

CITY OF LATHROP, a
municipal corporation of the
State of California

BY: _____
Stephen J. Salvatore Date
City Manager

APPROVED AS TO FORM BY THE CITY OF LATHROP CITY ATTORNEY

BY: _____ 9-30-2025
Salvador Navarrete Date
City Attorney

SUBDIVIDER

River Islands Development Area 3, LLC,
a Delaware limited liability company

BY: _____
Susan Dell'Osso
President

EXHIBIT "A"

FINAL MAP - TRACT 4224 VILLAGE 6 UNIT 2

EXHIBIT "A"

TRACT 4224
RIVER ISLANDS - PHASE 2
VILLAGE 6 UNIT 2

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCELS 1 THROUGH 5 OF TRACT 4223 (44 M&P 133), AND THE TWO DESIGNATED REMAINDER PARCELS AS SHOWN ON TRACT 4223 (44 M&P 133) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

SEPTMEBER 2025

Westwood

Phone (209) 571-1765 1165 Scenic Drive, Suite A
Modesto, CA 95350
westwoodps.com

Westwood Professional Services, Inc.

OWNER'S STATEMENT

THE UNDERSIGNED, DOES HEREBY STATE THAT THEY ARE THE OWNERS OR HAVE SOME RECORD TITLE INTEREST IN THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINE OF THE HEREIN EMBODIED FINAL MAP ENTITLED, "TRACT 4224, RIVER ISLANDS – PHASE 2, VILLAGE 6 UNIT 2", CITY OF LATHROP, CALIFORNIA, CONSISTING OF SEVEN (7) SHEETS, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

1. A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN, POLES, WIRES, CABLES, PIPES, AND CONDUITS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "P.U.E." (PUBLIC UTILITY EASEMENT).
2. A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN THE SOUND WALLS UPON AND OVER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "W.E." (WALL EASEMENT).

THE UNDERSIGNED DOES HEREBY RELINQUISH TO THE CITY OF LATHROP ALL ABUTTERS RIGHT OF ACCESS TO LOTS 1, 3, 10, 11, 18, 26, 27, 37, 38, 49, 50, 61, 62 AND 73 ALONG THE LOT LINES AS INDICATED BY THE SYMBOL ////////, AS SHOWN ON THIS FINAL MAP.

TO ENSURE MUNICIPAL WATER SERVICES TO ALL LOTS SHOWN UPON THIS FINAL MAP, ALL GROUND WATER RIGHTS THAT THE UNDERSIGNED MAY HAVE WITHIN THE DISTINCTIVE BORDER UPON THIS MAP, HEREBY ARE DEDICATED TO THE CITY OF LATHROP.

OWNER INTENDS TO SUBDIVIDE THE LAND SUBJECT TO THIS MAP WITH ANY AND ALL RIPARIAN RIGHTS OR OTHER WATER INTERESTS TO WHICH THE SUBJECT LAND IS ENTITLED THEREIN APPURTENANT OR RELATING TO THE LANDS, WHETHER SUCH WATER RIGHTS SHALL BE RIPARIAN, OVERLYING, LITTORAL, PERCOLATING, PRESCRIPTIVE, ADJUDICATED, STATUTORY OR CONTRACTUAL. OWNER DOES NOT INTEND BY THE RECORDATION OF THIS MAP TO SEVER THE RIPARIAN RIGHTS OF THE SUBJECT LANDS WITHIN THE BOUNDARIES OF THIS MAP OR THE SURROUNDING PROPERTIES.

OWNER: RIVER ISLANDS DEVELOPMENT AREA 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ _____
NAME: SUSAN DELL'OSSO DATE
ITS: PRESIDENT

TRUSTEE'S STATEMENT

OLD REPUBLIC TITLE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED SEPTEMBER 19, 2024, AS DOCUMENT NUMBER 2024-079836, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

DATED THIS _____ DAY OF _____, 2025.

BY: _____
NAME: _____
ITS: _____

ACKNOWLEDGEMENT CERTIFICATE (TRUSTEE)

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 JOAQUIN }

ON _____, 2025 BEFORE ME, _____
A NOTARY PUBLIC, PERSONALLY APPEARED, _____ 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:

SIGNATURE: _____
NAME (PRINT): _____
PRINCIPAL COUNTY OF BUSINESS: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

EXEMPT FROM FEE PER GOVERNMENT CODE 27388.1; DOCUMENT RECORDED IN CONNECTION WITH A CONCURRENT TRANSFER SUBJECT TO THE IMPOSITION OF DOCUMENTARY TRANSFER TAX

CITY CLERK'S STATEMENT

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT 4224, RIVER ISLANDS-PHASE 2, VILLAGE 6 UNIT 2", CITY OF LATHROP, CALIFORNIA, CONSISTING OF SEVEN (7) SHEETS, THIS STATEMENT WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY LAW, AT A MEETING THEREOF, HELD ON THE _____ DAY OF _____, 2025, AND THAT SAID CITY COUNCIL DID THEREUPON BY RESOLUTION NO. _____ DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP, AND AUTHORIZED ITS RECORDATION, AND ACCEPTED ON BEHALF OF THE CITY OF LATHROP, FOR PUBLIC USE, THE RELINQUISHMENT OF ACCESS RIGHTS TO LOTS 1, 3, 10, 11, 17, 18, 26, 27, 37, 38, 49, 50, 61, 62 AND 73 ALONG THE LOTS LINES AS INDICATED BY THE SYMBOL ////////, AND THE DEDICATION OF ALL PUBLIC UTILITY EASEMENTS AND WALL EASEMENTS, THE DEDICATION OF GROUND WATER RIGHTS, AS SHOWN ON SAID FINAL MAP.

ALSO, PURSUANT TO SECTION 66434(G) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE CITY OF LATHROP DOES HEREBY ABANDON THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (P.U.E.) FOR PUBLIC PURPOSES DEDICATED PER TRACT 4205 FINAL MAP RECORDED APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 95, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN THE BOUNDARY OF LOTS 1 AND 2 NOT LYING WITHIN THE DEDICATED 10' P.U.E. AS SHOWN ON THIS FINAL MAP.

I FURTHER STATE THAT ALL BONDS AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP, IF APPLICABLE, HAVE BEEN APPROVED BY THE CITY COUNCIL OF LATHROP AND FILED IN MY OFFICE.

_____
TERESA VARGAS
CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA

ACKNOWLEDGEMENT CERTIFICATE (OWNER)

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

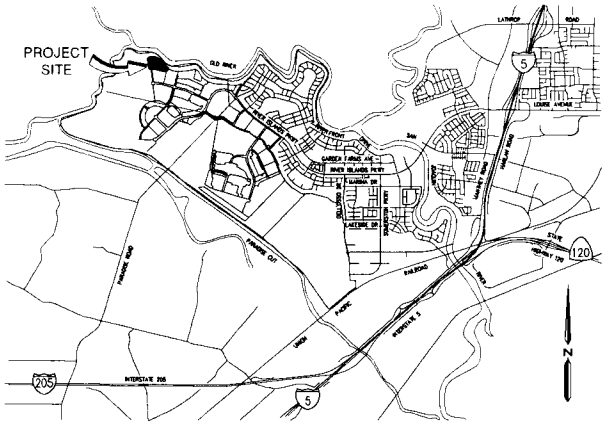
STATE OF CALIFORNIA }
COUNTY OF SAN JOAQUIN }

ON _____, 2025 BEFORE ME, _____
A NOTARY PUBLIC, PERSONALLY APPEARED, _____ 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:

SIGNATURE: _____
NAME (PRINT): _____
PRINCIPAL COUNTY OF BUSINESS: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____



VICINITY MAP
NOT TO SCALE

SECRETARY OF THE PLANNING COMMISSION'S STATEMENT

THIS MAP CONFORMS TO VESTING TENTATIVE MAP NO. 6716 RECOMMENDED BY THE PLANNING COMMISSION AND APPROVED BY THE CITY COUNCIL PER RESOLUTION NO. 21-4908.

DATED THIS_____ DAY OF _____, 2025.

_____
RICARDO CAGUIAT, COMMUNITY DEVELOPMENT DIRECTOR
CITY OF LATHROP

CITY ENGINEER'S STATEMENT

I, BRAD R. TAYLOR, HEREBY STATE THAT I AM THE CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA AND THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4224, RIVER ISLANDS-PHASE 2, VILLAGE 6 UNIT 2", CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP NO. 6716, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLIES WITH ALL PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA STATE SUBDIVISION MAP ACT AND APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF VESTING TENTATIVE MAP.

DATED THIS_____ DAY OF _____, 2025.

REGISTERED PROFESSIONAL ENGINEER * BRAD R. TAYLOR * C 92823 CIVIL STATE OF CALIFORNIA

_____
BRAD R. TAYLOR, R.C.E. 92823
CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2025, AT _____ .M.
IN BOOK _____ OF MAPS AND PLATS, AT PAGE _____, AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY.

FEE: $ _____

_____ BY: _____
STEVE BESTOLARIDES ASSISTANT/DEPUTY RECORDER
ASSESSOR-RECORDER-COUNTY CLERK
SAN JOAQUIN COUNTY, CALIFORNIA

790

TRACT 4224
RIVER ISLANDS - PHASE 2
VILLAGE 6 UNIT 2

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCELS 1 THROUGH 5 OF TRACT 4223 (44 M&P 133), AND THE TWO DESIGNATED REMAINDER PARCELS AS SHOWN ON TRACT 4223 (44 M&P 133) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

SEPTMEBER 2025

Westwood

Phone (209) 571-1765 1165 Scenic Drive, Suite A
Modesto, CA 95350
westwoodps.com

Westwood Professional Services, Inc.

CITY SURVEYOR'S STATEMENT

I, DARRYL A. ALEXANDER, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4224 RIVER ISLANDS – PHASE 2, VILLAGE 6 UNIT 2", CITY OF LATHROP, CALIFORNIA AND THAT THE SUBDIVISION SHOWN HEREON COMPLIES WITH ALL OF THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2025.

DARRYL A. ALEXANDER, P.L.S. 5071
ACTING CITY SURVEYOR

PROFESSIONAL LAND SURVEYOR · DARRYL A. ALEXANDER · No. L 5071 · STATE OF CALIFORNIA

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 CALIFIA, LLC, ON AUGUST 12, 2025. I HEREBY STATE ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE SEPTEMBER 1, 2026, AND THAT THE MONUMENTS ARE, OR THAT THEY WILL BE, SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2025.

WILLIAM M. KOCH, P.L.S. NO 8092

PROFESSIONAL LAND SURVEYOR · WILLIAM M. KOCH · No. 8092 · STATE OF CALIFORNIA

RECITALS

1. RIGHT TO FARM STATEMENT:
   PER CITY OF LATHROP MUNICIPAL CODE OF ORDINANCES, TITLE 15, CHAPTER 15.48.04, THE CITY OF LATHROP PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES. YOU ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATIONS, CULTIVATION, PLOWING, SPRAYING, IRRIGATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM DEPREDATION, AND OTHER ACTIVITIES WHICH MAY GENERATE DUST, SMOKE, NOISE, ODOR, RODENTS AND PESTS. BE AWARE ALSO, THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, DEPENDING ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.
2. A SOILS REPORT ENTITLED "GEOTECHNICAL EXPLORATION, RIVER ISLANDS PHASE 2, LATHROP, CALIFORNIA", REFERENCED AS PROJECT NO. 5044.5.000.008 AND DATED DECEMBER 17, 2018, HAS BEEN PREPARED FOR THIS PROJECT BY ENGEO, INCORPORATED, JOSEF J. TOOTLE, G.E. NO. 2677, AND IS ON FILE WITH THE CITY OF LATHROP.
3. TRACT 4224, RIVER ISLANDS – PHASE 2, VILLAGE 6 UNIT 2 FINAL MAP, CONTAINS 73 RESIDENTIAL LOTS WITH A TOTAL OF 8.653 ACRES, MORE OR LESS,AS SHOWN ON THIS FINAL MAP (PLEASE REFER TO THE AREA TABLE BELOW):

TRACT 4224 AREA SUMMARY	
LOTS 1 THROUGH 73	8.653 AC±

4. BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 1214023944-LR, (VERSION 2) DATED SEPTEMBER 5, 2025, PROVIDED BY OLD REPUBLIC TITLE COMPANY.

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

1. RECLAIMED ISLANDS LAND COMPANY, RESERVATION FOR OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, PER DOCUMENT NUMBER 2001-01046177, S.J.C.R.

EASEMENT ABANDONMENT NOTE

THE FOLLOWING EASEMENT IS BEING ABANDONED BY THIS FINAL MAP. PLEASE REFER TO THE CITY CLERK'S STATEMENT ON SHEET 1.

1. THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (P.U.E.) FOR PUBLIC PURPOSES DEDICATED PER TRACT 4205 FINAL MAP RECORDED APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 95, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN THE 2 DESIGNATED REMAINDER PARCELS AS SHOWN ON TRACT 4223.

LINE AND CURVE TABLES FOR SHEET 3 ONLY

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N85°07'20"E	75.07'
L2	N50°58'46"W	36.03'
L3	N37°55'08"E	35.36'
L4	N82°55'08"E	75.00'
L5	N52°01'37"W	35.32'
L6	N39°01'14"E	34.67'
L7	N85°07'20"E	80.64'
L8	N39°16'13"W	36.45'
L9	N44°14'41"E	38.10'
L10	N55°53'25"E	37.60'
L11	N13°16'22"W	31.33'
L12	N7°04'52"W	155.38'
L13	N51°29'37"E	39.07'
L14	N77°06'56"W	146.54'
L15	N40°28'08"W	30.46'
L16	N78°53'43"E	43.53'
L17	N12°53'04"E	20.43'
L18	N57°53'04"E	35.36'
L19	N77°06'56"W	159.77'
L20	N36°45'08"W	32.38'
L21	N69°23'14"E	23.55'
L22	N9°42'32"E	66.32'
L23	N12°53'04"E	94.00'
L24	N77°06'56"W	74.93'
L25	N32°06'56"W	35.36'
L26	N12°53'04"E	20.43'
L27	N12°53'04"E	80.43'
L28	N7°04'52"W	155.38'
L29	N7°04'52"W	155.38'
L30	N75°46'04"W	33.10'
L31	N30°46'04"W	28.28'
L32	N14°13'56"E	73.00'
L33	N75°46'04"W	45.10'
L34	N14°13'56"E	101.00'
L35	N20°53'12"E	30.20'
L36	N20°53'12"E	30.20'
L37	N75°46'04"W	45.00'
L38	N14°13'56"E	100.00'
L39	N75°46'04"W	45.00'
L40	N14°13'56"E	100.00'
L41	N75°46'04"W	27.00'
L42	N85°07'20"E	128.94'
L43	N85°07'20"E	136.82'
L44	N35°30'25"W	167.92'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	614.50	8°48'37"	94.49'
C2	580.00	14°36'28"	147.87'
C3	520.00	1°40'54"	15.26'
C4	770.00	10°51'43"	145.98'
C5	520.00	14°12'58"	129.02'
C6	614.50	23°16'54"	249.70'
C7	380.00	32°36'30"	216.27'
C8	320.00	7°11'01"	40.12'
C9	770.00	0°52'56"	11.85'
C10	580.00	4°08'28"	41.92'
C11	320.00	25°26'15"	142.07'
C12	614.50	5°03'32"	54.26'
C13	270.00	48°23'29"	228.04'
C14	380.00	10°41'31"	70.91'
C15	330.00	33°29'50"	192.93'
C16	1087.00	8°07'34"	154.16'
C17	644.50	14°15'41"	160.42'
C18	644.50	32°44'29"	368.30'
C19	644.50	12°22'04"	139.12'
C20	350.00	39°29'00"	241.19'
C21	350.00	19°06'13"	116.70'
C22	735.00	4°13'04"	54.11'
C23	550.00	20°25'59"	196.14'
C24	300.00	48°23'29"	253.38'
C25	2150.00	1°00'46"	38.00'

RADIAL BEARINGS	
LINE #	DIRECTION
(R)1	S49°26'03"W
(R)2	S71°38'37"E
(R)3	N86°23'21"W
(R)4	S14°38'44"W
(R)5	S82°51'54"E
(R)6	S3°55'57"W
(R)7	S82°28'24"E
(R)8	S6°58'23"E
(R)9	S37°55'38"W
(R)10	S64°28'22"E
(R)11	N89°53'51"W

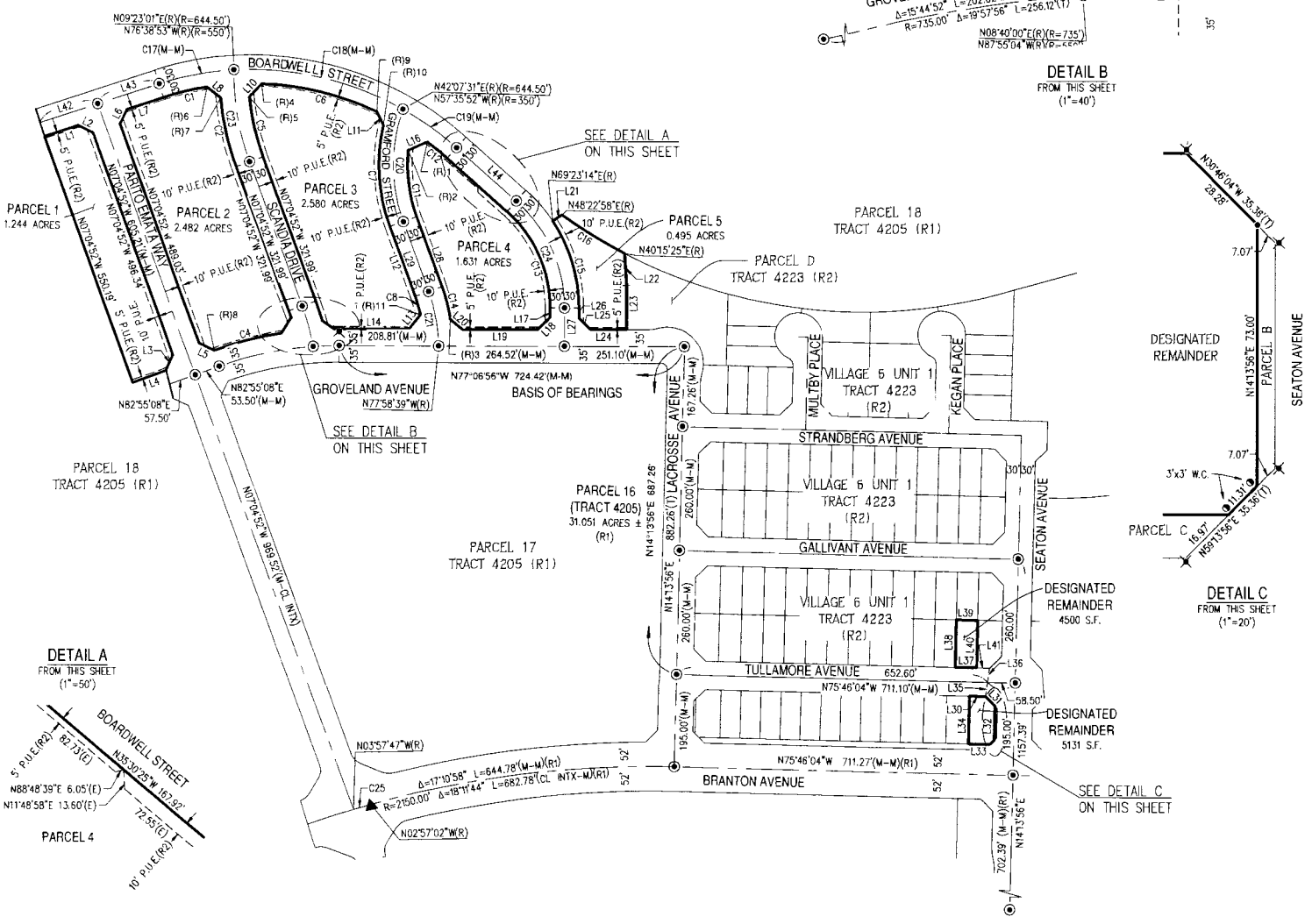
MONUMENTATION NOTES

- FOUND 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ON ALONG, PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788" PER (R1)&(R2)
- FOUND MONUMENT PER (R1)&(R2)
- FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788" PER (R1)
- FOUND 3.00" WITNESS CORNER (W.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE, 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" PER (R2)

REFERENCES

(R1) TRACT 4205, RIVER ISLANDS–PHASE 2, WOODLANDS EAST LARGE LOT FINAL MAP, FILED APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 95, S.J.C.R. (44 M&P 95)

(R2) TRACT 4223, RIVER ISLANDS–PHASE 2, VILLAGE 6 UNIT 1 FINAL MAP, FILED OCTOBER 31, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 133, S.J.C.R. (44 M&P 133)



TRACT 4224
RIVER ISLANDS - PHASE 2
VILLAGE 6 UNIT 2

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCELS 1 THROUGH 5 OF TRACT 4223 (44 M&P 133), AND THE TWO DESIGNATED REMAINDER PARCELS AS SHOWN ON TRACT 4223 (44 M&P 133) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

SEPTMEBER 2025

Westwood

Phone (209) 571-1765 1165 Scenic Drive, Suite A Modesto, CA 95350 westwoodps.com

Westwood Professional Services, Inc.

EXISTING BOUNDARY SHEET

NOTES

1. SEE SHEET 2 FOR LINE AND CURVE TABLES.

BASIS OF BEARINGS

THE BEARING OF NORTH 77°06'56" WEST ALONG GROVELAND AVENUE, AS SHOWN PER TRACT 4223, FILED OCTOBER 31, 2024, IN BOOK 44 OF MAPS AND PLATS, AT PAGE 133, RECORDS OF SAN JOAQUIN COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP (ZONE 3, NAD83). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

LEGEND

200.00' (R1)	MEASURED AND RECORD DATA PER REFERENCE SHOWN
(R1)	DENOTES REFERENCE (R1)–SEE REFERENCE LIST
(M–M)	MONUMENT TO MONUMENT
(M–B)	MONUMENT TO BOUNDARY
(M–CL INTX)	MONUMENT TO CENTERLINE INTERSECTION
(M–BC)	MONUMENT TO BEGINNING OF CURVE
(BC–CL INTX)	BEGIN CURVE TO CENTERLINE INTERSECTION
(T)	TOTAL
(B)	BOUNDARY
(E)	EASEMENT DIMINSION
D.N./I.N.	DOCUMENT NUMBER, INSTRUMENT NUMBER
L.C.E.	LAKE CIRCULATION PIPELINE EASEMENT
L.F.E.	LAKE FILL PIPELINE EASEMENT
NAP	NOT A PART
R.F.E.	RIVER FILL PIPELINE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
S.D.E.	STORM DRAIN EASEMENT
W.E.	WALL EASEMENT
L1/C1	LINE, CURVE
———	BOUNDARY
———	LOT LINE OR RIGHT–OF–WAY LINE
– – – –	EASEMENT LINE
—— · ——	CENTERLINE

TRACT 4224
RIVER ISLANDS - PHASE 2
VILLAGE 6 UNIT 2

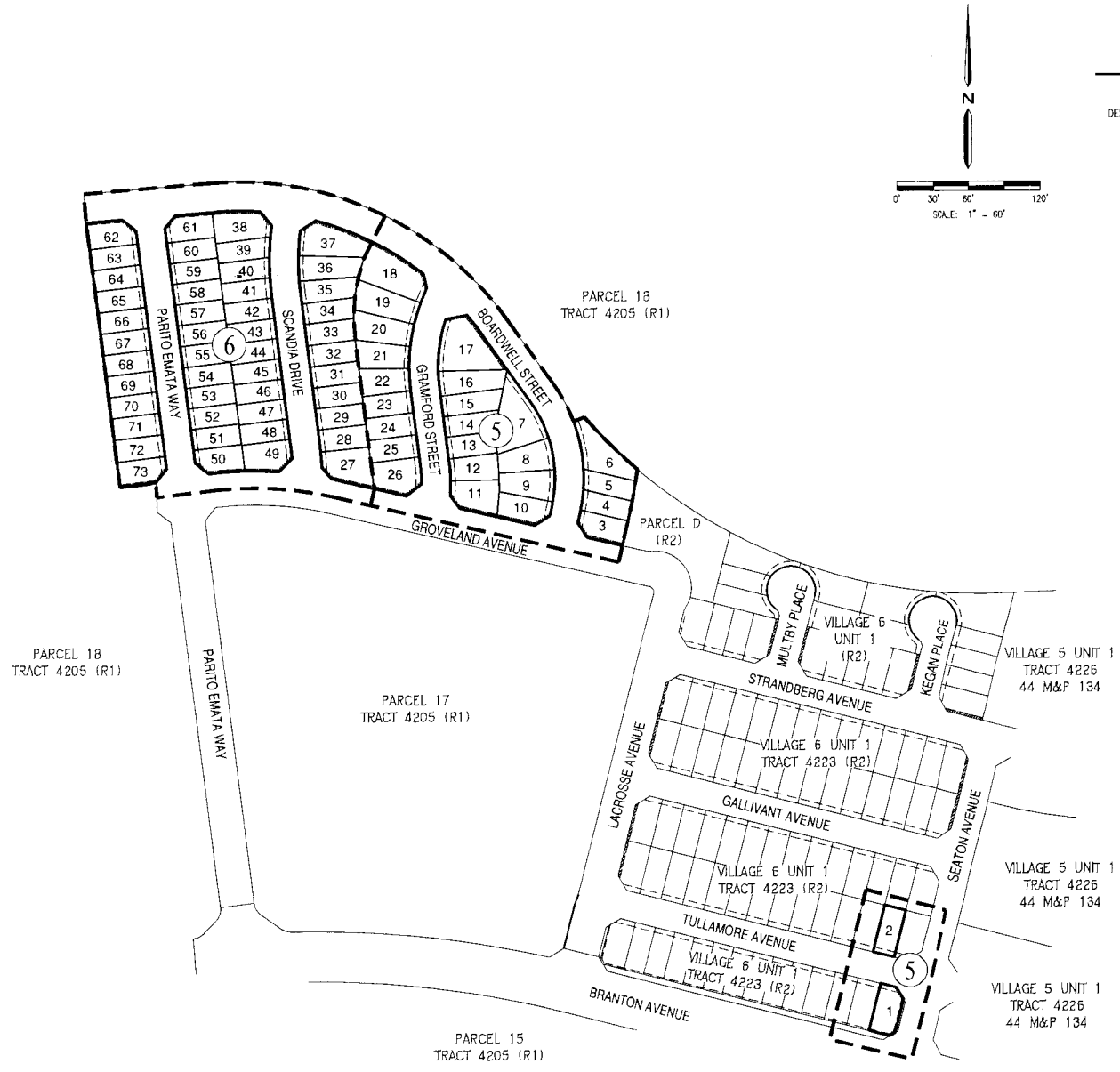
A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCELS 1 THROUGH 5 OF TRACT 4223 (44 M&P 133), AND THE TWO DESIGNATED REMAINDER PARCELS AS SHOWN ON TRACT 4223 (44 M&P 133) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

SEPTMEBER 2025

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SHEET INDEX

NOTES

1. SEE SHEET 3 FOR REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS.
3. SEE SHEET 7 FOR LINE AND CURVE TABLES.

LEGEND

- BOUNDARY
- LOT LINE OR RIGHT-OF-WAY LINE
- EASEMENT LINE
- SHEET LIMIT LINE
- (5) SHEET NUMBER
- RESTRICTED ACCESS

TRACT 4224
RIVER ISLANDS - PHASE 2
VILLAGE 6 UNIT 2

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCELS 1 THROUGH 5 OF TRACT 4223 (44 M&P 133), AND THE TWO DESIGNATED REMAINDER PARCELS AS SHOWN ON TRACT 4223 (44 M&P 133) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

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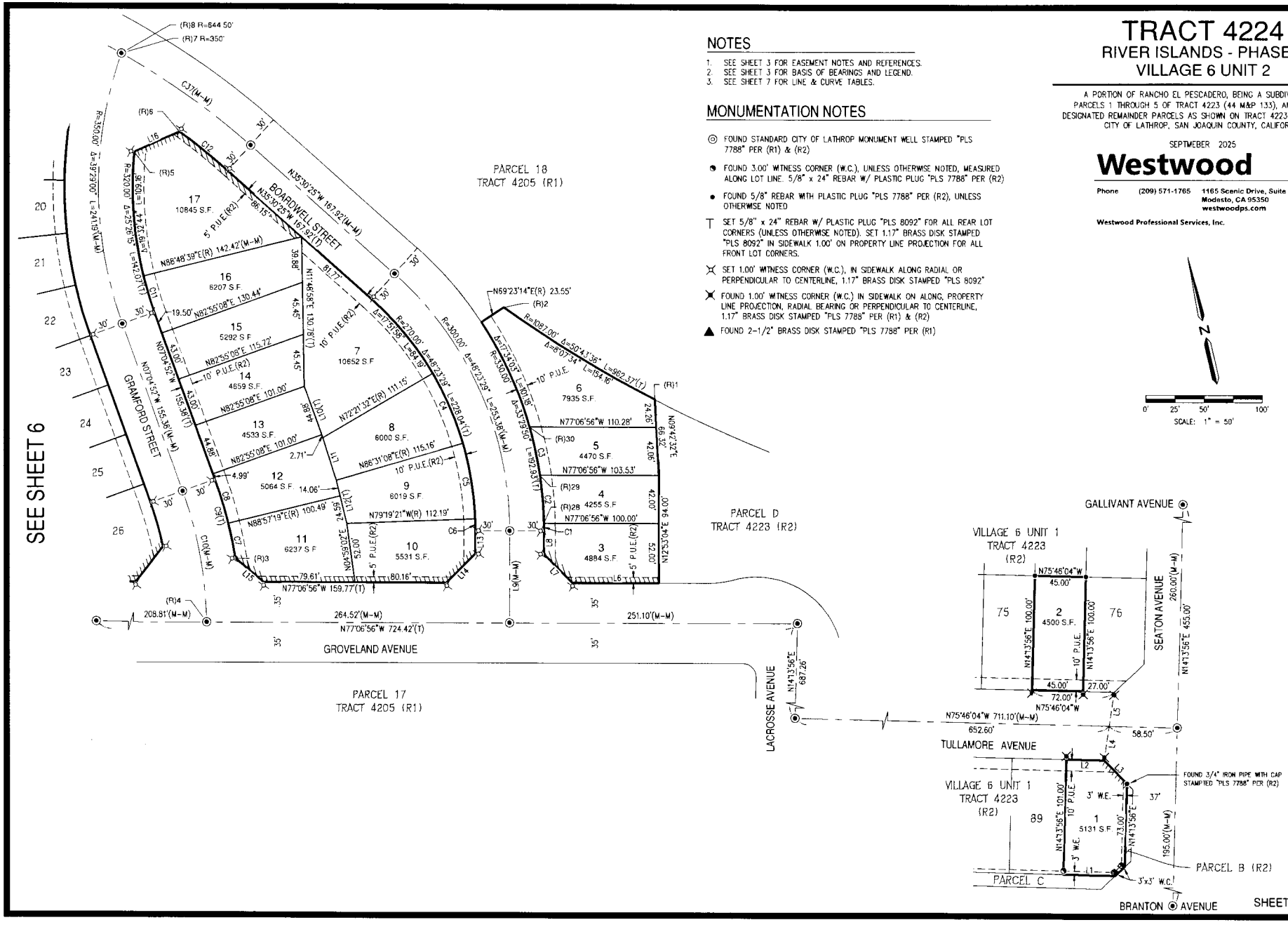
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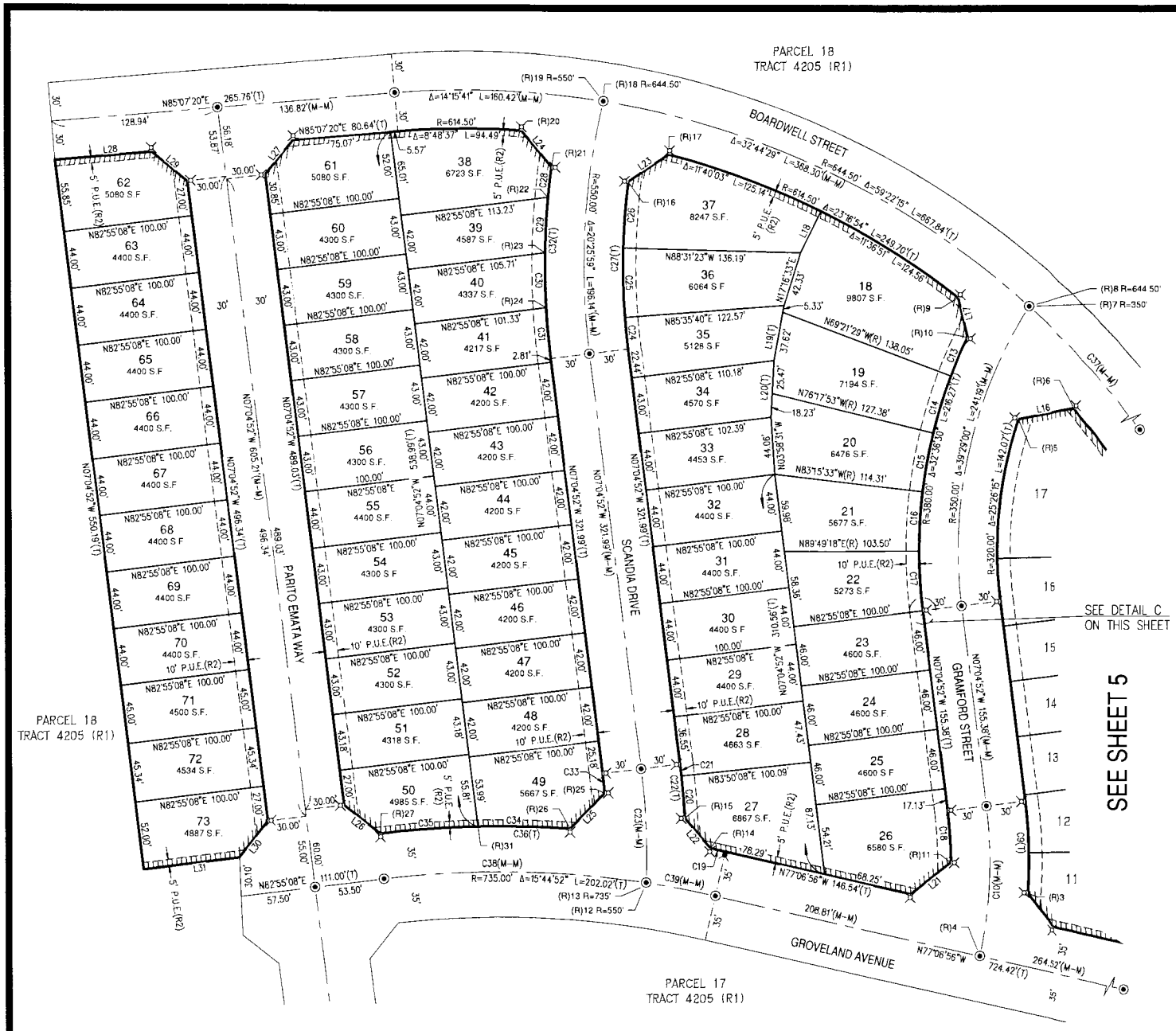
1. SEE SHEET 3 FOR EASEMENT NOTES AND REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 7 FOR LINE & CURVE TABLES.

MONUMENTATION NOTES

- ⊙ FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788" PER (R1) & (R2)
- ◔ FOUND 3.00' WITNESS CORNER (W.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE. 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" PER (R2)
- ● FOUND 5/8" REBAR WITH PLASTIC PLUG "PLS 7788" PER (R2), UNLESS OTHERWISE NOTED
- T SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 8092" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 1.17" BRASS DISK STAMPED "PLS 8092" IN SIDEWALK 1.00' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS.
- ⌶ SET 1.00' WITNESS CORNER (W.C.), IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 8092"
- ✕ FOUND 1.00' WITNESS CORNER (W.C.) IN SIDEWALK ON ALONG, PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788" PER (R1) & (R2)
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788" PER (R1)



794



TRACT 4224

RIVER ISLANDS - PHASE 2
VILLAGE 6 UNIT 2

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCELS 1 THROUGH 5 OF TRACT 4223 (44 M&P 133), AND THE TWO DESIGNATED REMAINDER PARCELS AS SHOWN ON TRACT 4223 (44 M&P 133) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

SEPTMEBER 2025

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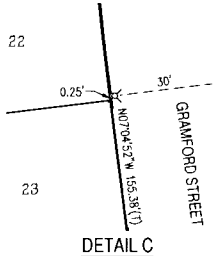
0' 25' 50' 100'
SCALE: 1" = 50'

NOTES

1. SEE SHEET 3 FOR EASEMENT NOTES AND REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 7 FOR LINE & CURVE TABLES.

MONUMENTATION NOTES

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- • FOUND 5/8" REBAR WITH PLASTIC PLUG "PLS 7788" PER (R2), UNLESS OTHERWISE NOTED
- ⊤ SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 8092" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 1.17" BRASS DISK STAMPED "PLS 8092" IN SIDEWALK 1.00' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS.
- ⊗ SET 1.00' WITNESS CORNER (W.C.), IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 8092"
- ⊗ FOUND 1.00' WITNESS CORNER (W.C.) IN SIDEWALK ON ALONG, PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788" PER (R1) & (R2)
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788" PER (R1)



DETAIL C
FROM THIS SHEET
(1"=5')

795

TRACT 4224
RIVER ISLANDS - PHASE 2
VILLAGE 6 UNIT 2

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCELS 1 THROUGH 5 OF TRACT 4223 (44 M&P 133), AND THE TWO DESIGNATED REMAINDER PARCELS AS SHOWN ON TRACT 4223 (44 M&P 133) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

SEPTMEBER 2025

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LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N75°46'04"W	45.10'
L2	S75°46'04"E	33.10'
L3	S30°46'04"E	28.28'
L4	N20°53'12"E	30.20'
L5	N20°53'12"E	30.20'
L6	N77°06'56"W	74.93'
L7	N32°06'56"W	35.36'
L8	S12°53'04"W	20.43'
L9	S12°53'04"W	80.43'
L10	N7°04'52"W	47.60'
L11	N4°40'52"W	38.87'
L12	N0°46'00"W	38.64'
L13	S12°53'04"W	20.43'
L14	N57°53'04"E	35.36'
L15	S36°45'08"E	32.38'
L16	N78°53'43"E	43.53'
L17	N13°16'22"W	31.33'
L18	N26°18'48"E	35.78'
L19	S10°17'28"W	42.95'
L20	S3°11'39"W	43.70'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	N51°29'37"E	39.07'
L22	S40°28'08"E	30.46'
L23	N55°53'25"E	37.60'
L24	S39°16'13"E	36.45'
L25	N44°14'41"E	38.10'
L26	N52°01'37"W	35.32'
L27	N39°01'14"E	34.67'
L28	S85°07'20"W	75.07'
L29	S50°58'46"E	36.03'
L30	N37°55'08"E	35.36'
L31	S82°55'08"W	75.00'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	330.00'	1°08'27"	6.57'
C2	330.00'	7°19'22"	42.18'
C3	330.00'	7°27'57"	43.00'
C4	270.00'	14°09'35"	66.73'
C5	270.00'	14°09'31"	66.72'
C6	270.00'	2°12'26"	10.40'
C7	380.00'	4°39'20"	30.88'
C8	380.00'	6°02'11"	40.03'
C9	380.00'	10°41'31"	70.91'
C10	350.00'	19°06'13"	116.70'
C11	320.00'	5°53'31"	32.91'
C12	614.50'	5°03'32"	54.26'
C13	380.00'	4°53'07"	32.40'
C14	380.00'	6°56'24"	46.03'
C15	380.00'	6°57'39"	46.17'
C16	380.00'	6°55'09"	45.89'
C17	380.00'	6°54'10"	45.78'
C18	320.00'	7°11'01"	40.12'
C19	770.00'	0°52'56"	11.85'
C20	580.00'	3°13'28"	32.64'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C21	580.00'	0°55'00"	9.28'
C22	580.00'	4°08'26"	41.92'
C23	550.00'	9°09'46"	87.96'
C24	520.00'	2°40'32"	24.28'
C25	520.00'	5°52'57"	53.39'
C26	520.00'	5°39'28"	51.35'
C27	520.00'	14°12'58"	129.02'
C28	580.00'	2°20'40"	23.73'
C29	580.00'	4°12'58"	42.68'
C30	580.00'	4°10'21"	42.24'
C31	580.00'	3°52'29"	39.22'
C32	580.00'	14°36'28"	147.87'
C33	520.00'	1°40'54"	15.26'
C34	770.00'	5°16'06"	70.80'
C35	770.00'	5°35'37"	75.17'
C36	770.00'	10°51'43"	145.98'
C37	644.50'	12°22'04"	139.12'
C38	735.00'	15°44'52"	202.02'
C39	735.00'	4°13'04"	54.11'

RADIAL BEARINGS	
LINE #	DIRECTION
(R)1	N40°15'25"E
(R)2	N48°22'58"E
(R)3	N86°23'21"W
(R)4	N77°58'39"W
(R)5	N71°38'37"W
(R)6	N49°26'03"E
(R)7	N42°07'31"E
(R)8	N57°35'52"W
(R)9	N37°55'38"E
(R)10	N64°28'22"W
(R)11	N89°53'51"W
(R)12	N87°55'04"W
(R)13	N6°40'00"E
(R)14	N12°00'08"E
(R)15	N87°03'36"E
(R)16	N82°51'54"W
(R)17	N14°38'44"E
(R)18	N9°23'01"E
(R)19	N76°38'53"W
(R)20	N3°55'57"E

RADIAL BEARINGS	
LINE #	DIRECTION
(R)21	N82°28'24"W
(R)22	S84°49'04"E
(R)23	S89°02'02"E
(R)24	N86°47'37"E
(R)25	N84°36'02"E
(R)26	N3°53'21"E
(R)27	N6°58'23"W
(R)28	N78°15'23"W
(R)29	N86°34'46"W
(R)30	S86°57'17"W
(R)31	S1°22'45"E

796

EXHIBIT "B"

TRACT 4224 VILLAGE 6 UNIT 2 AREA

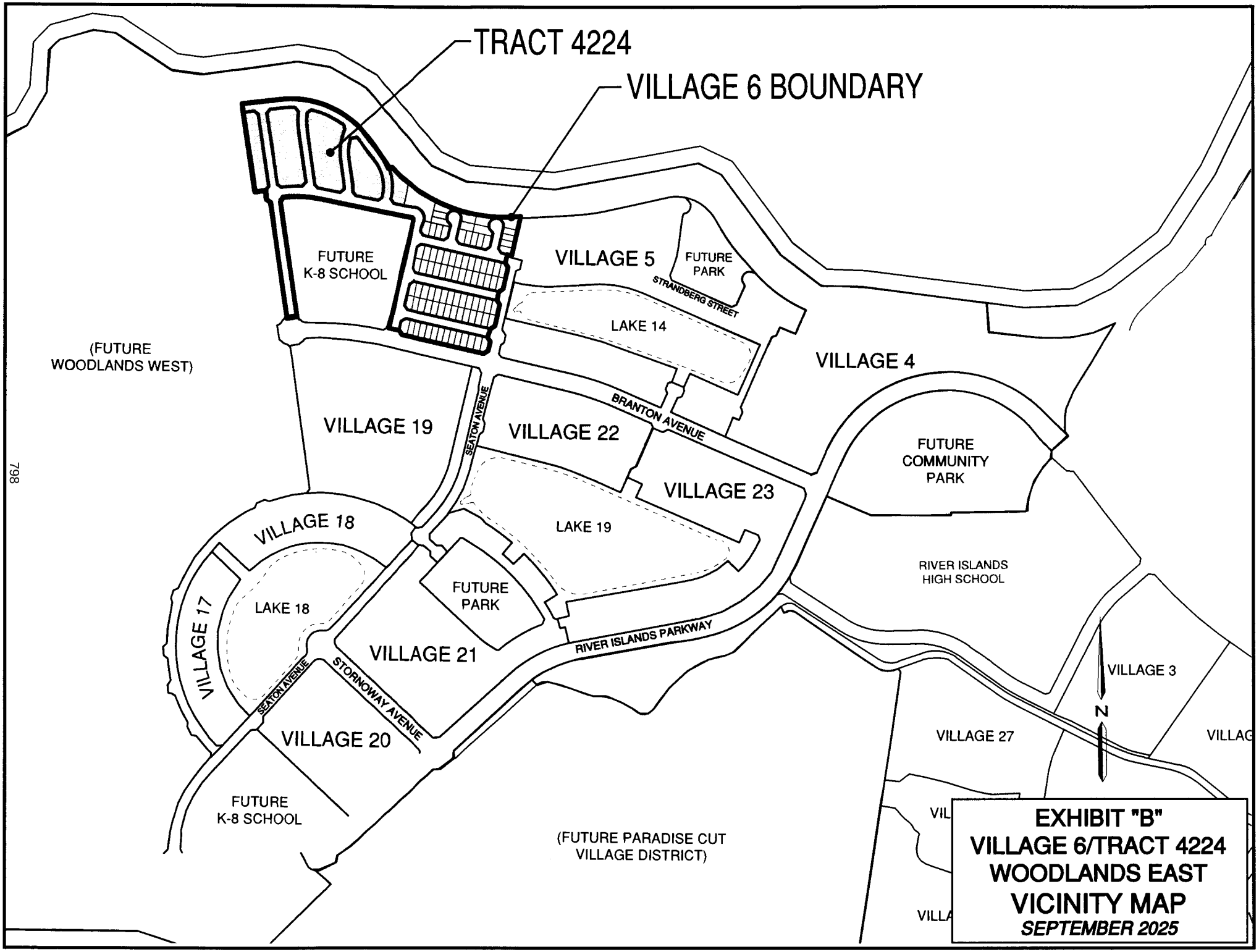

TRACT 4224
VILLAGE 6 BOUNDARY
FUTURE K-8 SCHOOL
VILLAGE 5
FUTURE PARK
STRANDBERG STREET
LAKE 14
(FUTURE WOODLANDS WEST)
VILLAGE 4
VILLAGE 19
SEATON AVENUE
VILLAGE 22
BRANTON AVENUE
FUTURE COMMUNITY PARK
VILLAGE 23
LAKE 19
VILLAGE 18
RIVER ISLANDS HIGH SCHOOL
FUTURE PARK
LAKE 18
VILLAGE 17
VILLAGE 21
RIVER ISLANDS PARKWAY
VILLAGE 3
SEATON AVENUE
STORNOWAY AVENUE
N
VILLAGE 27
VILLAG
VILLAGE 20
FUTURE K-8 SCHOOL
(FUTURE PARADISE CUT VILLAGE DISTRICT)
VIL
VILLA
EXHIBIT "B"
VILLAGE 6/TRACT 4224
WOODLANDS EAST
VICINITY MAP
SEPTEMBER 2025

EXHIBIT "C"

CITY INSURANCE REQUIREMENTS

1. The Subdivider shall obtain commercial general liability insurance companies licensed to do business in the State of California with an A.M. Best Company rating Insurance rating of no less than A:VII which provides coverage for bodily injury, personal injury and property damage liability in the amount of at least $1,000,000 for each occurrence and $2,000,000 in the aggregate.

Said insurance coverage shall be evidenced by a certificate of insurance with policy endorsements, executed by an authorized official of the insurer(s). All parties to the Subdivision Improvement Agreement must be named insured on the policy. The policy endorsements to be attached to the certificate must provide all the following:

a. Name the City of Lathrop, its officers, City Council, boards and commissions, and members thereof, its employees and agents as additional insured as respects to any liability arising out of the activities of the named insured. A CG 2010 or CG 2026 endorsement form or the equivalent is the appropriate form.

b. State that "the insurance coverage afforded by this policy shall be primary insurance as respects to the City of Lathrop, its officers, employees and agents. Any insurance or self-insurance maintained by the City of Lathrop, its officers, employees, or agents shall be in excess of the insurance afforded to the named insured by this policy and shall not contribute to any loss.

c. Include a statement that, "the insurer will provide to the City at least thirty (30) days prior notice of cancellation or material change in coverage." The above language can be included on the additional insured endorsement form or on a separate endorsement form.

d. The policy must contain a cross liability or severability of interest clause.

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

RIVEISL-01 LENGLISH

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 9/10/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 0C36861 Los Angeles-Alliant Insurance Services, Inc. 333 S Hope St Ste 3700 Los Angeles, CA 90071	CONTACT NAME: PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS:
	INSURER(S) AFFORDING COVERAGE — NAIC #
	INSURER A : United Specialty Insurance Company — 12537
INSURED River Islands Development Area 3, LLC 73 W. Stewart Rd. Lathrop, CA 95330	INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 2,000,000
	[ ] CLAIMS-MADE [X] OCCUR	X		ATN2418343P	3/19/2024	3/19/2027	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 50,000
							MED EXP (Any one person)	$ 0
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	[ ] POLICY [ ] PRO-JECT [ ] LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	[ ] OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	[ ] ANY AUTO						BODILY INJURY (Per person)	$
	[ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	[ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	[ ] UMBRELLA LIAB [ ] OCCUR						EACH OCCURRENCE	$
	[ ] EXCESS LIAB [ ] CLAIMS-MADE						AGGREGATE	$
	[ ] DED [ ] RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						[ ] PER STATUTE [ ] OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Tract 4224

City of Lathrop, its officers, City Council, boards and commissions and members thereof, its employees and agents are included as Additional Insureds as respects to General Liability. General Liability shall be Primary and Non-Contributory with any other insurance in force for or which may be purchased by City of Lathrop, its officers, employees and agents. 30 days advanced written notice to Certificate Holder in the event of cancellation, except 10 days for non-payment of premium

CERTIFICATE HOLDER

City of Lathrop
390 Towne Center Drive
Lathrop, CA 95330

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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POLICY NUMBER: ATN2418343P

COMMERCIAL GENERAL LIABILITY
CG 20 12 04 13

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – STATE OR GOVERNMENTAL AGENCY OR SUBDIVISION OR POLITICAL SUBDIVISION – PERMITS OR AUTHORIZATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

State Or Governmental Agency Or Subdivision Or Political Subdivision:
City of Lathrop its officers, City Council, boards and commissions and members thereof, its employees and agents 390 Towne Centre Drive Lathrop, CA 95330
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. Section II – Who Is An Insured is amended to include as an additional insured any state or governmental agency or subdivision or political subdivision shown in the Schedule, subject to the following provisions:

1. This insurance applies only with respect to operations performed by you or on your behalf for which the state or governmental agency or subdivision or political subdivision has issued a permit or authorization.

   However:

   a. The insurance afforded to such additional insured only applies to the extent permitted by law; and

   b. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

2. This insurance does not apply to:

   a. "Bodily injury", "property damage" or "personal and advertising injury" arising out of operations performed for the federal government, state or municipality; or

   b. "Bodily injury" or "property damage" included within the "products-completed operations hazard".

B. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

© Insurance Services Office, Inc., 2012

Policy# ATN2418343P

United Specialty Insurance Company

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

VEN 051 00 (02/20)

PRIMARY AND NON-CONTRIBUTING INSURANCE ENDORSEMENT

This endorsement modifies the Conditions provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

The following is added to **SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS** of the **COMMERCIAL GENERAL LIABILITY COVERAGE PART,** and supersedes any provision to the contrary:

Primary and Non-Contributory Insurance

Any coverage provided to an Additional Insured under this policy shall be excess over any other valid and collectible insurance available to such Additional Insured whether primary, excess, contingent or on any other basis unless:

a. **(1)** The Additional Insured is a Named Insured under such other insurance;

and

(2) A fully written contract fully executed prior to the Named Insured's commencement of work for such Additional Insured for the specific project that is the subject of the claim, "suit," or "occurrence" expressly requires that this insurance:

(i) apply on a primary and non-contributory basis; and

(ii) would not seek contribution from any other insurance available to the additional insured.

or

b. Prior to a loss, you request in writing and we agree in writing that this insurance shall apply on a primary and non-contributory basis.

Name Of Person(s) Or Organization(s)
As Required By Written Contract, Fully Executed Prior To The Named Insured's Work.

All other terms, conditions and exclusions under this policy are applicable to this Endorsement and remain unchanged.

Policy: ATN2418343P

UNITED SPECIALTY INSURANCE COMPANY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

VEN 064 00 (01/15)

THIRD PARTY CANCELLATION NOTICE ENDORSEMENT

This endorsement modifies the Conditions provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

If we cancel this policy for any reason other than nonpayment of premium, we will mail notification to the persons or organizations shown in the schedule below (according to the number of days listed below) once the Named Insured has been notified.

If we cancel this coverage for nonpayment of premium, we will mail a copy of such written notice of cancellation to the name and address below at least 10 days prior to the effective date of such cancellation.

Our failure to provide such advance notification will not extend the policy cancellation date nor negate cancellation of the policy.

SCHEDULE

Name and Address of Other Person/Organization	**Number of Days Notice**
City of Lathrop, its officers, City Council, boards and commissions and members thereof, its employees and agents **390 Towne Centre Drive** **Lathrop, CA 95330**	**30**

All other terms, conditions and exclusions under this policy are applicable to this Endorsement and remain unchanged.

ATTACHMENT
"D"

JOINT ESCROW INSTRUCTIONS
RECORDATION OF FINAL MAPS
(RIVER ISLANDS AT LATHROP)

October 13, 2025

Via Email and Hand Delivery

Old Republic Title Company
1215 W. Center Street, Suite 103
Manteca, CA 95337
Attn: Lori Richardson

Re: Recordation of Final Map 4224; Escrow No. 1214023944

Dear Lori:

This letter constitutes the joint escrow instructions ("***Escrow Instructions***") of River Islands Development Area 3, LLC, a Delaware limited liability company ("***RIDA3***") and the City of Lathrop ("***City***") in connection with the above-referenced escrow ("***Escrow***"). The Escrow was opened in connection with recordation of the above-referenced final map ("***Final Map***"). Recordation of the Final Map is subject to the conditions set forth below. The transactions described in these Escrow Instructions are referred to as the "***Transaction***." Old Republic Title Company is referred to as "you" or "***ORTC***."

A. Date for Closings

The Final Map will be recorded at the time designated by RIDA3 as set forth below. The Final Map can only be recorded after the City has approved the map in writing. The closing date for the Transaction is intended to occur by December 31, 2025, at the time designated in writing by RIDA3, subject to satisfaction of the conditions set forth below (each a "***Closing***"). If the Final Map has not been recorded by June 30, 2026, ORTC will return the Final Map to the City.

B. Documents to be Delivered and Recordation Document

In connection with the Transaction, you have in your possession or will receive the following documents from City and RIDA3 for recordation in the Official Records of San Joaquin County, California ("***Official Records***").

B.1. One original Final Map for Tract 4224, executed and acknowledged by the City (provided to title by City).

The document listed in Item B.1 above is referred to as the "***Recordation Document***." The date on which the Recordation Document is recorded in the Official Records is the Recordation Date.

C. Funds and Settlement Statement

You also have received, or will receive from RIDA3, prior to the recordation of the Recordation Document, in immediately available funds, the following amounts, in accordance with the settlement statement prepared by you and approved in writing by both RIDA3 and City ("***Settlement Statement***"): recordation costs, escrow fees and other amounts as set forth in the Settlement Statement. Such costs, fees and other amounts are the sole responsibility of RIDA3.

• Funds to be wire transferred directly to the entity set forth below, immediately upon recordation of the Final Map, in accordance with the wire transfer instructions for each entity are as follows: The amount of **$33,530.38**, payable to the City pursuant to that certain Agreement to Settle Litigation Regarding River Islands at Lathrop (as amended "***Sierra Club Agreement***"), constituting the amount of **$3,875.00** multiplied by 8.653 acres (or portion thereof) included in the Final Map, is to be transferred to the City upon recordation of the Final Map. The City's wire instructions are set forth below.

The amounts set forth in Section C are referred to as the "***Closing Funds***."

D. Closing Requirements

When the following has occurred, you are authorized to close the Escrow at the time(s) and in accordance with the process set forth below:

D.1. You have delivered copies of your Settlement Statement by email transmission to: (a) Susan Dell'Osso (sdellosso@riverslands.com); (b) Debbie Belmar (dbelmar@riverislands.com); (c) Brad Taylor (btaylor@ci.lathrop.ca.us); (d) Salvador Navarrete (snavarrete@ci.lathrop.ca.us, and have confirmation (by telephone or email) from Susan Dell'Osso and Brad Taylor that the Settlement Statement is accurate and acceptable;

D.2. You have not received any instructions contrary to these Escrow Instructions;

D.3. The Recordation Document and all other documents described herein as being held by you or delivered to you have been received by you and have been fully executed and, where applicable, acknowledged, and you have attached all legal descriptions or have confirmed that all exhibits and legal descriptions are attached;

D.4 You are prepared to record the Recordation Document, as designated, release funds in accordance with the Settlement Statement and complete the Transaction in compliance with these Escrow Instructions;

D.5. You have delivered a copy of these instructions, executed by an authorized signatory of ORTC with authority to bind ORTC, and initialed all pages, by email transmission (with original hard copy to follow by U.S. Mail) to Debbie Belmar and Brad Taylor at the email addresses set forth above; and

D.6. You have received confirmation (by email or other writing) from Susan Dell'Osso and Stephen Salvatore or Brad Taylor to record the Recordation Document and complete the Transaction.

E. Closing Process and Priorities

When you have fully satisfied all of the closing requirements set forth in Section D, then you are authorized and instructed to do the following in the chronological order given:

E.1. Date the Recordation Document to be recorded;

E.2. Record the Recordation Document in the Official Records;

E.3. Pay the costs associated with the Transaction;

E.4. Refund any funds delivered to you by RIDA3 that are not disbursed at the time of the final Closing pursuant to these Escrow Instructions to the following entity and address:

River Islands Development Area 3, LLC
73 W. Stewart Road
Lathrop, CA 95330
Attn: Susan Dell'Osso

E.5. Notify Susan Dell'Osso (sdellosso@riverslands.com), Debbie Belmar (dbelmar@riverislands.com), Brad Taylor (btaylor@ci.lathrop.ca.us), Stephanie Rosillo-Silva (srosillo@ci.lathrop.ca.us), Monica Garcia (mgarcia@ci.lathrop.ca.us), Teresa Vargas (tvargas@ci.lathrop.ca.us), Sarah Pimentel (spimentel@ci.lathrop.ca.us), and Jose Molina (JMolina@sjgov.org) of the completion of the Transaction;

E.6. Within five (5) business days after each Recordation Date, deliver by overnight delivery via recognized, national, overnight delivery carrier to: (1) Susan Dell'Osso, River Islands Development Area 3, LLC, 73 W. Stewart Road, Lathrop, CA 95330; and (2) Mr. Brad Taylor, City Engineer, City Attorney, City of Lathrop, 390 Towne Centre Drive, Lathrop, CA 95330:

(A) a certified copy of the Recordation Document, showing all recording information of the Recordation Document; and

(B) a certified copy of the final Settlement Statement.

F. Additional Instructions

When assembling the final documents, signature pages from all parties shall be inserted into each respective final document in creating fully executed counterparts.

Please acknowledge receipt of these instructions and your agreement to act as Escrow agent in connection with this Transaction in accordance with these Escrow Instructions, by executing and dating a copy of these Escrow Instructions where indicated below, initialing all pages and returning it to both of the undersigned.

The Escrow Instructions may be modified only in a writing signed by both of the undersigned.

Very truly yours,

Stephen J. Salvatore Date	Susan Dell'Osso Date
City Manager	President
City of Lathrop	River Islands Development Area 3, LLC

JOINT ESCROW INSTRUCTIONS
RECORDATION OF FINAL MAPS
(RIVER ISLANDS AT LATHROP)

ESCROW INSTRUCTIONS
ACKNOWLEDGEMENT AND AGREEMENT:

Receipt of the foregoing Escrow Instructions from RIDA3 and the City is hereby acknowledged. The undersigned agrees, for itself, and on behalf of ORTC, to proceed in strict accordance with these Escrow Instructions. The undersigned represents and warrants to RIDA3 and the City that the undersigned is authorized to execute this Acknowledgement and Agreement, for itself, and on behalf of ORTC.

Old Republic Title Company

By: _____
Its: _____
Date: _____

ATTACHMENT "E"

TRACT 4224
RIVER ISLANDS - PHASE 2
VILLAGE 6 UNIT 2

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCELS 1 THROUGH 5 OF TRACT 4223 (44 M&P 133), AND THE TWO DESIGNATED REMAINDER PARCELS AS SHOWN ON TRACT 4223 (44 M&P 133) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

SEPTMEBER 2025

Westwood

Phone (209) 571-1765 1165 Scenic Drive, Suite A Modesto, CA 95350 westwoodps.com

Westwood Professional Services, Inc.

OWNER'S STATEMENT

THE UNDERSIGNED, DOES HEREBY STATE THAT THEY ARE THE OWNERS OR HAVE SOME RECORD TITLE INTEREST IN THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINE OF THE HEREIN EMBODIED FINAL MAP ENTITLED, "TRACT 4224, RIVER ISLANDS – PHASE 2, VILLAGE 6 UNIT 2", CITY OF LATHROP, CALIFORNIA, CONSISTING OF SEVEN (7) SHEETS, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

1. A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN, POLES, WIRES, CABLES, PIPES, AND CONDUITS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "P.U.E." (PUBLIC UTILITY EASEMENT).
2. A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN THE SOUND WALLS UPON AND OVER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "W.E." (WALL EASEMENT).

THE UNDERSIGNED DOES HEREBY RELINQUISH TO THE CITY OF LATHROP ALL ABUTTERS RIGHT OF ACCESS TO LOTS 1, 3, 10, 11, 18, 26, 27, 37, 38, 49, 50, 61, 62 AND 73 ALONG THE LOT LINES AS INDICATED BY THE SYMBOL ////////, AS SHOWN ON THIS FINAL MAP.

TO ENSURE MUNICIPAL WATER SERVICES TO ALL LOTS SHOWN UPON THIS FINAL MAP, ALL GROUND WATER RIGHTS THAT THE UNDERSIGNED MAY HAVE WITHIN THE DISTINCTIVE BORDER UPON THIS MAP, HEREBY ARE DEDICATED TO THE CITY OF LATHROP.

OWNER INTENDS TO SUBDIVIDE THE LAND SUBJECT TO THIS MAP WITH ANY AND ALL RIPARIAN RIGHTS OR OTHER WATER INTERESTS TO WHICH THE SUBJECT LAND IS ENTITLED THEREIN APPURTENANT OR RELATING TO THE LANDS, WHETHER SUCH WATER RIGHTS SHALL BE RIPARIAN, OVERLYING, LITTORAL, PERCOLATING, PRESCRIPTIVE, ADJUDICATED, STATUTORY OR CONTRACTUAL. OWNER DOES NOT INTEND BY THE RECORDATION OF THIS MAP TO SEVER THE RIPARIAN RIGHTS OF THE SUBJECT LANDS WITHIN THE BOUNDARIES OF THIS MAP OR THE SURROUNDING PROPERTIES.

OWNER: RIVER ISLANDS DEVELOPMENT AREA 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ _____
NAME: SUSAN DELL'OSSO DATE
ITS: PRESIDENT

TRUSTEE'S STATEMENT

OLD REPUBLIC TITLE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED SEPTEMBER 19, 2024, AS DOCUMENT NUMBER 2024-079836, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

DATED THIS _____ DAY OF _____, 2025.

BY: _____
NAME: _____
ITS: _____

ACKNOWLEDGEMENT CERTIFICATE (TRUSTEE)

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 JOAQUIN)

ON _____,2025 BEFORE ME, _____
A NOTARY PUBLIC, PERSONALLY APPEARED, _____ 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:

SIGNATURE: _____
NAME (PRINT): _____
PRINCIPAL COUNTY OF BUSINESS: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

EXEMPT FROM FEE PER GOVERNMENT CODE 27388.1; DOCUMENT RECORDED IN CONNECTION WITH A CONCURRENT TRANSFER SUBJECT TO THE IMPOSITION OF DOCUMENTARY TRANSFER TAX

CITY CLERK'S STATEMENT

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT 4224, RIVER ISLANDS-PHASE 2, VILLAGE 6 UNIT 2", CITY OF LATHROP, CALIFORNIA, CONSISTING OF SEVEN (7) SHEETS, THIS STATEMENT WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY LAW, AT A MEETING THEREOF, HELD ON THE _____ DAY OF _____,2025, AND THAT SAID CITY COUNCIL DID THEREUPON BY RESOLUTION NO. _____ DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP, AND AUTHORIZED ITS RECORDATION, AND ACCEPTED ON BEHALF OF THE CITY OF LATHROP, FOR PUBLIC USE, THE RELINQUISHMENT OF ACCESS RIGHTS TO LOTS 1, 3, 10, 11, 17, 18, 26, 27, 37, 38, 49, 50, 61, 62 AND 73 ALONG THE LOTS LINES AS INDICATED BY THE SYMBOL ////////, AND THE DEDICATION OF ALL PUBLIC UTILITY EASEMENTS AND WALL EASEMENTS, THE DEDICATION OF GROUND WATER RIGHTS, AS SHOWN ON SAID FINAL MAP.

ALSO, PURSUANT TO SECTION 66434(G) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE CITY OF LATHROP DOES HEREBY ABANDON THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (P.U.E.) FOR PUBLIC PURPOSES DEDICATED PER TRACT 4205 FINAL MAP RECORDED APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 95, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN THE BOUNDARY OF LOTS 1 AND 2 NOT LYING WITHIN THE DEDICATED 10' P.U.E. AS SHOWN ON THIS FINAL MAP.

I FURTHER STATE THAT ALL BONDS AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP, IF APPLICABLE, HAVE BEEN APPROVED BY THE CITY COUNCIL OF LATHROP AND FILED IN MY OFFICE.

_____
TERESA VARGAS
CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA

ACKNOWLEDGEMENT CERTIFICATE (OWNER)

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

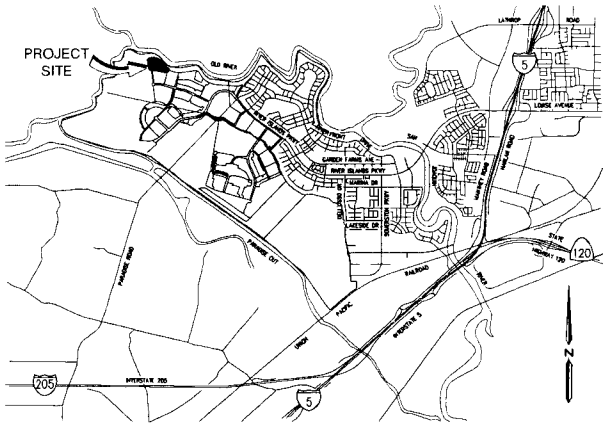
STATE OF CALIFORNIA)
COUNTY OF SAN JOAQUIN)

ON _____,2025 BEFORE ME, _____
A NOTARY PUBLIC, PERSONALLY APPEARED, _____ 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:

SIGNATURE: _____
NAME (PRINT): _____
PRINCIPAL COUNTY OF BUSINESS: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____



VICINITY MAP
NOT TO SCALE

SECRETARY OF THE PLANNING COMMISSION'S STATEMENT

THIS MAP CONFORMS TO VESTING TENTATIVE MAP NO. 6716 RECOMMENDED BY THE PLANNING COMMISSION AND APPROVED BY THE CITY COUNCIL PER RESOLUTION NO. 21-4908.

DATED THIS_____ DAY OF _____, 2025.

_____
RICARDO CAGUIAT, COMMUNITY DEVELOPMENT DIRECTOR
CITY OF LATHROP

CITY ENGINEER'S STATEMENT

I, BRAD R. TAYLOR, HEREBY STATE THAT I AM THE CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA AND THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4224, RIVER ISLANDS-PHASE 2, VILLAGE 6 UNIT 2", CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP NO. 6716, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLIES WITH ALL PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA STATE SUBDIVISION MAP ACT AND APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF VESTING TENTATIVE MAP.

DATED THIS_____ DAY OF _____, 2025.

REGISTERED PROFESSIONAL ENGINEER * BRAD R. TAYLOR * C 92823 * CIVIL * STATE OF CALIFORNIA

_____
BRAD R. TAYLOR, R.C.E. 92823
CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2025, AT _____ _____M.
IN BOOK _____ OF MAPS AND PLATS, AT PAGE _____, AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY.

FEE: $ _____

_____ BY: _____
STEVE BESTOLARIDES ASSISTANT/DEPUTY RECORDER
ASSESSOR-RECORDER-COUNTY CLERK
SAN JOAQUIN COUNTY, CALIFORNIA

TRACT 4224
RIVER ISLANDS - PHASE 2
VILLAGE 6 UNIT 2

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCELS 1 THROUGH 5 OF TRACT 4223 (44 M&P 133), AND THE TWO DESIGNATED REMAINDER PARCELS AS SHOWN ON TRACT 4223 (44 M&P 133) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

SEPTMEBER 2025

Westwood

Phone (209) 571-1765 1165 Scenic Drive, Suite A
Modesto, CA 95350
westwoodps.com

Westwood Professional Services, Inc.

CITY SURVEYOR'S STATEMENT

I, DARRYL A. ALEXANDER, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4224 RIVER ISLANDS – PHASE 2, VILLAGE 6 UNIT 2", CITY OF LATHROP, CALIFORNIA AND THAT THE SUBDIVISION SHOWN HEREON COMPLIES WITH ALL OF THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2025.

_____
DARRYL A. ALEXANDER, P.L.S. 5071
ACTING CITY SURVEYOR

PROFESSIONAL LAND SURVEYOR · DARRYL A. ALEXANDER · No. L 5071 · STATE OF CALIFORNIA

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 CALIFIA, LLC, ON AUGUST 12, 2025. I HEREBY STATE ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE SEPTEMBER 1, 2026, AND THAT THE MONUMENTS ARE, OR THAT THEY WILL BE, SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2025.

_____
WILLIAM M. KOCH, P.L.S. NO 8092

PROFESSIONAL LAND SURVEYOR · WILLIAM M. KOCH · No. 8092 · STATE OF CALIFORNIA

RECITALS

1. RIGHT TO FARM STATEMENT:
   PER CITY OF LATHROP MUNICIPAL CODE OF ORDINANCES, TITLE 15, CHAPTER 15.48.04, THE CITY OF LATHROP PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES. YOU ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATIONS, CULTIVATION, PLOWING, SPRAYING, IRRIGATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM DEPREDATION, AND OTHER ACTIVITIES WHICH MAY GENERATE DUST, SMOKE, NOISE, ODOR, RODENTS AND PESTS. BE AWARE ALSO, THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, DEPENDING ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.
2. A SOILS REPORT ENTITLED "GEOTECHNICAL EXPLORATION, RIVER ISLANDS PHASE 2, LATHROP, CALIFORNIA", REFERENCED AS PROJECT NO. 5044.5.000.008 AND DATED DECEMBER 17, 2018, HAS BEEN PREPARED FOR THIS PROJECT BY ENGEO, INCORPORATED, JOSEF J. TOOTLE, G.E. NO. 2677, AND IS ON FILE WITH THE CITY OF LATHROP.
3. TRACT 4224, RIVER ISLANDS – PHASE 2, VILLAGE 6 UNIT 2 FINAL MAP, CONTAINS 73 RESIDENTIAL LOTS WITH A TOTAL OF 8.653 ACRES, MORE OR LESS,AS SHOWN ON THIS FINAL MAP (PLEASE REFER TO THE AREA TABLE BELOW):

TRACT 4224 AREA SUMMARY	
LOTS 1 THROUGH 73	8.653 AC±

4. BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 1214023944-LR, (VERSION 2) DATED SEPTEMBER 5, 2025, PROVIDED BY OLD REPUBLIC TITLE COMPANY.

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

1. RECLAIMED ISLANDS LAND COMPANY, RESERVATION FOR OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, PER DOCUMENT NUMBER 2001-01046177, S.J.C.R.

EASEMENT ABANDONMENT NOTE

THE FOLLOWING EASEMENT IS BEING ABANDONED BY THIS FINAL MAP. PLEASE REFER TO THE CITY CLERK'S STATEMENT ON SHEET 1.

1. THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (P.U.E.) FOR PUBLIC PURPOSES DEDICATED PER TRACT 4205 FINAL MAP RECORDED APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 95, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN THE 2 DESIGNATED REMAINDER PARCELS AS SHOWN ON TRACT 4223.

LINE AND CURVE TABLES FOR SHEET 3 ONLY

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N85°07'20"E	75.07'
L2	N50°58'46"W	36.03'
L3	N37°55'08"E	35.36'
L4	N82°55'08"E	75.00'
L5	N52°01'37"W	35.32'
L6	N39°01'14"E	34.67'
L7	N85°07'20"E	80.64'
L8	N39°16'13"W	36.45'
L9	N44°14'41"E	38.10'
L10	N55°53'25"E	37.60'
L11	N13°16'22"W	31.33'
L12	N7°04'52"W	155.38'
L13	N51°29'37"E	39.07'
L14	N77°06'56"W	146.54'
L15	N40°28'08"W	30.46'
L16	N78°53'43"E	43.53'
L17	N12°53'04"E	20.43'
L18	N57°53'04"E	35.36'
L19	N77°06'56"W	159.77'
L20	N36°45'08"W	32.38'
L21	N69°23'14"E	23.55'
L22	N9°42'32"E	66.32'
L23	N12°53'04"E	94.00'
L24	N77°06'56"W	74.93'
L25	N32°06'56"W	35.36'
L26	N12°53'04"E	20.43'
L27	N12°53'04"E	80.43'
L28	N7°04'52"W	155.38'
L29	N7°04'52"W	155.38'
L30	N75°46'04"W	33.10'
L31	N30°46'04"W	28.28'
L32	N14°13'56"E	73.00'
L33	N75°46'04"W	45.10'
L34	N14°13'56"E	101.00'
L35	N20°53'12"E	30.20'
L36	N20°53'12"E	30.20'
L37	N75°46'04"W	45.00'
L38	N14°13'56"E	100.00'
L39	N75°46'04"W	45.00'
L40	N14°13'56"E	100.00'
L41	N75°46'04"W	27.00'
L42	N85°07'20"E	128.94'
L43	N85°07'20"E	136.82'
L44	N35°30'25"W	167.92'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	614.50	8°48'37"	94.49'
C2	580.00	14°36'28"	147.87'
C3	520.00	1°40'54"	15.26'
C4	770.00	10°51'43"	145.98'
C5	520.00	14°12'58"	129.02'
C6	614.50	23°16'54"	249.70'
C7	380.00	32°36'30"	216.27'
C8	320.00	7°11'01"	40.12'
C9	770.00	0°52'56"	11.85'
C10	580.00	4°08'28"	41.92'
C11	320.00	25°26'15"	142.07'
C12	614.50	5°03'32"	54.26'
C13	270.00	48°23'29"	228.04'
C14	380.00	10°41'31"	70.91'
C15	330.00	33°29'50"	192.93'
C16	1087.00	8°07'34"	154.16'
C17	644.50	14°15'41"	160.42'
C18	644.50	32°44'29"	368.30'
C19	644.50	12°22'04"	139.12'
C20	350.00	39°29'00"	241.19'
C21	350.00	19°06'13"	116.70'
C22	735.00	4°13'04"	54.11'
C23	550.00	20°25'59"	196.14'
C24	300.00	48°23'29"	253.38'
C25	2150.00	1°00'46"	38.00'

RADIAL BEARINGS	
LINE #	DIRECTION
(R)1	S49°26'03"W
(R)2	S71°38'37"E
(R)3	N86°23'21"W
(R)4	S14°38'44"W
(R)5	S82°51'54"E
(R)6	S3°55'57"W
(R)7	S82°28'24"E
(R)8	S6°58'23"E
(R)9	S37°55'38"W
(R)10	S64°28'22"E
(R)11	N89°53'51"W

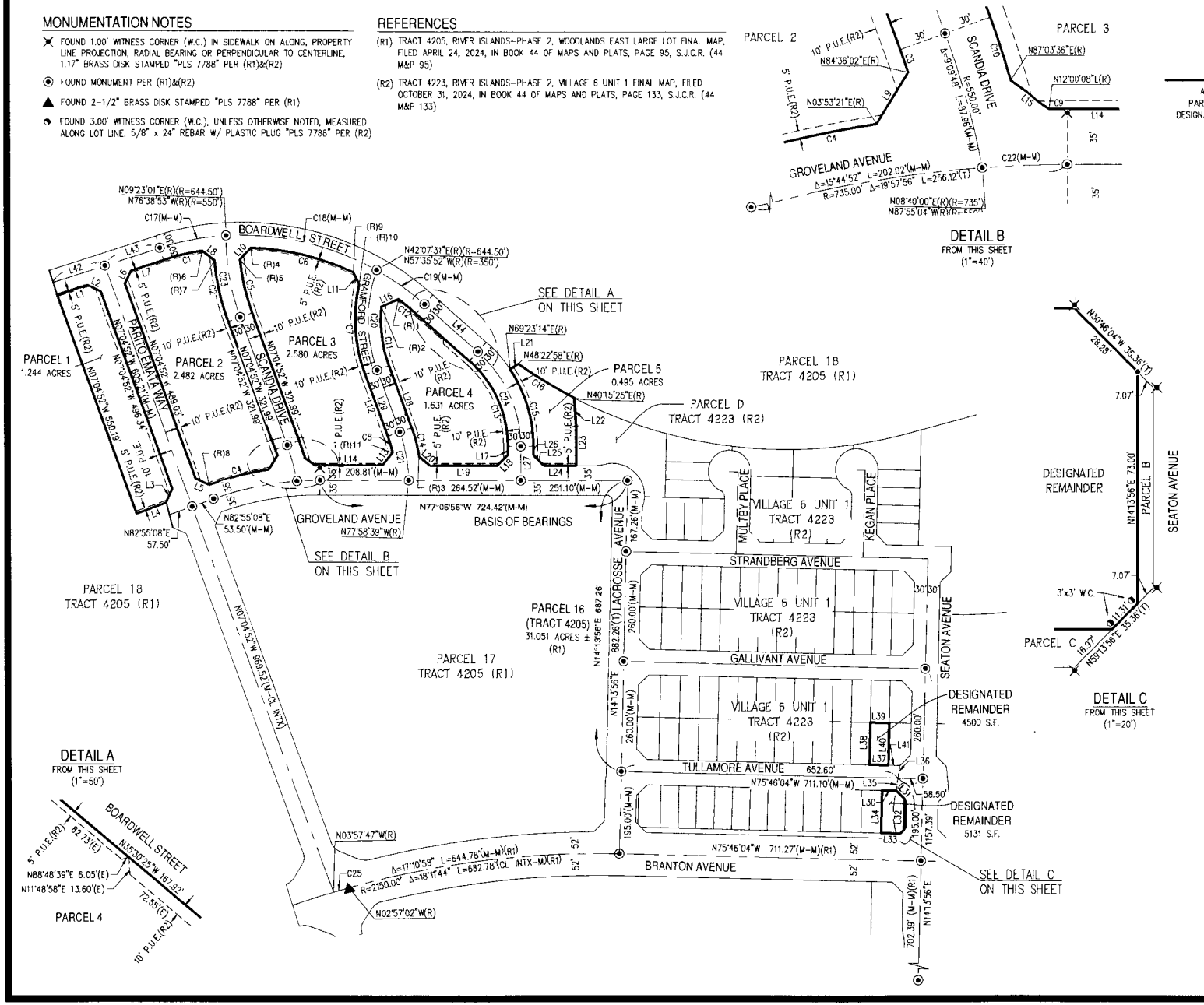
MONUMENTATION NOTES

- FOUND 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ON ALONG, PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788" PER (R1)&(R2)
- FOUND MONUMENT PER (R1)&(R2)
- FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788" PER (R1)
- FOUND 3.00" WITNESS CORNER (W.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE. 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" PER (R2)

REFERENCES

(R1) TRACT 4205, RIVER ISLANDS–PHASE 2, WOODLANDS EAST LARGE LOT FINAL MAP, FILED APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 95, S.J.C.R. (44 M&P 95)

(R2) TRACT 4223, RIVER ISLANDS–PHASE 2, VILLAGE 6 UNIT 1 FINAL MAP, FILED OCTOBER 31, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 133, S.J.C.R. (44 M&P 133)



TRACT 4224
RIVER ISLANDS - PHASE 2
VILLAGE 6 UNIT 2

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCELS 1 THROUGH 5 OF TRACT 4223 (44 M&P 133), AND THE TWO DESIGNATED REMAINDER PARCELS AS SHOWN ON TRACT 4223 (44 M&P 133) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

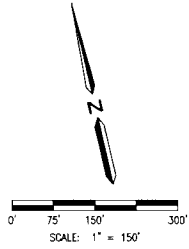
SEPTMEBER 2025

Westwood

Phone (209) 571-1765 1165 Scenic Drive, Suite A Modesto, CA 95350 westwoodps.com

Westwood Professional Services, Inc.

EXISTING BOUNDARY SHEET



NOTES

1. SEE SHEET 2 FOR LINE AND CURVE TABLES.

BASIS OF BEARINGS

THE BEARING OF NORTH 77°06'56" WEST ALONG GROVELAND AVENUE, AS SHOWN PER TRACT 4223, FILED OCTOBER 31, 2024, IN BOOK 44 OF MAPS AND PLATS, AT PAGE 133, RECORDS OF SAN JOAQUIN COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP (ZONE 3, NAD83). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

LEGEND

200.00' (R1)	MEASURED AND RECORD DATA PER REFERENCE SHOWN
(R1)	DENOTES REFERENCE (R1)–SEE REFERENCE LIST
(M–M)	MONUMENT TO MONUMENT
(M–B)	MONUMENT TO BOUNDARY
(M–CL INTX)	MONUMENT TO CENTERLINE INTERSECTION
(M–BC)	MONUMENT TO BEGINNING OF CURVE
(BC–CL INTX)	BEGIN CURVE TO CENTERLINE INTERSECTION
(T)	TOTAL
(B)	BOUNDARY
(E)	EASEMENT DIMINSION
D.N./I.N.	DOCUMENT NUMBER, INSTRUMENT NUMBER
L.C.E.	LAKE CIRCULATION PIPELINE EASEMENT
L.F.E.	LAKE FILL PIPELINE EASEMENT
NAP	NOT A PART
R.F.E.	RIVER FILL PIPELINE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
S.D.E.	STORM DRAIN EASEMENT
W.E.	WALL EASEMENT
L1/C1	LINE, CURVE
———	BOUNDARY
———	LOT LINE OR RIGHT-OF-WAY LINE
– – – –	EASEMENT LINE
———	CENTERLINE

018

TRACT 4224
RIVER ISLANDS - PHASE 2
VILLAGE 6 UNIT 2

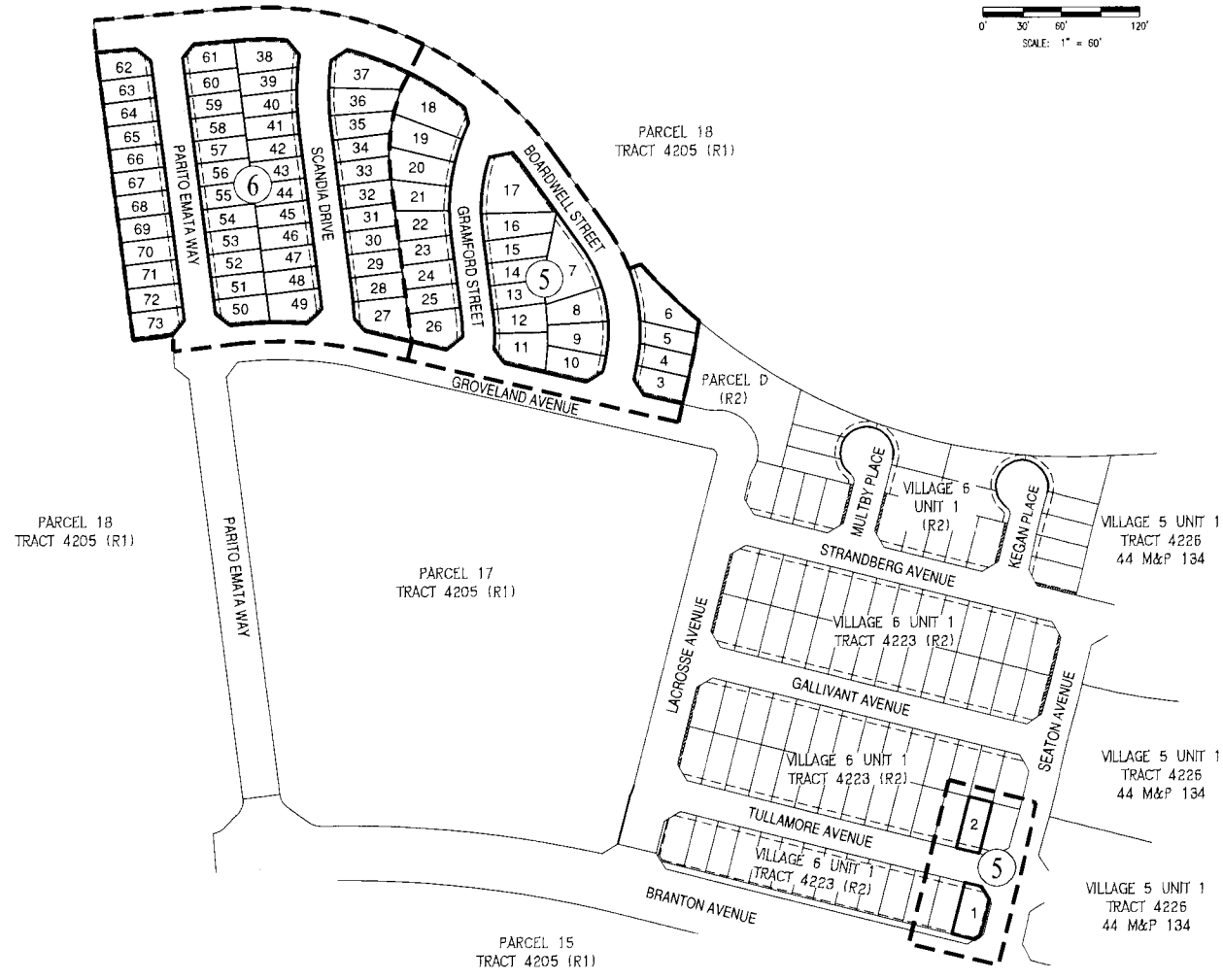
A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCELS 1 THROUGH 5 OF TRACT 4223 (44 M&P 133), AND THE TWO DESIGNATED REMAINDER PARCELS AS SHOWN ON TRACT 4223 (44 M&P 133) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

SEPTMEBER 2025

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SHEET INDEX

NOTES

1. SEE SHEET 3 FOR REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS.
3. SEE SHEET 7 FOR LINE AND CURVE TABLES.

LEGEND

- BOUNDARY
- LOT LINE OR RIGHT-OF-WAY LINE
- EASEMENT LINE
- SHEET LIMIT LINE
- (5) SHEET NUMBER
- RESTRICTED ACCESS

TRACT 4224
RIVER ISLANDS - PHASE 2
VILLAGE 6 UNIT 2

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCELS 1 THROUGH 5 OF TRACT 4223 (44 M&P 133), AND THE TWO DESIGNATED REMAINDER PARCELS AS SHOWN ON TRACT 4223 (44 M&P 133) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

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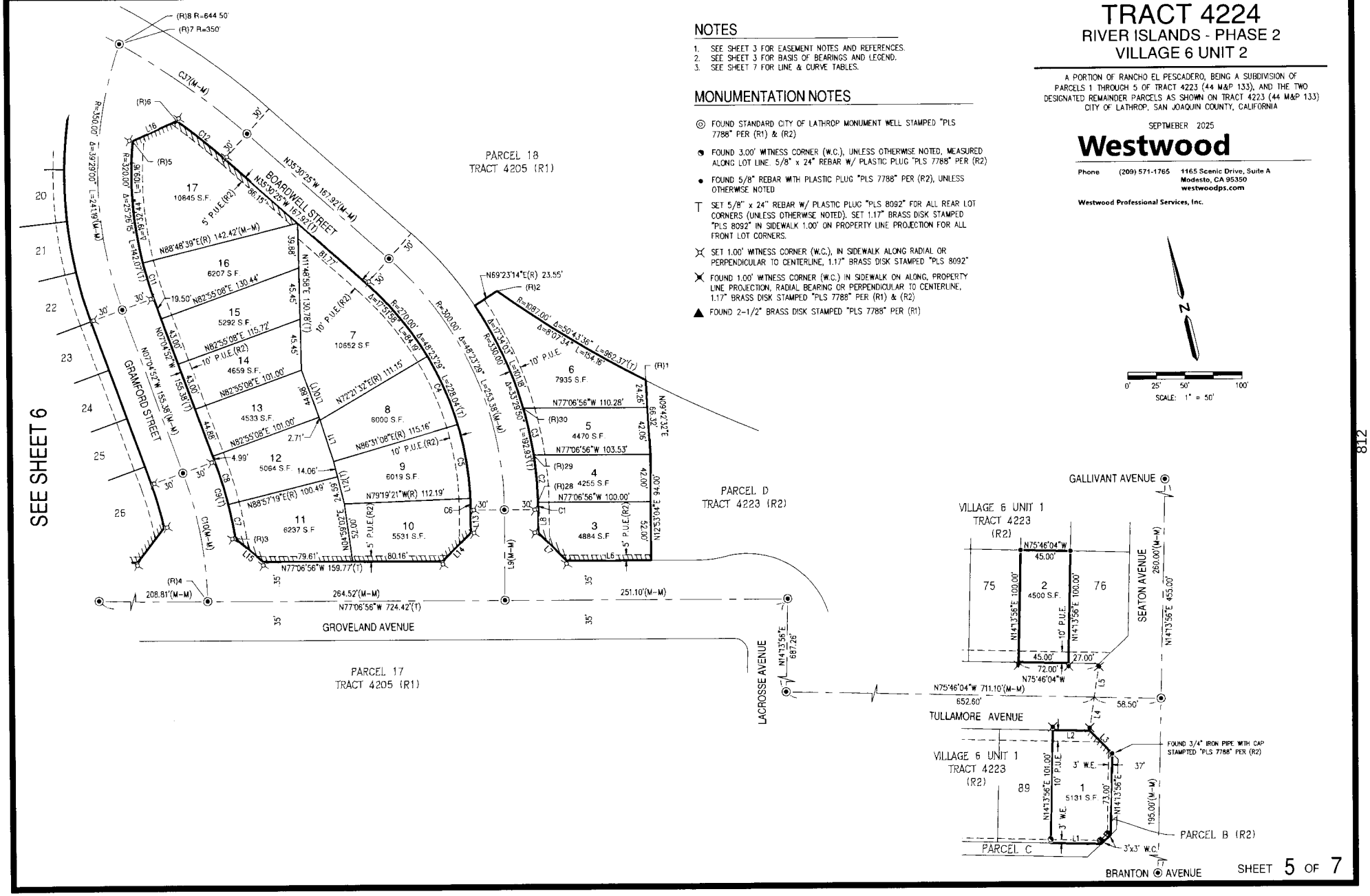
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NOTES

1. SEE SHEET 3 FOR EASEMENT NOTES AND REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 7 FOR LINE & CURVE TABLES.

MONUMENTATION NOTES

- ◎ FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788" PER (R1) & (R2)
- ◔ FOUND 3.00' WITNESS CORNER (W.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE. 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" PER (R2)
- ● FOUND 5/8" REBAR WITH PLASTIC PLUG "PLS 7788" PER (R2), UNLESS OTHERWISE NOTED
- T SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 8092" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 1.17" BRASS DISK STAMPED "PLS 8092" IN SIDEWALK 1.00' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS.
- ⊗ SET 1.00' WITNESS CORNER (W.C.), IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 8092"
- ⊗ FOUND 1.00' WITNESS CORNER (W.C.) IN SIDEWALK ON ALONG, PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788" PER (R1) & (R2)
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788" PER (R1)



TRACT 4224
RIVER ISLANDS - PHASE 2
VILLAGE 6 UNIT 2

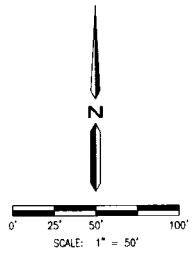
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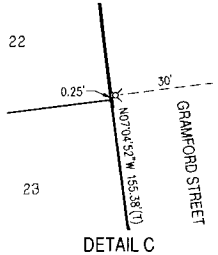


NOTES

1. SEE SHEET 3 FOR EASEMENT NOTES AND REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 7 FOR LINE & CURVE TABLES.

MONUMENTATION NOTES

- ◎ FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788" PER (R1) & (R2)
- ◔ FOUND 3.00' WITNESS CORNER (W.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE. 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" PER (R2)
- • FOUND 5/8" REBAR WITH PLASTIC PLUG "PLS 7788" PER (R2), UNLESS OTHERWISE NOTED
- ⊤ SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 8092" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 1.17" BRASS DISK STAMPED "PLS 8092" IN SIDEWALK 1.00' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS.
- ⊠ SET 1.00' WITNESS CORNER (W.C.), IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 8092"
- ⊠ FOUND 1.00' WITNESS CORNER (W.C.) IN SIDEWALK ON ALONG, PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788" PER (R1) & (R2)
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788" PER (R1)



DETAIL C
FROM THIS SHEET
(1"=5')

SHEET 6 OF 7

813

TRACT 4224
RIVER ISLANDS - PHASE 2
VILLAGE 6 UNIT 2

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCELS 1 THROUGH 5 OF TRACT 4223 (44 M&P 133), AND THE TWO DESIGNATED REMAINDER PARCELS AS SHOWN ON TRACT 4223 (44 M&P 133) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

SEPTMEBER 2025

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LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N75°46'04"W	45.10'
L2	S75°46'04"E	33.10'
L3	S30°46'04"E	28.28'
L4	N20°53'12"E	30.20'
L5	N20°53'12"E	30.20'
L6	N77°06'56"W	74.93'
L7	N32°06'56"W	35.36'
L8	S12°53'04"W	20.43'
L9	S12°53'04"W	80.43'
L10	N7°04'52"W	47.60'
L11	N4°40'52"W	38.67'
L12	N0°46'00"W	38.64'
L13	S12°53'04"W	20.43'
L14	N57°53'04"E	35.36'
L15	S36°45'08"E	32.38'
L16	N78°53'43"E	43.53'
L17	N13°16'22"W	31.33'
L18	N26°18'48"E	35.78'
L19	S10°17'28"W	42.95'
L20	S3°11'39"W	43.70'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	N51°29'37"E	39.07'
L22	S40°28'08"E	30.46'
L23	N55°53'25"E	37.60'
L24	S39°16'13"E	36.45'
L25	N44°14'41"E	38.10'
L26	N52°01'37"W	35.32'
L27	N39°01'14"E	34.67'
L28	S85°07'20"W	75.07'
L29	S50°58'46"E	36.03'
L30	N37°55'08"E	35.36'
L31	S82°55'08"W	75.00'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	330.00'	1°08'27"	6.57'
C2	330.00'	7°19'22"	42.18'
C3	330.00'	7°27'57"	43.00'
C4	270.00'	14°09'35"	66.73'
C5	270.00'	14°09'31"	66.72'
C6	270.00'	2°12'26"	10.40'
C7	380.00'	4°39'20"	30.88'
C8	380.00'	6°02'11"	40.03'
C9	380.00'	10°41'31"	70.91'
C10	350.00'	19°06'13"	116.70'
C11	320.00'	5°53'31"	32.91'
C12	614.50'	5°03'32"	54.26'
C13	380.00'	4°53'07"	32.40'
C14	380.00'	6°56'24"	46.03'
C15	380.00'	6°57'39"	46.17'
C16	380.00'	6°55'09"	45.89'
C17	380.00'	6°54'10"	45.78'
C18	320.00'	7°11'01"	40.12'
C19	770.00'	0°52'56"	11.85'
C20	580.00'	3°13'28"	32.64'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C21	580.00'	0°55'00"	9.28'
C22	580.00'	4°08'28"	41.92'
C23	550.00'	9°09'48"	87.96'
C24	520.00'	2°40'32"	24.28'
C25	520.00'	5°52'57"	53.39'
C26	520.00'	5°39'28"	51.35'
C27	520.00'	14°12'58"	129.02'
C28	580.00'	2°20'40"	23.73'
C29	580.00'	4°12'58"	42.68'
C30	580.00'	4°10'21"	42.24'
C31	580.00'	3°52'29"	39.22'
C32	580.00'	14°36'28"	147.87'
C33	520.00'	1°40'54"	15.26'
C34	770.00'	5°16'06"	70.80'
C35	770.00'	5°35'37"	75.17'
C36	770.00'	10°51'43"	145.98'
C37	644.50'	12°22'04"	139.12'
C38	735.00'	15°44'52"	202.02'
C39	735.00'	4°13'04"	54.11'

RADIAL BEARINGS	
LINE #	DIRECTION
(R)1	N40°15'25"E
(R)2	N48°22'58"E
(R)3	N86°23'21"W
(R)4	N77°58'39"W
(R)5	N71°38'37"W
(R)6	N49°26'03"E
(R)7	N42°07'31"E
(R)8	N57°35'52"W
(R)9	N37°55'38"E
(R)10	N64°28'22"W
(R)11	N89°53'51"W
(R)12	N87°55'04"W
(R)13	N8°40'00"E
(R)14	N12°00'08"E
(R)15	N87°03'36"E
(R)16	N82°51'54"W
(R)17	N14°38'44"E
(R)18	N9°23'01"E
(R)19	N76°38'53"W
(R)20	N3°55'57"E

RADIAL BEARINGS	
LINE #	DIRECTION
(R)21	N82°28'24"W
(R)22	S84°49'04"E
(R)23	S89°02'02"E
(R)24	N86°47'37"E
(R)25	N84°36'02"E
(R)26	N3°53'21"E
(R)27	N6°58'23"W
(R)28	N78°15'23"W
(R)29	N85°34'46"W
(R)30	S86°57'17"W
(R)31	S1°22'45"E

ITEM 4.21

CITY MANAGER'S REPORT
OCTOBER 13, 2025, CITY COUNCIL REGULAR MEETING

ITEM: **APPROVE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 32 LOTS IN TRACT 4232 VILLAGE 26 UNIT 2 WITHIN WEST VILLAGE DISTRICT OF RIVER ISLANDS**

RECOMMENDATION: **Adopt Resolution to Approve Final Map for Tract 4232 Village 26 Unit 2 within the West Village District, Totaling 32 Lots and a Subdivision Improvement Agreement with River Islands Development Area 1, LLC**

SUMMARY:

The proposed Final Map for Tract 4232 Village 26 Unit 2 (Tract 4232), included as Attachment "E", is within the West Village District of Phase 2 for the River Islands Project. Tract 4232 will be the second tract map within the Village 26 area. River Islands Development Area 1, LLC (River Islands) is proposing thirty-two (32) residential lots. A Vicinity Map is included as Attachment "B".

Staff recommend City Council approve the proposed Final Map for Tract 4232, to be recorded pursuant to the terms of the Escrow Instructions, included as Attachment "D", and a Subdivision Improvement Agreement (SIA), included as Attachment "C", with River Islands Development Area 1, LLC, by Resolution, included as Attachment "A".

BACKGROUND:

On June 14, 2021, the City Council adopted resolutions and ordinances approving the River Islands modified Phase 2 Project and Vesting Tentative Subdivision Map (VTM) 6716. On August 12, 2024, City Council approved a Large Lot Map (LLM) Tract 4235 to create 8 undevelopable parcels. On December 7, 2023, Planning Commission approved the West Village Non-Age Restricted Neighborhood Development Plan and Architectural Design Guidelines and Development Standards. On October 14, 2024, City Council approved FM Tract 4231, CFD 2023-1 Annexation, and a SIA with River Islands.

The land for the proposed Final Map for Tract 4232 is within the geographic boundaries of VTM 6716, LLFM 4149, FM 4231, and the West Village Non-Age Restricted Neighborhood.

As required by the Lathrop Municipal Code Chapter 16.16, all final maps must include a SIA to guarantee specific offsite and onsite improvements.

Construction of the public improvements associated with Tract 4232 are substantially complete. Performance and labor & materials securities have been provided with the SIA for Tract 4231 that guarantees the unfinished improvements for Village 26 as detailed in Table 1.

Table 1 – Bond Values

Unfinished Improvement Total:	$352,383
Performance Security (110% of Unfinished Improvements) Bond No. 0844468	$387,621
Labor & Materials Security (50% of Performance Security) Bond No. 0844468	$193,811

Potential acceptance of the public improvements will be processed by staff at a later date. Prior to acceptance, River Islands will be required to provide a one (1) year warranty bond.

Village 26 was annexed into the City of Lathrop CFD No. 2023-1 for maintenance purposes in 2024 as well as CFDs administered by Island Reclamation District (RD) 2062 and River Islands Public Financing Authority (RIPFA).

As a precondition to record the Final Map, River Islands must satisfy the Escrow Instructions by depositing necessary sums to guarantee the payment of all fees and providing required documents.

REASON FOR RECOMMENDATION:

River Islands has fulfilled all of the requirements of the City's subdivision ordinance as listed below:

Documents	**Status**
1. Final Map ready for signature	Completed
2. Subdivision Improvement Agreement	Completed
3. Performance Security – Uncompleted Landscaping and Miscellaneous Improvements	Provided with 4231
4. Labor and Materials Security – Uncompleted Landscaping and Miscellaneous Improvements	Provided with 4231
5. Street Improvement, Landscape, Light & Joint Trench	Completed
6. Geotechnical Report	Completed
7. Agreement for Backbone Improvements and Parks (Agreement for Dedication, Inspection and Guarantee of Streets and Public Improvements)	Completed

8. Approval of 3rd Amendment to Development Agreement that guarantees creation of CFD for City Maintenance and Shortfalls, and Guarantee of Developer CFDs for Developer/other public agency Maintenance	Completed
9. Allocation of Water and Sewer capacity	Completed
10. Recommendation for approval from Stewart Tract Design Review Committee	Completed
11. Submitted Certificate of Insurance, Tax Letter	Completed
12. Submitted Preliminary Guarantee of Title	Completed
13. Escrow Instructions	Completed
14. Village 26 – City of Lathrop Community Facilities District No. 2023-1 Annexation	Annexed in 2024
Fees	**Status**
1. Final Map plan check fee	Paid
2. Improvement Plans - Plan check and inspection fees	Paid
3. Sierra Club Settlement fee	To be paid in escrow

FISCAL IMPACT:

There is no fiscal impact to the City as all costs are covered by development fees and any shortfalls in the City's maintenance and operating costs are covered by the CFDs.

ATTACHMENTS:

A. Resolution to Approve Final Map for Tract 4232 Village 26 Unit 2 within the West Village District, Totaling 32 Lots and a Subdivision Improvement Agreement with River Islands Development Area 1, LLC

B. Vicinity Map – Tract 4232 Village 26 Unit 2

C. Subdivision Improvement Agreement between the City of Lathrop and River Islands Development Area 1, LLC, a Delaware limited liability company, for Tract 4232 Village 26 Unit 2

D. Escrow Instructions for Final Map Tract 4232 Village 26 Unit 2

E. Final Map – Tract 4232 Village 26 Unit 2

APPROVALS

Veronica Albarran
Assistant Engineer — 09/29/2025 Date

Brad Taylor
City Engineer — 9/29/2025 Date

Thomas Hedegard
Deputy City Manager — 9/30/2025 Date

Michael King
Assistant City Manager — 9.29.2025 Date

Salvador Navarrete
City Attorney — 9.30.2025 Date

Stephen Salvatore
City Manager — 10.7.25 Date

RESOLUTION NO. 25-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO APPROVE FINAL MAP FOR TRACT 4232 VILLAGE 26 UNIT 2 WITHIN THE WEST VILLAGE DISTRICT, TOTALING 32 LOTS AND A SUBDIVISION IMPROVEMENT AGREEMENT WITH RIVER ISLANDS DEVELOPMENT AREA 1, LLC

WHEREAS, on June 14, 2021, City Council adopted resolutions and ordinances approving the River Islands modified Phase 2 Project and Vesting Tentative Subdivision Map (VTM) 6716; and

WHEREAS, on August 12, 2024, City Council approved a Large Lot Final Map (LLFM) Tract 4235 to create 8 undevelopable parcels; and

WHEREAS, on December 7, 2023, Planning Commission approved the West Village Non-Age Restricted Neighborhood Development Plan and Architectural Design Guidelines and Development Standards; and

WHEREAS, on October 14, 2024, City Council approved Final Map (FM) Tract 4231, City of Lathrop Community Facilities District (CFD) 2023-1 Annexation, and a Subdivision Improvement Agreement (SIA) with River Islands Development Area 1, LLC (River Islands); and

WHEREAS, the land for the proposed Final Map for Tract 4232 Village 26 Unit 2 (Tract 4232) is within the geographic boundaries of VTM 6716, LLFM Tract 4205, FM Tract 4231, and the West Village Non-Age Restricted Neighborhood; and

WHEREAS, as required by the Lathrop Municipal Code Chapter 16.16, all final maps must include a SIA to guarantee specific offsite and onsite improvements; and

WHEREAS, River Islands provided performance and labor & material securities with the SIA for Tract 4231 that guarantees the unfinished improvements for Village 26 in the amount as follows:

Unfinished Improvement Total:	$352,383
Performance Security (110% of Unfinished Improvements) Bond No. 0844468	$387,621
Labor & Materials Security (50% of Performance Security) Bond No. 0844468	$193,811

; and

WHEREAS, potential acceptance of the public improvements will be processed by staff at a later date and when the unfinished improvements are completed. Prior to acceptance, River Islands will be required to provide a one (1) year warranty bond; and

WHEREAS, Village 26 was annexed into CFD 2023-1 for maintenance purposes with the approval of FM Tract 4231 in 2024; and

WHEREAS, River Islands Development Area 1, LLC must satisfy the Escrow Instructions, included as Attachment "D" to the City Manager's Report, by depositing necessary sums to guarantee the payment of all fees and providing required documents.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Lathrop that approves and accepts the following actions:

1. The Final Map for Tract 4232 and is hereby approved as submitted and recordation with the San Joaquin County Assessor/Recorder/County Clerk Office is authorized in substantially the form attached to the October 13, 2025 staff report once the terms and conditions of the Escrow Instructions, included as Attachment "D" to the City Manager's Report, are met.

2. The City Manager, or their designee, is authorized to execute a Subdivision Improvement Agreement with River Islands Development Area 1, LLC in substantially the form as attached to the October 13, 2025 staff report.

PASSED AND ADOPTED by the City Council of the City of Lathrop this 13th day of October 2025 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

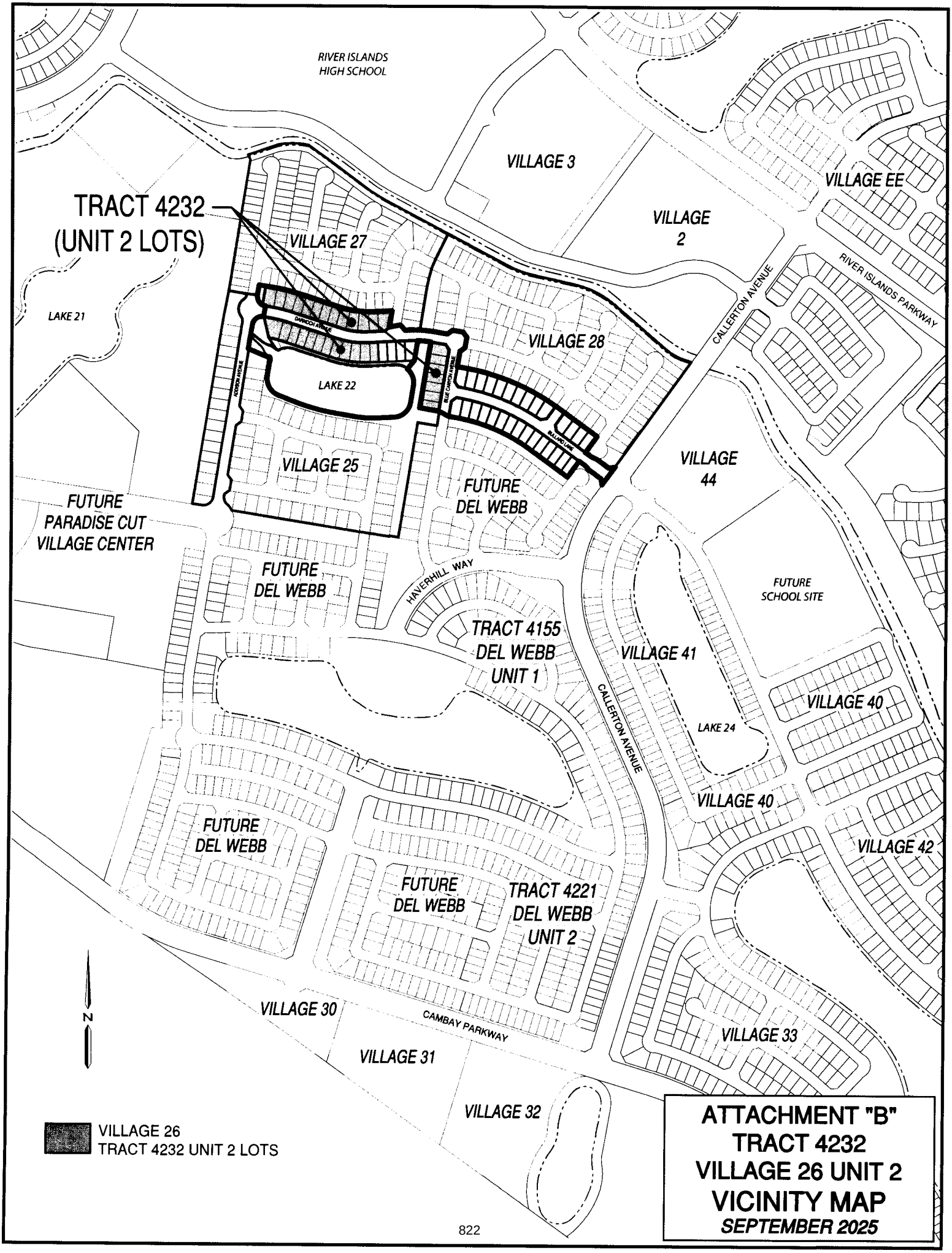
Paul Akinjo, Mayor

ATTEST:

Teresa Vargas
City Clerk

APPROVED AS TO FORM:

Salvador Navarrete
City Attorney



ATTACHMENT "B"
TRACT 4232
VILLAGE 26 UNIT 2
VICINITY MAP
SEPTEMBER 2025

ATTACHMENT
"C"

SUBDIVISION IMPROVEMENT AGREEMENT

BY AND BETWEEN THE CITY OF LATHROP AND

RIVER ISLANDS DEVELOPMENT AREA 1, LLC,

DELAWARE LIMITED LIABILITY COMPANY

FOR TRACT 4232 VILLAGE 26 UNIT 2 32 RESIDENTIAL LOTS

RECITALS

A. This Agreement is made and entered into this **13th day of October 2025**, by and between the **CITY OF LATHROP**, a municipal corporation of the State of California (hereinafter "CITY") and **River Islands Development Area 1, LLC**, a Delaware limited liability company, (hereinafter "SUBDIVIDER").

B. Pursuant to Division 2 of Title 7 of the Government Code of the State of California and the CITY's Subdivision Regulations (City of Lathrop, Code of Ordinances, Chapter 16), SUBDIVIDER is required to make dedications and improve Tract 4232 Village 26 Unit 2 (Tract 4232). However, SUBDIVIDER has completed a significant portion of the public infrastructure improvements associated with Tract 4232 located within the West Village District of River Islands Phase 2, which also includes major streets necessary to access the site. Performance and Labor & Material securities have been provided with the Subdivision Improvement Agreement for Tract 4231 Village 26 Unit 1 (Tract 4231 SIA) that guarantees the unfinished improvements for Village 26, which includes Tract 4232, and therefore no additional security is needed for Tract 4232.

C. SUBDIVIDER has completed a portion of the joint trench improvements for Tract 4232 and as noted in Recital B, security shall be required for the unfinished portion of these improvements, along with other required infrastructure associated with Tract 4232. Improvement plans, and street light plans have already been approved by the City. The street, sidewalk, underground utility, storm drainage, streetlight and joint trench improvements (hereinafter "Improvements") are substantially completed and minor improvements not yet constructed as part of the required infrastructure for Tract 4232 are required security as outlined in this Agreement.

NOW THEREFORE in consideration of CITY'S pending approval and acceptance of the Improvements upon their satisfactory completion, and in consideration of SUBDIVIDER'S construction of Improvements in strict accordance with the terms of this Agreement, all applicable laws, statutes, ordinances, rules and regulations currently in force and effect in CITY, the terms and conditions of which are incorporated herein by this reference, the parties hereto mutually covenant and agree as follows:

1. SUBDIVIDER shall complete construction of, or cause construction to be completed at its sole cost and expense, the Improvements for all of the lots within the West Village – Village 26 neighborhood, to the limits identified in Exhibit "A", including the public landscaping, streetlight and joint trench improvements. A Vicinity Map is included as Exhibit "B".

All improvements shall be constructed to the satisfaction and approval of the City Engineer, in a good and workmanlike manner in accordance with the above referenced improvement plans and specifications, the improvement standards and specifications of the CITY'S Department of Public Works, the applicable Ordinances of the City of Lathrop and the California Subdivision Map Act.

2. SUBDIVIDER shall complete the Improvements, including all deferred and unfinished improvements as defined in this agreement, prior to issuance of certificate of occupancy of the last home constructed in Tract 4232, or October 13, 2026, whichever comes first.

3. CITY, or its agent(s), shall, at any time during the progress of the Improvements, have free access thereto, and shall be allowed to examine the same and all material to be used therein. If the Improvements or any part thereof are not completed in strict compliance with the standards set forth in Paragraph 1 above, CITY may refuse to accept and may reject the defective Improvements and/or materials therein.

4. SUBDIVIDER shall secure the services of skilled personnel necessary to construct the Improvements. CITY is not skilled in these matters and relies upon the skill of the SUBDIVIDER to ensure that the construction of the Improvements is in the most skillful and durable manner.

5. CITY'S acceptance of the Improvements does not operate as a release of SUBDIVIDER from any guarantee hereunder.

6. SUBDIVIDER guarantees and warrants that the Improvements shall be constructed in compliance with the standards set forth in Paragraph 1 above, free from any defects in work or labor done, and from any defects in materials furnished. Further, SUBDIVIDER shall repair and maintain the Improvements in good condition and in accordance with CITY specifications for one (1) year after CITY'S acceptance of the Improvements. As required by this Agreement, prior to acceptance of the Improvements, SUBDIVIDER shall deposit with the City Engineer a Warranty Bond equal to 10% of the estimated cost of the Improvements for the Village 26 entire area to insure SUBDIVIDER'S repair and warranty of the Improvements in accordance with the terms of this Agreement. The Warranty Bond shall be released at the end of the one-year guarantee period, provided there are no claims against it are then outstanding.

7. If SUBDIVIDER, in whole or in part, abandons the Improvements, or unnecessarily or unreasonably delays construction of the Improvements, or fails to complete construction of the Improvements within the time specified in this Agreement, or fails to repair, replace or reconstruct any defects, as set forth in Paragraph 6 above, CITY may, but is not required to, proceed to complete and/or repair, replace, or reconstruct the Improvements, either by itself or by contract for such service, and CITY may cause to be forfeited such portion of any security deposited therein as is necessary to cover the costs of completion, repair, replacement, or reconstruction incurred by CITY.

Once action is taken by CITY to complete, repair, replace and/or reconstruct the Improvements, SUBDIVIDER shall be responsible for all costs incurred by CITY, even if SUBDIVIDER subsequently completes the work.

The CITY shall have recourse against SUBDIVIDER for any and all amounts necessary to complete the obligations of SUBDIVIDER in the event the security (including but not limited to any Letter of Guarantee, Certificate of Deposit, cash, bond for performance, labor and materials and repair and maintenance, letter of credit or cash deposit) therefore is insufficient to pay such amounts. All administrative costs, including reasonable attorney's fees pursuant to Government Code Section 66499.4, incurred by the CITY, in addition to the costs of the improvements shall be a proper charge against the security and SUBDIVIDER. In the event it becomes necessary for CITY to bring an action to compel performance of this Agreement or to recover costs of completing such improvements, SUBDIVIDER shall pay reasonable attorney's fees, costs of suit and all other expenses of litigation incurred by CITY in connection therewith.

8. Because the Improvements are substantially complete, the SUBDIVIDER is required to only post additional Performance or Labor & Materials bonds to guarantee the improvements associated with Tract 4232. Performance and Labor & Material securities have been provided with the SIA for Tract 4231 that guarantees the unfinished improvements for Village 26, which includes Tract 4232. SUBDIVIDER shall also comply with CITY'S insurance requirements set forth on Exhibit "C" attached hereto and incorporated herein.

9. Any alteration(s) made to the plans and specifications, which are a part of this Agreement, or any provision of this Agreement shall not operate to release any surety or sureties from liability on any bond or bonds attached hereto and made a part thereof. The above referenced sureties hereby consent to such alterations and waive the provisions of California Civil Code Section 2819.

10. Neither the CITY nor any of its officers, employees or agents shall be liable to SUBDIVIDER, and/or SUBDIVIDER'S agents, contractors or subcontractors for any error or omission arising out of or in connection with any work to be performed under this Agreement.

11. Neither the CITY nor any of its officers, employees, or agents, shall be liable to the SUBDIVIDER or to any person, entity, or organization, for any injury or damage that may result to any person or property by or from any cause in, on, or about the subdivision of all or any part of the land covered by this Agreement.

12. SUBDIVIDER hereby agrees to, and shall hold CITY, its elective and appointive boards, commissions, officers, agents and employees (collectively, "Indemnitees"), harmless from any liability for damage or claims which may arise from SUBDIVIDER and/or SUBDIVIDER'S contractors, subcontractors, agents, or employees' operations under this Agreement, whether such operations be by SUBDIVIDER or by any SUBDIVIDER contractors, subcontractors, or by any one or more persons directly or indirectly employed by, or acting as agent for, SUBDIVIDER or any of SUBDIVIDER'S contractors or subcontractors. SUBDIVIDER shall, at its own cost and expense, defend any and all actions, suits, or legal proceedings or any type that may be brought or instituted against CITY and indemnities on any claim or demand, of any nature whatsoever, and pay or satisfy any judgment that may be rendered against CITY and the Indemnitees in any such

action, suit or legal proceedings, resulting from or alleged to have resulted from SUBDIVIDER'S performance or non-performance of his duties and obligations under this Agreement, or from the negligent act or omission of himself, his agents, contractors, representatives, servants or employees. The promises and Agreement to indemnify and hold harmless set forth in this section is not conditioned or dependent on whether or not any indemnity has prepared, supplied or approved any plan or specification in connection with this work or subdivision, whether or not any such indemnity has insurance or indemnification covering any of these matters. CITY does not and shall not; waive any rights against SUBDIVIDER which it may have by reason of the aforesaid hold harmless agreement, because of the acceptance by CITY of any deposit with CITY by SUBDIVIDER. The aforesaid hold harmless agreement by SUBDIVIDER shall apply to all damages and claims for damages of every kind suffered, or alleged to have been suffered, by reason of any of the aforesaid operations referred to in this paragraph, regardless of whether or not CITY has prepared, supplied or approved of, plans and/or specifications for the subdivision.

13. Neither SUBDIVIDER nor any of SUBDIVIDER'S agents, contractors or subcontractors are, or shall be, considered to be agents of CITY in connection with the performance of SUBDIVIDER'S obligations under this Agreement.

14. Prior to acceptance of the Improvements by the City Council, the SUBDIVIDER shall be solely responsible for maintaining the quality of the Improvements and maintaining safety at the project site. The SUBDIVIDER'S obligation to provide the Improvements shall not be satisfied until after the City Engineer has made a written determination that all obligations of the Agreement have been satisfied and all outstanding fees and charges have been paid, and the City Council has accepted the Improvements as complete. The CITY and SUBDIVIDER have formed Community Facilities Districts to finance maintenance and improvements. The CITY expects to preserve the ability to use future special taxes of the CFD for payment of the cost of acquisition of the Improvements, which may require that acceptance of improvements by CITY be subject to the provisions of an acquisition agreement to be entered into by the CITY and SUBDIVIDER providing that CITY expects to be paid or reimbursed acquisition costs through future CFD special taxes. SUBDIVIDER shall cooperate to facilitate such method of acquisition.

15. SUBDIVIDER shall pay service fees for the utility services from the time the Improvements are accepted by the CITY to the end of the fiscal year, or up to a one (1) year period, whichever is needed to ensure an opportunity for the Improvements to be included in the next fiscal year annual assessment.

16. SUBDIVIDER shall be responsible to sweep streets within the subdivision every two weeks as directed by the City Engineer, on all streets where lots are occupied and all streets providing access to occupied lots until the Improvements are accepted by the CITY.

17. SUBDIVIDER shall not assign this Agreement without the prior written consent of CITY. If such consent is given, the terms of this Agreement shall apply to and bind the heirs, successors, executors, administrators and assignees of SUBDIVIDER, and any heirs, successors, executors, administrators and assignees of the SUBDIVIDER and shall be jointly and severally liable hereunder.

18. The SUBDIVIDER shall, at the SUBDIVIDER'S expense, obtain and maintain all necessary permits and licenses for construction of the Improvements. Prior to the commencement of Improvement construction, the SUBDIVIDER shall obtain a City of Lathrop Business License. The SUBDIVIDER shall comply with all local, state and federal laws, whether or not said laws are expressly stated in this Agreement.

19. This Agreement and any amendments hereto comprise the entire understanding and agreement between the parties regarding the improvements to be constructed and dedications for Tract 4232.

20. The following miscellaneous provisions are applicable to this Agreement:

a. Controlling Law. The parties agree that this Agreement shall be governed and construed by and in accordance with the laws of the State of California.

b. Definitions. The definitions and terms are as defined in this Agreement.

c. Force Majeure. Neither party shall be deemed to be in default on account of any delay or failure to perform its obligations under this Agreement, which directly results from an Act of God or an act of a superior governmental authority.

d. Headings. The paragraph headings are not a part of this Agreement and shall have no effect upon the construction or interpretation of any part of this Agreement.

e. Incorporation of Documents. All documents referred to herein and all documents which may, from time to time, be referred to in any duly executed amendment hereto are by such reference incorporated herein and shall be deemed to be part of this Agreement.

f. Modification of Agreement. This Agreement shall not be modified or be binding upon the parties unless such modification is agreed to in writing and signed by the parties.

g. Severability. If a court of competent jurisdiction finds or rules that any provision of this Agreement is void or unenforceable, the provisions of this Agreement not so affected shall remain in full force and effect.

h. Successors and Assigns. Except as otherwise expressly provided herein, the provisions of this Agreement shall inure to the benefit of, and shall apply to and bind, the successors and assigns of the parties.

i. Time of the Essence. Time is of the essence of this Agreement and each of its provisions. In the calculation of time hereunder, the time in which an act is to be performed shall be computed by excluding the first Day and including the last. If the time in which an act is to be performed falls on a Saturday, Sunday or any Day observed as a legal holiday by CITY, the time for performance shall be extended to the following Business Day.

j. Venue. In the event either party brings that suit hereunder, the parties agree that trial of

such action shall be vested exclusively in the state courts of California in the County of San Joaquin.

ATTACHMENTS:

EXHIBIT A FINAL MAP - TRACT 4232 VILLAGE 26 UNIT 2
EXHIBIT B TRACT 4232 VILLAGE 26 UNIT 2 AREA
EXHIBIT C CITY INSURANCE REQUIREMENTS

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on this 13th day of October 2025, at Lathrop, California.

ATTEST: TERESA VARGAS
City Clerk of and for the City
of Lathrop, State of California

BY: _____
Teresa Vargas Date
City Clerk

CITY OF LATHROP, a
municipal corporation of the
State of California

BY: _____
Stephen J. Salvatore Date
City Manager

APPROVED AS TO FORM BY THE CITY OF LATHROP CITY ATTORNEY

BY: _____ 9.30.2025
Salvador Navarrete Date
City Attorney

SUBDIVIDER

River Islands Development Area 1, LLC,
a Delaware limited liability company

BY: _____
Susan Dell'Osso
President

EXHIBIT "A"

FINAL MAP - TRACT 4232 VILLAGE 26 UNIT 2

TRACT 4232
RIVER ISLANDS - PHASE 2
VILLAGE 26 UNIT 2

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCELS 1, 2 AND 3 OF TRACT 4231 (44 M&P 136), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

AUGUST 2025

Westwood

Phone (209) 571-1765 1165 Scenic Drive, Suite A
Modesto, CA 95350
westwoodps.com

Westwood Professional Services, Inc.

OWNER'S STATEMENT

THE UNDERSIGNED, DOES HEREBY STATE THAT THEY ARE THE OWNERS OR HAVE SOME RECORD TITLE INTEREST IN THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINE OF THE HEREIN EMBODIED FINAL MAP ENTITLED, "TRACT 4232, RIVER ISLANDS – PHASE 2, VILLAGE 26 UNIT 2", CITY OF LATHROP, CALIFORNIA, CONSISTING OF FIVE (5) SHEETS, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

THE UNDERSIGNED DOES HEREBY RELINQUISH TO THE CITY OF LATHROP ALL ABUTTERS RIGHT OF ACCESS TO LOTS 7 AND 32 ALONG THE LOT LINES AS INDICATED BY THE SYMBOL ⁄⁄⁄⁄⁄⁄⁄, AS SHOWN ON THIS FINAL MAP.

TO ENSURE MUNICIPAL WATER SERVICES TO ALL LOTS SHOWN UPON THIS FINAL MAP, ALL GROUND WATER RIGHTS THAT THE UNDERSIGNED MAY HAVE WITHIN THE DISTINCTIVE BORDER UPON THIS MAP, HEREBY ARE DEDICATED TO THE CITY OF LATHROP.

OWNER INTENDS TO SUBDIVIDE THE LAND SUBJECT TO THIS MAP WITH ANY AND ALL RIPARIAN RIGHTS OR OTHER WATER INTERESTS TO WHICH THE SUBJECT LAND IS ENTITLED THEREIN APPURTENANT OR RELATING TO THE LANDS, WHETHER SUCH WATER RIGHTS SHALL BE RIPARIAN, OVERLYING, LITTORAL, PERCOLATING, PRESCRIPTIVE, ADJUDICATED, STATUTORY OR CONTRACTUAL. OWNER DOES NOT INTEND BY THE RECORDATION OF THIS MAP TO SEVER THE RIPARIAN RIGHTS OF THE SUBJECT LANDS WITHIN THE BOUNDARIES OF THIS MAP OR THE SURROUNDING PROPERTIES.

OWNER: RIVER ISLANDS DEVELOPMENT AREA 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ _____
NAME: SUSAN DELL'OSSO DATE
ITS: PRESIDENT

TRUSTEE'S STATEMENT

OLD REPUBLIC TITLE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED SEPTEMBER 19, 2024, AS DOCUMENT NUMBER 2024-079836, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

DATED THIS _____ DAY OF _____, 2025.
BY: _____
NAME: _____
ITS: _____

ACKNOWLEDGEMENT CERTIFICATE (OWNER)

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 JOAQUIN }

ON _____, 2025 BEFORE ME, _____
A NOTARY PUBLIC, PERSONALLY APPEARED, _____ 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(DIES), 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:

SIGNATURE: _____
NAME (PRINT): _____
PRINCIPAL COUNTY OF BUSINESS: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

EXEMPT FROM FEE PER GOVERNMENT CODE 27388.1; DOCUMENT RECORDED IN CONNECTION WITH A CONCURRENT TRANSFER SUBJECT TO THE IMPOSITION OF DOCUMENTARY TRANSFER TAX

CITY CLERK'S STATEMENT

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT 4232, RIVER ISLANDS–PHASE 2, VILLAGE 26 UNIT 2", CITY OF LATHROP, CALIFORNIA, CONSISTING OF FIVE (5) SHEETS, THIS STATEMENT WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY LAW, AT A MEETING THEREOF, HELD ON THE _____ DAY OF _____, 2025, AND THAT SAID CITY COUNCIL DID THEREUPON BY RESOLUTION NO. _____ DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP, AND AUTHORIZED ITS RECORDATION, AND ACCEPTED ON BEHALF OF THE CITY OF LATHROP, FOR PUBLIC USE, THE RELINQUISHMENT OF ACCESS RIGHTS TO LOTS 7 AND 32 ALONG THE LOT LINES AS INDICATED BY THE SYMBOL ⁄⁄⁄⁄⁄⁄⁄ AS SHOWN ON SAID FINAL MAP AND THE DEDICATION OF GROUND WATER RIGHTS.

I FURTHER STATE THAT ALL BONDS AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP, IF APPLICABLE, HAVE BEEN APPROVED BY THE CITY COUNCIL OF LATHROP AND FILED IN MY OFFICE.

_____
TERESA VARGAS
CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA

ACKNOWLEDGEMENT CERTIFICATE (TRUSTEE)

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

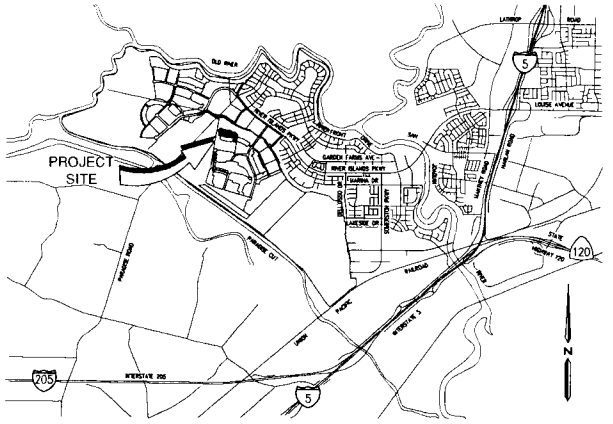
STATE OF CALIFORNIA
COUNTY OF SAN JOAQUIN }

ON _____, 2025 BEFORE ME, _____
A NOTARY PUBLIC, PERSONALLY APPEARED, _____ 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(DIES), 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:

SIGNATURE: _____
NAME (PRINT): _____
PRINCIPAL COUNTY OF BUSINESS: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____



VICINITY MAP
NOT TO SCALE

SECRETARY OF THE PLANNING COMMISSION'S STATEMENT

THIS MAP CONFORMS TO VESTING TENTATIVE MAP NO. 6716 RECOMMENDED BY THE PLANNING COMMISSION AND APPROVED BY THE CITY COUNCIL PER RESOLUTION NO. 21-4908.

DATED THIS_____ DAY OF _____, 2025.

_____
RICARDO CAGUIAT, COMMUNITY DEVELOPMENT DIRECTOR
CITY OF LATHROP

CITY ENGINEER'S STATEMENT

I, BRAD R. TAYLOR, HEREBY STATE THAT I AM THE CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA AND THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4232, RIVER ISLANDS–PHASE 2, VILLAGE 26 UNIT 2", CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP NO. 6716, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLIES WITH ALL PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA STATE SUBDIVISION MAP ACT AND APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF VESTING TENTATIVE MAP.

DATED THIS_____ DAY OF _____, 2025.

REGISTERED PROFESSIONAL ENGINEER
BRAD R. TAYLOR
C 92823
CIVIL
STATE OF CALIFORNIA

_____
BRAD R. TAYLOR, R.C.E. 92823
CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2025, AT _____ _.M.
IN BOOK _____ OF MAPS AND PLATS, AT PAGE _____, AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY.

FEE: $ _____

_____ BY: _____
STEVE BESTOLARIDES ASSISTANT/DEPUTY RECORDER
ASSESSOR–RECORDER–COUNTY CLERK
SAN JOAQUIN COUNTY, CALIFORNIA

832

TRACT 4232
RIVER ISLANDS - PHASE 2
VILLAGE 26 UNIT 2

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCELS 1, 2 AND 3 OF TRACT 4231 (44 M&P 136), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

AUGUST 2025

Westwood

Phone (209) 571-1765 1165 Scenic Drive, Suite A Modesto, CA 95350 westwoodps.com

Westwood Professional Services, Inc.

CITY SURVEYOR'S STATEMENT

I, DARRYL A. ALEXANDER, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4232, RIVER ISLANDS – PHASE 2, VILLAGE 26 UNIT 2", CITY OF LATHROP, CALIFORNIA AND THAT THE SUBDIVISION SHOWN HEREON COMPLIES WITH ALL THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2025.

PROFESSIONAL LAND SURVEYOR DARRYL A. ALEXANDER No. L 5071 STATE OF CALIFORNIA

DARRYL A. ALEXANDER, P.L.S. 5071
ACTING CITY SURVEYOR

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 RIVER ISLANDS DEVELOPMENT AREA 1, LLC, ON JULY 15, 2025. I HEREBY STATE ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE SEPTEMBER 1, 2026, AND THAT THE MONUMENTS ARE, OR THAT THEY WILL BE, SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2025.

PROFESSIONAL LAND SURVEYOR WILLIAM M. KOCH No. 8092 STATE OF CALIFORNIA

WILLIAM M. KOCH, P.L.S. NO 8092

RECITALS

1. RIGHT TO FARM STATEMENT:
   PER CITY OF LATHROP MUNICIPAL CODE OF ORDINANCES, TITLE 15, CHAPTER 15.48.04, THE CITY OF LATHROP PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES. YOU ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATIONS, CULTIVATION, PLOWING, SPRAYING, IRRIGATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM DEPREDATION, AND OTHER ACTIVITIES WHICH MAY GENERATE DUST, SMOKE, NOISE, ODOR, RODENTS AND PESTS. BE AWARE ALSO, THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, DEPENDING ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.
2. A SOILS REPORT ENTITLED "GEOTECHNICAL EXPLORATION, RIVER ISLANDS PHASE 2, LATHROP, CALIFORNIA", REFERENCED AS PROJECT NO. 5044.5.000.008 AND DATED DECEMBER 17, 2018, HAS BEEN PREPARED FOR THIS PROJECT BY ENGEO, INCORPORATED, JOSEF J. TOOTLE, G.E. NO. 2677, AND IS ON FILE WITH THE CITY OF LATHROP.
3. TRACT 4232, RIVER ISLANDS – PHASE 2, VILLAGE 26 UNIT 2 FINAL MAP, CONTAINING 32 RESIDENTIAL LOTS WITH A TOTAL OF 4.466 ACRES, MORE OR LESS, AS SHOWN ON THIS FINAL MAP (PLEASE REFER TO THE AREA TABLE BELOW):

TRACT 4232 AREA SUMMARY	
LOTS 1 THROUGH 32	4.466 AC±

4. BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 1214023948-LR (VERSION 1), DATED AUGUST 8, 2025, PROVIDED BY OLD REPUBLIC TITLE COMPANY.

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

1. RECLAIMED ISLANDS LAND COMPANY, RESERVATION FOR OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, PER DOCUMENT NUMBER 2001-01046177, S.J.C.R.

LINE AND CURVE TABLES FOR SHEET 3 ONLY

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N80°39'24"W	110.00'
L2	N80°39'24"W	2.48'
L3	N80°39'24"W	85.00'
L4	N80°39'24"W	87.48'
L5	N80°39'24"W	142.48'
L6	N35°39'24"W	35.36'
L7	N80°39'24"W	65.67'
L8	N13°43'54"W	120.78'
L9	N80°39'24"W	35.58'
L10	N86°59'53"E	57.15'
L11	N3°00'07"W	111.00'
L12	N86°59'53"E	50.00'
L13	N89°15'07"E	59.91'
L14	N84°53'55"W	61.56'
L15	N78°55'40"W	61.56'
L16	N73°29'10"W	57.12'
L17	N72°58'23"W	50.00'
L18	N77°11'52"W	50.00'
L19	N9°20'36"E	107.98'

LINE TABLE		
LINE	DIRECTION	LENGTH
L20	N80°39'24"W	14.98'
L21	N80°38'31"W	43.00'
L22	N78°59'23"W	43.00'
L23	N76°11'32"W	44.00'
L24	N73°22'49"W	44.00'
L25	N73°19'49"W	51.61'
L26	N78°40'35"W	56.62'
L27	N84°40'31"W	56.62'
L28	N89°25'09"E	55.32'
L29	N86°59'53"E	96.41'
L30	N9°20'36"E	68.78'
L31	N46°11'19"E	32.68'
L32	N86°59'53"E	100.35'
L33	N80°39'24"W	35.58'
L34	N9°20'36"E	252.00'
L35	N80°39'24"W	65.67'
L36	N9°20'36"E	213.13'
L37	N72°15'59"W	291.81'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	720.00	8°23'25"	105.44'
C2	480.00	20°44'09"	173.72'
C3	750.00	8°23'25"	109.83'
C4	450.00	20°44'09"	162.86'
C5	330.00	3°57'52"	22.83'
C6	420.00	20°44'09"	152.00'
C7	780.00	8°23'25"	114.22'
C8	55.00	19°04'37"	18.31'
C9	550.00	12°20'43"	118.51'
C10	300.00	12°58'03"	67.90'

RADIAL BEARINGS	
LINE #	DIRECTION
R1	N84°37'16"W
R2	N28°25'13"E
R3	N86°22'33"E

833

TRACT 4232
RIVER ISLANDS - PHASE 2
VILLAGE 26 UNIT 2

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCELS 1, 2 AND 3 OF TRACT 4231 (44 M&P 136), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

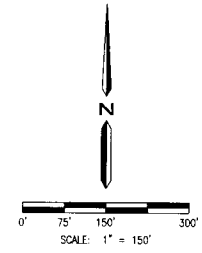
AUGUST 2025

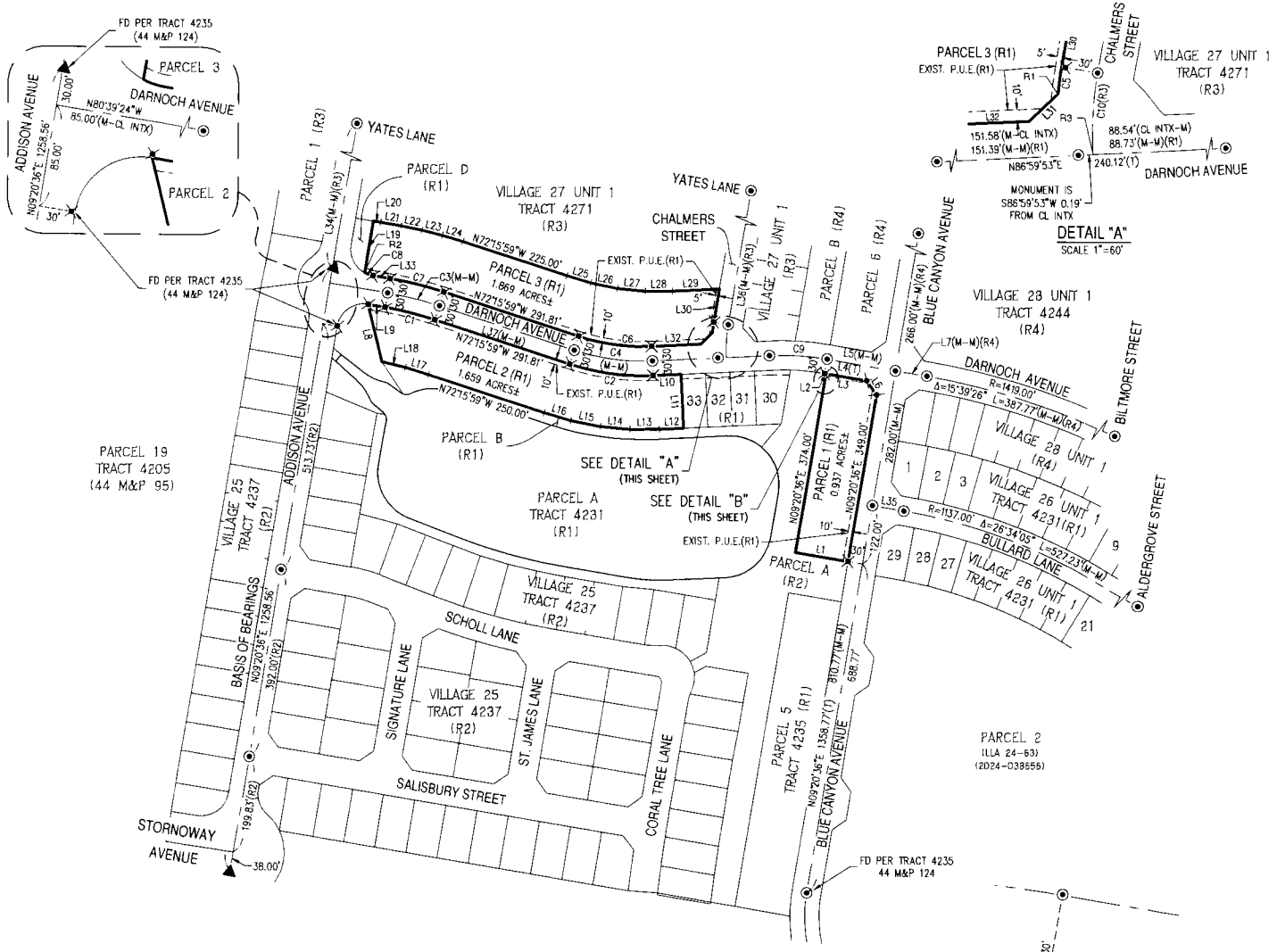
Westwood

Phone (209) 571-1765 1165 Scenic Drive, Suite A Modesto, CA 95350 westwoodps.com

Westwood Professional Services, Inc.

EXISTING BOUNDARY SHEET





NOTES

1. SEE SHEET 2 FOR LINE AND CURVE TABLES.
2. ALL DIMENSIONS ARE PER (R1), UNLESS NOTED OTHERWISE.

MONUMENTATION NOTES

- FOUND 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ON ALONG, PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788" PER (R1) AND (R3), UNLESS OTHERWISE NOTED
- FOUND MONUMENT PER (R1), (R2), (R3) AND R4), UNLESS OTHERWISE NOTED
- FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788" PER TRACT 4149 (44 M&P 52), UNLESS OTHERWISE NOTED

LEGEND

200.00' (R1)	MEASURED AND RECORD DATA PER REFERENCE SHOWN
(R1)	DENOTES REFERENCE (R1)– SEE REFERENCE LIST ON THIS SHEET
(M-M)	MONUMENT TO MONUMENT
(M-B)	MONUMENT TO BOUNDARY
(M-CL INTX)	MONUMENT TO CENTERLINE INTERSECTION
(T)	TOTAL
R1	RADIAL BEARING
D.N./I.N.	DOCUMENT NUMBER, INSTRUMENT NUMBER
P.U.E.	PUBLIC UTILITY EASEMENT
L1/C1	LINE, CURVE
———	BOUNDARY
———	LOT LINE OR RIGHT-OF-WAY LINE
– – – –	EASEMENT LINE
—·—	CENTERLINE
//////	RESTRICTED ACCESS

REFERENCES

(R1) TRACT 4231, RIVER ISLANDS–PHASE 2, VILLAGE 26 UNIT 1 FINAL MAP, FILED NOVEMBER 14, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 136, S.J.C.R. (44 M&P 136)

(R2) TRACT 4237, RIVER ISLANDS–PHASE 2, VILLAGE 25 FINAL MAP, FILED NOVEMBER 14, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 137, S.J.C.R. (44 M&P 137)

(R3) TRACT 4271, RIVER ISLANDS–PHASE 2, VILLAGE 27 UNIT 1 FINAL MAP, FILED JUNE 25, 2025, IN BOOK 44 OF MAPS AND PLATS, PAGE 158, S.J.C.R. (44 M&P 158)

(R4) TRACT 4244, RIVER ISLANDS–PHASE 2, VILLAGE 28 UNIT 1 FINAL MAP, FILED NOVEMBER 27, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 138, S.J.C.R. (44 M&P 138)

BASIS OF BEARINGS

THE BEARING OF NORTH 09°20'36" EAST ALONG ADDISON AVENUE, AS SHOWN PER TRACT 4237, FILED NOVEMBER 14, 2024, IN BOOK 44 OF MAPS AND PLATS, AT PAGE 137, RECORDS OF SAN JOAQUIN COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP (ZONE 3, NAD83). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

834

TRACT 4232
RIVER ISLANDS - PHASE 2
VILLAGE 26 UNIT 2

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCELS 1, 2 AND 3 OF TRACT 4231 (44 M&P 136), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

AUGUST 2025

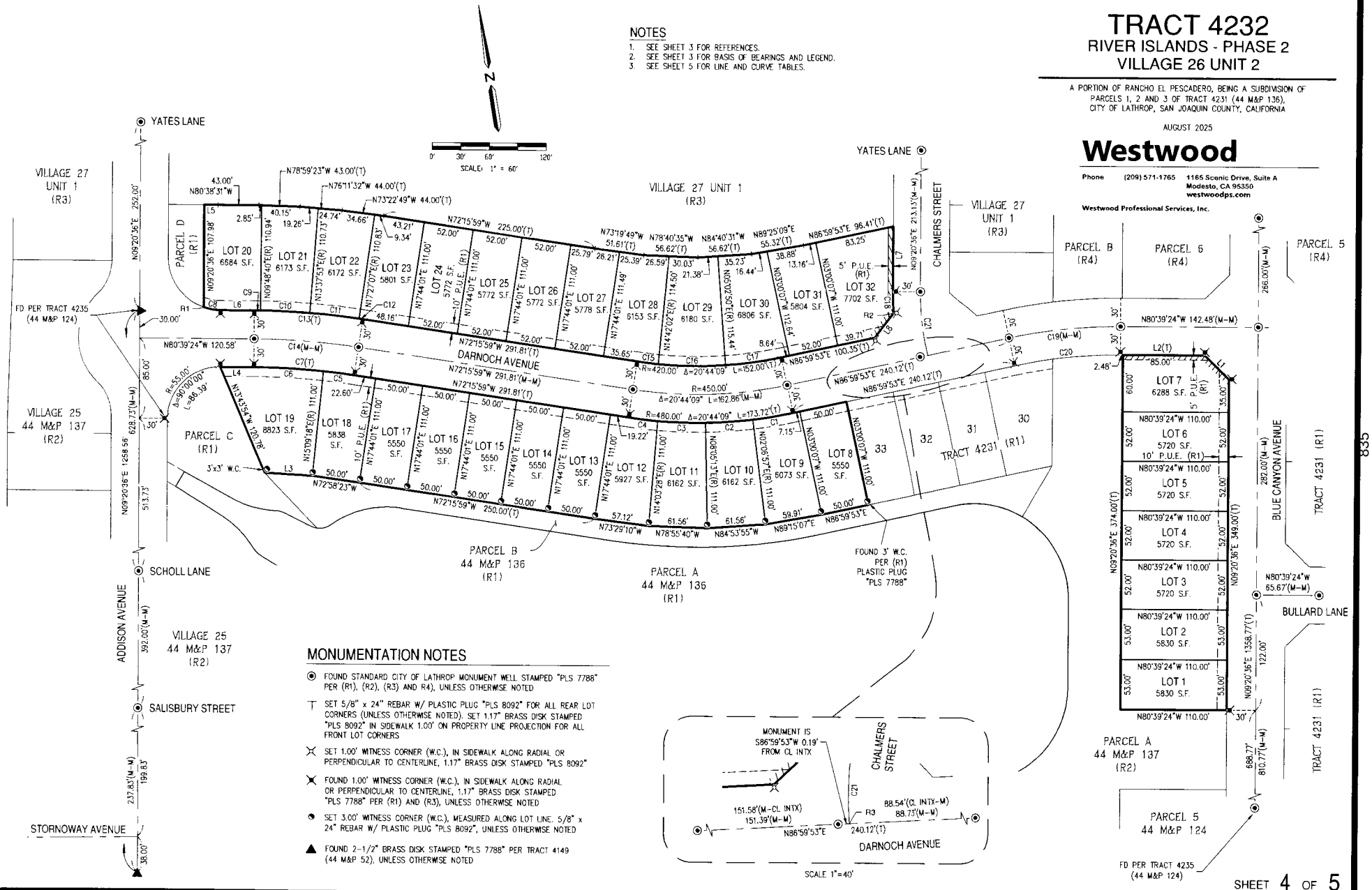
Westwood

Phone (209) 571-1765 1165 Scenic Drive, Suite A Modesto, CA 95350 westwoodps.com

Westwood Professional Services, Inc.

NOTES

1. SEE SHEET 3 FOR REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 5 FOR LINE AND CURVE TABLES.



MONUMENTATION NOTES

- ◉ FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788" PER (R1), (R2), (R3) AND R4), UNLESS OTHERWISE NOTED
- ⊤ SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 8092" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 1.17" BRASS DISK STAMPED "PLS 8092" IN SIDEWALK 1.00' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS
- ⊠ SET 1.00' WITNESS CORNER (W.C.), IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 8092"
- ⊠ FOUND 1.00' WITNESS CORNER (W.C.), IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788" PER (R1) AND (R3), UNLESS OTHERWISE NOTED
- ◔ SET 3.00' WITNESS CORNER (W.C.), MEASURED ALONG LOT LINE, 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 8092", UNLESS OTHERWISE NOTED
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788" PER TRACT 4149 (44 M&P 52), UNLESS OTHERWISE NOTED

TRACT 4232
RIVER ISLANDS - PHASE 2
VILLAGE 26 UNIT 2

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCELS 1, 2 AND 3 OF TRACT 4231 (44 M&P 136), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

AUGUST 2025

Westwood

Phone (209) 571-1765 1165 Scenic Drive, Suite A
Modesto, CA 95350
westwoodps.com

Westwood Professional Services, Inc.

LINE AND CURVE TABLES FOR SHEET 4 ONLY

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N35°39'24"W	35.36'
L2	N80°39'24"W	87.48'
L3	N77°11'52"W	50.00'
L4	N80°39'24"W	35.58'
L5	N80°39'24"W	14.98'
L6	N80°39'24"W	35.58'
L7	N9°20'36"E	68.78'
L8	N46°11'19"E	32.68'

RADIAL BEARINGS	
LINE #	DIRECTION
R1	N28°25'13"E
R2	N84°37'16"W
R3	N86°22'33"E

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	480.00	5°07'04"	42.88'
C2	480.00	5°58'16"	50.02'
C3	480.00	5°58'16"	50.02'
C4	480.00	3°40'33"	30.79'
C5	720.00	2°34'44"	32.41'
C6	720.00	5°48'42"	73.03'
C7	720.00	8°23'25"	105.44'
C8	55.00	19°04'37"	18.31'
C9	780.00	0°28'04"	6.37'
C10	780.00	3°49'14"	52.01'
C11	780.00	3°49'14"	52.01'
C12	780.00	0°16'55"	3.84'
C13	780.00	8°23'25"	114.22'
C14	750.00	8°23'25"	109.83'
C15	420.00	3°01'59"	22.23'
C16	420.00	9°39'12"	70.76'
C17	420.00	8°02'57"	59.00'
C18	330.00	3°57'52"	22.83'
C19	550.00	12°20'43"	118.51'
C20	520.00	12°20'43"	112.04'
C21	300.00	12°58'03"	67.90'

836

EXHIBIT "B"

TRACT 4232 VILLAGE 26 UNIT 2 AREA

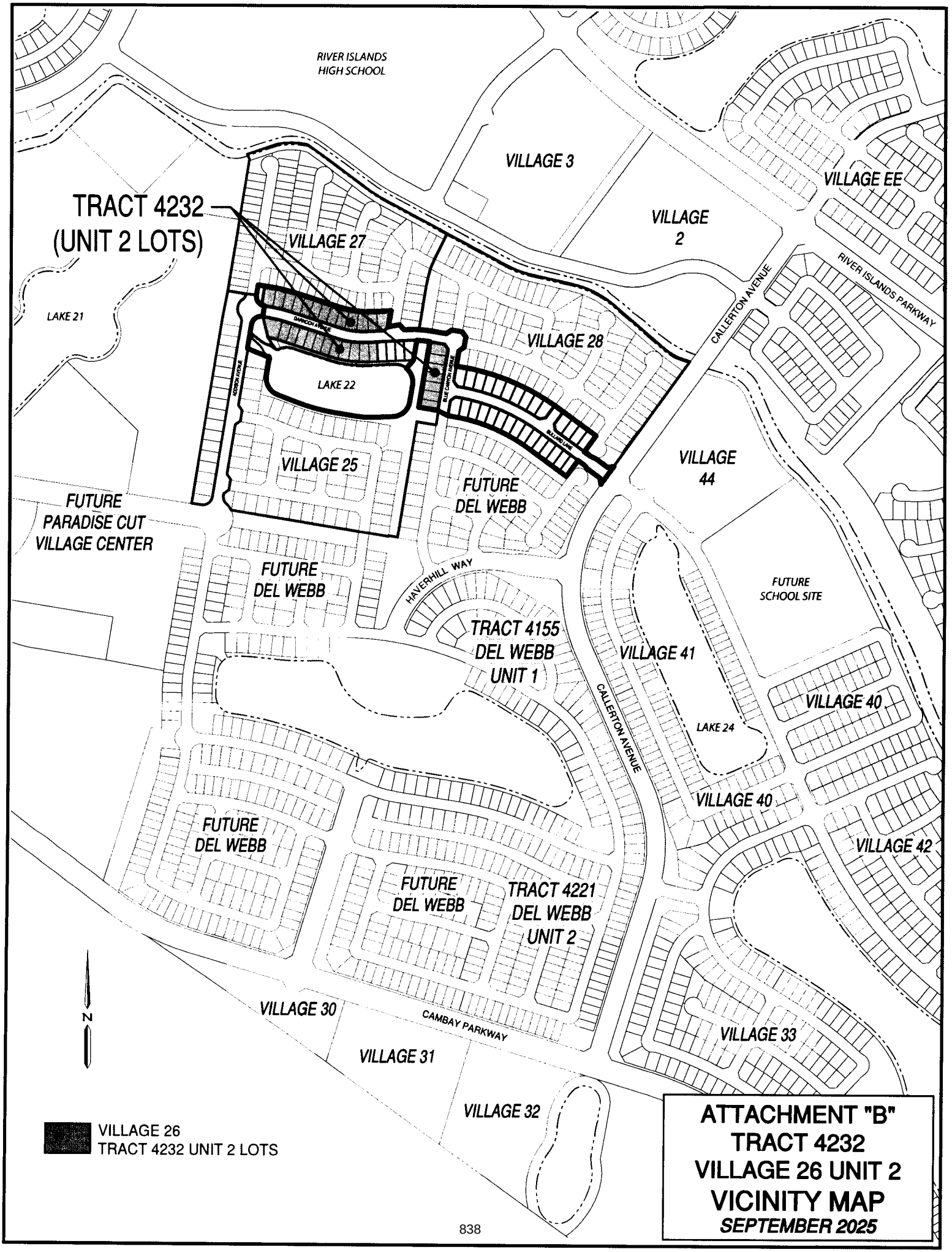

RIVER ISLANDS HIGH SCHOOL
VILLAGE 3
VILLAGE EE
TRACT 4232 (UNIT 2 LOTS)
VILLAGE 27
VILLAGE 2
RIVER ISLANDS PARKWAY
CALLERTON AVENUE
LAKE 21
VILLAGE 28
LAKE 22
VILLAGE 25
FUTURE DEL WEBB
VILLAGE 44
FUTURE PARADISE CUT VILLAGE CENTER
FUTURE DEL WEBB
HAVERHILL WAY
FUTURE SCHOOL SITE
TRACT 4155 DEL WEBB UNIT 1
VILLAGE 41
CALLERTON AVENUE
VILLAGE 40
LAKE 24
VILLAGE 40
FUTURE DEL WEBB
VILLAGE 42
FUTURE DEL WEBB
TRACT 4221 DEL WEBB UNIT 2
N
VILLAGE 30
CAMBAY PARKWAY
VILLAGE 33
VILLAGE 31
VILLAGE 32
VILLAGE 26
TRACT 4232 UNIT 2 LOTS
ATTACHMENT "B"
TRACT 4232
VILLAGE 26 UNIT 2
VICINITY MAP
SEPTEMBER 2025

EXHIBIT "C"

CITY INSURANCE REQUIREMENTS

1. The Subdivider shall obtain commercial general liability insurance companies licensed to do business in the State of California with an A.M. Best Company rating Insurance rating of no less than A:VII which provides coverage for bodily injury, personal injury and property damage liability in the amount of at least $1,000,000 for each occurrence and $2,000,000 in the aggregate.

Said insurance coverage shall be evidenced by a certificate of insurance with policy endorsements, executed by an authorized official of the insurer(s). All parties to the Subdivision Improvement Agreement must be named insured on the policy. The policy endorsements to be attached to the certificate must provide all the following:

a. Name the City of Lathrop, its officers, City Council, boards and commissions, and members thereof, its employees and agents as additional insured as respects to any liability arising out of the activities of the named insured. A CG 2010 or CG 2026 endorsement form or the equivalent is the appropriate form.

b. State that "the insurance coverage afforded by this policy shall be primary insurance as respects to the City of Lathrop, its officers, employees and agents. Any insurance or self-insurance maintained by the City of Lathrop, its officers, employees, or agents shall be in excess of the insurance afforded to the named insured by this policy and shall not contribute to any loss.

c. Include a statement that, "the insurer will provide to the City at least thirty (30) days prior notice of cancellation or material change in coverage." The above language can be included on the additional insured endorsement form or on a separate endorsement form.

d. The policy must contain a cross liability or severability of interest clause.

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

RIVEISL-01 LENGLISH

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 9/10/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 0C36861 Los Angeles-Alliant Insurance Services, Inc. 333 S Hope St Ste 3700 Los Angeles, CA 90071	CONTACT NAME: PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS:
INSURED River Islands Development Area 1, LLC 73 W. Stewart Rd. Lathrop, CA 95330	INSURER(S) AFFORDING COVERAGE / NAIC # INSURER A : United Specialty Insurance Company 12537 INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 2,000,000
	CLAIMS-MADE X OCCUR			ATN2418343P	3/19/2024	3/19/2027	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 50,000
							MED EXP (Any one person)	$ 0
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Tract 4232

City of Lathrop, its officers, City Council, boards and commissions and members thereof, its employees and agents are included as Additional Insureds as respects to General Liability. General Liability shall be Primary and Non-Contributory with any other insurance in force for or which may be purchased by City of Lathrop, its officers, employees and agents. 30 days advanced written notice to Certificate Holder in the event of cancellation, except 10 days for non-payment of premium

CERTIFICATE HOLDER

City of Lathrop
390 Towne Center Drive
Lathrop, CA 95330

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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POLICY NUMBER: ATN2418343P

COMMERCIAL GENERAL LIABILITY
CG 20 12 04 13

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – STATE OR GOVERNMENTAL AGENCY OR SUBDIVISION OR POLITICAL SUBDIVISION – PERMITS OR AUTHORIZATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

State Or Governmental Agency Or Subdivision Or Political Subdivision:
City of Lathrop its officers, City Council, boards and commissions and members thereof, its employees and agents 390 Towne Centre Drive Lathrop, CA 95330
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. Section II – Who Is An Insured is amended to include as an additional insured any state or governmental agency or subdivision or political subdivision shown in the Schedule, subject to the following provisions:

1. This insurance applies only with respect to operations performed by you or on your behalf for which the state or governmental agency or subdivision or political subdivision has issued a permit or authorization.

   However:

   a. The insurance afforded to such additional insured only applies to the extent permitted by law; and

   b. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

2. This insurance does not apply to:

   a. "Bodily injury", "property damage" or "personal and advertising injury" arising out of operations performed for the federal government, state or municipality; or

   b. "Bodily injury" or "property damage" included within the "products-completed operations hazard".

B. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

© Insurance Services Office, Inc., 2012

Policy# ATN2418343P

United Specialty Insurance Company

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

VEN 051 00 (02/20)

PRIMARY AND NON-CONTRIBUTING INSURANCE ENDORSEMENT

This endorsement modifies the Conditions provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

The following is added to **SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS** of the **COMMERCIAL GENERAL LIABILITY COVERAGE PART,** and supersedes any provision to the contrary:

Primary and Non-Contributory Insurance

Any coverage provided to an Additional Insured under this policy shall be excess over any other valid and collectible insurance available to such Additional Insured whether primary, excess, contingent or on any other basis unless:

a. **(1)** The Additional Insured is a Named Insured under such other insurance;

and

(2) A fully written contract fully executed prior to the Named Insured's commencement of work for such Additional Insured for the specific project that is the subject of the claim, "suit," or "occurrence" expressly requires that this insurance:

(i) apply on a primary and non-contributory basis; and

(ii) would not seek contribution from any other insurance available to the additional insured.

or

b. Prior to a loss, you request in writing and we agree in writing that this insurance shall apply on a primary and non-contributory basis.

Name Of Person(s) Or Organization(s)
As Required By Written Contract, Fully Executed Prior To The Named Insured's Work.

All other terms, conditions and exclusions under this policy are applicable to this Endorsement and remain unchanged.

Policy: ATN2418343P

UNITED SPECIALTY INSURANCE COMPANY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

VEN 064 00 (01/15)

THIRD PARTY CANCELLATION NOTICE ENDORSEMENT

This endorsement modifies the Conditions provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

If we cancel this policy for any reason other than nonpayment of premium, we will mail notification to the persons or organizations shown in the schedule below (according to the number of days listed below) once the Named Insured has been notified.

If we cancel this coverage for nonpayment of premium, we will mail a copy of such written notice of cancellation to the name and address below at least 10 days prior to the effective date of such cancellation.

Our failure to provide such advance notification will not extend the policy cancellation date nor negate cancellation of the policy.

SCHEDULE

Name and Address of Other Person/Organization	Number of Days Notice
City of Lathrop, its officers, City Council, boards and commissions and members thereof, its employees and agents **390 Towne Centre Drive** **Lathrop, CA 95330**	**30**

All other terms, conditions and exclusions under this policy are applicable to this Endorsement and remain unchanged.

ATTACHMENT
"D"

JOINT ESCROW INSTRUCTIONS
RECORDATION OF FINAL MAPS
(RIVER ISLANDS AT LATHROP)

October 13, 2025

Via Email and Hand Delivery

Old Republic Title Company
1215 W. Center Street, Suite 103
Manteca, CA 95337
Attn: Lori Richardson

Re: Recordation of Final Map 4232; Escrow No. 1214023948

Dear Lori:

This letter constitutes the joint escrow instructions ("***Escrow Instructions***") of River Islands Development Area 1, LLC, a Delaware limited liability company ("***RIDA1***") and the City of Lathrop ("***City***") in connection with the above-referenced escrow ("***Escrow***"). The Escrow was opened in connection with recordation of the above-referenced final map ("***Final Map***"). Recordation of the Final Map is subject to the conditions set forth below. The transactions described in these Escrow Instructions are referred to as the "***Transaction***." Old Republic Title Company is referred to as "you" or "***ORTC***."

A. Date for Closings

The Final Map will be recorded at the time designated by RIDA1 as set forth below. The Final Map can only be recorded after the City has approved the map in writing. The closing date for the Transaction is intended to occur by December 31, 2025, at the time designated in writing by RIDA1, subject to satisfaction of the conditions set forth below (each a "***Closing***"). If the Final Map has not been recorded by June 30, 2026, ORTC will return the Final Map to the City.

B. Documents to be Delivered and Recordation Document

In connection with the Transaction, you have in your possession or will receive the following documents from City and RIDA1 for recordation in the Official Records of San Joaquin County, California ("***Official Records***").

B.1. One original Final Map for Tract 4232, executed and acknowledged by the City (provided to title by City).

The document listed in Item B.1 above is referred to as the "***Recordation Document***." The date on which the Recordation Document is recorded in the Official Records is the Recordation Date.

C. Funds and Settlement Statement

You also have received, or will receive from RIDA1, prior to the recordation of the Recordation Document, in immediately available funds, the following amounts, in accordance with the settlement statement prepared by you and approved in writing by both RIDA1 and City ("***Settlement Statement***"): recordation costs, escrow fees and other amounts as set forth in the Settlement Statement. Such costs, fees and other amounts are the sole responsibility of RIDA1.

- Funds to be wire transferred directly to the entity set forth below, immediately upon recordation of the Final Map, in accordance with the wire transfer instructions for each entity are as follows: The amount of **$17,305.75**, payable to the City pursuant to that certain Agreement to Settle Litigation Regarding River Islands at Lathrop (as amended "***Sierra Club Agreement***"), constituting the amount of **$3,875.00** multiplied by 4.466 acres (or portion thereof) included in the Final Map, is to be transferred to the City upon recordation of the Final Map. The City's wire instructions are set forth below.

The amounts set forth in Section C are referred to as the "***Closing Funds***."

D. Closing Requirements

When the following has occurred, you are authorized to close the Escrow at the time(s) and in accordance with the process set forth below:

D.1. You have delivered copies of your Settlement Statement by email transmission to: (a) Susan Dell'Osso (sdellosso@riverslands.com); (b) Debbie Belmar (dbelmar@riverislands.com); (c) Brad Taylor (btaylor@ci.lathrop.ca.us); (d) Salvador Navarrete (snavarrete@ci.lathrop.ca.us, and have confirmation (by telephone or email) from Susan Dell'Osso and Brad Taylor that the Settlement Statement is accurate and acceptable;

D.2. You have not received any instructions contrary to these Escrow Instructions;

D.3. The Recordation Document and all other documents described herein as being held by you or delivered to you have been received by you and have been fully executed and, where applicable, acknowledged, and you have attached all legal descriptions or have confirmed that all exhibits and legal descriptions are attached;

D.4 You are prepared to record the Recordation Document, as designated, release funds in accordance with the Settlement Statement and complete the Transaction in compliance with these Escrow Instructions;

D.5. You have delivered a copy of these instructions, executed by an authorized signatory of ORTC with authority to bind ORTC, and initialed all pages, by email transmission (with original hard copy to follow by U.S. Mail) to Debbie Belmar and Brad Taylor at the email addresses set forth above; and

D.6. You have received confirmation (by email or other writing) from Susan Dell'Osso and Stephen Salvatore or Brad Taylor to record the Recordation Document and complete the Transaction.

E. Closing Process and Priorities

When you have fully satisfied all of the closing requirements set forth in Section D, then you are authorized and instructed to do the following in the chronological order given:

E.1. Date the Recordation Document to be recorded;

E.2. Record the Recordation Document in the Official Records;

E.3. Pay the costs associated with the Transaction;

E.4. Refund any funds delivered to you by RIDA1 that are not disbursed at the time of the final Closing pursuant to these Escrow Instructions to the following entity and address:

River Islands Development Area 1, LLC
73 W. Stewart Road
Lathrop, CA 95330
Attn: Susan Dell'Osso

E.5. Notify Susan Dell'Osso (sdellosso@riverslands.com), Debbie Belmar (dbelmar@riverislands.com), Brad Taylor (btaylor@ci.lathrop.ca.us), Stephanie Rosillo-Silva (srosillo@ci.lathrop.ca.us), Monica Garcia (mgarcia@ci.lathrop.ca.us), Teresa Vargas (tvargas@ci.lathrop.ca.us), Sarah Pimentel (spimentel@ci.lathrop.ca.us), and Jose Molina (JMolina@sjgov.org) of the completion of the Transaction;

E.6. Within five (5) business days after each Recordation Date, deliver by overnight delivery via recognized, national, overnight delivery carrier to: (1) Susan Dell'Osso, River Islands Development Area 1, LLC, 73 W. Stewart Road, Lathrop, CA 95330; and (2) Mr. Brad Taylor, City Engineer, City Attorney, City of Lathrop, 390 Towne Centre Drive, Lathrop, CA 95330:

(A) a certified copy of the Recordation Document, showing all recording information of the Recordation Document; and

(B) a certified copy of the final Settlement Statement.

F. Additional Instructions

When assembling the final documents, signature pages from all parties shall be inserted into each respective final document in creating fully executed counterparts.

Please acknowledge receipt of these instructions and your agreement to act as Escrow agent in connection with this Transaction in accordance with these Escrow Instructions, by executing and dating a copy of these Escrow Instructions where indicated below, initialing all pages and returning it to both of the undersigned.

The Escrow Instructions may be modified only in a writing signed by both of the undersigned.

Very truly yours,

Stephen J. Salvatore Date	Susan Dell'Osso Date
City Manager	President
City of Lathrop	River Islands Development Area 1, LLC

JOINT ESCROW INSTRUCTIONS
RECORDATION OF FINAL MAPS
(RIVER ISLANDS AT LATHROP)

ESCROW INSTRUCTIONS
ACKNOWLEDGEMENT AND AGREEMENT:

Receipt of the foregoing Escrow Instructions from RIDA1 and the City is hereby acknowledged. The undersigned agrees, for itself, and on behalf of ORTC, to proceed in strict accordance with these Escrow Instructions. The undersigned represents and warrants to RIDA1 and the City that the undersigned is authorized to execute this Acknowledgement and Agreement, for itself, and on behalf of ORTC.

Old Republic Title Company

By: _____
Its: _____
Date: _____

ATTACHMENT "4"

TRACT 4232
RIVER ISLANDS - PHASE 2
VILLAGE 26 UNIT 2

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCELS 1, 2 AND 3 OF TRACT 4231 (44 M&P 136), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

AUGUST 2025

Westwood

Phone (209) 571-1765 1165 Scenic Drive, Suite A
Modesto, CA 95350
westwoodps.com

Westwood Professional Services, Inc.

OWNER'S STATEMENT

THE UNDERSIGNED, DOES HEREBY STATE THAT THEY ARE THE OWNERS OR HAVE SOME RECORD TITLE INTEREST IN THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINE OF THE HEREIN EMBODIED FINAL MAP ENTITLED, "TRACT 4232, RIVER ISLANDS – PHASE 2, VILLAGE 26 UNIT 2", CITY OF LATHROP, CALIFORNIA, CONSISTING OF FIVE (5) SHEETS, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

THE UNDERSIGNED DOES HEREBY RELINQUISH TO THE CITY OF LATHROP ALL ABUTTERS RIGHT OF ACCESS TO LOTS 7 AND 32 ALONG THE LOT LINES AS INDICATED BY THE SYMBOL //////, AS SHOWN ON THIS FINAL MAP.

TO ENSURE MUNICIPAL WATER SERVICES TO ALL LOTS SHOWN UPON THIS FINAL MAP, ALL GROUND WATER RIGHTS THAT THE UNDERSIGNED MAY HAVE WITHIN THE DISTINCTIVE BORDER UPON THIS MAP, HEREBY ARE DEDICATED TO THE CITY OF LATHROP.

OWNER INTENDS TO SUBDIVIDE THE LAND SUBJECT TO THIS MAP WITH ANY AND ALL RIPARIAN RIGHTS OR OTHER WATER INTERESTS TO WHICH THE SUBJECT LAND IS ENTITLED THEREIN APPURTENANT OR RELATING TO THE LANDS, WHETHER SUCH WATER RIGHTS SHALL BE RIPARIAN, OVERLYING, LITTORAL, PERCOLATING, PRESCRIPTIVE, ADJUDICATED, STATUTORY OR CONTRACTUAL. OWNER DOES NOT INTEND BY THE RECORDATION OF THIS MAP TO SEVER THE RIPARIAN RIGHTS OF THE SUBJECT LANDS WITHIN THE BOUNDARIES OF THIS MAP OR THE SURROUNDING PROPERTIES.

OWNER: RIVER ISLANDS DEVELOPMENT AREA 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ _____
NAME: SUSAN DELL'OSSO DATE
ITS: PRESIDENT

TRUSTEE'S STATEMENT

OLD REPUBLIC TITLE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED SEPTEMBER 19, 2024, AS DOCUMENT NUMBER 2024-079836, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

DATED THIS _____ DAY OF _____, 2025.
BY: _____
NAME: _____
ITS: _____

ACKNOWLEDGEMENT CERTIFICATE (OWNER)

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 JOAQUIN

ON _____, 2025 BEFORE ME, _____
A NOTARY PUBLIC, PERSONALLY APPEARED, _____ 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(DIES), 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:

SIGNATURE: _____
NAME (PRINT): _____
PRINCIPAL COUNTY OF BUSINESS: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

EXEMPT FROM FEE PER GOVERNMENT CODE 27388.1; DOCUMENT RECORDED IN CONNECTION WITH A CONCURRENT TRANSFER SUBJECT TO THE IMPOSITION OF DOCUMENTARY TRANSFER TAX

CITY CLERK'S STATEMENT

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT 4232, RIVER ISLANDS–PHASE 2, VILLAGE 26 UNIT 2", CITY OF LATHROP, CALIFORNIA, CONSISTING OF FIVE (5) SHEETS, THIS STATEMENT WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY LAW, AT A MEETING THEREOF, HELD ON THE _____ DAY OF _____, 2025, AND THAT SAID CITY COUNCIL DID THEREUPON BY RESOLUTION NO. _____ DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP, AND AUTHORIZED ITS RECORDATION, AND ACCEPTED ON BEHALF OF THE CITY OF LATHROP, FOR PUBLIC USE, THE RELINQUISHMENT OF ACCESS RIGHTS TO LOTS 7 AND 32 ALONG THE LOT LINES AS INDICATED BY THE SYMBOL //////, AS SHOWN ON SAID FINAL MAP AND THE DEDICATION OF GROUND WATER RIGHTS.

I FURTHER STATE THAT ALL BONDS AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP, IF APPLICABLE, HAVE BEEN APPROVED BY THE CITY COUNCIL OF LATHROP AND FILED IN MY OFFICE.

_____
TERESA VARGAS
CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA

ACKNOWLEDGEMENT CERTIFICATE (TRUSTEE)

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

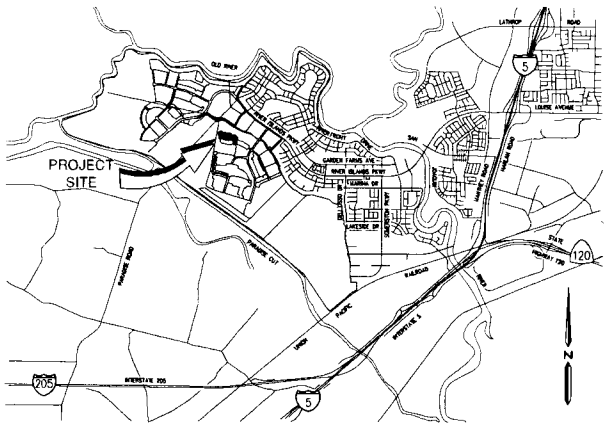
STATE OF CALIFORNIA
COUNTY OF SAN JOAQUIN

ON _____, 2025 BEFORE ME, _____
A NOTARY PUBLIC, PERSONALLY APPEARED, _____ 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(DIES), 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:

SIGNATURE: _____
NAME (PRINT): _____
PRINCIPAL COUNTY OF BUSINESS: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____


PROJECT SITE
LATHROP ROAD
OLD HWY
GARDEN FARMS AVE
RIVER ISLANDS PKWY
HARVEST DR
HARVEST CT
HARVEST RUN
HARVEST PARK
HARVEST MOON
HARVEST MOON DR
HARVEST MOON PKWY
HARVEST MOON WAY
HARVEST MOON LN
HARVEST MOON CT
HARVEST MOON PL
HARVEST MOON CIR
HARVEST MOON TER
HARVEST TRL
HARVEST TRAIL
HARVEST TRL

TRACT 4232
RIVER ISLANDS - PHASE 2
VILLAGE 26 UNIT 2

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCELS 1, 2 AND 3 OF TRACT 4231 (44 M&P 136), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

AUGUST 2025

Westwood

Phone (209) 571-1765 1165 Scenic Drive, Suite A Modesto, CA 95350 westwoodps.com

Westwood Professional Services, Inc.

CITY SURVEYOR'S STATEMENT

I, DARRYL A. ALEXANDER, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4232, RIVER ISLANDS – PHASE 2, VILLAGE 26 UNIT 2", CITY OF LATHROP, CALIFORNIA AND THAT THE SUBDIVISION SHOWN HEREON COMPLIES WITH ALL THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2025.

DARRYL A. ALEXANDER, P.L.S. 5071
ACTING CITY SURVEYOR

PROFESSIONAL LAND SURVEYOR · DARRYL A. ALEXANDER · No. L 5071 · STATE OF CALIFORNIA

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 RIVER ISLANDS DEVELOPMENT AREA 1, LLC, ON JULY 15, 2025. I HEREBY STATE ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE SEPTEMBER 1, 2026, AND THAT THE MONUMENTS ARE, OR THAT THEY WILL BE, SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2025.

WILLIAM M. KOCH, P.L.S. NO 8092

PROFESSIONAL LAND SURVEYOR · WILLIAM M. KOCH · No. 8092 · STATE OF CALIFORNIA

RECITALS

1. RIGHT TO FARM STATEMENT:
   PER CITY OF LATHROP MUNICIPAL CODE OF ORDINANCES, TITLE 15, CHAPTER 15.48.04, THE CITY OF LATHROP PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES. YOU ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATIONS, CULTIVATION, PLOWING, SPRAYING, IRRIGATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM DEPREDATION, AND OTHER ACTIVITIES WHICH MAY GENERATE DUST, SMOKE, NOISE, ODOR, RODENTS AND PESTS. BE AWARE ALSO, THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, DEPENDING ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.
2. A SOILS REPORT ENTITLED "GEOTECHNICAL EXPLORATION, RIVER ISLANDS PHASE 2, LATHROP, CALIFORNIA", REFERENCED AS PROJECT NO. 5044.5.000.008 AND DATED DECEMBER 17, 2018, HAS BEEN PREPARED FOR THIS PROJECT BY ENGEO, INCORPORATED, JOSEF J. TOOTLE, G.E. NO. 2677, AND IS ON FILE WITH THE CITY OF LATHROP.
3. TRACT 4232, RIVER ISLANDS – PHASE 2, VILLAGE 26 UNIT 2 FINAL MAP, CONTAINING 32 RESIDENTIAL LOTS WITH A TOTAL OF 4.466 ACRES, MORE OR LESS, AS SHOWN ON THIS FINAL MAP (PLEASE REFER TO THE AREA TABLE BELOW):

TRACT 4232 AREA SUMMARY	
LOTS 1 THROUGH 32	4.466 AC±

4. BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 1214023948-LR (VERSION 1), DATED AUGUST 6, 2025, PROVIDED BY OLD REPUBLIC TITLE COMPANY.

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

1. RECLAIMED ISLANDS LAND COMPANY, RESERVATION FOR OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, PER DOCUMENT NUMBER 2001-01046177, S.J.C.R.

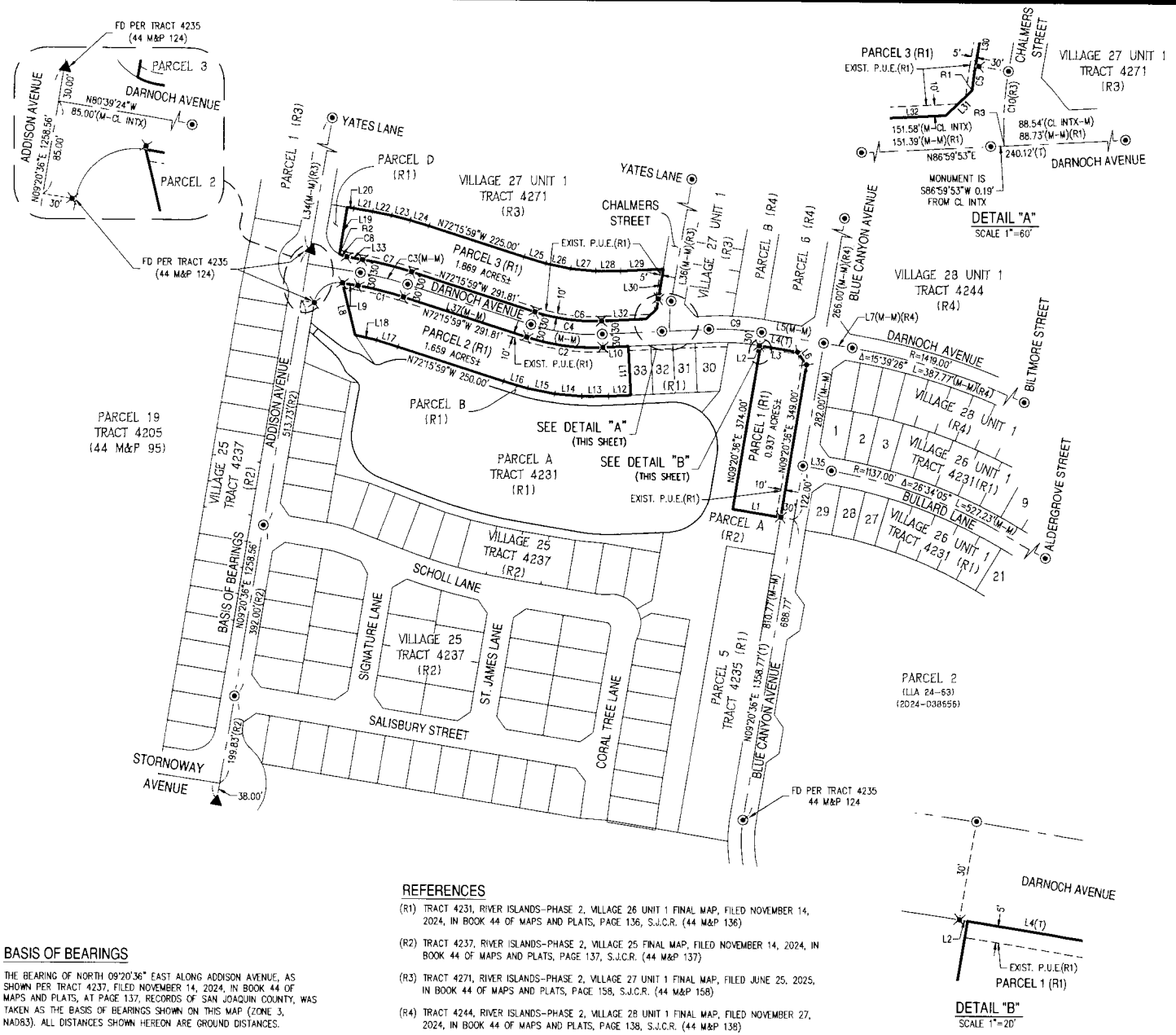
LINE AND CURVE TABLES FOR SHEET 3 ONLY

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N80°39'24"W	110.00'
L2	N80°39'24"W	2.48'
L3	N80°39'24"W	85.00'
L4	N80°39'24"W	87.48'
L5	N80°39'24"W	142.48'
L6	N35°39'24"W	35.36'
L7	N80°39'24"W	65.67'
L8	N13°43'54"W	120.78'
L9	N80°39'24"W	35.58'
L10	N86°59'53"E	57.15'
L11	N3°00'07"W	111.00'
L12	N86°59'53"E	50.00'
L13	N89°15'07"E	59.91'
L14	N84°53'55"W	61.56'
L15	N78°55'40"W	61.56'
L16	N73°29'10"W	57.12'
L17	N72°58'23"W	50.00'
L18	N77°11'52"W	50.00'
L19	N9°20'36"E	107.98'

LINE TABLE		
LINE	DIRECTION	LENGTH
L20	N80°39'24"W	14.98'
L21	N80°38'31"W	43.00'
L22	N78°59'23"W	43.00'
L23	N76°11'32"W	44.00'
L24	N73°22'49"W	44.00'
L25	N73°19'49"W	51.61'
L26	N78°40'35"W	56.62'
L27	N84°40'31"W	56.62'
L28	N89°25'09"E	55.32'
L29	N86°59'53"E	96.41'
L30	N9°20'36"E	68.78'
L31	N46°11'19"E	32.68'
L32	N86°59'53"E	100.35'
L33	N80°39'24"W	35.58'
L34	N9°20'36"E	252.00'
L35	N80°39'24"W	65.67'
L36	N9°20'36"E	213.13'
L37	N72°15'59"W	291.81'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	720.00	8°23'25"	105.44'
C2	480.00	20°44'09"	173.72'
C3	750.00	8°23'25"	109.83'
C4	450.00	20°44'09"	162.86'
C5	330.00	3°57'52"	22.83'
C6	420.00	20°44'09"	152.00'
C7	780.00	8°23'25"	114.22'
C8	55.00	19°04'37"	18.31'
C9	550.00	12°20'43"	118.51'
C10	300.00	12°58'03"	67.90'

RADIAL BEARINGS	
LINE #	DIRECTION
R1	N84°37'16"W
R2	N28°25'13"E
R3	N86°22'33"E



TRACT 4232
RIVER ISLANDS - PHASE 2
VILLAGE 26 UNIT 2

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCELS 1, 2 AND 3 OF TRACT 4231 (44 M&P 136), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

AUGUST 2025

Westwood

Phone (209) 571-1765 1165 Scenic Drive, Suite A Modesto, CA 95350 westwoodps.com

Westwood Professional Services, Inc.

EXISTING BOUNDARY SHEET

N

0' 75' 150' 300'

SCALE: 1" = 150'

NOTES

1. SEE SHEET 2 FOR LINE AND CURVE TABLES.
2. ALL DIMENSIONS ARE PER (R1), UNLESS NOTED OTHERWISE.

MONUMENTATION NOTES

- FOUND 1.00' WITNESS CORNER (W.C.) IN SIDEWALK ON ALONG, PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788" PER (R1) AND (R3), UNLESS OTHERWISE NOTED
- FOUND MONUMENT PER (R1), (R2), (R3) AND R4), UNLESS OTHERWISE NOTED
- FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788" PER TRACT 4149 (44 M&P 52), UNLESS OTHERWISE NOTED

LEGEND

200.00' (R1)	MEASURED AND RECORD DATA PER REFERENCE SHOWN
(R1)	DENOTES REFERENCE (R1)-- SEE REFERENCE LIST ON THIS SHEET
(M-M)	MONUMENT TO MONUMENT
(M-B)	MONUMENT TO BOUNDARY
(M-CL INTX)	MONUMENT TO CENTERLINE INTERSECTION
(T)	TOTAL
R1	RADIAL BEARING
D.N./I.N.	DOCUMENT NUMBER, INSTRUMENT NUMBER
P.U.E.	PUBLIC UTILITY EASEMENT
L1/C1	LINE, CURVE
	BOUNDARY
	LOT LINE OR RIGHT-OF-WAY LINE
	EASEMENT LINE
	CENTERLINE
	RESTRICTED ACCESS

REFERENCES

(R1) TRACT 4231, RIVER ISLANDS-PHASE 2, VILLAGE 26 UNIT 1 FINAL MAP, FILED NOVEMBER 14, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 136, S.J.C.R. (44 M&P 136)

(R2) TRACT 4237, RIVER ISLANDS-PHASE 2, VILLAGE 25 FINAL MAP, FILED NOVEMBER 14, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 137, S.J.C.R. (44 M&P 137)

(R3) TRACT 4271, RIVER ISLANDS-PHASE 2, VILLAGE 27 UNIT 1 FINAL MAP, FILED JUNE 25, 2025, IN BOOK 44 OF MAPS AND PLATS, PAGE 158, S.J.C.R. (44 M&P 158)

(R4) TRACT 4244, RIVER ISLANDS-PHASE 2, VILLAGE 28 UNIT 1 FINAL MAP, FILED NOVEMBER 27, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 138, S.J.C.R. (44 M&P 138)

BASIS OF BEARINGS

THE BEARING OF NORTH 09°20'36" EAST ALONG ADDISON AVENUE, AS SHOWN PER TRACT 4237, FILED NOVEMBER 14, 2024, IN BOOK 44 OF MAPS AND PLATS, AT PAGE 137, RECORDS OF SAN JOAQUIN COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP (ZONE 3, NAD83). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

850

TRACT 4232
RIVER ISLANDS - PHASE 2
VILLAGE 26 UNIT 2

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCELS 1, 2 AND 3 OF TRACT 4231 (44 M&P 136), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

AUGUST 2025

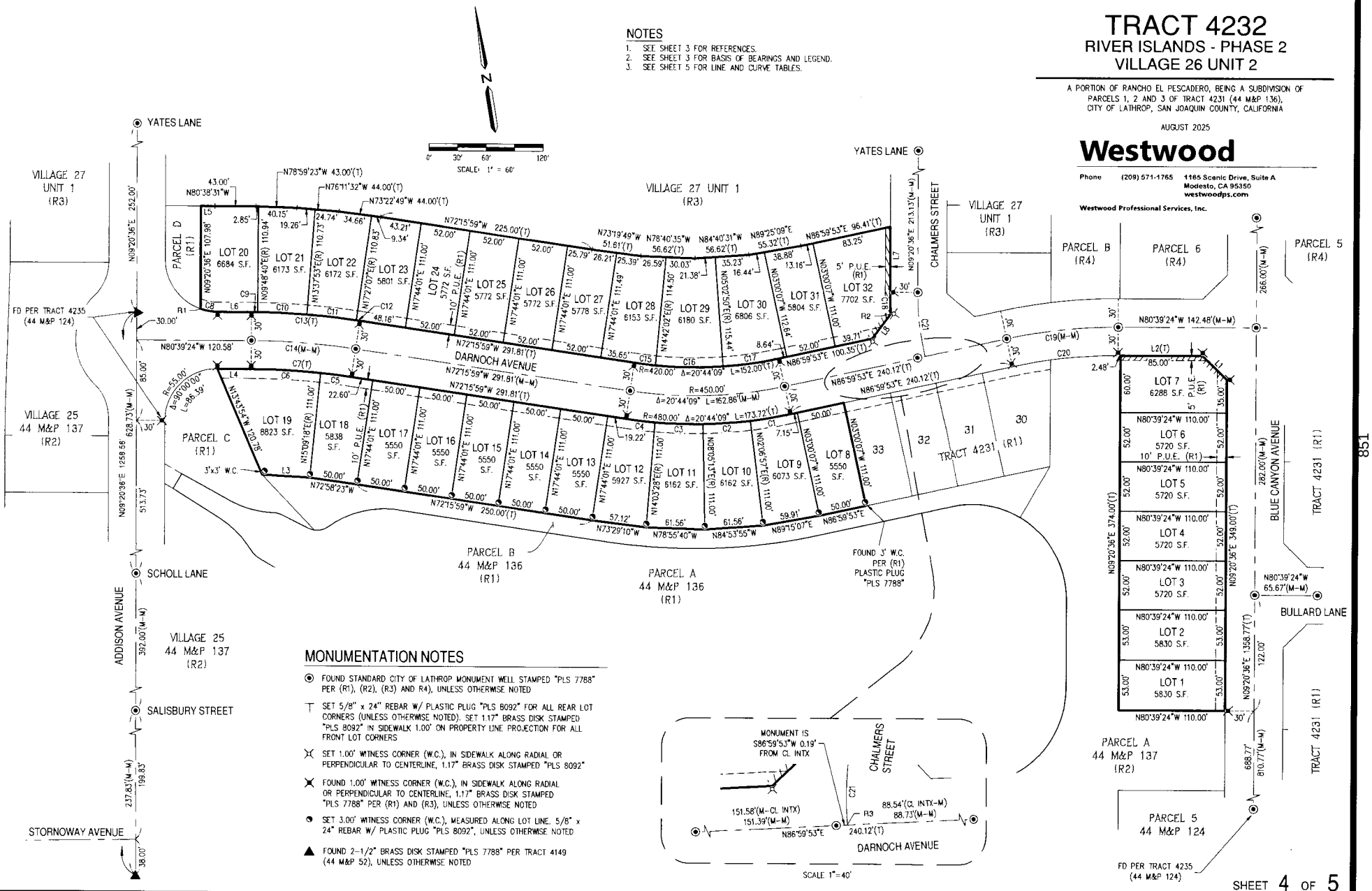
Westwood

Phone (209) 571-1765 1165 Scenic Drive, Suite A Modesto, CA 95350 westwoodps.com

Westwood Professional Services, Inc.

NOTES

1. SEE SHEET 3 FOR REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 5 FOR LINE AND CURVE TABLES.



MONUMENTATION NOTES

- FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788" PER (R1), (R2), (R3) AND R4), UNLESS OTHERWISE NOTED
- SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 8092" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 1.17" BRASS DISK STAMPED "PLS 8092" IN SIDEWALK 1.00' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS
- SET 1.00' WITNESS CORNER (W.C.), IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 8092"
- FOUND 1.00' WITNESS CORNER (W.C.), IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788" PER (R1) AND (R3), UNLESS OTHERWISE NOTED
- SET 3.00' WITNESS CORNER (W.C.), MEASURED ALONG LOT LINE. 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 8092", UNLESS OTHERWISE NOTED
- FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788" PER TRACT 4149 (44 M&P 52), UNLESS OTHERWISE NOTED

TRACT 4232
RIVER ISLANDS - PHASE 2
VILLAGE 26 UNIT 2

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCELS 1, 2 AND 3 OF TRACT 4231 (44 M&P 136), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

AUGUST 2025

Westwood

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Westwood Professional Services, Inc.

LINE AND CURVE TABLES FOR SHEET 4 ONLY

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N35°39'24"W	35.36'
L2	N80°39'24"W	87.48'
L3	N77°11'52"W	50.00'
L4	N80°39'24"W	35.58'
L5	N80°39'24"W	14.98'
L6	N80°39'24"W	35.58'
L7	N9°20'36"E	68.78'
L8	N46°11'19"E	32.68'

RADIAL BEARINGS	
LINE #	DIRECTION
R1	N28°25'13"E
R2	N84°37'16"W
R3	N86°22'33"E

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	480.00	5°07'04"	42.88'
C2	480.00	5°58'16"	50.02'
C3	480.00	5°58'16"	50.02'
C4	480.00	3°40'33"	30.79'
C5	720.00	2°34'44"	32.41'
C6	720.00	5°48'42"	73.03'
C7	720.00	8°23'25"	105.44'
C8	55.00	19°04'37"	18.31'
C9	780.00	0°28'04"	6.37'
C10	780.00	3°49'14"	52.01'
C11	780.00	3°49'14"	52.01'
C12	780.00	0°16'55"	3.84'
C13	780.00	8°23'25"	114.22'
C14	750.00	8°23'25"	109.83'
C15	420.00	3°01'59"	22.23'
C16	420.00	9°39'12"	70.76'
C17	420.00	8°02'57"	59.00'
C18	330.00	3°57'52"	22.83'
C19	550.00	12°20'43"	118.51'
C20	520.00	12°20'43"	112.04'
C21	300.00	12°58'03"	67.90'

CITY MANAGER'S REPORT
OCTOBER 13, 2025, CITY COUNCIL REGULAR MEETING

ITEM: **APPROVE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 60 LOTS IN TRACT 4245 VILLAGE 28 UNIT 2 WITHIN WEST VILLAGE DISTRICT OF RIVER ISLANDS**

RECOMMENDATION: **Adopt Resolution to Approve Final Map for Tract 4245 Village 28 Unit 2 within the West Village District, Totaling 60 Lots and a Subdivision Improvement Agreement with River Islands Development Area 1, LLC**

SUMMARY:

The proposed Final Map for Tract 4245 Village 28 Unit 2 (Tract 4245), included as Attachment "E", is within the West Village District of Phase 2 for the River Islands Project. Tract 4245 will be the second tract map within the Village 28 area. River Islands Development Area 1, LLC (River Islands) is proposing sixty (60) residential lots. A Vicinity Map is included as Attachment "B".

Staff recommend City Council approve the proposed Final Map for Tract 4245, to be recorded pursuant to the terms of the Escrow Instructions, included as Attachment "D", and a Subdivision Improvement Agreement (SIA), included as Attachment "C", with River Islands Development Area 1, LLC, by Resolution, included as Attachment "A".

BACKGROUND:

On June 14, 2021, the City Council adopted resolutions and ordinances approving the River Islands modified Phase 2 Project and Vesting Tentative Subdivision Map (VTM) 6716. On August 12, 2024, City Council approved a Large Lot Map (LLM) Tract 4235 to create 8 undevelopable parcels. On December 7, 2023, Planning Commission approved the West Village Non-Age Restricted Neighborhood Development Plan and Architectural Design Guidelines and Development Standards. On November 18, 2024, City Council approved FM Tract 4244, CFD 2023-1 Annexation, and a SIA with River Islands.

The land for the proposed Final Map for Tract 4245 is within the geographic boundaries of VTM 6716, LLFM 4149, FM 4244, and the West Village Non-Age Restricted Neighborhood.

As required by the Lathrop Municipal Code Chapter 16.16, all final maps must include a SIA to guarantee specific offsite and onsite improvements.

Construction of the public improvements associated with Tract 4245 are substantially complete. Performance and labor & materials securities have been provided with the SIA for Tract 4244 that guarantees the unfinished improvements for Village 28 as detailed in Table 1.

Table 1 – Bond Values

Unfinished Improvement Total:	$493,550
Performance Security (110% of Unfinished Improvements) Bond No. 0844470	$542,905
Labor & Materials Security (50% of Performance Security) Bond No. 0844470	$271,453

Potential acceptance of the public improvements will be processed by staff at a later date. Prior to acceptance, River Islands will be required to provide a one (1) year warranty bond.

Village 28 was annexed into the City of Lathrop CFD No. 2023-1 for maintenance purposes in 2024 as well as CFDs administered by Island Reclamation District (RD) 2062 and River Islands Public Financing Authority (RIPFA).

As a precondition to record the Final Map, River Islands must satisfy the Escrow Instructions by depositing necessary sums to guarantee the payment of all fees and providing required documents.

REASON FOR RECOMMENDATION:

River Islands has fulfilled all of the requirements of the City's subdivision ordinance as listed below:

Documents	**Status**
1. Final Map ready for signature	Completed
2. Subdivision Improvement Agreement	Completed
3. Performance Security – Uncompleted Landscaping and Miscellaneous Improvements	Provided with 4244
4. Labor and Materials Security – Uncompleted Landscaping and Miscellaneous Improvements	Provided with 4244
5. Street Improvement, Landscape, Light & Joint Trench	Completed
6. Geotechnical Report	Completed
7. Agreement for Backbone Improvements and Parks (Agreement for Dedication, Inspection and Guarantee of Streets and Public Improvements)	Completed

8. Approval of 3rd Amendment to Development Agreement that guarantees creation of CFD for City Maintenance and Shortfalls, and Guarantee of Developer CFDs for Developer/other public agency Maintenance	Completed
9. Allocation of Water and Sewer capacity	Completed
10. Recommendation for approval from Stewart Tract Design Review Committee	Completed
11. Submitted Certificate of Insurance, Tax Letter	Completed
12. Submitted Preliminary Guarantee of Title	Completed
13. Escrow Instructions	Completed
14. Village 28 – City of Lathrop Community Facilities District No. 2023-1 Annexation	Annexed in 2024
Fees	**Status**
1. Final Map plan check fee	Paid
2. Improvement Plans - Plan check and inspection fees	Paid
3. Sierra Club Settlement fee	To be paid in escrow

FISCAL IMPACT:

There is no fiscal impact to the City as all costs are covered by development fees and any shortfalls in the City's maintenance and operating costs are covered by the CFDs.

ATTACHMENTS:

A. Resolution to Approve Final Map for Tract 4245 Village 28 Unit 2 within the West Village District, Totaling 60 Lots and a Subdivision Improvement Agreement with River Islands Development Area 1, LLC

B. Vicinity Map – Tract 4245 Village 28 Unit 2

C. Subdivision Improvement Agreement between the City of Lathrop and River Islands Development Area 1, LLC, a Delaware limited liability company, for Tract 4245 Village 28 Unit 2

D. Escrow Instructions for Final Map Tract 4245 Village 28 Unit 2

E. Final Map – Tract 4245 Village 28 Unit 2

APPROVALS

Veronica Albarran
Assistant Engineer — 09/29/2025 Date

Brad Taylor
City Engineer — 9/29/2025 Date

Thomas Hedegard
Deputy City Manager — 9/30/2025 Date

Michael King
Assistant City Manager — 9.29.2025 Date

Salvador Navarrete
City Attorney — 9.30.2025 Date

Stephen Salvatore
City Manager — 10.7.25 Date

RESOLUTION NO. 25-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO APPROVE FINAL MAP FOR TRACT 4245 VILLAGE 28 UNIT 2 WITHIN THE WEST VILLAGE DISTRICT, TOTALING 60 LOTS AND A SUBDIVISION IMPROVEMENT AGREEMENT WITH RIVER ISLANDS DEVELOPMENT AREA 1, LLC

WHEREAS, on June 14, 2021, City Council adopted resolutions and ordinances approving the River Islands modified Phase 2 Project and Vesting Tentative Subdivision Map (VTM) 6716; and

WHEREAS, on August 12, 2024, City Council approved a Large Lot Final Map (LLFM) Tract 4235 to create 8 undevelopable parcels; and

WHEREAS, on December 7, 2023, Planning Commission approved the West Village Non-Age Restricted Neighborhood Development Plan and Architectural Design Guidelines and Development Standards; and

WHEREAS, on November 18, 2024, City Council approved Final Map (FM) Tract 4244, City of Lathrop Community Facilities District (CFD) 2023-1 Annexation, and a Subdivision Improvement Agreement (SIA) with River Islands Development Area 1, LLC (River Islands); and

WHEREAS, the land for the proposed Final Map for Tract 4245 Village 28 Unit 2 (Tract 4245) is within the geographic boundaries of VTM 6716, LLFM Tract 4205, FM Tract 4244, and the West Village Non-Age Restricted Neighborhood; and

WHEREAS, as required by the Lathrop Municipal Code Chapter 16.16, all final maps must include a SIA to guarantee specific offsite and onsite improvements; and

WHEREAS, River Islands provided performance and labor & material securities with the SIA for Tract 4244 that guarantees the unfinished improvements for Village 28 in the amount as follows:

Unfinished Improvement Total:	$493,550
Performance Security (110% of Unfinished Improvements) Bond No. 0844470	$542,905
Labor & Materials Security (50% of Performance Security) Bond No. 0844470	$271,453

; and

WHEREAS, potential acceptance of the public improvements will be processed by staff at a later date and when the unfinished improvements are completed. Prior to acceptance, River Islands will be required to provide a one (1) year warranty bond; and

WHEREAS, Village 28 was annexed into CFD 2023-1 for maintenance purposes with the approval of FM Tract 4244 in 2024; and

WHEREAS, River Islands Development Area 1, LLC must satisfy the Escrow Instructions, included as Attachment "D" to the City Manager's Report, by depositing necessary sums to guarantee the payment of all fees and providing required documents.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Lathrop that approves and accepts the following actions:

1. The Final Map for Tract 4245 and is hereby approved as submitted and recordation with the San Joaquin County Assessor/Recorder/County Clerk Office is authorized in substantially the form attached to the October 13, 2025 staff report once the terms and conditions of the Escrow Instructions, included as Attachment "D" to the City Manager's Report, are met.

2. The City Manager, or their designee, is authorized to execute a Subdivision Improvement Agreement with River Islands Development Area 1, LLC in substantially the form as attached to the October 13, 2025 staff report.

PASSED AND ADOPTED by the City Council of the City of Lathrop this 13th day of October 2025 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

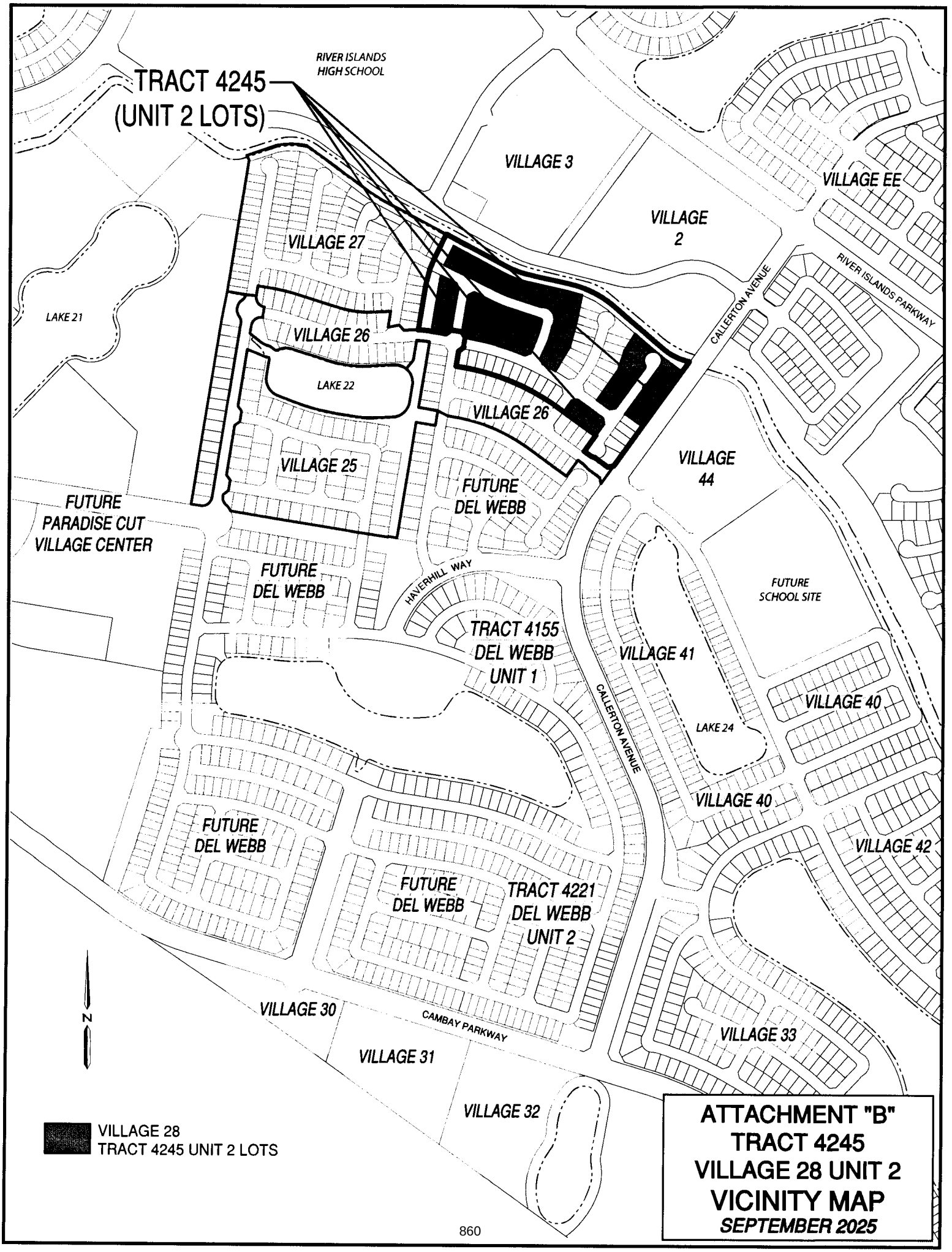
Paul Akinjo, Mayor

ATTEST:

Teresa Vargas
City Clerk

APPROVED AS TO FORM:

Salvador Navarrete
City Attorney


TRACT 4245
(UNIT 2 LOTS)
RIVER ISLANDS
HIGH SCHOOL
VILLAGE 3
VILLAGE EE
VILLAGE
2
VILLAGE 27
RIVER ISLANDS PARKWAY
CALLERTON AVENUE
LAKE 21
VILLAGE 26
LAKE 22
VILLAGE 26
VILLAGE
44
VILLAGE 25
FUTURE
DEL WEBB
FUTURE
PARADISE CUT
VILLAGE CENTER
FUTURE
DEL WEBB
HAVERHILL WAY
FUTURE
SCHOOL SITE
TRACT 4155
DEL WEBB
UNIT 1
VILLAGE 41
VILLAGE 40
LAKE 24
CALLERTON AVENUE
VILLAGE 40
FUTURE
DEL WEBB
VILLAGE 42
FUTURE
DEL WEBB
TRACT 4221
DEL WEBB
UNIT 2
N
VILLAGE 30
CAMBAY PARKWAY
VILLAGE 33
VILLAGE 31
VILLAGE 32
VILLAGE 28
TRACT 4245 UNIT 2 LOTS
ATTACHMENT "B"
TRACT 4245
VILLAGE 28 UNIT 2
VICINITY MAP
SEPTEMBER 2025

ATTACHMENT "C"

SUBDIVISION IMPROVEMENT AGREEMENT

BY AND BETWEEN THE CITY OF LATHROP AND

RIVER ISLANDS DEVELOPMENT AREA 1, LLC,

DELAWARE LIMITED LIABILITY COMPANY

FOR TRACT 4245 VILLAGE 28 UNIT 2 60 RESIDENTIAL LOTS

RECITALS

A. This Agreement is made and entered into this **13th day of October 2025**, by and between the **CITY OF LATHROP**, a municipal corporation of the State of California (hereinafter "CITY") and **River Islands Development Area 1, LLC**, a Delaware limited liability company, (hereinafter "SUBDIVIDER").

B. Pursuant to Division 2 of Title 7 of the Government Code of the State of California and the CITY's Subdivision Regulations (City of Lathrop, Code of Ordinances, Chapter 16), SUBDIVIDER is required to make dedications and improve Tract 4245 Village 28 Unit 2 (Tract 4245). However, SUBDIVIDER has completed a significant portion of the public infrastructure improvements associated with Tract 4245 located within the West Village District of River Islands Phase 2, which also includes major streets necessary to access the site. Performance and Labor & Material securities have been provided with the Subdivision Improvement Agreement for Tract 4244 Village 28 Unit 1 (Tract 4244 SIA) that guarantees the unfinished improvements for Village 28, which includes Tract 4245, and therefore no additional security is needed for Tract 4245.

C. SUBDIVIDER has completed a portion of the joint trench improvements for Tract 4245 and as noted in Recital B, security shall be required for the unfinished portion of these improvements, along with other required infrastructure associated with Tract 4245. Improvement plans, and street light plans have already been approved by the City. The street, sidewalk, underground utility, storm drainage, streetlight and joint trench improvements (hereinafter "Improvements") are substantially completed and minor improvements not yet constructed as part of the required infrastructure for Tract 4245 are required security as outlined in this Agreement.

NOW THEREFORE in consideration of CITY'S pending approval and acceptance of the Improvements upon their satisfactory completion, and in consideration of SUBDIVIDER'S construction of Improvements in strict accordance with the terms of this Agreement, all applicable laws, statutes, ordinances, rules and regulations currently in force and effect in CITY, the terms and conditions of which are incorporated herein by this reference, the parties hereto mutually covenant and agree as follows:

1. SUBDIVIDER shall complete construction of, or cause construction to be completed at its sole cost and expense, the Improvements for all of the lots within the West Village – Village 28 neighborhood, to the limits identified in Exhibit "A", including the public landscaping, streetlight and joint trench improvements. A Vicinity Map is included as Exhibit "B".

All improvements shall be constructed to the satisfaction and approval of the City Engineer, in a good and workmanlike manner in accordance with the above referenced improvement plans and specifications, the improvement standards and specifications of the CITY'S Department of Public Works, the applicable Ordinances of the City of Lathrop and the California Subdivision Map Act.

2. SUBDIVIDER shall complete the Improvements, including all deferred and unfinished improvements as defined in this agreement, prior to issuance of certificate of occupancy of the last home constructed in Tract 4245, or October 13, 2028, whichever comes first.

3. CITY, or its agent(s), shall, at any time during the progress of the Improvements, have free access thereto, and shall be allowed to examine the same and all material to be used therein. If the Improvements or any part thereof are not completed in strict compliance with the standards set forth in Paragraph 1 above, CITY may refuse to accept and may reject the defective Improvements and/or materials therein.

4. SUBDIVIDER shall secure the services of skilled personnel necessary to construct the Improvements. CITY is not skilled in these matters and relies upon the skill of the SUBDIVIDER to ensure that the construction of the Improvements is in the most skillful and durable manner.

5. CITY'S acceptance of the Improvements does not operate as a release of SUBDIVIDER from any guarantee hereunder.

6. SUBDIVIDER guarantees and warrants that the Improvements shall be constructed in compliance with the standards set forth in Paragraph 1 above, free from any defects in work or labor done, and from any defects in materials furnished. Further, SUBDIVIDER shall repair and maintain the Improvements in good condition and in accordance with CITY specifications for one (1) year after CITY'S acceptance of the Improvements. As required by this Agreement, prior to acceptance of the Improvements, SUBDIVIDER shall deposit with the City Engineer a Warranty Bond equal to 10% of the estimated cost of the Improvements for the Village 28 entire area to insure SUBDIVIDER'S repair and warranty of the Improvements in accordance with the terms of this Agreement. The Warranty Bond shall be released at the end of the one-year guarantee period, provided there are no claims against it are then outstanding.

7. If SUBDIVIDER, in whole or in part, abandons the Improvements, or unnecessarily or unreasonably delays construction of the Improvements, or fails to complete construction of the Improvements within the time specified in this Agreement, or fails to repair, replace or reconstruct any defects, as set forth in Paragraph 6 above, CITY may, but is not required to, proceed to complete and/or repair, replace, or reconstruct the Improvements, either by itself or by contract for such service, and CITY may cause to be forfeited such portion of any security deposited therein as is necessary to cover the costs of completion, repair, replacement, or reconstruction incurred by CITY.

Once action is taken by CITY to complete, repair, replace and/or reconstruct the Improvements, SUBDIVIDER shall be responsible for all costs incurred by CITY, even if SUBDIVIDER subsequently completes the work.

The CITY shall have recourse against SUBDIVIDER for any and all amounts necessary to complete the obligations of SUBDIVIDER in the event the security (including but not limited to any Letter of Guarantee, Certificate of Deposit, cash, bond for performance, labor and materials and repair and maintenance, letter of credit or cash deposit) therefore is insufficient to pay such amounts. All administrative costs, including reasonable attorney's fees pursuant to Government Code Section 66499.4, incurred by the CITY, in addition to the costs of the improvements shall be a proper charge against the security and SUBDIVIDER. In the event it becomes necessary for CITY to bring an action to compel performance of this Agreement or to recover costs of completing such improvements, SUBDIVIDER shall pay reasonable attorney's fees, costs of suit and all other expenses of litigation incurred by CITY in connection therewith.

8. Because the Improvements are substantially complete, the SUBDIVIDER is required to only post additional Performance or Labor & Materials bonds to guarantee the improvements associated with Tract 4245. Performance and Labor & Material securities have been provided with the SIA for Tract 4244 that guarantees the unfinished improvements for Village 28, which includes Tract 4245. SUBDIVIDER shall also comply with CITY'S insurance requirements set forth on Exhibit "C" attached hereto and incorporated herein.

9. Any alteration(s) made to the plans and specifications, which are a part of this Agreement, or any provision of this Agreement shall not operate to release any surety or sureties from liability on any bond or bonds attached hereto and made a part thereof. The above referenced sureties hereby consent to such alterations and waive the provisions of California Civil Code Section 2819.

10. Neither the CITY nor any of its officers, employees or agents shall be liable to SUBDIVIDER, and/or SUBDIVIDER'S agents, contractors or subcontractors for any error or omission arising out of or in connection with any work to be performed under this Agreement.

11. Neither the CITY nor any of its officers, employees, or agents, shall be liable to the SUBDIVIDER or to any person, entity, or organization, for any injury or damage that may result to any person or property by or from any cause in, on, or about the subdivision of all or any part of the land covered by this Agreement.

12. SUBDIVIDER hereby agrees to, and shall hold CITY, its elective and appointive boards, commissions, officers, agents and employees (collectively, "Indemnitees"), harmless from any liability for damage or claims which may arise from SUBDIVIDER and/or SUBDIVIDER'S contractors, subcontractors, agents, or employees' operations under this Agreement, whether such operations be by SUBDIVIDER or by any SUBDIVIDER contractors, subcontractors, or by any one or more persons directly or indirectly employed by, or acting as agent for, SUBDIVIDER or any of SUBDIVIDER'S contractors or subcontractors. SUBDIVIDER shall, at its own cost and expense, defend any and all actions, suits, or legal proceedings or any type that may be brought or instituted against CITY and indemnities on any claim or demand, of any nature whatsoever, and pay or satisfy any judgment that may be rendered against CITY and the Indemnitees in any such

action, suit or legal proceedings, resulting from or alleged to have resulted from SUBDIVIDER'S performance or non-performance of his duties and obligations under this Agreement, or from the negligent act or omission of himself, his agents, contractors, representatives, servants or employees. The promises and Agreement to indemnify and hold harmless set forth in this section is not conditioned or dependent on whether or not any indemnity has prepared, supplied or approved any plan or specification in connection with this work or subdivision, whether or not any such indemnity has insurance or indemnification covering any of these matters. CITY does not and shall not; waive any rights against SUBDIVIDER which it may have by reason of the aforesaid hold harmless agreement, because of the acceptance by CITY of any deposit with CITY by SUBDIVIDER. The aforesaid hold harmless agreement by SUBDIVIDER shall apply to all damages and claims for damages of every kind suffered, or alleged to have been suffered, by reason of any of the aforesaid operations referred to in this paragraph, regardless of whether or not CITY has prepared, supplied or approved of, plans and/or specifications for the subdivision.

13. Neither SUBDIVIDER nor any of SUBDIVIDER'S agents, contractors or subcontractors are, or shall be, considered to be agents of CITY in connection with the performance of SUBDIVIDER'S obligations under this Agreement.

14. Prior to acceptance of the Improvements by the City Council, the SUBDIVIDER shall be solely responsible for maintaining the quality of the Improvements and maintaining safety at the project site. The SUBDIVIDER'S obligation to provide the Improvements shall not be satisfied until after the City Engineer has made a written determination that all obligations of the Agreement have been satisfied and all outstanding fees and charges have been paid, and the City Council has accepted the Improvements as complete. The CITY and SUBDIVIDER have formed Community Facilities Districts to finance maintenance and improvements. The CITY expects to preserve the ability to use future special taxes of the CFD for payment of the cost of acquisition of the Improvements, which may require that acceptance of improvements by CITY be subject to the provisions of an acquisition agreement to be entered into by the CITY and SUBDIVIDER providing that CITY expects to be paid or reimbursed acquisition costs through future CFD special taxes. SUBDIVIDER shall cooperate to facilitate such method of acquisition.

15. SUBDIVIDER shall pay service fees for the utility services from the time the Improvements are accepted by the CITY to the end of the fiscal year, or up to a one (1) year period, whichever is needed to ensure an opportunity for the Improvements to be included in the next fiscal year annual assessment.

16. SUBDIVIDER shall be responsible to sweep streets within the subdivision every two weeks as directed by the City Engineer, on all streets where lots are occupied and all streets providing access to occupied lots until the Improvements are accepted by the CITY.

17. SUBDIVIDER shall not assign this Agreement without the prior written consent of CITY. If such consent is given, the terms of this Agreement shall apply to and bind the heirs, successors, executors, administrators and assignees of SUBDIVIDER, and any heirs, successors, executors, administrators and assignees of the SUBDIVIDER and shall be jointly and severally liable hereunder.

18. The SUBDIVIDER shall, at the SUBDIVIDER'S expense, obtain and maintain all necessary permits and licenses for construction of the Improvements. Prior to the commencement of Improvement construction, the SUBDIVIDER shall obtain a City of Lathrop Business License. The SUBDIVIDER shall comply with all local, state and federal laws, whether or not said laws are expressly stated in this Agreement.

19. This Agreement and any amendments hereto comprise the entire understanding and agreement between the parties regarding the improvements to be constructed and dedications for Tract 4245.

20. The following miscellaneous provisions are applicable to this Agreement:

a. Controlling Law. The parties agree that this Agreement shall be governed and construed by and in accordance with the laws of the State of California.

b. Definitions. The definitions and terms are as defined in this Agreement.

c. Force Majeure. Neither party shall be deemed to be in default on account of any delay or failure to perform its obligations under this Agreement, which directly results from an Act of God or an act of a superior governmental authority.

d. Headings. The paragraph headings are not a part of this Agreement and shall have no effect upon the construction or interpretation of any part of this Agreement.

e. Incorporation of Documents. All documents referred to herein and all documents which may, from time to time, be referred to in any duly executed amendment hereto are by such reference incorporated herein and shall be deemed to be part of this Agreement.

f. Modification of Agreement. This Agreement shall not be modified or be binding upon the parties unless such modification is agreed to in writing and signed by the parties.

g. Severability. If a court of competent jurisdiction finds or rules that any provision of this Agreement is void or unenforceable, the provisions of this Agreement not so affected shall remain in full force and effect.

h. Successors and Assigns. Except as otherwise expressly provided herein, the provisions of this Agreement shall inure to the benefit of, and shall apply to and bind, the successors and assigns of the parties.

i. Time of the Essence. Time is of the essence of this Agreement and each of its provisions. In the calculation of time hereunder, the time in which an act is to be performed shall be computed by excluding the first Day and including the last. If the time in which an act is to be performed falls on a Saturday, Sunday or any Day observed as a legal holiday by CITY, the time for performance shall be extended to the following Business Day.

j. Venue. In the event either party brings that suit hereunder, the parties agree that trial of

such action shall be vested exclusively in the state courts of California in the County of San Joaquin.

ATTACHMENTS:

EXHIBIT A FINAL MAP - TRACT 4245 VILLAGE 28 UNIT 2
EXHIBIT B TRACT 4245 VILLAGE 28 UNIT 2 AREA
EXHIBIT C CITY INSURANCE REQUIREMENTS

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on this 13th day of October 2025, at Lathrop, California.

ATTEST: TERESA VARGAS
City Clerk of and for the City
of Lathrop, State of California

BY: _____
Teresa Vargas Date
City Clerk

CITY OF LATHROP, a
municipal corporation of the
State of California

BY: _____
Stephen J. Salvatore Date
City Manager

APPROVED AS TO FORM BY THE CITY OF LATHROP CITY ATTORNEY

BY: _____ 9-30-2025
Salvador Navarrete Date
City Attorney

SUBDIVIDER

River Islands Development Area 1, LLC,
a Delaware limited liability company

BY: _____
Susan Dell'Osso
President

EXHIBIT "A"

FINAL MAP - TRACT 4245 VILLAGE 28 UNIT 2

TRACT 4245
RIVER ISLANDS - PHASE 2
VILLAGE 28 UNIT 2

A PORTION OF RANCHO EL PESCADERO, BEING A
SUBDIVISION OF PARCELS 1 THROUGH 6 OF TRACT 4244 (44 PM 138),
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

AUGUST 2025

Westwood

Phone (209) 571-1765 1165 Scenic Drive, Suite A
Modesto, CA 95350
westwoodps.com

Westwood Professional Services, Inc.

OWNER'S STATEMENT

THE UNDERSIGNED, DOES HEREBY STATE THAT THEY ARE THE OWNERS OR HAVE SOME RECORD TITLE INTEREST IN THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINE OF THE HEREIN EMBODIED FINAL MAP ENTITLED, "TRACT 4245, RIVER ISLANDS--PHASE 2, VILLAGE 28, UNIT 2" FINAL MAP, CITY OF LATHROP, CALIFORNIA, CONSISTING OF SEVEN (7) SHEETS, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

THE UNDERSIGNED DOES HEREBY RELINQUISH TO THE CITY OF LATHROP ALL ABUTTERS RIGHT OF ACCESS TO LOTS 16, 17, 20, 21, 41, 45, 46 49, 54, AND 57 ALONG THE LOT LINES AS INDICATED BY THE SYMBOL ////////, AS SHOWN ON THIS FINAL MAP.

TO ENSURE MUNICIPAL WATER SERVICES TO ALL LOTS SHOWN UPON THIS FINAL MAP, ALL GROUND WATER RIGHTS THAT THE UNDERSIGNED MAY HAVE WITHIN THE DISTINCTIVE BORDER UPON THIS MAP, HEREBY ARE DEDICATED TO THE CITY OF LATHROP.

OWNER INTENDS TO SUBDIVIDE THE LAND SUBJECT TO THIS MAP WITH ANY AND ALL RIPARIAN RIGHTS OR OTHER WATER INTERESTS TO WHICH THE SUBJECT LAND IS ENTITLED THEREIN APPURTENANT OR RELATING TO THE LANDS, WHETHER SUCH WATER RIGHTS SHALL BE RIPARIAN, OVERLYING, LITTORAL, PERCOLATING, PRESCRIPTIVE, ADJUDICATED, STATUTORY OR CONTRACTUAL. OWNER DOES NOT INTEND BY THE RECORDATION OF THIS MAP TO SEVER THE RIPARIAN RIGHTS OF THE SUBJECT LANDS WITHIN THE BOUNDARIES OF THIS MAP OR THE SURROUNDING PROPERTIES.

OWNER: RIVER ISLANDS DEVELOPMENT AREA 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ _____
NAME: SUSAN DELL'OSSO DATE
ITS: PRESIDENT

TRUSTEE'S STATEMENT

OLD REPUBLIC TITLE COMPANY, A CALIFORNIA CORPORATION AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED SEPTEMBER 19, 2024 AS DOCUMENT NUMBER 2024-079836, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

DATED THIS _____ DAY OF _____, 2025.
BY: _____
NAME: _____
ITS: _____

ACKNOWLEDGEMENT CERTIFICATE (TRUSTEE)

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 JOAQUIN

ON _____,2025 BEFORE ME, _____
A NOTARY PUBLIC, PERSONALLY APPEARED, _____ 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:

SIGNATURE: _____
NAME (PRINT): _____
PRINCIPAL COUNTY OF BUSINESS: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

CITY CLERK'S STATEMENT

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT 4245, RIVER ISLANDS - PHASE 2, VILLAGE 28, UNIT 2" FINAL MAP, CITY OF LATHROP, CALIFORNIA, CONSISTING OF SEVEN (7) SHEETS, THIS STATEMENT WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY LAW, AT A MEETING THEREOF, HELD ON THE ___ DAY OF _____,2025, AND THAT SAID CITY COUNCIL DID THEREUPON BY RESOLUTION NO. _____ DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP, AND AUTHORIZED ITS RECORDATION, AND ACCEPTED ON BEHALF OF THE CITY OF LATHROP, FOR PUBLIC USE, THE RELINQUISHMENT OF ACCESS RIGHTS TO LOTS 16, 17, 20, 21, 41, 45, 46, 49, 54, AND 57 ALONG THE LOT LINES AS INDICATED BY THE SYMBOL ////////// AS SHOWN ON THIS FINAL MAP AND THE DEDICATION OF GROUND WATER RIGHTS.

I FURTHER STATE THAT ALL BONDS AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP, IF APPLICABLE, HAVE BEEN APPROVED BY THE CITY COUNCIL OF LATHROP AND FILED IN MY OFFICE.

_____
TERESA VARGAS
CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA

ACKNOWLEDGEMENT CERTIFICATE (OWNER)

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 JOAQUIN

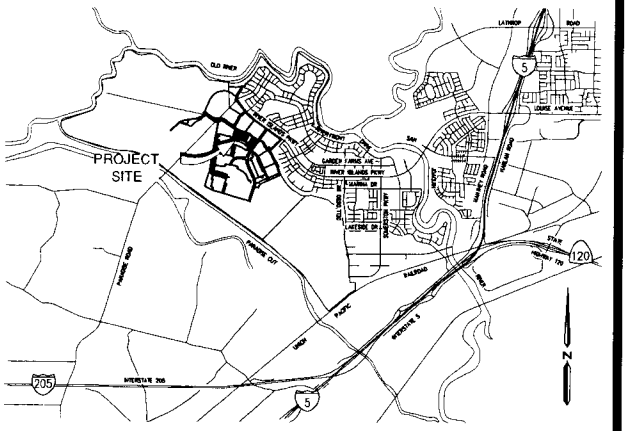
ON _____,2025 BEFORE ME, _____
A NOTARY PUBLIC, PERSONALLY APPEARED, _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), 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:

SIGNATURE: _____
NAME (PRINT): _____
PRINCIPAL COUNTY OF BUSINESS: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

EXEMPT FROM FEE PER GOVERNMENT CODE 27388.1: DOCUMENT RECORDED IN CONNECTION WITH A CONCURRENT TRANSFER SUBJECT TO THE IMPOSITION OF DOCUMENTARY TRANSFER TAX



VICINITY MAP
NOT TO SCALE

SECRETARY OF THE PLANNING COMMISSION'S STATEMENT

THIS MAP CONFORMS TO VESTING TENTATIVE MAP NO. 6716 RECOMMENDED BY THE PLANNING COMMISSION AND APPROVED BY THE CITY COUNCIL PER RESOLUTION NO. 21-4908.

DATED THIS_____ DAY OF _____, 2025.

_____
RICARDO CAGUIAT, COMMUNITY DEVELOPMENT DIRECTOR
CITY OF LATHROP

CITY ENGINEER'S STATEMENT

I, BRAD R. TAYLOR, HEREBY STATE THAT I AM THE CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA AND THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4245, RIVER ISLANDS--PHASE 2, VILLAGE 28, UNIT 2" FINAL MAP, CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP NO. 6716, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLIES WITH ALL PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA STATE SUBDIVISION MAP ACT AND APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF VESTING TENTATIVE MAP.

DATED THIS_____ DAY OF _____, 2025.

_____
BRAD R. TAYLOR, R.C.E. 92823
CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
BRAD R. TAYLOR
C 92823
CIVIL
STATE OF CALIFORNIA

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2025, AT _____ __M.
IN BOOK _____ OF MAPS AND PLATS, AT PAGE _____, AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY.

FEE: $ _____

_____ BY: _____
STEVE BESTOLARIDES ASSISTANT/DEPUTY RECORDER
ASSESSOR-RECORDER-COUNTY CLERK
SAN JOAQUIN COUNTY, CALIFORNIA

870

TRACT 4245
RIVER ISLANDS - PHASE 2
VILLAGE 28 UNIT 2

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCELS 1 THROUGH 6 OF TRACT 4244 (44 PM 138), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

AUGUST 2025

Westwood

Phone (209) 571-1765 1165 Scenic Drive, Suite A
Modesto, CA 95350
westwoodps.com

Westwood Professional Services, Inc.

CITY SURVEYOR'S STATEMENT

I, DARRYL A. ALEXANDER, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4245, RIVER ISLANDS – PHASE 2, VILLAGE 28, UNIT 2" FINAL MAP, CITY OF LATHROP, CALIFORNIA AND THAT THE SUBDIVISION SHOWN HEREON COMPLIES WITH ALL THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2025.

PROFESSIONAL LAND SURVEYOR DARRYL A. ALEXANDER No. L 5071 STATE OF CALIFORNIA

_____
DARRYL A. ALEXANDER, P.L.S. 5071
ACTING CITY SURVEYOR

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 RIVER ISLANDS DEVELOPMENT, LLC, ON JULY 13, 2025. I HEREBY STATE ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 1, 2026, AND THAT THE MONUMENTS ARE, OR THAT THEY WILL BE, SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2025.

PROFESSIONAL LAND SURVEYOR WILLIAM M. KOCH No. 8092 STATE OF CALIFORNIA

_____
WILLIAM M. KOCH, P.L.S. NO 8092

RECITALS

1. RIGHT TO FARM STATEMENT:
   PER CITY OF LATHROP MUNICIPAL CODE OF ORDINANCES, TITLE 15, CHAPTER 15.48.04, THE CITY OF LATHROP PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES. YOU ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATIONS, CULTIVATION, PLOWING, SPRAYING, IRRIGATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM DEPREDATION, AND OTHER ACTIVITIES WHICH MAY GENERATE DUST, SMOKE, NOISE, ODOR, RODENTS AND PESTS. BE AWARE ALSO, THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, DEPENDING ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.
2. A SOILS REPORT ENTITLED "GEOTECHNICAL EXPLORATION, RIVER ISLANDS PHASE 2, LATHROP, CALIFORNIA", REFERENCED AS PROJECT NO. 5044.5.000.008 AND DATED DECEMBER 17, 2018, HAS BEEN PREPARED FOR THIS PROJECT BY ENGEO, INCORPORATED, JOSEF J. TOOTLE, G.E. NO. 2677, AND IS ON FILE WITH THE CITY OF LATHROP.
3. TRACT 4245, RIVER ISLANDS–PHASE 2, VILLAGE 28, UNIT 2 FINAL MAP, CONTAINS 60 LOTS WITH A TOTAL OF 8.944 ACRES, MORE OR LESS, AS SHOWN ON THIS FINAL MAP (PLEASE REFER TO THE AREA TABLE BELOW):

TRACT 4245 AREA SUMMARY	
LOTS 1 THROUGH 60	8.944 AC±
TOTAL	8.944 AC±

4. BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 1214023949–LR, (VERSION 1) DATED AUGUST 7, 2025, PROVIDED BY OLD REPUBLIC TITLE COMPANY.

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

1. RECLAIMED ISLANDS LAND COMPANY, RESERVATION FOR OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, PER DOCUMENT NUMBER 2001–01046177, S.J.C.R.

LINE AND CURVE TABLES FOR SHEET 3 ONLY

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N54°05'19"W	119.00'
L2	N50°24'08"W	46.88'
L3	N54°05'19"W	119.00'
L4	N35°54'41"E	86.00'
L5	N80°54'41"E	35.36'
L6	N9°05'19"W	35.36'
L7	N35°54'41"E	86.00'
L8	N54°05'19"W	89.00'
L9	N49°16'42"W	126.36'
L10	N50°38'03"W	48.81'
L11	N80°54'41"E	35.36'
L12	N65°38'35"W	47.00'
L13	N70°17'55"W	47.00'
L14	N75°12'54"W	47.07'
L15	N73°52'16"W	79.57'
L16	N15°21'07"E	93.92'
L17	N15°31'37"E	46.31'
L18	N19°09'33"W	35.87'
L19	N25°00'02"E	76.26'
L20	N63°38'19"E	39.76'
L21	N63°41'01"W	115.66'
L22	N72°04'38"W	184.45'
L23	N12°31'43"E	43.98'
L24	N25°00'02"E	76.97'
L25	N68°55'52"E	34.69'
L26	N80°39'24"W	10.67'
L27	N35°39'24"W	35.36'
L28	N63°41'01"W	99.89'
L29	N23°56'55"W	31.96'
L30	N54°20'36"E	35.36'
L31	N80°39'24"W	86.00'
L32	N59°40'35"E	50.00'
L33	N54°05'19"W	20.00'
L34	N25°00'02"E	130.95'
L35	N12°31'43"E	82.21'
L36	N72°04'38"W	222.67'
L37	N80°39'24"W	87.48'
L38	N63°41'01"W	166.35'
L39	N80°39'24"W	208.16'
L40	N80°39'24"W	65.67'
L41	N9°20'36"E	211.00'
L42	N54°05'19"W	292.56'
L43	N54°05'19"W	20.00'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	50.00'	86°18'49"	75.32'
C2	50.00'	159°55'18"	139.56'
C3	17.00'	66°14'06"	19.65'
C4	1449.00'	3°22'15"	85.25'
C5	405.00'	14°03'38"	99.39'
C6	87.00'	17°17'17"	26.25'
C7	65.50'	115°44'23"	132.31'
C8	87.00'	15°26'05"	23.44'
C9	670.00'	8°23'37"	98.15'
C10	730.00'	8°23'37"	106.94'
C11	12.00'	84°36'21"	17.72'
C12	345.00'	12°28'19"	75.10'
C13	1449.00'	13°31'07"	341.89'
C14	330.00'	6°26'34"	37.11'
C15	700.00'	8°23'37"	102.55'
C16	375.00'	12°28'19"	81.63'
C17	300.00'	15°05'10"	78.99'
C18	50.00'	246°14'06"	214.88'
C19	270.00'	1°37'03"	7.62'
C20	1419.00'	15°39'25"	387.77'
C21	1419.00'	10°54'39"	270.22'

RADIAL BEARINGS	
LINE #	DIRECTION
R1	N79°03'36"W
R2	N61°46'19"W
R3	N2°29'17"E
R4	N22°51'43"E
R5	N79°02'21"W
R6	N74°12'50"W
R7	N65°34'14"W
R8	N39°35'52"E
R9	N27°10'31"E

871

TRACT 4245
RIVER ISLANDS - PHASE 2
VILLAGE 28 UNIT 2

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCELS 1 THROUGH 6 OF TRACT 4244 (44 PM 138), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

AUGUST 2025

Westwood

Phone (209) 571-1765 1165 Scenic Drive, Suite A Modesto, CA 95350 westwoodps.com

Westwood Professional Services, Inc.

REFERENCES

(R1) TRACT 4149, RIVER ISLANDS–PHASE 2, WEST VILLAGE LARGE LOT FINAL MAP, FILED DECEMBER 5, 2022, IN BOOK 44 OF MAPS AND PLATS, PAGE 52, S.J.C.R. (44 M&P 52)

(R2) TRACT 4235, RIVER ISLANDS–PHASE 2, WEST VILLAGE NORTH LARGE LOT FINAL MAP, FILED AUGUST 22, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 124, S.J.C.R. (44 M&P 124)

(R3) LOT LINE ADJUSTMENT NO. 24–63, RECORDED MAY 9, 2024 AS DOCUMENT NUMBER 2024–038656, S.J.C.R.

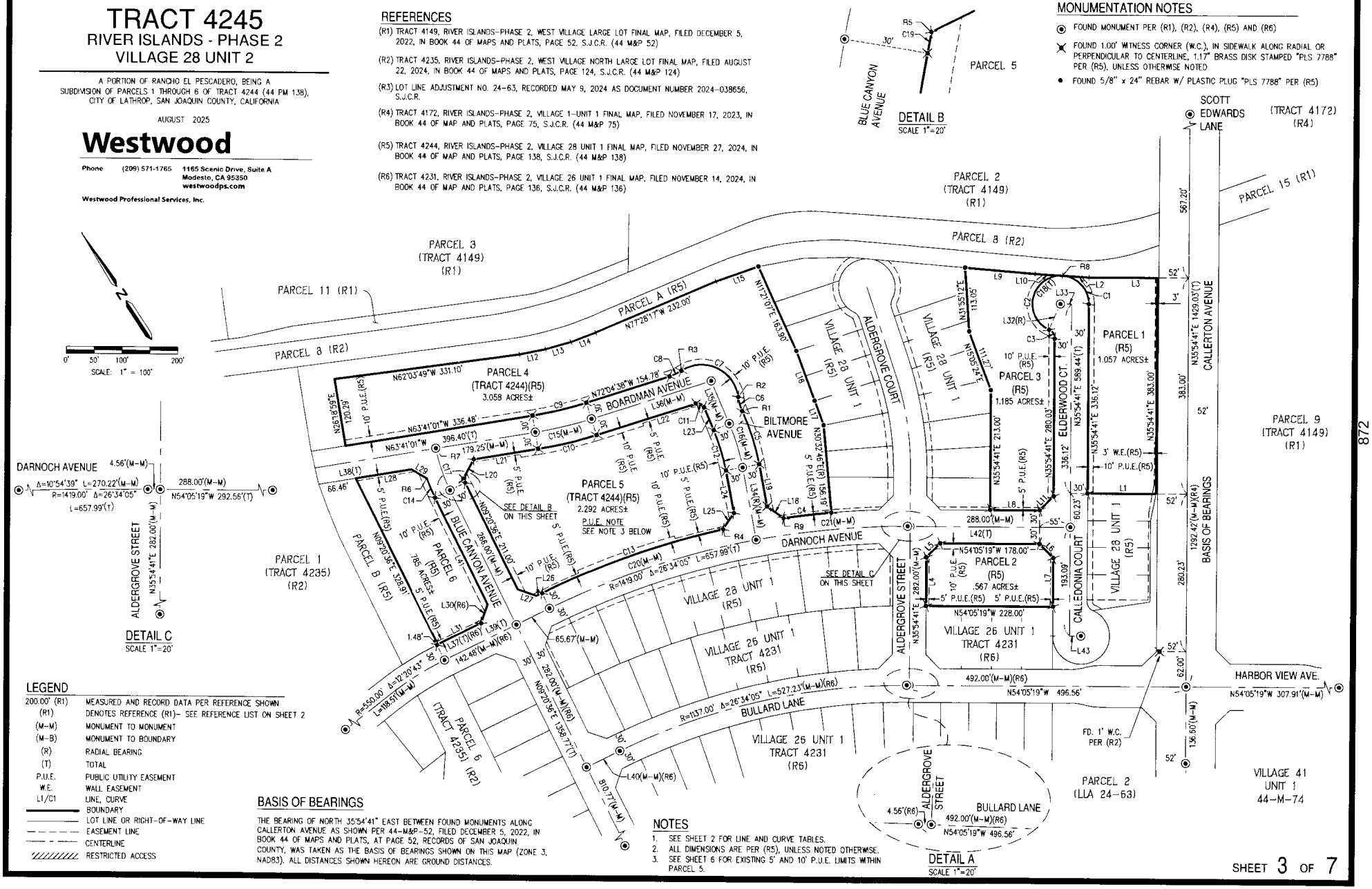
(R4) TRACT 4172, RIVER ISLANDS–PHASE 2, VILLAGE 1–UNIT 1 FINAL MAP, FILED NOVEMBER 17, 2023, IN BOOK 44 OF MAP AND PLATS, PAGE 75, S.J.C.R. (44 M&P 75)

(R5) TRACT 4244, RIVER ISLANDS–PHASE 2, VILLAGE 28 UNIT 1 FINAL MAP, FILED NOVEMBER 27, 2024, IN BOOK 44 OF MAP AND PLATS, PAGE 138, S.J.C.R. (44 M&P 138)

(R6) TRACT 4231, RIVER ISLANDS–PHASE 2, VILLAGE 26 UNIT 1 FINAL MAP, FILED NOVEMBER 14, 2024, IN BOOK 44 OF MAP AND PLATS, PAGE 136, S.J.C.R. (44 M&P 136)

MONUMENTATION NOTES

- ⊙ FOUND MONUMENT PER (R1), (R2), (R4), (R5) AND (R6)
- ✕ FOUND 1.00" WITNESS CORNER (W.C.), IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788" PER (R5), UNLESS OTHERWISE NOTED
- • FOUND 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" PER (R5)



LEGEND

200.00' (R1)	MEASURED AND RECORD DATA PER REFERENCE SHOWN
(R1)	DENOTES REFERENCE (R1)– SEE REFERENCE LIST ON SHEET 2
(M–M)	MONUMENT TO MONUMENT
(M–B)	MONUMENT TO BOUNDARY
(R)	RADIAL BEARING
(T)	TOTAL
P.U.E.	PUBLIC UTILITY EASEMENT
W.E.	WALL EASEMENT
L1/C1	LINE, CURVE
———	BOUNDARY
———	LOT LINE OR RIGHT–OF–WAY LINE
– – – –	EASEMENT LINE
— · — · —	CENTERLINE
//////////	RESTRICTED ACCESS

BASIS OF BEARINGS

THE BEARING OF NORTH 35°54'41" EAST BETWEEN FOUND MONUMENTS ALONG CALLERTON AVENUE AS SHOWN PER 44–M&P–52, FILED DECEMBER 5, 2022, IN BOOK 44 OF MAPS AND PLATS, AT PAGE 52, RECORDS OF SAN JOAQUIN COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP (ZONE 3, NAD83). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

NOTES

1. SEE SHEET 2 FOR LINE AND CURVE TABLES.
2. ALL DIMENSIONS ARE PER (R5), UNLESS NOTED OTHERWISE.
3. SEE SHEET 6 FOR EXISTING 5' AND 10' P.U.E. LIMITS WITHIN PARCEL 5.

872

TRACT 4245
RIVER ISLANDS - PHASE 2
VILLAGE 28 UNIT 2

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCELS 1 THROUGH 6 OF TRACT 4244 (44 PM 138), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

AUGUST 2025

Westwood

Phone (209) 571-1765 1165 Scenic Drive, Suite A
Modesto, CA 95350
westwoodps.com

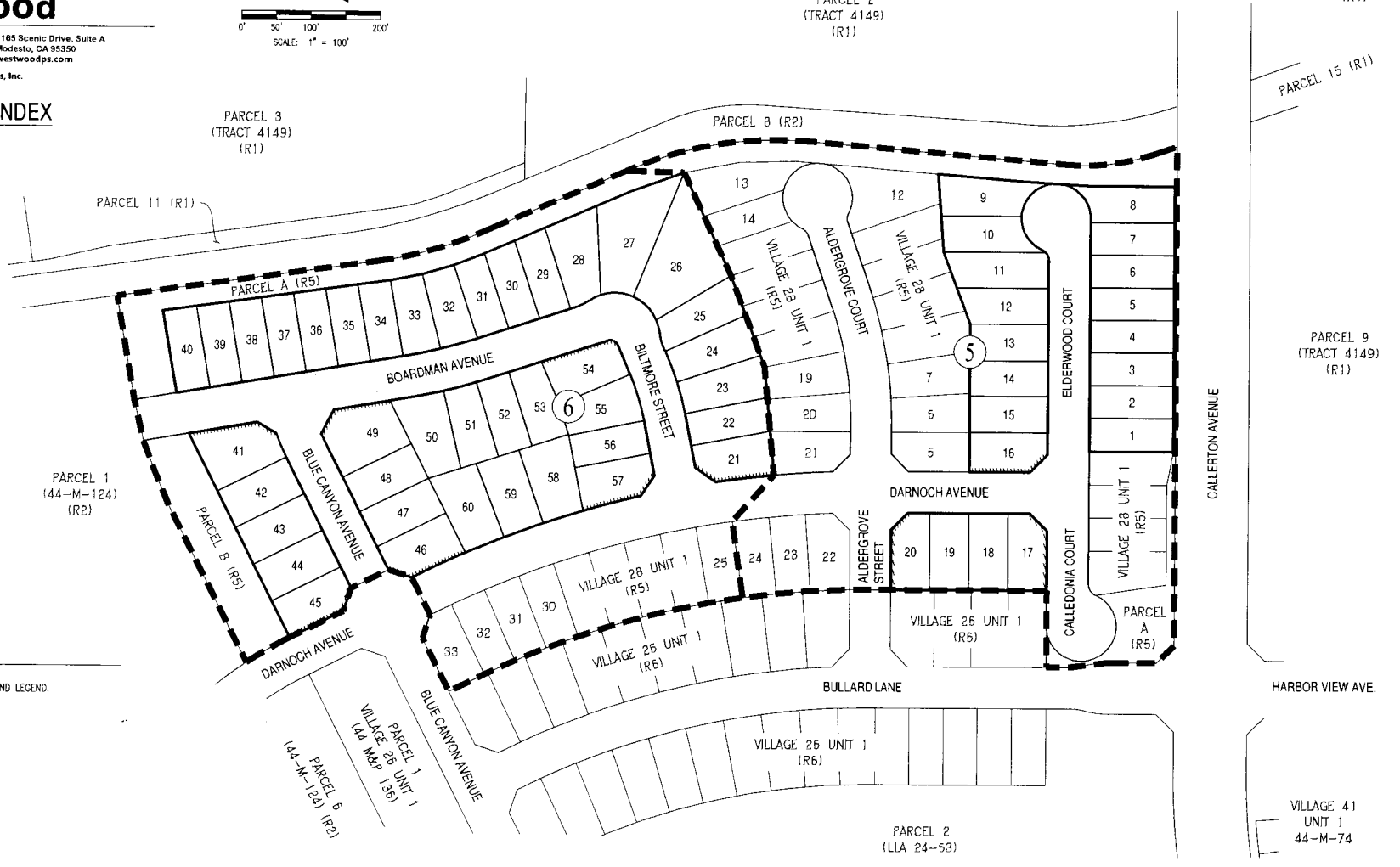
Westwood Professional Services, Inc.

N

0' 50' 100' 200'

SCALE: 1" = 100'

SHEET INDEX

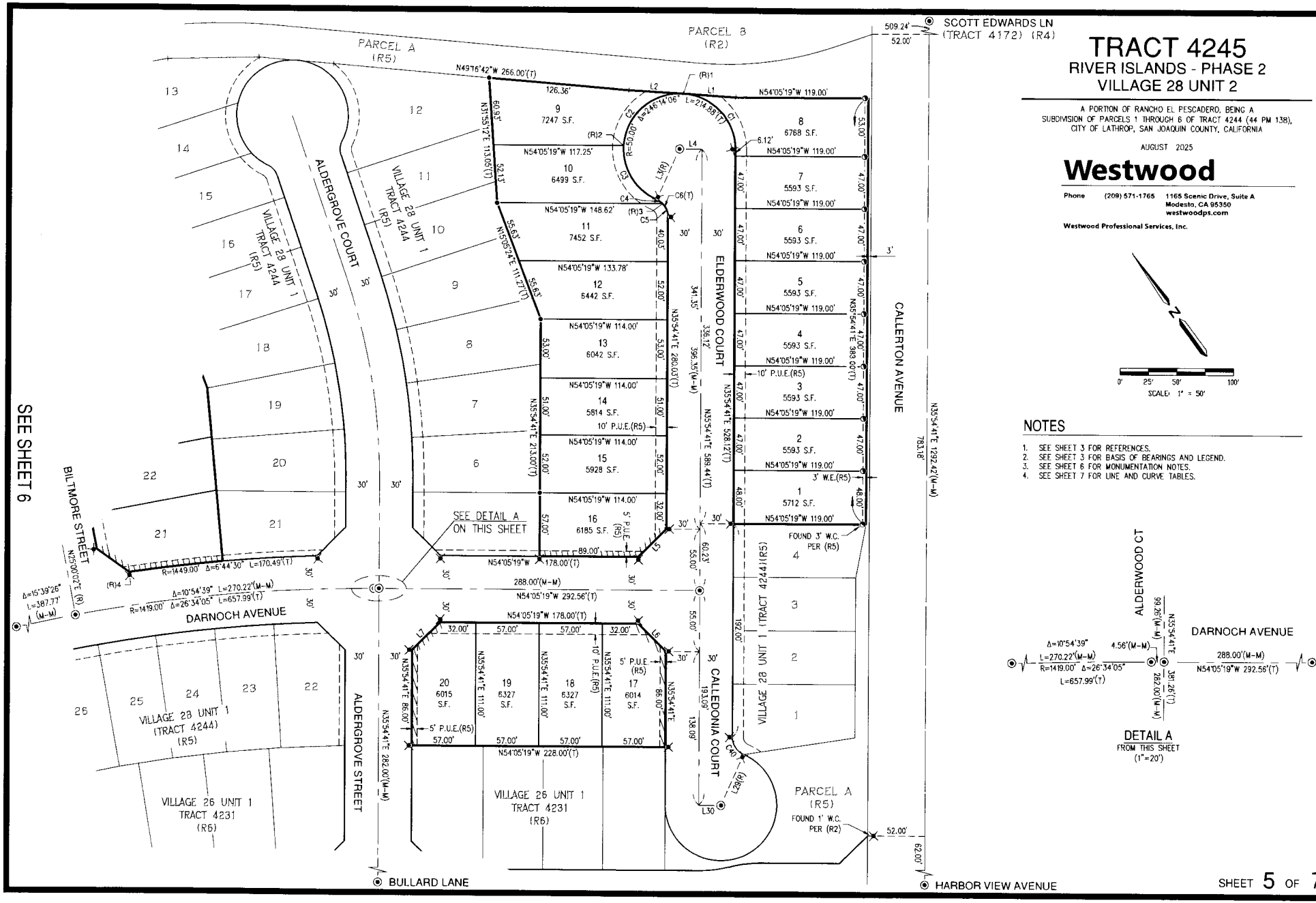


NOTES

1. SEE SHEET 3 FOR REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.

LEGEND

- BOUNDARY
- LOT LINE
- (5) SHEET NUMBER
- SHEET LIMIT LINE
- RESTRICTED ACCESS



TRACT 4245

RIVER ISLANDS - PHASE 2

VILLAGE 28 UNIT 2

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCELS 1 THROUGH 6 OF TRACT 4244 (44 PM 138), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

AUGUST 2025

Westwood

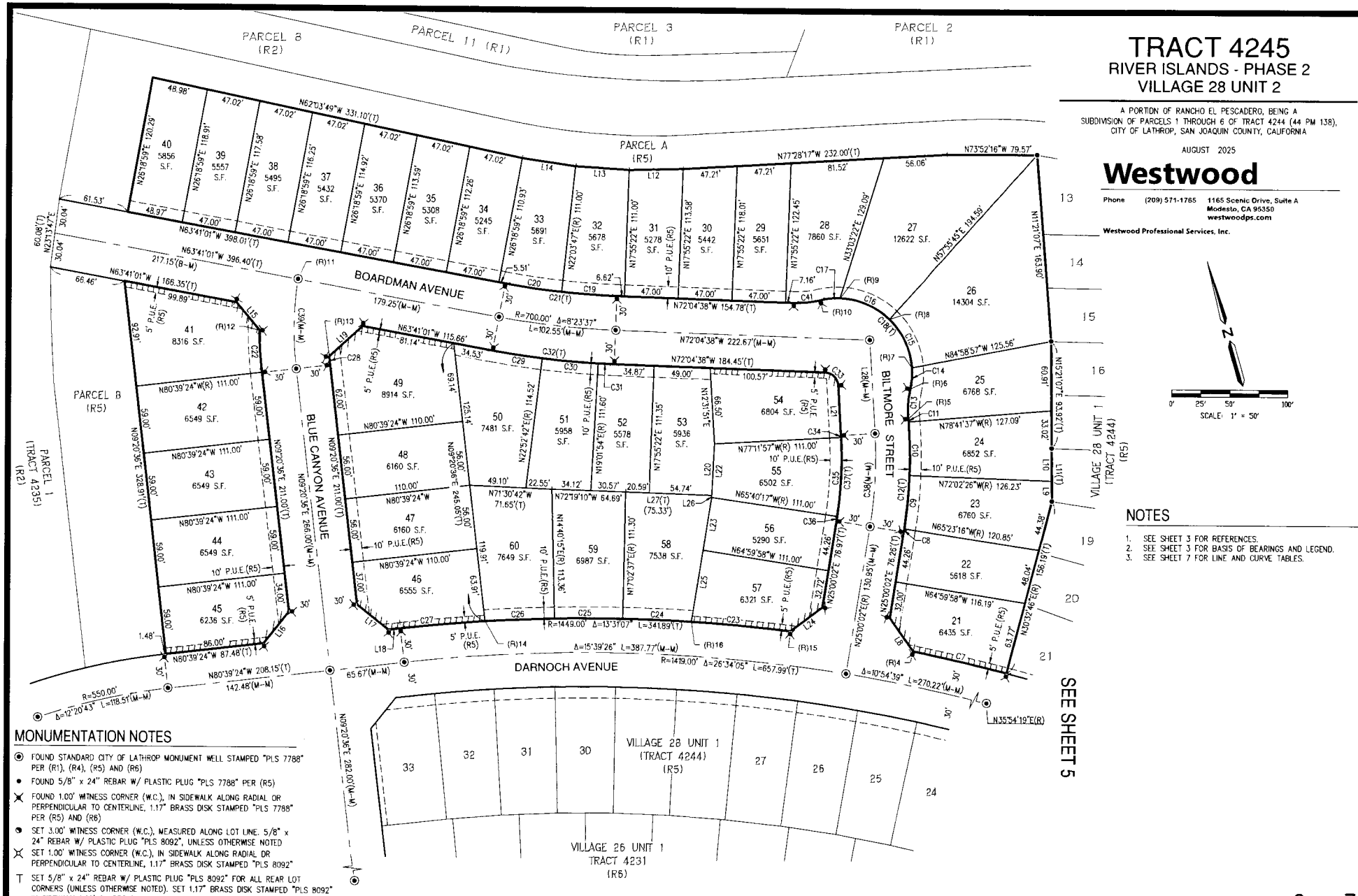
Phone (209) 571-1765 1165 Scenic Drive, Suite A Modesto, CA 95350 westwoodps.com

Westwood Professional Services, Inc.

NOTES

1. SEE SHEET 3 FOR REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 6 FOR MONUMENTATION NOTES.
4. SEE SHEET 7 FOR LINE AND CURVE TABLES.

DETAIL A
FROM THIS SHEET
(1"=20')



TRACT 4245
RIVER ISLANDS - PHASE 2
VILLAGE 28 UNIT 2

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCELS 1 THROUGH 6 OF TRACT 4244 (44 PM 138), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

AUGUST 2025

Westwood

Phone (209) 571-1765 1165 Scenic Drive, Suite A Modesto, CA 95350 westwoodps.com

Westwood Professional Services, Inc.

SCALE: 1" = 50'

NOTES

1. SEE SHEET 3 FOR REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 7 FOR LINE AND CURVE TABLES.

MONUMENTATION NOTES

- ◉ FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788" PER (R1), (R4), (R5) AND (R6)
- • FOUND 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" PER (R5)
- ✕ FOUND 1.00' WITNESS CORNER (W.C.), IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788" PER (R5) AND (R6)
- ◔ SET 3.00' WITNESS CORNER (W.C.), MEASURED ALONG LOT LINE. 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 8092", UNLESS OTHERWISE NOTED
- ⌧ SET 1.00' WITNESS CORNER (W.C.), IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 8092"
- T SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 8092" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 1.17" BRASS DISK STAMPED "PLS 8092" IN SIDEWALK 1.00' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS.

LINE AND CURVE TABLES FOR SHEETS 5 AND 6 ONLY

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N50°24'08"W	46.88'
L2	N50°38'03"W	48.81'
L3	N59°40'35"E	50.00'
L4	N54°05'19"W	20.00'
L5	N80°54'41"E	35.36'
L6	N9°05'19"W	35.36'
L7	N80°54'41"E	35.36'
L8	N19°09'33"W	35.87'
L9	N15°31'37"E	17.63'
L10	N15°31'37"E	28.69'
L11	N15°31'37"E	46.31'
L12	N75°12'54"W	47.07'
L13	N70°17'55"W	47.00'
L14	N65°38'35"W	47.00'
L15	N23°56'55"W	31.96'
L16	N54°20'36"E	35.36'
L17	N35°39'24"W	35.36'
L18	N80°39'24"W	10.67'
L19	N63°38'19"E	39.76'
L20	N18°33'53"E	45.23'
L21	N12°31'43"E	43.98'
L22	N18°33'53"E	47.00'
L23	N24°58'51"E	47.00'
L24	N68°55'52"E	34.69'
L25	N25°00'02"E	63.57'
L26	N18°33'53"E	1.77'
L27	N71°59'12"W	75.33'
L28	N12°31'43"E	82.21'
L29	N59°40'35"E	50.00'
L30	N54°05'19"W	20.00'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	50.00'	86°18'49"	75.32'
C2	50.00'	90°38'35"	79.10'
C3	50.00'	69°16'42"	60.46'
C4	17.00'	21°27'38"	6.37'
C5	17.00'	44°46'28"	13.28'
C6	17.00'	66°14'06"	19.65'
C7	1449.00'	3°22'15"	85.25'
C8	405.00'	0°23'18"	2.74'
C9	405.00'	6°39'10"	47.03'
C10	405.00'	6°39'10"	47.03'
C11	405.00'	0°21'59"	2.59'
C12	405.00'	14°03'38"	99.39'
C13	87.00'	17°17'17"	26.25'
C14	65.50'	16°27'17"	18.81'
C15	65.50'	42°03'01"	48.07'
C16	65.50'	42°03'01"	48.07'
C17	65.50'	15°11'04"	17.36'
C18	65.50'	115°44'23"	132.31'
C19	670.00'	4°08'24"	48.41'
C20	670.00'	4°15'13"	49.74'
C21	670.00'	8°23'37"	98.15'
C22	330.00'	6°26'34"	37.11'
C23	1449.00'	3°26'45"	87.14'
C24	1449.00'	2°22'22"	60.00'
C25	1449.00'	2°22'22"	60.00'
C26	1449.00'	2°23'14"	60.37'
C27	1449.00'	2°56'25"	74.36'
C28	270.00'	1°37'03"	7.62'
C29	730.00'	3°26'17"	43.81'
C30	730.00'	3°50'48"	49.01'
C31	730.00'	1°06'31"	14.13'
C32	730.00'	8°23'37"	106.94'
C33	12.00'	84°36'21"	17.72'
C34	345.00'	0°16'20"	1.64'
C35	345.00'	11°31'39"	69.41'
C36	345.00'	0°40'19"	4.05'
C37	345.00'	12°28'19"	75.10'
C38	375.00'	12°28'19"	81.63'
C39	300.00'	15°05'10"	78.99'
C40	17.00'	66°14'06"	19.65'
C41	87.00'	15°26'05"	23.44'

RADIAL BEARINGS	
LINE #	DIRECTION
(R)1	N39°35'52"E
(R)2	N51°02'43"W
(R)3	N81°08'13"E
(R)4	N27°10'31"E
(R)5	N79°03'36"W
(R)6	N61°46'19"W
(R)7	N78°13'36"W
(R)8	N59°43'23"E
(R)9	N17°40'21"E
(R)10	N2°29'17"E
(R)11	N65°34'14"W
(R)12	N74°12'50"W
(R)13	N79°02'21"W
(R)14	N12°17'01"E
(R)15	N22°51'43"E
(R)16	N19°24'58"E

TRACT 4245
RIVER ISLANDS - PHASE 2
VILLAGE 28 UNIT 2

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCELS 1 THROUGH 6 OF TRACT 4244 (44 PM 138), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

AUGUST 2025

Westwood

Phone (209) 571-1765 1165 Scenic Drive, Suite A
Modesto, CA 95350
westwoodps.com

Westwood Professional Services, Inc.

876

EXHIBIT "B"

TRACT 4245 VILLAGE 28 UNIT 2 AREA

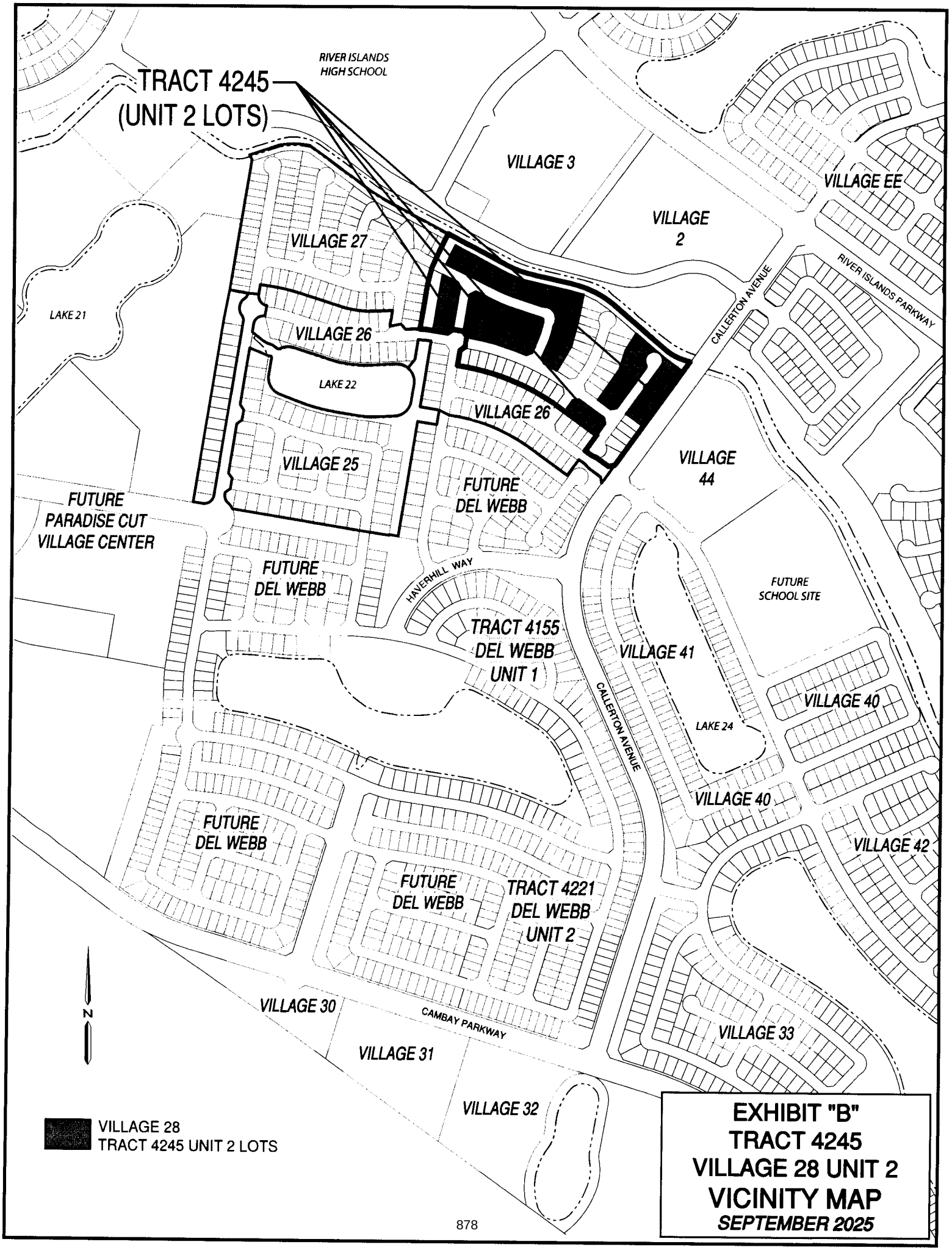

TRACT 4245
(UNIT 2 LOTS)
RIVER ISLANDS
HIGH SCHOOL
VILLAGE 3
VILLAGE EE
VILLAGE
2
VILLAGE 27
RIVER ISLANDS PARKWAY
CALLERTON AVENUE
LAKE 21
VILLAGE 26
LAKE 22
VILLAGE 26
VILLAGE
44
VILLAGE 25
FUTURE
DEL WEBB
FUTURE
PARADISE CUT
VILLAGE CENTER
FUTURE
DEL WEBB
HAVERHILL WAY
FUTURE
SCHOOL SITE
TRACT 4155
DEL WEBB
UNIT 1
VILLAGE 41
CALLERTON AVENUE
VILLAGE 40
LAKE 24
VILLAGE 40
VILLAGE 42
FUTURE
DEL WEBB
FUTURE
DEL WEBB
TRACT 4221
DEL WEBB
UNIT 2
N
VILLAGE 30
CAMBAY PARKWAY
VILLAGE 33
VILLAGE 31
VILLAGE 32
VILLAGE 28
TRACT 4245 UNIT 2 LOTS
EXHIBIT "B"
TRACT 4245
VILLAGE 28 UNIT 2
VICINITY MAP
SEPTEMBER 2025

EXHIBIT "C"

CITY INSURANCE REQUIREMENTS

1. The Subdivider shall obtain commercial general liability insurance companies licensed to do business in the State of California with an A.M. Best Company rating Insurance rating of no less than A:VII which provides coverage for bodily injury, personal injury and property damage liability in the amount of at least $1,000,000 for each occurrence and $2,000,000 in the aggregate.

Said insurance coverage shall be evidenced by a certificate of insurance with policy endorsements, executed by an authorized official of the insurer(s). All parties to the Subdivision Improvement Agreement must be named insured on the policy. The policy endorsements to be attached to the certificate must provide all the following:

a. Name the City of Lathrop, its officers, City Council, boards and commissions, and members thereof, its employees and agents as additional insured as respects to any liability arising out of the activities of the named insured. A CG 2010 or CG 2026 endorsement form or the equivalent is the appropriate form.

b. State that "the insurance coverage afforded by this policy shall be primary insurance as respects to the City of Lathrop, its officers, employees and agents. Any insurance or self-insurance maintained by the City of Lathrop, its officers, employees, or agents shall be in excess of the insurance afforded to the named insured by this policy and shall not contribute to any loss.

c. Include a statement that, "the insurer will provide to the City at least thirty (30) days prior notice of cancellation or material change in coverage." The above language can be included on the additional insured endorsement form or on a separate endorsement form.

d. The policy must contain a cross liability or severability of interest clause.

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

RIVEISL-01 LENGLISH

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 9/10/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 0C36861 Los Angeles-Alliant Insurance Services, Inc. 333 S Hope St Ste 3700 Los Angeles, CA 90071	CONTACT NAME: PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS:
	INSURER(S) AFFORDING COVERAGE — NAIC #
	INSURER A : United Specialty Insurance Company — 12537
INSURED River Islands Development Area 1, LLC 73 W. Stewart Rd. Lathrop, CA 95330	INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 2,000,000
	CLAIMS-MADE X OCCUR	X		ATN2418343P	3/19/2024	3/19/2027	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 50,000
							MED EXP (Any one person)	$ 0
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N	N / A					E.L. EACH ACCIDENT	$
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Tract 4245

City of Lathrop, its officers, City Council, boards and commissions and members thereof, its employees and agents are included as Additional Insureds as respects to General Liability. General Liability shall be Primary and Non-Contributory with any other insurance in force for or which may be purchased by City of Lathrop, its officers, employees and agents. 30 days advanced written notice to Certificate Holder in the event of cancellation, except 10 days for non-payment of premium

CERTIFICATE HOLDER

City of Lathrop
390 Towne Center Drive
Lathrop, CA 95330

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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POLICY NUMBER: ATN2418343P

COMMERCIAL GENERAL LIABILITY
CG 20 12 04 13

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – STATE OR GOVERNMENTAL AGENCY OR SUBDIVISION OR POLITICAL SUBDIVISION – PERMITS OR AUTHORIZATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

State Or Governmental Agency Or Subdivision Or Political Subdivision:
City of Lathrop its officers, City Council, boards and commissions and members thereof, its employees and agents 390 Towne Centre Drive Lathrop, CA 95330
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. Section II – Who Is An Insured is amended to include as an additional insured any state or governmental agency or subdivision or political subdivision shown in the Schedule, subject to the following provisions:

1. This insurance applies only with respect to operations performed by you or on your behalf for which the state or governmental agency or subdivision or political subdivision has issued a permit or authorization.

   However:

   a. The insurance afforded to such additional insured only applies to the extent permitted by law; and

   b. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

2. This insurance does not apply to:

   a. "Bodily injury", "property damage" or "personal and advertising injury" arising out of operations performed for the federal government, state or municipality; or

   b. "Bodily injury" or "property damage" included within the "products-completed operations hazard".

B. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

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Policy# ATN2418343P

United Specialty Insurance Company

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

VEN 051 00 (02/20)

PRIMARY AND NON-CONTRIBUTING INSURANCE ENDORSEMENT

This endorsement modifies the Conditions provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

The following is added to **SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS** of the **COMMERCIAL GENERAL LIABILITY COVERAGE PART,** and supersedes any provision to the contrary:

Primary and Non-Contributory Insurance

Any coverage provided to an Additional Insured under this policy shall be excess over any other valid and collectible insurance available to such Additional Insured whether primary, excess, contingent or on any other basis unless:

a. **(1)** The Additional Insured is a Named Insured under such other insurance;

and

(2) A fully written contract fully executed prior to the Named Insured's commencement of work for such Additional Insured for the specific project that is the subject of the claim, "suit," or "occurrence" expressly requires that this insurance:

(i) apply on a primary and non-contributory basis; and

(ii) would not seek contribution from any other insurance available to the additional insured.

or

b. Prior to a loss, you request in writing and we agree in writing that this insurance shall apply on a primary and non-contributory basis.

Name Of Person(s) Or Organization(s)
As Required By Written Contract, Fully Executed Prior To The Named Insured's Work.

All other terms, conditions and exclusions under this policy are applicable to this Endorsement and remain unchanged.

Policy: ATN2418343P

UNITED SPECIALTY INSURANCE COMPANY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

VEN 064 00 (01/15)

THIRD PARTY CANCELLATION NOTICE ENDORSEMENT

This endorsement modifies the Conditions provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

If we cancel this policy for any reason other than nonpayment of premium, we will mail notification to the persons or organizations shown in the schedule below (according to the number of days listed below) once the Named Insured has been notified.

If we cancel this coverage for nonpayment of premium, we will mail a copy of such written notice of cancellation to the name and address below at least 10 days prior to the effective date of such cancellation.

Our failure to provide such advance notification will not extend the policy cancellation date nor negate cancellation of the policy.

SCHEDULE

Name and Address of Other Person/Organization	Number of Days Notice
City of Lathrop, its officers, City Council, boards and commissions and members thereof, its employees and agents 390 Towne Centre Drive Lathrop, CA 95330	**30**

All other terms, conditions and exclusions under this policy are applicable to this Endorsement and remain unchanged.

ATTACHMENT "D"

JOINT ESCROW INSTRUCTIONS RECORDATION OF FINAL MAPS (RIVER ISLANDS AT LATHROP)

October 13, 2025

Via Email and Hand Delivery

Old Republic Title Company
1215 W. Center Street, Suite 103
Manteca, CA 95337
Attn: Lori Richardson

Re: Recordation of Final Map 4245; Escrow No. 1214023949

Dear Lori:

This letter constitutes the joint escrow instructions ("***Escrow Instructions***") of River Islands Development Area 1, LLC, a Delaware limited liability company ("***RIDA1***") and the City of Lathrop ("***City***") in connection with the above-referenced escrow ("***Escrow***"). The Escrow was opened in connection with recordation of the above-referenced final map ("***Final Map***"). Recordation of the Final Map is subject to the conditions set forth below. The transactions described in these Escrow Instructions are referred to as the "***Transaction***." Old Republic Title Company is referred to as "you" or "***ORTC***."

A. Date for Closings

The Final Map will be recorded at the time designated by RIDA1 as set forth below. The Final Map can only be recorded after the City has approved the map in writing. The closing date for the Transaction is intended to occur by December 31, 2025, at the time designated in writing by RIDA1, subject to satisfaction of the conditions set forth below (each a "***Closing***"). If the Final Map has not been recorded by June 30, 2026, ORTC will return the Final Map to the City.

B. Documents to be Delivered and Recordation Document

In connection with the Transaction, you have in your possession or will receive the following documents from City and RIDA1 for recordation in the Official Records of San Joaquin County, California ("***Official Records***").

B.1. One original Final Map for Tract 4245, executed and acknowledged by the City (provided to title by City).

The document listed in Item B.1 above is referred to as the "***Recordation Document***." The date on which the Recordation Document is recorded in the Official Records is the Recordation Date.

C. Funds and Settlement Statement

You also have received, or will receive from RIDA1, prior to the recordation of the Recordation Document, in immediately available funds, the following amounts, in accordance with the settlement statement prepared by you and approved in writing by both RIDA1 and City ("***Settlement Statement***"): recordation costs, escrow fees and other amounts as set forth in the Settlement Statement. Such costs, fees and other amounts are the sole responsibility of RIDA1.

- Funds to be wire transferred directly to the entity set forth below, immediately upon recordation of the Final Map, in accordance with the wire transfer instructions for each entity are as follows: The amount of **$34,658.00**, payable to the City pursuant to that certain Agreement to Settle Litigation Regarding River Islands at Lathrop (as amended "***Sierra Club Agreement***"), constituting the amount of **$3,875.00** multiplied by 8.944 acres (or portion thereof) included in the Final Map, is to be transferred to the City upon recordation of the Final Map. The City's wire instructions are set forth below.

The amounts set forth in Section C are referred to as the "***Closing Funds***."

D. Closing Requirements

When the following has occurred, you are authorized to close the Escrow at the time(s) and in accordance with the process set forth below:

D.1. You have delivered copies of your Settlement Statement by email transmission to: (a) Susan Dell'Osso (sdellosso@riverslands.com); (b) Debbie Belmar (dbelmar@riverislands.com); (c) Brad Taylor (btaylor@ci.lathrop.ca.us); (d) Salvador Navarrete (snavarrete@ci.lathrop.ca.us, and have confirmation (by telephone or email) from Susan Dell'Osso and Brad Taylor that the Settlement Statement is accurate and acceptable;

D.2. You have not received any instructions contrary to these Escrow Instructions;

D.3. The Recordation Document and all other documents described herein as being held by you or delivered to you have been received by you and have been fully executed and, where applicable, acknowledged, and you have attached all legal descriptions or have confirmed that all exhibits and legal descriptions are attached;

D.4 You are prepared to record the Recordation Document, as designated, release funds in accordance with the Settlement Statement and complete the Transaction in compliance with these Escrow Instructions;

D.5. You have delivered a copy of these instructions, executed by an authorized signatory of ORTC with authority to bind ORTC, and initialed all pages, by email transmission (with original hard copy to follow by U.S. Mail) to Debbie Belmar and Brad Taylor at the email addresses set forth above; and

D.6. You have received confirmation (by email or other writing) from Susan Dell'Osso and Stephen Salvatore or Brad Taylor to record the Recordation Document and complete the Transaction.

E. Closing Process and Priorities

When you have fully satisfied all of the closing requirements set forth in Section D, then you are authorized and instructed to do the following in the chronological order given:

E.1. Date the Recordation Document to be recorded;

E.2. Record the Recordation Document in the Official Records;

E.3. Pay the costs associated with the Transaction;

E.4. Refund any funds delivered to you by RIDA1 that are not disbursed at the time of the final Closing pursuant to these Escrow Instructions to the following entity and address:

River Islands Development Area 1, LLC
73 W. Stewart Road
Lathrop, CA 95330
Attn: Susan Dell'Osso

E.5. Notify Susan Dell'Osso (sdellosso@riverslands.com), Debbie Belmar (dbelmar@riverislands.com), Brad Taylor (btaylor@ci.lathrop.ca.us), Stephanie Rosillo-Silva (srosillo@ci.lathrop.ca.us), Monica Garcia (mgarcia@ci.lathrop.ca.us), Teresa Vargas (tvargas@ci.lathrop.ca.us), Sarah Pimentel (spimentel@ci.lathrop.ca.us), and Jose Molina (JMolina@sjgov.org) of the completion of the Transaction;

E.6. Within five (5) business days after each Recordation Date, deliver by overnight delivery via recognized, national, overnight delivery carrier to: (1) Susan Dell'Osso, River Islands Development Area 1, LLC, 73 W. Stewart Road, Lathrop, CA 95330; and (2) Mr. Brad Taylor, City Engineer, City Attorney, City of Lathrop, 390 Towne Centre Drive, Lathrop, CA 95330:

(A) a certified copy of the Recordation Document, showing all recording information of the Recordation Document; and

(B) a certified copy of the final Settlement Statement.

F. Additional Instructions

When assembling the final documents, signature pages from all parties shall be inserted into each respective final document in creating fully executed counterparts.

Please acknowledge receipt of these instructions and your agreement to act as Escrow agent in connection with this Transaction in accordance with these Escrow Instructions, by executing and dating a copy of these Escrow Instructions where indicated below, initialing all pages and returning it to both of the undersigned.

The Escrow Instructions may be modified only in a writing signed by both of the undersigned.

Very truly yours,

Stephen J. Salvatore Date
City Manager
City of Lathrop

Susan Dell'Osso Date
President
River Islands Development Area 1, LLC

JOINT ESCROW INSTRUCTIONS
RECORDATION OF FINAL MAPS
(RIVER ISLANDS AT LATHROP)

ESCROW INSTRUCTIONS
ACKNOWLEDGEMENT AND AGREEMENT:

Receipt of the foregoing Escrow Instructions from RIDA1 and the City is hereby acknowledged. The undersigned agrees, for itself, and on behalf of ORTC, to proceed in strict accordance with these Escrow Instructions. The undersigned represents and warrants to RIDA1 and the City that the undersigned is authorized to execute this Acknowledgement and Agreement, for itself, and on behalf of ORTC.

Old Republic Title Company

By: _____
Its: _____
Date: _____

ATTACHMENT "E"

TRACT 4245
RIVER ISLANDS - PHASE 2
VILLAGE 28 UNIT 2

A PORTION OF RANCHO EL PESCADERO, BEING A
SUBDIVISION OF PARCELS 1 THROUGH 6 OF TRACT 4244 (44 PM 138),
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

AUGUST 2025

Westwood

Phone (209) 571-1765 1165 Scenic Drive, Suite A
Modesto, CA 95350
westwoodps.com

Westwood Professional Services, Inc.

OWNER'S STATEMENT

THE UNDERSIGNED, DOES HEREBY STATE THAT THEY ARE THE OWNERS OR HAVE SOME RECORD TITLE INTEREST IN THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINE OF THE HEREIN EMBODIED FINAL MAP ENTITLED, "TRACT 4245, RIVER ISLANDS–PHASE 2, VILLAGE 28, UNIT 2" FINAL MAP, CITY OF LATHROP, CALIFORNIA, CONSISTING OF SEVEN (7) SHEETS, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

THE UNDERSIGNED DOES HEREBY RELINQUISH TO THE CITY OF LATHROP ALL ABUTTERS RIGHT OF ACCESS TO LOTS 16, 17, 20, 21, 41, 45, 46 49, 54, AND 57 ALONG THE LOT LINES AS INDICATED BY THE SYMBOL //////////, AS SHOWN ON THIS FINAL MAP.

TO ENSURE MUNICIPAL WATER SERVICES TO ALL LOTS SHOWN UPON THIS FINAL MAP, ALL GROUND WATER RIGHTS THAT THE UNDERSIGNED MAY HAVE WITHIN THE DISTINCTIVE BORDER UPON THIS MAP, HEREBY ARE DEDICATED TO THE CITY OF LATHROP.

OWNER INTENDS TO SUBDIVIDE THE LAND SUBJECT TO THIS MAP WITH ANY AND ALL RIPARIAN RIGHTS OR OTHER WATER INTERESTS TO WHICH THE SUBJECT LAND IS ENTITLED THEREIN APPURTENANT OR RELATING TO THE LANDS, WHETHER SUCH WATER RIGHTS SHALL BE RIPARIAN, OVERLYING, LITTORAL, PERCOLATING, PRESCRIPTIVE, ADJUDICATED, STATUTORY OR CONTRACTUAL. OWNER DOES NOT INTEND BY THE RECORDATION OF THIS MAP TO SEVER THE RIPARIAN RIGHTS OF THE SUBJECT LANDS WITHIN THE BOUNDARIES OF THIS MAP OR THE SURROUNDING PROPERTIES.

OWNER: RIVER ISLANDS DEVELOPMENT AREA 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ _____
NAME: SUSAN DELL'OSSO DATE
ITS: PRESIDENT

TRUSTEE'S STATEMENT

OLD REPUBLIC TITLE COMPANY, A CALIFORNIA CORPORATION AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED SEPTEMBER 19, 2024 AS DOCUMENT NUMBER 2024–0798.36, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

DATED THIS _____ DAY OF _____, 2025.
BY: _____
NAME: _____
ITS: _____

ACKNOWLEDGEMENT CERTIFICATE (TRUSTEE)

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 JOAQUIN }

ON _____,2025 BEFORE ME, _____
A NOTARY PUBLIC, PERSONALLY APPEARED, _____ 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:

SIGNATURE: _____
NAME (PRINT): _____
PRINCIPAL COUNTY OF BUSINESS: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

CITY CLERK'S STATEMENT

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT 4245, RIVER ISLANDS – PHASE 2, VILLAGE 28, UNIT 2" FINAL MAP, CITY OF LATHROP, CALIFORNIA, CONSISTING OF SEVEN (7) SHEETS, THIS STATEMENT WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY LAW, AT A MEETING THEREOF, HELD ON THE ___ DAY OF _____,2025, AND THAT SAID CITY COUNCIL DID THEREUPON BY RESOLUTION NO. _____ DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP, AND AUTHORIZED ITS RECORDATION, AND ACCEPTED ON BEHALF OF THE CITY OF LATHROP, FOR PUBLIC USE, THE RELINQUISHMENT OF ACCESS RIGHTS TO LOTS 16, 17, 20, 21, 41, 45, 46, 49, 54, AND 57 ALONG THE LOT LINES AS INDICATED BY THE SYMBOL ////////// AS SHOWN ON THIS FINAL MAP AND THE DEDICATION OF GROUND WATER RIGHTS.

I FURTHER STATE THAT ALL BONDS AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP, IF APPLICABLE, HAVE BEEN APPROVED BY THE CITY COUNCIL OF LATHROP AND FILED IN MY OFFICE.

_____
TERESA VARGAS
CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA

ACKNOWLEDGEMENT CERTIFICATE (OWNER)

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 JOAQUIN }

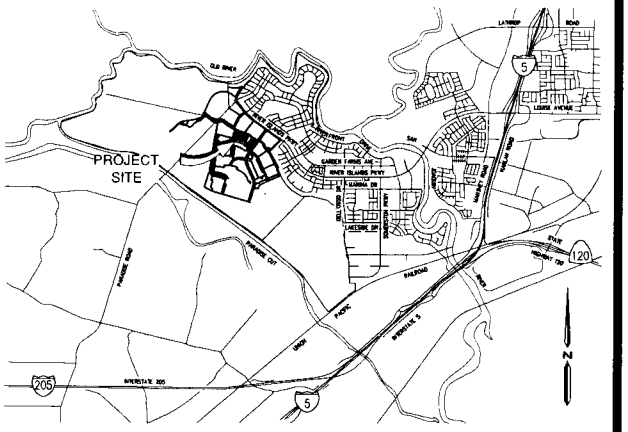
ON _____,2025 BEFORE ME, _____
A NOTARY PUBLIC, PERSONALLY APPEARED, _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), 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:

SIGNATURE: _____
NAME (PRINT): _____
PRINCIPAL COUNTY OF BUSINESS: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

EXEMPT FROM FEE PER GOVERNMENT CODE 27388.1; DOCUMENT RECORDED IN CONNECTION WITH A CONCURRENT TRANSFER SUBJECT TO THE IMPOSITION OF DOCUMENTARY TRANSFER TAX



VICINITY MAP
NOT TO SCALE

SECRETARY OF THE PLANNING COMMISSION'S STATEMENT

THIS MAP CONFORMS TO VESTING TENTATIVE MAP NO. 6716 RECOMMENDED BY THE PLANNING COMMISSION AND APPROVED BY THE CITY COUNCIL PER RESOLUTION NO. 21–4908.

DATED THIS_____ DAY OF _____, 2025.

_____
RICARDO CAGUIAT, COMMUNITY DEVELOPMENT DIRECTOR
CITY OF LATHROP

CITY ENGINEER'S STATEMENT

I, BRAD R. TAYLOR, HEREBY STATE THAT I AM THE CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA AND THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4245, RIVER ISLANDS–PHASE 2, VILLAGE 28, UNIT 2" FINAL MAP, CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP NO. 6716, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLIES WITH ALL PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA STATE SUBDIVISION MAP ACT AND APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF VESTING TENTATIVE MAP.

DATED THIS_____ DAY OF _____, 2025.

_____
BRAD R. TAYLOR, R.C.E. 92823
CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
BRAD R. TAYLOR
C 92823
CIVIL
STATE OF CALIFORNIA

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2025, AT _____ __M.
IN BOOK _____ OF MAPS AND PLATS, AT PAGE _____, AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY.

FEE: $ _____

_____ BY: _____
STEVE BESTOLARIDES ASSISTANT/DEPUTY RECORDER
ASSESSOR–RECORDER–COUNTY CLERK
SAN JOAQUIN COUNTY, CALIFORNIA

TRACT 4245
RIVER ISLANDS - PHASE 2
VILLAGE 28 UNIT 2

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCELS 1 THROUGH 6 OF TRACT 4244 (44 PM 138), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

AUGUST 2025

Westwood

Phone (209) 571-1765 1165 Scenic Drive, Suite A
Modesto, CA 95350
westwoodps.com

Westwood Professional Services, Inc.

CITY SURVEYOR'S STATEMENT

I, DARRYL A. ALEXANDER, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4245, RIVER ISLANDS – PHASE 2, VILLAGE 28, UNIT 2" FINAL MAP, CITY OF LATHROP, CALIFORNIA AND THAT THE SUBDIVISION SHOWN HEREON COMPLIES WITH ALL THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2025.

DARRYL A. ALEXANDER, P.L.S. 5071
ACTING CITY SURVEYOR

PROFESSIONAL LAND SURVEYOR · DARRYL A. ALEXANDER · No. L 5071 · STATE OF CALIFORNIA

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 RIVER ISLANDS DEVELOPMENT, LLC, ON JULY 13, 2025. I HEREBY STATE ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 1, 2026, AND THAT THE MONUMENTS ARE, OR THAT THEY WILL BE, SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2025.

WILLIAM M. KOCH, P.L.S. NO 8092

PROFESSIONAL LAND SURVEYOR · WILLIAM M. KOCH · No. 8092 · STATE OF CALIFORNIA

RECITALS

1. RIGHT TO FARM STATEMENT:
   PER CITY OF LATHROP MUNICIPAL CODE OF ORDINANCES, TITLE 15, CHAPTER 15.48.04, THE CITY OF LATHROP PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES. YOU ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATIONS, CULTIVATION, PLOWING, SPRAYING, IRRIGATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM DEPREDATION, AND OTHER ACTIVITIES WHICH MAY GENERATE DUST, SMOKE, NOISE, ODOR, RODENTS AND PESTS. BE AWARE ALSO, THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, DEPENDING ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.
2. A SOILS REPORT ENTITLED "GEOTECHNICAL EXPLORATION, RIVER ISLANDS PHASE 2, LATHROP, CALIFORNIA", REFERENCED AS PROJECT NO. 5044.5.000.008 AND DATED DECEMBER 17, 2018, HAS BEEN PREPARED FOR THIS PROJECT BY ENGEO, INCORPORATED, JOSEF J. TOOTLE, G.E. NO. 2677, AND IS ON FILE WITH THE CITY OF LATHROP.
3. TRACT 4245, RIVER ISLANDS–PHASE 2, VILLAGE 28, UNIT 2 FINAL MAP, CONTAINS 60 LOTS WITH A TOTAL OF 8.944 ACRES, MORE OR LESS, AS SHOWN ON THIS FINAL MAP (PLEASE REFER TO THE AREA TABLE BELOW):

TRACT 4245 AREA SUMMARY	
LOTS 1 THROUGH 60	8.944 AC±
TOTAL	8.944 AC±

4. BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 1214023949-LR, (VERSION 1) DATED AUGUST 7, 2025, PROVIDED BY OLD REPUBLIC TITLE COMPANY.

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

1. RECLAIMED ISLANDS LAND COMPANY, RESERVATION FOR OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, PER DOCUMENT NUMBER 2001-01046177, S.J.C.R.

LINE AND CURVE TABLES FOR SHEET 3 ONLY

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N54°05'19"W	119.00'
L2	N50°24'08"W	46.88'
L3	N54°05'19"W	119.00'
L4	N35°54'41"E	86.00'
L5	N80°54'41"E	35.36'
L6	N9°05'19"W	35.36'
L7	N35°54'41"E	86.00'
L8	N54°05'19"W	89.00'
L9	N49°16'42"W	126.36'
L10	N50°38'03"W	48.81'
L11	N80°54'41"E	35.36'
L12	N65°38'05"W	47.00'
L13	N70°17'55"W	47.00'
L14	N75°12'54"W	47.07'
L15	N73°52'16"W	79.57'
L16	N15°21'07"E	93.92'
L17	N15°31'37"E	46.31'
L18	N19°09'33"W	35.87'
L19	N25°00'02"E	76.26'
L20	N63°38'19"E	39.76'
L21	N63°41'01"W	115.66'
L22	N72°04'38"W	184.45'
L23	N12°31'43"E	43.98'
L24	N25°00'02"E	76.97'
L25	N68°55'52"E	34.69'
L26	N80°39'24"W	10.67'
L27	N35°39'24"W	35.36'
L28	N63°41'01"W	99.89'
L29	N23°56'55"W	31.96'
L30	N54°20'36"E	35.36'
L31	N80°39'24"W	86.00'
L32	N59°40'35"E	50.00'
L33	N54°05'19"W	20.00'
L34	N25°00'02"E	130.95'
L35	N12°31'43"E	82.21'
L36	N72°04'38"W	222.67'
L37	N80°39'24"W	87.48'
L38	N63°41'01"W	166.35'
L39	N80°39'24"W	208.16'
L40	N80°39'24"W	65.67'
L41	N9°20'36"E	211.00'
L42	N54°05'19"W	292.56'
L43	N54°05'19"W	20.00'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	50.00'	86°18'49"	75.32'
C2	50.00'	159°55'18"	139.56'
C3	17.00'	66°14'06"	19.65'
C4	1449.00'	3°22'15"	85.25'
C5	405.00'	14°03'38"	99.39'
C6	87.00'	17°17'17"	26.25'
C7	65.50'	115°44'23"	132.31'
C8	87.00'	15°26'05"	23.44'
C9	670.00'	8°23'37"	98.15'
C10	730.00'	8°23'37"	106.94'
C11	12.00'	84°36'21"	17.72'
C12	345.00'	12°28'19"	75.10'
C13	1449.00'	13°31'07"	341.89'
C14	330.00'	6°26'34"	37.11'
C15	700.00'	8°23'37"	102.55'
C16	375.00'	12°28'19"	81.63'
C17	300.00'	15°05'10"	78.99'
C18	50.00'	246°14'06"	214.88'
C19	270.00'	1°37'03"	7.62'
C20	1419.00'	15°39'26"	387.77'
C21	1419.00'	10°54'39"	270.22'

RADIAL BEARINGS	
LINE #	DIRECTION
R1	N79°03'36"W
R2	N61°46'19"W
R3	N2°29'17"E
R4	N22°51'43"E
R5	N79°02'21"W
R6	N74°12'50"W
R7	N65°34'14"W
R8	N39°35'52"E
R9	N27°10'31"E

TRACT 4245
RIVER ISLANDS - PHASE 2
VILLAGE 28 UNIT 2

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCELS 1 THROUGH 6 OF TRACT 4244 (44 PM 138), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

AUGUST 2025

Westwood

Phone (209) 571-1765 1165 Scenic Drive, Suite A Modesto, CA 95350 westwoodps.com

Westwood Professional Services, Inc.

REFERENCES

(R1) TRACT 4149, RIVER ISLANDS–PHASE 2, WEST VILLAGE LARGE LOT FINAL MAP, FILED DECEMBER 5, 2022, IN BOOK 44 OF MAPS AND PLATS, PAGE 52, S.J.C.R. (44 M&P 52)

(R2) TRACT 4235, RIVER ISLANDS–PHASE 2, WEST VILLAGE NORTH LARGE LOT FINAL MAP, FILED AUGUST 22, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 124, S.J.C.R. (44 M&P 124)

(R3) LOT LINE ADJUSTMENT NO. 24-63, RECORDED MAY 9, 2024 AS DOCUMENT NUMBER 2024-038656, S.J.C.R.

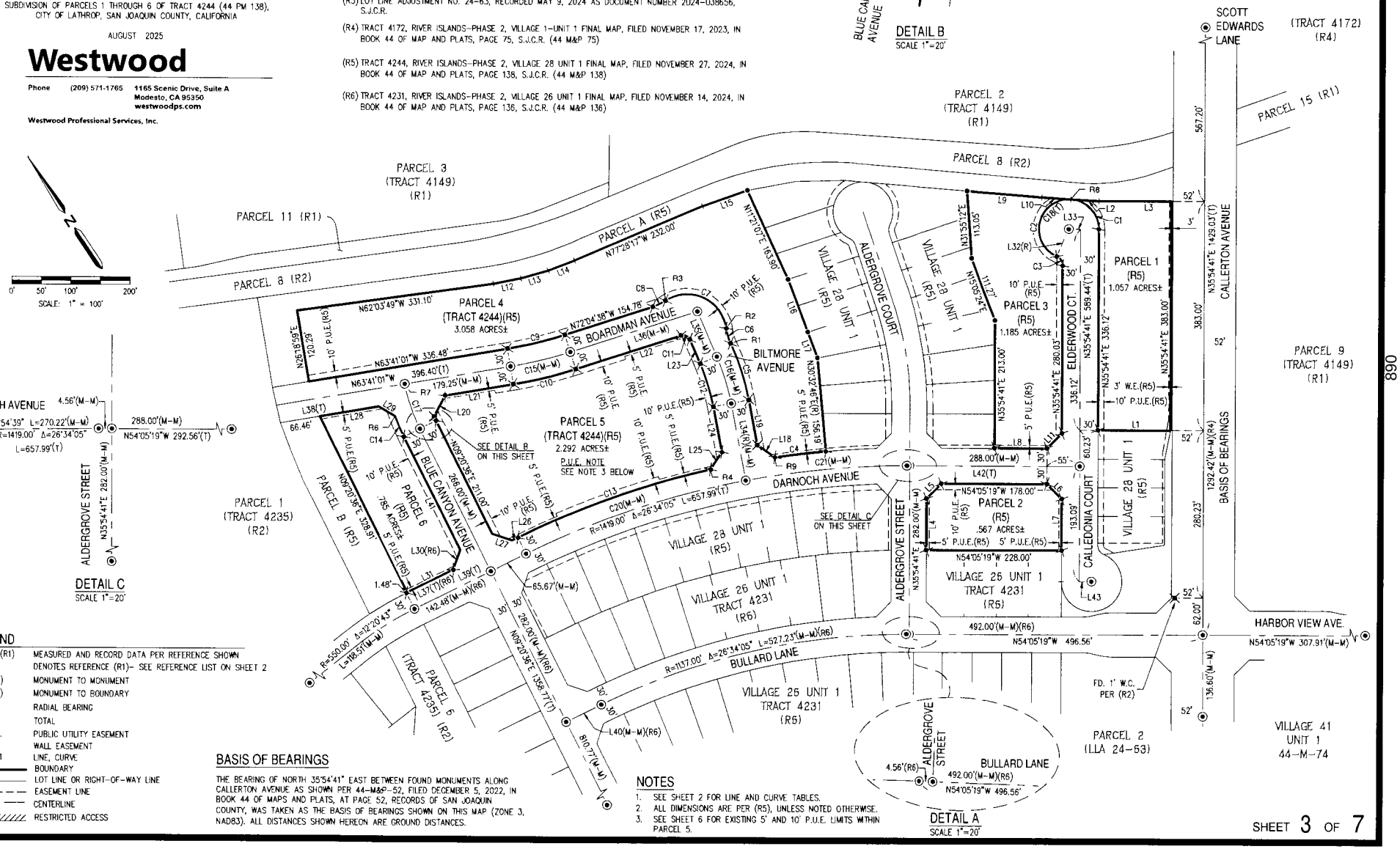
(R4) TRACT 4172, RIVER ISLANDS–PHASE 2, VILLAGE 1–UNIT 1 FINAL MAP, FILED NOVEMBER 17, 2023, IN BOOK 44 OF MAP AND PLATS, PAGE 75, S.J.C.R. (44 M&P 75)

(R5) TRACT 4244, RIVER ISLANDS–PHASE 2, VILLAGE 28 UNIT 1 FINAL MAP, FILED NOVEMBER 27, 2024, IN BOOK 44 OF MAP AND PLATS, PAGE 138, S.J.C.R. (44 M&P 138)

(R6) TRACT 4231, RIVER ISLANDS–PHASE 2, VILLAGE 26 UNIT 1 FINAL MAP, FILED NOVEMBER 14, 2024, IN BOOK 44 OF MAP AND PLATS, PAGE 136, S.J.C.R. (44 M&P 136)

MONUMENTATION NOTES

- FOUND MONUMENT PER (R1), (R2), (R4), (R5) AND (R6)
- FOUND 1.00" WITNESS CORNER (W.C.), IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788" PER (R5), UNLESS OTHERWISE NOTED
- FOUND 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" PER (R5)



LEGEND

200.00' (R1)	MEASURED AND RECORD DATA PER REFERENCE SHOWN
(R1)	DENOTES REFERENCE (R1)– SEE REFERENCE LIST ON SHEET 2
(M–M)	MONUMENT TO MONUMENT
(M–B)	MONUMENT TO BOUNDARY
(R)	RADIAL BEARING
(T)	TOTAL
P.U.E.	PUBLIC UTILITY EASEMENT
W.E.	WALL EASEMENT
L1/C1	LINE, CURVE
———	BOUNDARY
———	LOT LINE OR RIGHT–OF–WAY LINE
– – – –	EASEMENT LINE
—— – ——	CENTERLINE
////////	RESTRICTED ACCESS

BASIS OF BEARINGS

THE BEARING OF NORTH 35°54'41" EAST BETWEEN FOUND MONUMENTS ALONG CALLERTON AVENUE AS SHOWN PER 44–M&P–52, FILED DECEMBER 5, 2022, IN BOOK 44 OF MAPS AND PLATS, AT PAGE 52, RECORDS OF SAN JOAQUIN COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP (ZONE 3, NAD83). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

NOTES

1. SEE SHEET 2 FOR LINE AND CURVE TABLES.
2. ALL DIMENSIONS ARE PER (R5), UNLESS NOTED OTHERWISE.
3. SEE SHEET 6 FOR EXISTING 5' AND 10' P.U.E. LIMITS WITHIN PARCEL 5.

890

TRACT 4245
RIVER ISLANDS - PHASE 2
VILLAGE 28 UNIT 2

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCELS 1 THROUGH 6 OF TRACT 4244 (44 PM 138), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

AUGUST 2025

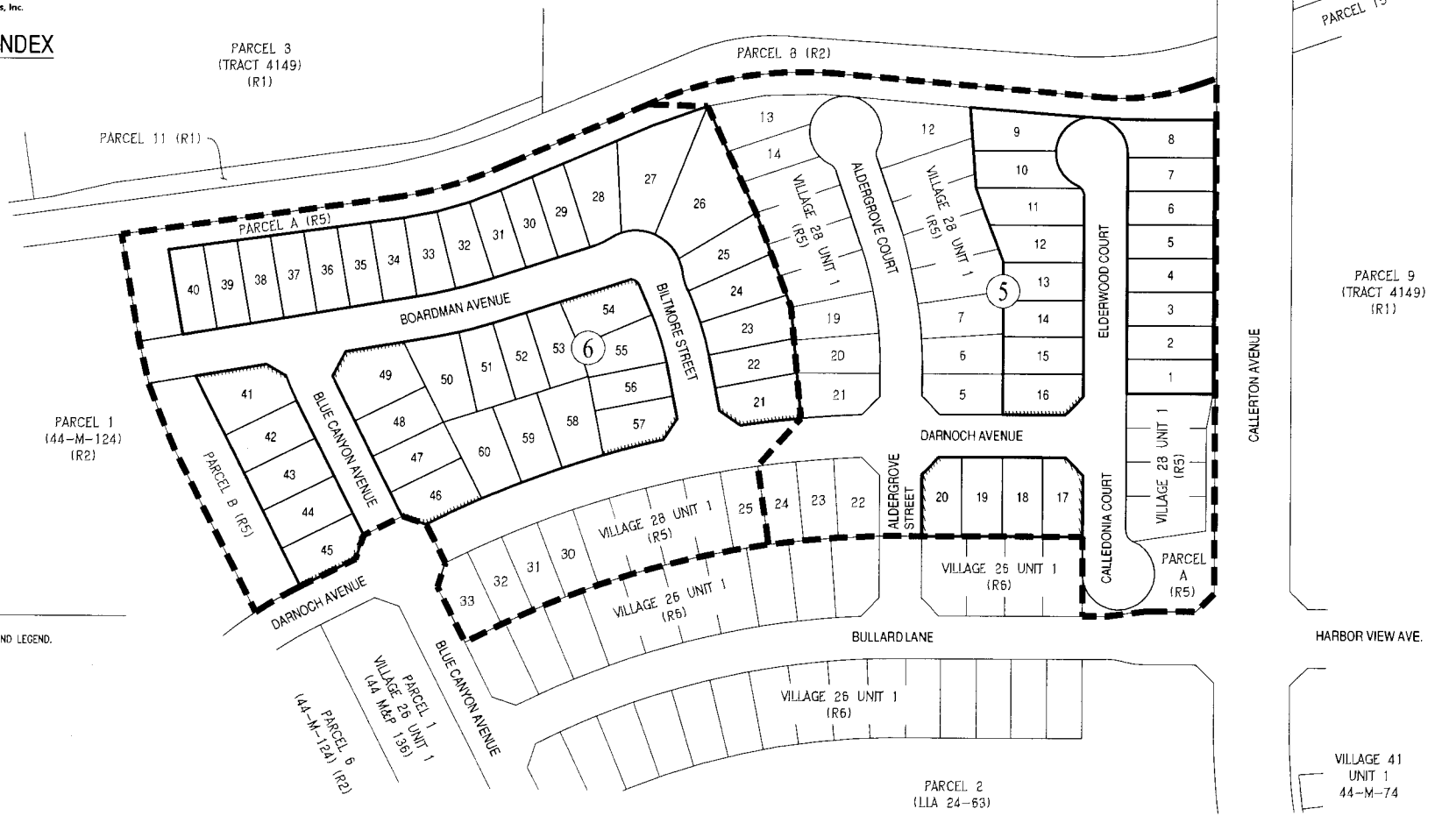
Westwood

Phone (209) 571-1765 1165 Scenic Drive, Suite A Modesto, CA 95350 westwoodps.com

Westwood Professional Services, Inc.

SCALE: 1" = 100'

SHEET INDEX

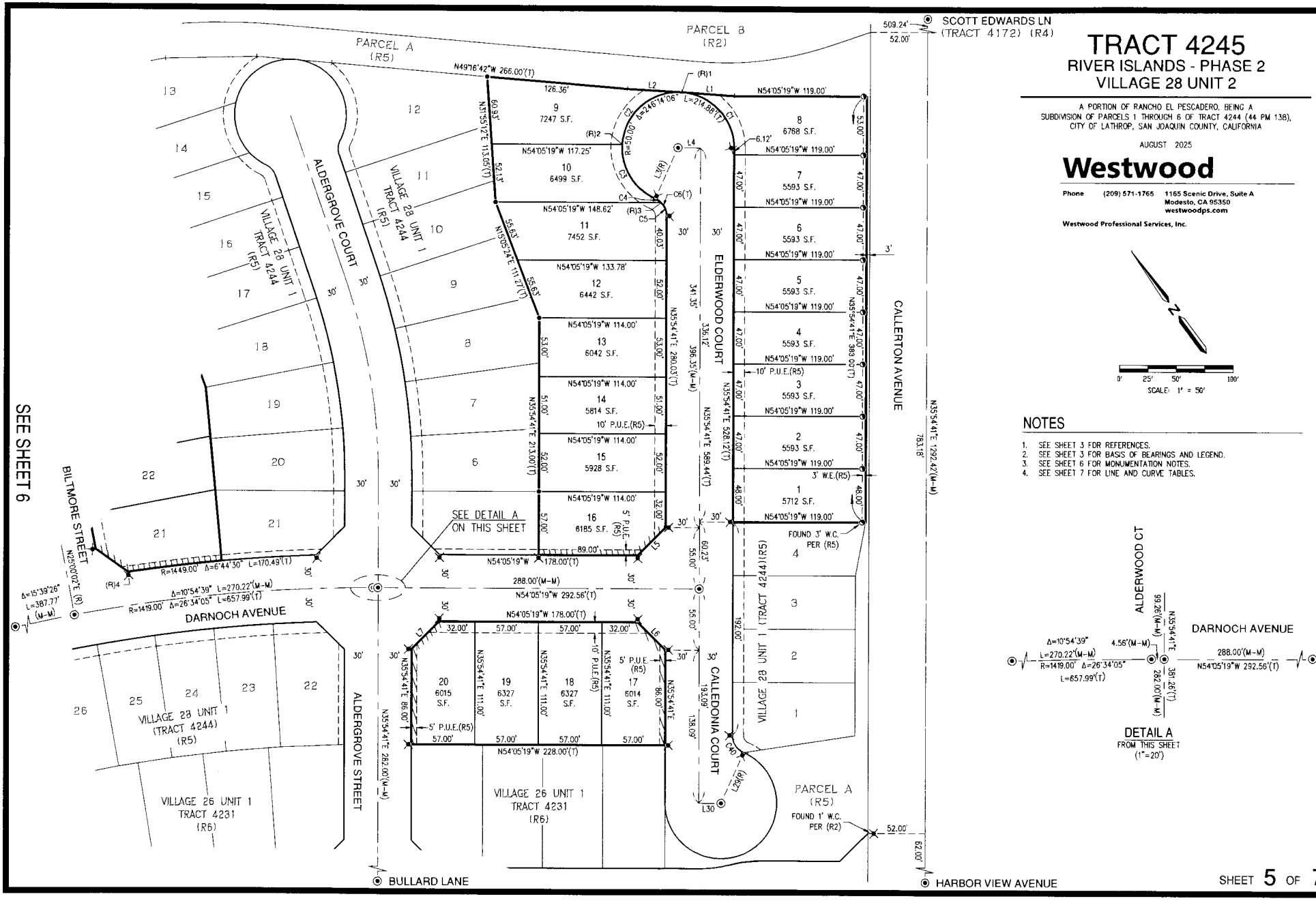


NOTES

1. SEE SHEET 3 FOR REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.

LEGEND

- BOUNDARY
- LOT LINE
- (5) SHEET NUMBER
- SHEET LIMIT LINE
- RESTRICTED ACCESS



TRACT 4245
RIVER ISLANDS - PHASE 2
VILLAGE 28 UNIT 2

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCELS 1 THROUGH 6 OF TRACT 4244 (44 PM 138), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

AUGUST 2025

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Westwood Professional Services, Inc.

NOTES

1. SEE SHEET 3 FOR REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 6 FOR MONUMENTATION NOTES.
4. SEE SHEET 7 FOR LINE AND CURVE TABLES.



TRACT 4245

RIVER ISLANDS - PHASE 2
VILLAGE 28 UNIT 2

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCELS 1 THROUGH 6 OF TRACT 4244 (44 PM 138), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

AUGUST 2025

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NOTES

1. SEE SHEET 3 FOR REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 7 FOR LINE AND CURVE TABLES.

MONUMENTATION NOTES

- ⊙ FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788" PER (R1), (R4), (R5) AND (R6)
- • FOUND 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" PER (R5)
- ✕ FOUND 1.00' WITNESS CORNER (W.C.), IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788" PER (R5) AND (R6)
- ◔ SET 3.00' WITNESS CORNER (W.C.), MEASURED ALONG LOT LINE, 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 8092", UNLESS OTHERWISE NOTED
- ✕ SET 1.00' WITNESS CORNER (W.C.), IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 8092"
- T SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 8092" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 1.17" BRASS DISK STAMPED "PLS 8092" IN SIDEWALK 1.00' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS.

TRACT 4245
RIVER ISLANDS - PHASE 2
VILLAGE 28 UNIT 2

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCELS 1 THROUGH 6 OF TRACT 4244 (44 PM 138), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

AUGUST 2025

Westwood

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Westwood Professional Services, Inc.

LINE AND CURVE TABLES FOR SHEETS 5 AND 6 ONLY

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N50°24'08"W	46.88'
L2	N50°38'03"W	48.81'
L3	N59°40'35"E	50.00'
L4	N54°05'19"W	20.00'
L5	N80°54'41"E	35.36'
L6	N9°05'19"W	35.36'
L7	N80°54'41"E	35.36'
L8	N19°09'33"W	35.87'
L9	N15°31'37"E	17.63'
L10	N15°31'37"E	28.69'
L11	N15°31'37"E	46.31'
L12	N75°12'54"W	47.07'
L13	N70°17'55"W	47.00'
L14	N65°38'35"W	47.00'
L15	N23°56'55"W	31.96'
L16	N54°20'36"E	35.36'
L17	N35°39'24"W	35.36'
L18	N80°39'24"W	10.67'
L19	N63°38'19"E	39.76'
L20	N18°33'53"E	45.23'
L21	N12°31'43"E	43.98'
L22	N18°33'53"E	47.00'
L23	N24°58'51"E	47.00'
L24	N68°55'52"E	34.69'
L25	N25°00'02"E	63.57'
L26	N18°33'53"E	1.77'
L27	N71°59'12"W	75.33'
L28	N12°31'43"E	82.21'
L29	N59°40'35"E	50.00'
L30	N54°05'19"W	20.00'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	50.00'	86°18'49"	75.32'
C2	50.00'	90°38'35"	79.10'
C3	50.00'	69°16'42"	60.46'
C4	17.00'	21°27'38"	6.37'
C5	17.00'	44°46'28"	13.28'
C6	17.00'	66°14'06"	19.65'
C7	1449.00'	3°22'15"	85.25'
C8	405.00'	0°23'18"	2.74'
C9	405.00'	6°39'10"	47.03'
C10	405.00'	6°39'10"	47.03'
C11	405.00'	0°21'59"	2.59'
C12	405.00'	14°03'38"	99.39'
C13	87.00'	17°17'17"	26.25'
C14	65.50'	16°27'17"	18.81'
C15	65.50'	42°03'01"	48.07'
C16	65.50'	42°03'01"	48.07'
C17	65.50'	15°11'04"	17.36'
C18	65.50'	115°44'23"	132.31'
C19	670.00'	4°08'24"	48.41'
C20	670.00'	4°15'13"	49.74'
C21	670.00'	8°23'37"	98.15'
C22	330.00'	6°26'34"	37.11'
C23	1449.00'	3°26'45"	87.14'
C24	1449.00'	2°22'22"	60.00'
C25	1449.00'	2°22'22"	60.00'
C26	1449.00'	2°23'14"	60.37'
C27	1449.00'	2°56'25"	74.36'
C28	270.00'	1°37'03"	7.62'
C29	730.00'	3°26'17"	43.81'
C30	730.00'	3°50'48"	49.01'
C31	730.00'	1°06'31"	14.13'
C32	730.00'	8°23'37"	106.94'
C33	12.00'	84°36'21"	17.72'
C34	345.00'	0°16'20"	1.64'
C35	345.00'	11°31'39"	69.41'
C36	345.00'	0°40'19"	4.05'
C37	345.00'	12°28'19"	75.10'
C38	375.00'	12°28'19"	81.63'
C39	300.00'	15°05'10"	78.99'
C40	17.00'	66°14'06"	19.65'
C41	87.00'	15°26'05"	23.44'

RADIAL BEARINGS	
LINE #	DIRECTION
(R)1	N39°35'52"E
(R)2	N51°02'43"W
(R)3	N81°08'13"E
(R)4	N27°10'31"E
(R)5	N79°03'36"W
(R)6	N61°46'19"W
(R)7	N78°13'36"W
(R)8	N59°43'23"E
(R)9	N17°40'21"E
(R)10	N2°29'17"E
(R)11	N65°34'14"W
(R)12	N74°12'50"W
(R)13	N79°02'21"W
(R)14	N12°17'01"E
(R)15	N22°51'43"E
(R)16	N19°24'58"E

CITY MANAGER'S REPORT
OCTOBER 13, 2025 CITY COUNCIL REGULAR MEETING

ITEM: **PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER AMENDMENTS TO SECTION 12.04.010 AND SECTION 12.20.010 OF THE LATHROP MUNICIPAL CODE (LMC)**

RECOMMENDATION: **City Council to Consider the Following:**

1. **Hold a Public Hearing; and**
2. **First Reading and Introduction of an Ordinance to Amend the Lathrop Municipal Code (LMC) Section 12.04.010 "Definitions" to Add Special Use Permit Definition and Section 12.20.010 "Conduct in City Parks - Prohibited Actions" to Clarify When a Special Use Permit is Required**

SUMMARY:

With the increased use of City Parks, staff identified and proposed amendments to Section 12.04.010 "Definitions" (Attachment B) and Section 12.20.010 "Conduct in City Parks- Prohibited Actions" (Attachment C) of the Lathrop Municipal Code (LMC) with the intent of providing clarification on prohibited actions in City Parks that address minimizing safety concerns, limiting destruction of property and providing clarity on when permitting is required.

BACKGROUND:

With the increased use of City parks, staff have identified amendments to the LMC with the intent of minimizing safety concerns, limiting destruction of property and providing clarity on when permitting is required.

Each of the proposed amendments to the LMC, Section 12.04.010 and Section 12.20.010, are stated below and include the new verbiage which can be identified with an underline, and any deleted verbiage which can be identified by a strike through. The proposed amendments include the following:

The addition of the definition "Special Use Permit" to Section 12.04.010 of LMC. The Special Use Permit Policy was previously approved by City Council. Adding the definition will add a reference for when the term is used within sections of the LMC.

12.04.010 Definitions: Add: <u>"Special Use Permit" refers to a permit issued by City Council for the use of a City Park to host a public event which is not affiliated with the City of Lathrop pursuant to Resolution 23-5265.</u>

The addition of "electric" and "motorcycles" to the list of vehicles prohibited from operating in within the parks with the intent to limit destruction of property that can occur when such vehicles are driven through the grass.

12.20.010 E. To operate a gasoline or electric powered go-cart, motorcycle or midget car within a park without prior written permission from the city.

The addition of "shade structure" and "dugout" to the list of structures that people are prohibited from climbing on. The intent is to minimize safety concerns caused by the potential of falling off these structures and limit the destruction of property caused by people climbing on these structures.

12.20.010 P. To climb onto any building structure, shade structure, dugout or tree on park grounds.

The addition of verbiage to further define what is deemed "organized play" which is intended to clarify when permitting is required.

12.20.010 V. To play or engage in any organized sports play without a permit, or to play any organized sport in places that are not specifically provided or designated for that purpose without a permit. For purposes of this subsection, "organized sports play" shall mean any practice, game, tournament, contest, or other activity in which more than ~~15~~ 8 persons participate, or in which the time and place of play have been predetermined by either the participants or any other person or organization, or in which participants have paid to participate. In addition, the wearing of uniforms by three or more persons, or the presence of game officials shall constitute evidence of organized sports play.

In addition to the above, staff propose the following new prohibitions intended to provide clarity on when permitting is required. Permits ensure that staff obtain proper insurance and can accommodate items addressed in the Council adopted Special Use Permit policy including the number of attendees, trash, restrooms, parking, etc. The proposed new prohibitions are as follows:

To erect any structures including bounce houses, pop-up tents or canopies (larger than 10' by 10') without a Special Use Permit or without an approved Partnership Agreement;

To host public or private events outside of the designated reservable or first come, first served shelter without a Special Use Permit or without an approved Partnership Agreement;

To host an event requiring an entry fee, within any park without a Special Use Permit or without an approved Partnership Agreement;

To host a gathering with more attendees than the posted capacities without a Special Use Permit or without an approved Partnership Agreement;

CITY MANAGER'S REPORT
OCTOBER 13, 2025 CITY COUNCIL REGULAR MEETING
ORDINANCE TO AMEND SECTION 12.04.010 AND SECTION 12.20.010 OF THE LATHROP MUNICIPAL CODE

The sale of items may not occur within a city park, park facility or parking lot without a permit issued by the parks and recreation department or without an approved Partnership Agreement.

At the Parks and Recreation Commission Regular Meeting on September 4, 2025, the Commission considered the proposed amendments to Section 12.04.010 and Section 12.20.010. Following deliberation, the Parks and Recreation Commission voted 5-0 to recommend the City Council adopt the proposed amendments to the Lathrop Municipal Code to Section 12.04.010 and Section 12.20.010.

REASON FOR RECOMMENDATION:

The proposed amendments of Lathrop Municipal Code Section 12.04.010 entitled "Definitions" and Section 12.20.010 entitled "Conduct in City Parks – Prohibited Actions" are intended to minimize safety concerns, limit destruction of property and provide clarity on when permitting is required.

FISCAL IMPACT: None

ATTACHMENTS:

A. An Ordinance of the City Council of the City of Lathrop to Amend the Lathrop Municipal Code Section 12.04.010 "Definitions" and Section 12.20.010 "Conduct in City Parks – Prohibited Actions"
B. Redline of LMC 12.04.010 Definitions
C. Redline of LMC 12.20.010 Conduct in City Parks – Prohibited Actions

CITY MANAGER'S REPORT
OCTOBER 13, 2025 CITY COUNCIL REGULAR MEETING
ORDINANCE TO AMEND SECTION 12.04.010 AND SECTION 12.20.010 OF THE LATHROP MUNICIPAL CODE

APPROVALS:

Todd Sebastian
Director of Parks and Recreation

9.24.2025
Date

Thomas Hedegard
Deputy City Manager

9/24/2025
Date

Michael King
Assistant City Manager

9.25.2025
Date

Salvador Navarrete
City Attorney

9.22.2025
Date

Stephen J. Salvatore
City Manager

10.2.25
Date

ORDINANCE NO. 26-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LATHROP TO AMEND THE LATHROP MUNICIPAL CODE SECTION 12.04.010 "DEFINITIONS" AND SECTION 12.20.010 "CONDUCT IN CITY PARKS – PROHIBITED ACTIONS"

WHEREAS, the City of Lathrop City Council held a duly noticed public hearing at a regular meeting on October 13, 2025, to review and consider this Ordinance; and

WHEREAS, staff proposed Ordinance amendments to Section 12.04.010 entitled "Definitions" and Section 12.20.010 entitled "Conduct in City Parks – Prohibited Actions" that are intended to minimize safety concerns, limit destruction of property and provide clarity on when permitting is required; and

WHEREAS, staff request that the City Council amend LMC Section 12.04.010 entitled "Definitions" and Section 12.20.010 entitled "Conduct in City Parks - Prohibited Actions" as shown in Attachment B and Attachment C, incorporated by reference herein.

NOW, THEREFORE, BE IT ORDAINED that the City Council of the City of Lathrop does hereby amend Section 12.04.010 entitled "Definitions" and Section 12.20.010 entitled "Conduct in City Parks – Prohibited Actions" of the Lathrop Municipal Code as shown in Attachment B and Attachment C, incorporated by reference herein.

Section 1. The Lathrop Municipal Code is hereby amended as shown in Attachment B and Attachment C, attached hereto and incorporated by reference herein.

Section 2. This Ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the city or any officer or employee thereof a mandatory duty of care toward persons and property within or without the city so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 3. - Severability. If any section, subsequent subdivision, paragraph, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise invalid, such a decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance irrespective of the unconstitutionality or invalidity of any section, subsection, subdivision, paragraph, sentence, clause or phrase.

Section 4. - Effective Date. This Ordinance shall take legal effect 30 days from and after the date of its passage.

Section 5. - Publication. Within fifteen days of the adoption of this Ordinance, the City Clerk shall make a copy of this Ordinance to be published in full accordance with Section 36933 of the Government Code.

THIS ORDINANCE was regularly introduced at a Regular Meeting of the City Council of the City of Lathrop on the 13th day of October, and was **PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Lathrop on _____ day of _____, 2025 by the following vote, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Paul Akinjo, Mayor

ATTEST:

_____
Teresa Vargas, City Clerk

APPROVED AS TO FORM:

_____
Salvador Navarrete, City Attorney

CHAPTER 12.04
GENERAL PROVISIONS

§ 12.04.010. Definitions.

For the purpose of this chapter the following words and phrases shall have the meanings respectively ascribed to them by this section:

"City or public utility easement" means land which by conveyance, agreement, easement, dedication, usage or process of law is dedicated and used for constructing, replacing or maintaining any water, sewer or public storm drain line.

"Encroach" or "encroachment" means:

1. Going upon, over, under, or using any public property or right-of-way in such a manner as to prevent, obstruct or interfere with the normal use of that way, including the performance thereon of any of the following acts:
    a. Excavating or disturbing the right-of-way or public property,
    b. Erecting or maintaining any post, sign, pole, fence, guard rail, wall, loading platform, or other structure on or over or under the right-of-way or public property,
    c. Planting any tree, shrub, grass or other growing thing within the right-of-way or public property,
    d. Placing or leaving on the right-of-way or public property any rubbish, brush, earth or other material of any nature whatever,
    e. Constructing, placing, planting or maintaining on, over, under or within the right-of-way or public property any pathway, sidewalk, driveway, or other surfacing, any culvert or other surface drainage or subsurface drainage facility, any pipe, conduit or cable,
    f. Traveling on the right-of-way or public property by any vehicle or combination of vehicles or object of dimension, weight or other characteristic prohibited by law without a permit,
    g. Lighting or building a fire,
    h. Constructing, placing, planting or maintaining any structure, embankment, excavation, tree or other object adjacent to the right-of-way or public property which causes or will cause an encroachment; or
2. Going upon, over, under or using any city or public utility easement or public storm drain ponding area in such a manner as to prevent, obstruct or interfere with the normal public use of that easement or public area, including the performance thereon of any of the following acts:
    a. Excavating or disturbing the public storm drain ponding area,
    b. Placing or leaving on the public storm drain ponding area any rubbish, brush, earth

or other material of any nature whatsoever,

c. Constructing, replacing, connecting, maintaining any water, sewer or public storm drain lines within the city or public utility easement.

"Permittee" means any person that proposes to do work or encroach upon a right-of-way, public property or public utility easement or public storm drain ponding area herein defined and has been issued a permit for such encroachment by the city engineer.

"Public property" means land which by deed, conveyance, agreement, easement, dedication, usage or process of law is reserved for and dedicated to the use by the general public or the city.

"Public storm drain ponding area" means land which by deed, conveyance, agreement, easement, dedication, usage or process of law is dedicated and used for the city required ponding of storm water.

"Public street" means the full width of the right-of-way of any road, street, lane or alley used by or for the general public, whether or not those roads, streets, lanes and alleys have been accepted as and declared to be part of the city system of public streets, except streets forming a. part of the state highway system.

"Right-of-way" means land which by deed, conveyance, agreement, easement, dedication, usage or process of law is reserved for and dedicated to the use of the general public for street or highway purposes.

"Special Use Permit" refers to a permit issued by City Council for the use of a City Park to host a public event which is not affiliated with the City of Lathrop pursuant to Resolution 23-5265.
(Prior code § 97.01)

§ 12.04.020. Right of lawful use.

Any permit granted under this chapter shall be subject to the right of the city, or any other person entitled thereto, to use that part of the public highway for any purpose for which it may be lawfully used, and no part of the highway shall be unduly obstructed at any time.
(Prior code § 97.02)

§ 12.04.030. Exceptions to chapter.

A. This chapter shall not apply to any officer or employee of the city in the discharge of his or her official duties, or to any work being performed by any person or persons under contract with the city.

B. This chapter shall not apply to any obstructions within the right-of way as of April 2, 1991.
(Prior code § 97.03)

§ 12.04.040. Obstructions.

All obstructions existing within the right-of-way as of April 2, 1991 shall be removed pursuant to the following procedures:

A. Notice shall be given of violation of this chapter by mailing or delivering the notice to owners of real property as shown on the latest equalized assessment roll (or other by utilizing other, more recent assessment information, if available).

B. This notice shall identify the violation and notify the property owner that removal of the

violation must be completed no later than 30 days from the date of the notice.

C. Property owners who fail to comply with this section within the time limits specified above, shall be sent a second notice. This notice shall inform the property owner that he or she is in violation of this section and that if he or she does not comply within 10 days he or she will be cited and/or the violation will be removed by the city at the property owner's expense.

D. Whenever violation of this section would result in an immediate threat to the safety of the citizens of the city, the property owner will be ordered to remove the obstruction immediately. Failure to comply will result in the issuance of a citation and/or the city will remove the obstruction and charge the owner as outlined in Section 12.08.110.

(Prior code § 97.04)

§ 12.04.050. Violation—Penalty.

Any person violating any of the provisions of this chapter, for which no other penalty is provided, shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punished as provided in Section 1.16.010.
(Prior code § 97.98)

§ 12.04.060. Civil action.

The violation of any of the provisions of this chapter shall also be deemed a nuisance, and civil action to abate, enjoin or otherwise compel the cessation of such nuisance may be taken by the appropriate legal officers of the city upon complaint of the city engineer. The remedies provided in this chapter shall be cumulative and in addition to any other remedy available to the city in either law or equity.
(Prior code § 97.99)

CHAPTER 12.20
PARKS

§ 12.20.010. Conduct in city parks—Prohibited actions.

The following activities are prohibited:

A. To enter or trespass any area, building, park, or facility which is fenced and locked or enclosed and locked;

B. To ride or bring any horse or similar animal, or to propel a vehicle in or upon any area of any park, except those areas designated by the city to do so;

C. To drive any unauthorized vehicle in a park;

D. To fail to clean-up after your pets in any park or to have a dog in any park not fastened to a leash unless the facility has been designated as a dog park;

E. To operate a gasoline or electric powered go-cart, motorcycle or midget car within a park without prior written permission from the city;

F. To clean, wash, polish or do anything other than emergency repairs upon any automobile, motorcycle or self-driven vehicle in any park;

G. To park any motor vehicle in any place other than designated parking areas. Designated parking places shall be designated by appropriate signs;

H. To carry or bring any firearms, air or air-soft guns, pellet guns, slingshots, firecrackers or fire-works into any park without prior written permission by the city and the local fire department;

I. To make a fire in any park other than in barbecues provided by the city without prior written permission from the city;

J. To bring into any park any hazardous material which will, if spilled or spread, be injurious users of the facility, to the grass turf or plant growth or other hardscapes;

K. To cut or remove any wood, wood chips, turf, rock, tree, flower, shrub, sand or gravel from any park unless prior written permission is provided by the city;

L. To deposit or dispose of in any park any bottles, tin or aluminum cans, broken glass, paper, clothes, rubbish, soil, tree trimmings, garbage, ashes or other debris of any kind, except in approved containers provided by the city;

M. To deposit or dispose of any household waste or construction materials into trash containers provided by the city;

N. To remove, move, damage, destroy, or modify any athletic field or maintenance equipment, or official park sign on park grounds;

O. For any male person to resort to any restroom set apart for women, and for any female person to resort to any restroom set apart for men; provided that this prohibition shall not apply to

children accompanied by their father, mother or legal guardian unless otherwise allowed by the city;

P. To climb onto any building structure, shade structure, dugout or tree on park grounds;

Q. To loiter or remain in any park (including the parking areas) while not using the park areas or to loiter or remain in any park outside of operating hours, which are six a.m. to eight-thirty
p.m. April through September; and six a.m. to six p.m. October through March; unless otherwise permitted by the city;

R. For any person, or persons, to remain in a park who have been involved in an activity or an altercation that creates a potential threat to public safety;

S. To enter any park facility where an entry fee is charged without first paying the full legal charge made for such entrance unless such entrance is by the consent or permission of the person or organization in charge;

T. To possess or consume alcoholic beverages within the boundaries of any city park or park facility;

U. To play golf or engage in the hitting of golf balls in any park;

V. To play or engage in any organized sports play without a permit, or to play any organized sport in places that are not specifically provided or designated for that purpose without a permit. For purposes of this subsection, "organized sports play" shall mean any practice, game, tournament, contest, or other activity in which more than ~~15~~ 8 persons participate, or in which the time and place of play have been predetermined by either the participants or any other person or organization, or in which participants have paid to participate. In addition, the wearing of uniforms by three or more persons, or the presence of game officials shall constitute evidence of organized sports play;

W. To loiter or remain in any storm drain retention basin with park-like improvements whenever there is standing water over four inches that covers more than one square foot;

X. To loiter in or near any park restroom building by remaining in any one place under circumstances that would warrant a reasonable person to believe that the purpose or effect of that behavior is to enable control over identifiable areas, to intimidate others from entering those areas, or to conduct illegal activities. For the purpose of this rule, near is defined as within 10 feet of the restroom building;

Y. To use sound amplifying equipment at a volume that exceeds 15 decibels above the ambient base noise level at a distance of 15 feet in any direction from the source of the sound without a permit;

Z. To erect any structures including bounce houses, pop-up tents or canopies (larger than 10' by 10') without a Special Use Permit or without an approved Partnership Agreement;

AA. To host public or private events outside of the designated reservable or first come, first served shelter without a Special Use Permit or without an approved Partnership

Agreement;

BB. To host an event requiring an entry fee, within any park without a Special Use Permit or without an approved Partnership Agreement;

CC. To host a gathering with more attendees than the posted capacities without a Special Use Permit or without an approved Partnership Agreement;

DD. The sale of items may not occur within a city park, park facility or parking lot without a permit issued by the parks and recreation department or without an approved Partnership Agreement.

(Ord. 91-57; Ord. 98-155; Ord. 04-232 § 1; Ord. 06-261 § 1; Ord. 08-280 § 1; Ord. 16-360 § 1; Ord. 17-379 § 1; Ord. 22-440 § 1)

§ 12.20.020. Recreation, park facility use fees.

Pursuant to the codes of the city as well as all applicable state laws, the city council does authorize the adoption of fees for recreation programs and for use of park facilities for noncity functions. Such fees shall be established and amended from time to time by resolution of the city council.

(Ord. 95-124)

§ 12.20.030. Violation—Penalty.

A violation of this chapter, unless otherwise determined by the city manager, is an infraction. Every violation of this chapter, if deemed an infraction and not a misdemeanor, is punishable by a fine not exceeding $100 for a first violation; a fine not exceeding $200 for a second violation of the same provisions within one year; and a fine not exceeding $500 for each additional violation of the same provisions within one year.

(Ord. 91-57)

CITY MANAGER'S REPORT
OCTOBER 13, 2025 CITY COUNCIL REGULAR MEETING

ITEM:	**REVIEW AND CONSIDER TRAFFIC CONTROL OPTIONS FOR RIVER ISLANDS PARKWAY AT THE INTERSECTIONS OF BOSCH AVENUE AND IMPERIAL DRIVE**
RECOMMENDATION:	**Council to Consider Traffic Control Options for River Islands Parkway at the Intersections of Bosch Avenue and Imperial Drive**

SUMMARY:

Staff have received complaints from residents regarding the traffic delays caused by stop control and the inconvenience of single crosswalks at the intersections of River Islands Parkway at Bosch Avenue and Imperial Drive.

Staff evaluated these intersections utilizing the California Manual on Uniform Traffic Control Devices (MUTCD) and provided three Options to improve traffic flow and pedestrian safety as listed below and detailed in the Background Section of this Report.

Option 1 – Remove the stop control and crosswalks

Option 2 – Install a pedestrian hybrid beacon

Option 3 – Install a traffic signal

Staff recommend that Council consider Option 1 for both Bosch Avenue and Imperial Drive, however staff will proceed with Council's elected options accordingly.

BACKGROUND:

On October 9, 2023, City Council elected to install all-way stop control at the intersections of River Islands Parkway at Bosch Avenue and Imperial Drive. Since then, staff have received complaints from residents regarding the traffic delays caused by the stop control and the inconvenience of the single crosswalks that were installed with the stop control. On September 30, 2025, staff hosted a town hall meeting to solicit community feedback on the Options presented in this Staff Report and no residents attended the meeting.

Staff evaluated these intersections utilizing the California Manual on Uniform Traffic Control Devices (MUTCD). There is one reported collision at Bosch Avenue, which involved a bicycle and a vehicle, however the collision does not appear to be affected by the existing conditions or proposed Options.

The following options are being presented to Council for review and consideration:

Option 1 – Remove stop control and crosswalks (Recommended)
(Approximate cost is $10,000)

- Pros:
  - High pedestrian safety by concentrating pedestrians at the adjacent signalized and pedestrian activated flashing intersections
  - High vehicle safety by eliminating stop on River Islands Parkway, reducing potential for rear-end collisions
- Cons: No protected right of way for vehicles or pedestrians on the side streets

Option 2 – Install a pedestrian hybrid beacon
(Approximate cost of $700,000)

- Pros: Protected right of way for pedestrians crossing over River Islands Parkway
- Cons:
  - No protected right of way for vehicles on the side streets
  - Rear-end collisions on River Islands Parkway may increase due to sudden or unexpected stops

Option 3 – Install a traffic signal
(Approximate cost of $1,300,000)

- Pros: Protected right of way for pedestrians and vehicles crossing over River Islands Parkway
- Cons:
  - Rear-end collisions on River Islands Parkway may increase due to sudden or unexpected stops
  - Red light running can result in high speed T-bone or broadside collisions with a high risk of injury

Staff recommend that Council consider Option 1 for both Bosch Avenue and Imperial Drive. However staff will proceed with Council's elected options accordingly.

REASON FOR RECOMMENDATION:

The intersections of River Islands Parkway at Bosch Avenue and Imperial Drive have some challenges that require traffic control improvements. The recommended Options in the Background above will improve the traffic flow within these intersections.

FISCAL IMPACT:

Staff estimate the approximate construction costs below for all the options for the two intersections:

Option 1 – Remove the stop control and crosswalks	$10,000
Option 2 – Install a pedestrian hybrid beacon	$700,000
Option 3 – Install a traffic signal	$1,300,000

Staff will pursue the option selected by Council, develop construction documents, and secure bids for the project. Sufficient funds have been allocated in FY 25-26 approved budget, CIP PS 26-08 Traffic Calming Measure fund (3310) for Option 1. If Option 2 or 3 is selected, staff will bring an item back to Council to approve a CIP and budget given the high cost.

ATTACHMENTS:

A. Option 1 – Remove Stop Signs and Crosswalk

B. Option 2 – Pedestrian Hybrid Beacon

C. Option 3 – Traffic Signal

APPROVALS:

Brad Taylor
City Engineer — Date: 10/6/2025

Cari James
Finance Director — FOR C.J. — Date: 10/7/2025

Michael King
Assistant City Manager — FOR — Date: 10/6/2025

Salvador Navarrete
City Attorney — Date: 10-6-2025

Stephen J. Salvatore
City Manager — Date: 10.7.25

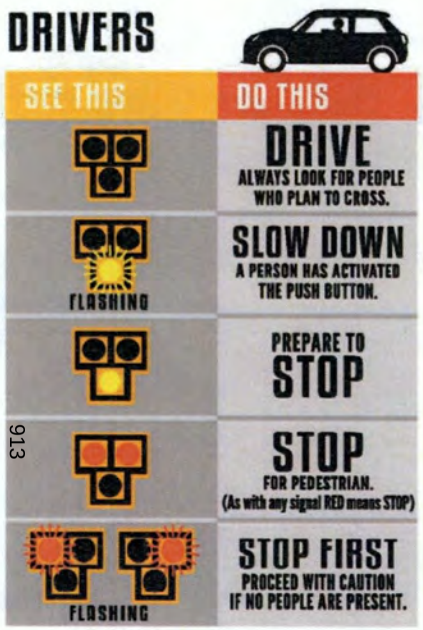
Option 1 - Remove Stop Signs and Crosswalk

- ✓ High pedestrian safety; Concentrating pedestrians at the adjacent traffic signals minimizes pedestrian exposure to vehicles, reducing probability of collision
- ✓ High vehicle safety; Vehicles on River Islands Parkway do not stop, reducing rear-end collisions
- ✓ Low Cost - Approximately $10,000
- ✗ No protected right of way for pedestrians or vehicles on the side street crossing over River Islands Parkway



ATTACHMENT "A"

Option 2 - Pedestrian Hybrid Beacon







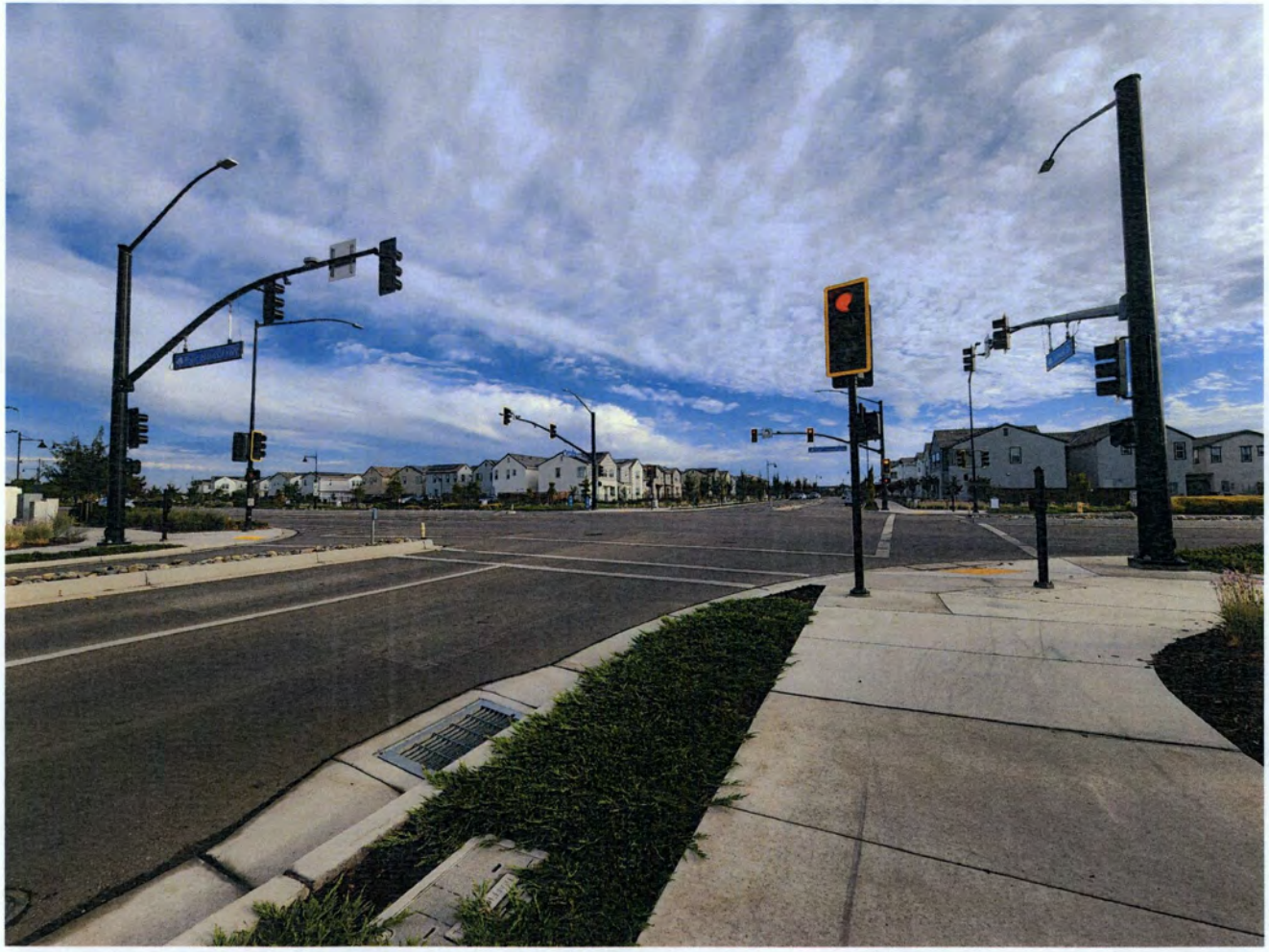
- ✓ Protected right of way for pedestrians crossing over River Islands Parkway
- ✗ No protected right of way for vehicles on the side street
- ✗ Safety risk: vehicles can stop suddenly or unexpectedly causing rear-end collisions
- ✗ High Cost - Approximately $700,000

913

ATTACHMENT "B"

Option 3 - Traffic Signal

- ✓ Protected right of way for pedestrians and vehicles crossing over River Islands Parkway
- ✗ Safety risk: vehicles can stop suddenly or unexpectedly causing rear-end collisions
- ✗ Safety risk: red light running can result in high speed T-bone or broadside collisions; high risk of injury
- ✗ High Cost - Approximately $1,300,000



ATTACHMENT "C"

CITY MANAGER'S REPORT
OCTOBER 13, 2025 CITY COUNCIL REGULAR MEETING

ITEM: **REVIEW AND CONSIDER OPTIONS FOR TRAFFIC SAFETY ON SPARTAN WAY, CREATE SPARTAN WAY TRAFFIC SAFETY ENHANCEMENTS, CIP PS 26-20, AND APPROVE BUDGET AMENDMENT**

RECOMMENDATION: **Adopt Resolution to Create Spartan Way Traffic Safety Enhancements, CIP PS 26-20, and Approve Budget Amendment**

SUMMARY:

Staff completed a traffic study on Spartan Way between Golden Valley Parkway and Stanford Crossing. The results of the traffic study identified safety concerns including high vehicle speeds, mid-block pedestrian crossing, and high-speed motorized bicycles and scooters using the sidewalks with pedestrians present.

To enhance safety on Spartan Way, staff propose the following traffic safety improvements:

- **Raised Crosswalk with Pedestrian Activated Flashing Lights**
- **4-Foot-High Wrought Iron Median Fence**
- **Restriping**
- **Bike Lane Physical Barrier**

Staff recommend Council review and consider the proposed traffic safety enhancements. Staff also recommend Council approve the creation of CIP PS 26-20, Spartan Way Traffic Safety Enhancements and a budget amendment.

BACKGROUND:

Spartan Way is an east/west minor arterial street that provides access to the Stanford Crossing Neighborhood, Lathrop High School, Interstate 5 and East Lathrop. The 85th percentile speed from the most recent Engineering and Traffic Survey is 35 Miles per Hour (MPH) however, the posted speed limit is 25 MPH at Council's direction during the May 10, 2021 Council Meeting.

Staff completed a traffic study on Spartan Way between Golden Valley Parkway and Stanford Crossing. The results of the traffic study identified safety concerns including high vehicle speeds, mid-block pedestrian crossing, and high-speed motorized bicycles and scooters using the sidewalks with pedestrians present.

To enhance safety on Spartan Way, staff propose the following traffic safety improvements:

- **Raised Crosswalk with Pedestrian Activated Flashing Lights**
  - North of the Skate Park
  - Acts as a speed hump to reduce vehicle speed
  - Improves pedestrian visibility and safety when crossing
- **4-Foot-High Wrought Iron Median Fence**
  - Stanford Crossing Drive to Golden Valley Parkway
  - Prevent mid-block pedestrian crossing
- **Restriping**
  - Reestablish visibility of existing crosswalks
  - Reduce vehicle lane width to 9 feet to reduce vehicle speed
  - Enhance the existing bikeway with high visibility green
- **Bike Lane Physical Barrier**
  - Stanford Crossing Drive to Golden Valley Parkway
  - Convert existing Class II bike lane to a Class IV Protected Bikeway
  - Protect bicyclists from vehicles
  - Channelize vehicles to reduce vehicle speed

Staff recommend Council review and consider the proposed traffic safety enhancements. Staff also recommend Council approve the creation of CIP PS 26-20, Spartan Way Traffic Safety Enhancements and a budget amendment.

REASON FOR RECOMMENDATION:

Staff identified safety concerns on Spartan Way that require traffic safety enhancements. The proposed safety improvements will reduce vehicle speed and improve pedestrian safety.

FISCAL IMPACT:

Staff estimate the approximate construction costs below for each of the improvements:

- Raised Crosswalk with Pedestrian Activated Flashing Lights: $125,000
- 4-Foot-High Wrought Iron Median Fence: $200,000
- Restriping: $80,000
- Bike Lane Physical Barrier: $200,000

To initiate the project, staff is requesting City Council approval of a budget allocation in the amount of $650,000 from the Measure C Fund. The CIP Fund will be reimbursed by the Measure C Fund (1060).

Increase Transfer Out		
1060-9900-990-9010		$650,000
Increase Transfer In		
3010-9900-393-0000	PS 26-20	$650,000
Increase Expenditures		
3010-8000-420-12-00	PS 26-20	$650,000

ATTACHMENTS:

A. Resolution to Create Spartan Way Traffic Safety Enhancements, CIP PS 26-20, and Approve Budget Amendment

B. Proposed Improvements Exhibit

APPROVALS:

Brad Taylor — 10/7/2025
City Engineer — Date

FOR C.J. — 10/7/2025
Cari James — Date
Finance Director

Michael King — 10/7/2025
Assistant City Manager — Date

Salvador Navarrete — 10-7-2025
City Attorney — Date

Stephen J. Salvatore — 10.8.25
City Manager — Date

RESOLUTION NO. 25 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO CREATE SPARTAN WAY TRAFFIC SAFETY ENHANCEMENTS, CIP PS 26-20, AND APPROVE BUDGET AMENDMENT

WHEREAS, staff completed a traffic study on Spartan Way between Golden Valley Parkway and Stanford Crossing. The results of the traffic study identified safety concerns including high vehicle speeds, mid-block pedestrian crossing, and high-speed motorized bicycles and scooters using the sidewalks with pedestrians present; and

WHEREAS, to enhance safety on Spartan Way, staff propose the following traffic safety improvements:

- **Raised Crosswalk with Pedestrian Activated Flashing Lights**
  - North of the Skate Park
  - Acts as a speed hump to reduce vehicle speed
  - Improves pedestrian visibility and safety when crossing
- **4-Foot-High Wrought Iron Median Fence**
  - Stanford Crossing Drive to Golden Valley Parkway
  - Prevent mid-block pedestrian crossing
- **Restriping**
  - Reestablish visibility of existing crosswalks
  - Reduce vehicle lane width to 9 feet to reduce vehicle speed
  - Enhance the existing bikeway with high visibility green
- **Bike Lane Physical Barrier**
  - Stanford Crossing Drive to Golden Valley Parkway
  - Convert existing Class II bike lane to a Class IV Protected Bikeway
  - Protect bicyclists from vehicles
  - Channelize vehicles to reduce vehicle speed

; and

WHEREAS, to initiate the project, staff is requesting City Council approval of a budget allocation in the amount of $650,000 from the Measure C Fund. The CIP Fund will be reimbursed by the Measure C Fund (1060).

Increase Transfer Out		
1060-9900-990-9010		$650,000
Increase Transfer In		
3010-9900-393-0000	PS 26-20	$650,000
Increase Expenditures		
3010-8000-420-12-00	PS 26-20	$650,000

; and

WHEREAS, staff recommend Council approve the creation of CIP PS 26-20, Spartan Way Traffic Safety Enhancements and a budget amendment.

NOW THEREFORE, BE IT RESOLVED, the City Council of the City of Lathrop does hereby approve the creation of Spartan Way Traffic Safety Enhancements, CIP PS 26-20 and the budget amendment detailed above.

The foregoing resolution was passed and adopted this 13th day of October 2025, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Paul Akinjo, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:

Salvador Navarrete, City Attorney

ATTACHMENT B

