

July 13, 2026 – City Council Regular Meeting – 7:00 p.m.



City Council Chamber
390 Towne Centre Drive
Lathrop, California

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, Public Works Director / 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.



July 13, 2026 – Regular Meeting Agenda – 7:00 p.m.



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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/1655561522?pwd=oavkXVkbmLri5iUXmfFNonNMhpfKoC.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
 - o 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: 165 556 1522 / Passcode: 314865
- 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 by accessing the [Live Stream link](#).

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 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 people 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, JULY 13, 2026, 7:00 P.M.
CLOSED SESSION, 5:00 P.M.
COUNCIL CHAMBER, CITY HALL
390 Towne Centre Drive
Lathrop, CA 95330**

AGENDA

PLEASE NOTE: There will be a Closed Session commencing at 5:00 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 LIABILITY CLAIMS: Pursuant to CA Government Code Section 54956.95:

- a. Claimant: Edward Short
Agency Claimed Against: City of Lathrop
- b. Claimant: Alejandra Maldonado
Agency Claimed Against: City of Lathrop
- c. Claimant: Bobby D. Gray III
Agency Claimed Against: City of Lathrop
- d. Claimant: Clara Shanae Precious Mayberry
Agency Claimed Against: City of Lathrop
- e. Claimant: Cathy Dawson
Agency Claimed Against: City of Lathrop

1.2.2 CONFERENCE WITH LABOR NEGOTIATOR: Pursuant to California Government Code Section 54957.6
Agency Negotiator: Stephen J. Salvatore, City Manager
Employee Organization: Lathrop Police Officers Association Employees Association (LPOA)

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

- Police Chief
- City Attorney
- City Manager

RECONVENE

1.2.4 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)

1.7.1 INFORMATIONAL PRESENTATION REGARDING DRONES AS FIRST RESPONDERS

1.7.2 INFORMATIONAL PRESENTATION TO PROVIDE AN UPDATE REGARDING POTENTIAL ACQUISITION OF AN ARMORED RESCUE VEHICLE FROM THE REDLANDS POLICE DEPARTMENT UTILIZING LAW ENFORCEMENT SUPPORT OFFICE (LESO) PROGRAM

1.8 DECLARATION OF CONFLICT(S) OF INTEREST

2. PRESENTATIONS

2.1 PROCLAMATION DECLARING JULY 2026 AS PARKS AND RECREATION MONTH

2.2 INTRODUCTION OF NEW EMPLOYEE(S)

Public Works Department

- LaWana Bluford, Permit Technician II

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 June 8, 2026
- 4.3 **LATHROP POLICE DEPARTMENT MONTHLY REPORT FOR JUNE 2026**
Receive Monthly Police Department Report for June 2026
- 4.4 **APPROVE OUT OF STATE TRAVEL FOR THE ECONOMIC DEVELOPMENT ADMINISTRATOR TO ATTEND THE IAMC FALL FORUM IN OCTOBER 2026**
Adopt Resolution to Authorize Out of State Travel for the Economic Development Administrator to Attend and Represent the City of Lathrop at the Industrial Asset Management Council's Fall Forum in Columbus, OH from October 17, 2026 – October 21, 2026
- 4.5 **APPROVAL OF NEW JOB CLASSIFICATIONS FOR THE PUBLIC WORKS AND GOVERNMENT SERVICES DEPARTMENTS**
Adopt Resolution Approving the Public Outreach and Communications Coordinator, Water Operations Superintendent, and Wastewater, Recycled Water & Environmental Operations Superintendent Job Classifications; Eliminating the Existing Utility Operations Superintendent Classification; Approving the Updated Salary Schedule and Position Control Roster; and Approving Related Budget Amendments
- 4.6 **APPROVE FISCAL YEAR 2026-27 PROJECT LIST ASSOCIATED WITH SENATE BILL 1, THE ROAD REPAIR ACCOUNTABILITY ACT OF 2017**
Adopt Resolution Approving Fiscal Year 2026-27 Project List Funded by Senate Bill 1, The Road Repair and Accountability Act of 2017
- 4.7 **APPROVE INSTALLATION OF NEW RESIDENTIAL WATER WELL LOCATED AT 11674 HARLAN ROAD (APNs 196-020-15 & 196-020-16) PURSUANT TO LMC SECTION 8.36.040**

Adopt Resolution to Approve the Installation of a New Residential Water Well Located at 11674 Harlan Road (APNs 196-020-15 & 196-020-16) Pursuant to Lathrop Municipal Code Section 8.36.040

- 4.8 APPROVE REPLACEMENT OF THE SOUTH LATHROP COMMERCE CENTER BONDS ASSOCIATED WITH THE SUBDIVISION IMPROVEMENT AGREEMENT FOR PARCEL MAP 17-01 AND FIRST AMENDMENT TO THE SUBDIVISION IMPROVEMENT AGREEMENT FOR PARCEL MAP 17-01
Adopt Resolution to Approve Replacement of the South Lathrop Commerce Center Bonds Associated with the Subdivision Improvement Agreement for Parcel Map 17-01 and Approve the First Amendment to the Subdivision Improvement Agreement for Parcel Map 17-01 to Designate PRIII CHI Tripoint Logistics Center Owner, LLC., as the Responsible Party and Extend the Deadline for Completion of the Remaining Public Improvements
- 4.9 APPROVE PURCHASE OF TURBIDITY METER EQUIPMENT FROM UGSI CHEMICAL FEED, INC., FOR THE LOUISE AVENUE WATER TREATMENT FACILITY
Adopt Resolution to Approve the Purchase of Turbidity Meter Equipment from UGSI Chemical Feed, Inc., for the Louise Avenue Water Treatment Facility
- 4.10 APPROVE MASTER AGREEMENT AND TASK ORDER NO. 1 WITH DAHLIN GROUP, INC., FOR CORPYARD VEHICLE STORAGE BUILDING, CIP GG 26-01
Adopt Resolution to Approve a Master Agreement and Task Order No. 1 with Dahlin Group, Inc., for Architectural and Engineering Services for the Corpyard Vehicle Storage Building, CIP GG 26-01
- 4.11 ACCEPT TRAFFIC SIGNAL IMPROVEMENTS ASSOCIATED WITH OFFSITE IMPROVEMENT AGREEMENT FOR PARCEL MAP 24-01 AT THE GOLDEN VALLEY PARKWAY AND LOCOMOTIVE STREET INTERSECTION FROM LATHROP LAND ACQUISITION, LLC
Adopt Resolution to Accept Traffic Signal Improvements Associated with the Offsite Improvement Agreement for Parcel Map 24-01 at the Golden Valley Parkway and Locomotive Street Intersection from Lathrop Land Acquisition, LLC

RIVER ISLANDS CONSENT ITEM(S)

- 4.12 APPROVE FINAL MAP, CFD ANNEXATION, AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 56 LOTS IN TRACT 4279 UNIT 5 WITHIN WEST VILLAGE DISTRICT OF RIVER ISLANDS
Adopt Resolution to Approve Final Map for Tract 4279 Unit 5 within the West Village District, Totaling 56 Single Family Lots, Annexation into CFD 2023-1, and a Subdivision Improvement Agreement with River Islands Development Area 1, LLC

- 4.13 CREATE CIP WW 26-32 FOR CLSP AND RIVER ISLANDS 2A SEWER PUMP STATION FLOW METER REPAIRS, APPROVE MASTER AGREEMENT AND TASK ORDER NO. 1 WITH SANBELL FOR ENGINEERING SERVICES, AND APPROVE BUDGET AMENDMENT

Adopt Resolution to Create CIP WW 26-32 for CLSP and River Islands 2A Sewer Pump Station Flow Meter Repairs, Approve a Master Agreement and Task Order No.1 with Sanbell for Engineering Services, and Approve a Budget Amendment

- 4.14 FIND THAT A PORTION OF PARCEL B OF TRACT 4219, VILLAGE 21 IS NO LONGER NEEDED FOR ITS DEDICATED PURPOSE AND ACCEPT AN IRREVOCABLE OFFER OF DEDICATION OF ROAD RIGHT-OF-WAY FOR THE CAUFIELD WAY EXTENSION FROM CALIFIA, LLC

Adopt Resolution to Find that a Portion of Parcel B of Tract 4219, Village 21 is No Longer Needed for its Dedicated Purpose and Accept an Irrevocable Offer of Dedication of Road Right-Of-Way for the Caufield Way Extension from Califia, LLC

5. SCHEDULED ITEMS

- 5.1 PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER AN ORDINANCE OF THE CITY OF LATHROP TO AMEND SECTION 10.24.030 TO TITLE 10 ("VEHICLES AND TRAFFIC") OF THE LATHROP MUNICIPAL CODE TO DESIGNATE NO PARKING AREAS ON YOSEMITE COURT AS NO PARKING OF VEHICLES OVER 5 TONS

City Council to Consider the Following:

1. Hold a Public Hearing; and
2. Introduction and First Reading of an Ordinance to Amend Section 10.24.030 to Title 10 ("Vehicles and Traffic") of the Lathrop Municipal Code to Designate No Parking Areas on Yosemite Court as no Parking of Vehicles Over 5 Tons

- 5.2 PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER STATUS OF CITY OF LATHROP EMPLOYEE VACANCIES AND RECRUITMENT AND RETENTION EFFORTS AS REQUIRED BY ASSEMBLY BILL 2561 (GOVERNMENT CODE SECTION 3502.3)

City Council to Consider the Following:

1. Hold a Public Hearing; and
2. Adopt Resolution Accepting the Status of City of Lathrop Employee Vacancies and Recruitment and Retention Efforts as Required by Assembly Bill 2561 (Government Code Section 3502.3)

6. COUNCIL COMMUNICATIONS

- 6.1 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 (Banaban)*
- *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)*

6.2 MAYOR & COUNCILMEMBER COMMENT(S)

7. ADJOURNMENT

/Teresa Vargas/

Teresa Vargas, MSL, MMC
Government Services Director
City Clerk

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**CITY OF LATHROP
CITY COUNCIL REGULAR MEETING
MONDAY, JUNE 8, 2026, 7:00 P.M.
CLOSED SESSION, 6:30 P.M.
COUNCIL CHAMBER, CITY HALL
390 Towne Centre Drive
Lathrop, CA 95330**

MINUTES

**PLEASE NOTE: There was a Closed Session, which commenced at 6:33 p.m.
The Regular Meeting reconvened at 7:01 p.m.**

1. PRELIMINARY

1.1 CALL TO ORDER – Mayor Akinjo called the meeting to order at 6:33 p.m. and adjourned to Closed Session.

1.2 CLOSED SESSION

1.2.1 CONFERENCE WITH REAL PROPERTY NEGOTIATORS Pursuant to California Government Code Section 54956.8

- Property: APN 241-182-006 and APN 241-182-015
Agency Negotiator: Stephen J. Salvatore, City Manager
Negotiating Parties: McKinley Lathrop 3, LLC.
Under Negotiation: Price and Terms of Negotiations

RECONVENE – Mayor Akinjo reconvened the meeting at 7:01 p.m.

1.2.2 REPORT FROM CLOSED SESSION

City Attorney Salvador Navarrete reported that the City Council met in Closed Session pursuant to Agenda Item 1.2; provided staff with appropriate direction; no other reportable action taken.

1.3 ROLL CALL

Present: Mayor Akinjo; Vice Mayor Torres-O'Callaghan;
Councilmember Lazard.

Absent: Councilmember Diallo and Councilmember Dresser

1.4 INVOCATION – A regularly scheduled member of a local church was unavailable. Mayor Akinjo invited Jose Garcia Martin, the City's Poet Laureate, to deliver the invocation.

1.5 PLEDGE OF ALLEGIANCE – Jose Garcia Martin, the City's Poet Laureate, led the pledge of allegiance.

- 1.6 ANNOUNCEMENT(S) BY MAYOR / CITY MANAGER - None
- 1.7 INFORMATIONAL ITEM(S) - None
- 1.8 DECLARATION OF CONFLICT(S) OF INTEREST - None reported.

2. PRESENTATIONS

- 2.1 CERTIFICATE OF RECOGNITION HONORING ELIZABETH VAN EERDE, LATHROP HIGH SCHOOL CHOIR TEACHER, FOR 20 YEARS OF DEDICATED SERVICE IN PUBLIC EDUCATION

Mayor Akinjo presented a Certificate of Recognition to Elizabeth Van Eerde, Lathrop High School Choir Teacher, in honor of her 20 years of dedicated service in public education.

- 2.2 PROCLAMATION DECLARING JUNE 19, 2026, AS CELEBRATION OF JUNETEENTH NATIONAL FREEDOM HOLIDAY

Mayor Akinjo presented a proclamation declaring June 19, 2026, as Celebration of Juneteenth National Freedom Holiday to residents Shelita Jefferson and Jose Garcia Martin. Ms. Jefferson made remarks regarding the significance of the proclamation.

- 2.3 PROCLAMATION DECLARING JUNE 2026 AS PRIDE MONTH

Mayor Akinjo presented a proclamation declaring June 2026 as Pride Month.

- 2.4 INTRODUCTION OF NEW EMPLOYEE(S)

Police Captain Richard Barries introduced the following new Police Department employees: Isaac Sanchez, Police Officer; Sharron Thomas, Police Officer; Koron Taylor, Police Officer; and Brianna Reimann, Police Officer.

- 2.5 QUARTERLY ECONOMIC DEVELOPMENT UPDATE

Item 2.5 was continued to a future regular meeting of the City Council.

3. CITIZEN'S FORUM

Tammy Dunbar, Legislative Representative for Congressman Adam Gray (in-person speaker), provided an overview of legislative updates and activities affecting California's 13th Congressional District. She also provided an update on a recent meeting with City officials regarding ongoing mail delivery issues affecting new residential homes in the City of Lathrop and challenges with U.S. Postal Service mail delivery. Ms. Dunbar announced that Congressman Gray's

office would host a Mobile Office Day at the River Islands Welcome Center on June 20, 2026, from 10:00 a.m. to 12:00 p.m., to provide members of the public with an opportunity to discuss their mail delivery concerns.

Ashley Wright, Business Department Teacher at Lathrop High School (in-person speaker), presented Mayor Akinjo with a framed photograph in appreciation of the City Speaker Series and the collaborative partnership between Lathrop High School and the City of Lathrop.

City Clerk Teresa Vargas introduced a public comment letter dated June 8, 2026, submitted by Dismal Freedom Press.

Torie Cortez (in-person speaker) expressed various concerns, including but not limited to matters related to the May 11 City Council meeting, the proposed meeting minutes, the Police Department Bicycle Program, driver education and awareness, Brown Act provisions, and Republic Services' waste collection services.

Jose Garcia Martin (in-person speaker) invited the City Council and members of the public to attend the annual Juneteenth celebration, to be held on June 19, 2026, at the Generations Center from 4:30 p.m. to 8:30 p.m.

Andrea Sanchez (in-person speaker), representing the River Islands High School Booster Club, introduced herself and expressed an interest in becoming involved in the community.

Susan Zaca (Zoom speaker), former Planning Commissioner, expressed her interest in speaking on Item 6.1. The City Clerk announced that she would be called upon during consideration of that item.

4. CONSENT CALENDAR

On a motion by Vice Mayor Torres-O'Callaghan, seconded by Councilmember Lazard, the City Council approved the Consent Calendar, Items 4.1 through 4.29, by the following roll call vote, unless otherwise indicated:

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

4.1 WAIVING OF READING OF ORDINANCES AND RESOLUTIONS

Waived 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

Approved Minutes for the Regular City Council Meeting of May 11, 2026.

4.3 SECOND READING AND ADOPTION OF ORDINANCE 26-482 OF THE CITY COUNCIL OF THE CITY OF LATHROP TO AMEND LATHROP MUNICIPAL CODE (LMC) SECTIONS 9.28.010 THROUGH 9.28.030 AND ADD SECTIONS 9.28.040 AND 9.28.050 RELATING TO ENFORCEMENT ALTERNATIVES AND PROHIBITED USE OF BICYCLES, ELECTRIC BICYCLES, MOTORIZE SCOOTERS, MOTORIZED BICYCLES, POCKET BIKES, AND SIMILAR DEVICES

Torie Cortez (in-person speaker) spoke on the matter and expressed various concerns regarding traffic safety and driver education.

Waived full reading and adopted **Ordinance 26-482** amending Lathrop Municipal Code Sections 9.28.010 through 9.28.030 and adding Sections 9.28.040 and 9.28.050 relating to enforcement alternatives and prohibited use of bicycles, electric bicycles, motorize scooters, motorized bicycles, pocket bikes, and similar devices.

4.4 LATHROP POLICE DEPARTMENT MONTHLY REPORT FOR MAY 2026

Pulled by Vice Mayor Torres-O'Callaghan. A question and answer period ensued regarding improvements to police response times. Police Captain Tracie Shea provided additional information.

Received Monthly Police Department Report for May 2026.

4.5 GANN APPROPRIATION LIMIT FOR FISCAL YEAR 2026-27

Adopted **Resolution 26-6025** determining the total annual appropriations subject to limitation, for Fiscal Year 2026-27.

4.6 AUTHORIZE THE FILING OF THE LOW CARBON TRANSIT OPERATIONS PROGRAM APPLICATION

Adopted **Resolution 26-6026** authorizing the City Manager or Designee to submit an Application for Low Carbon Transit Operations Program Funding from the California Department of Transportation.

4.7 AUTHORIZE ACCEPTANCE OF THE SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (STEP) GRANT FUND AWARD FROM THE STATE OF CALIFORNIA OFFICE OF TRAFFIC SAFETY (OTS)

Adopted **Resolution 26-6027** authorizing the Chief of Police to accept the Selective Traffic Enforcement Program (STEP) Grant fund award of \$60,000 from the State of California Office of Traffic Safety (OTS).

4.8 INTERAGENCY AGREEMENT BETWEEN SAN JOAQUIN REGIONAL TRANSIT DISTRICT AND THE CITY OF LATHROP FOR THE DUAL DESIGNATED RECIPIENT ROLE IN THE STOCKTON URBANIZED AREA

Adopted **Resolution 26-6028** authorizing the City Manager or Designee to execute the Interagency Agreement with San Joaquin Regional Transit District for the Dual Designated Recipient Role for Federal Transit Administration (FTA) Funding Programs for the Stockton Urbanized Area (UZA).

4.9 TRANSPORTATION DEVELOPMENT ACT CLAIM FOR FISCAL YEAR 25-26

Adopted **Resolution 26-6029** authorizing the filing of a Transportation Development Act (TDA) claim for Local Transportation Funds (LTF) for fiscal year 2025-26.

4.10 GENERAL MUNICIPAL ELECTION - NOVEMBER 3, 2026
Council to Consider the Following:

1. Adopted **Resolution 26-6030** calling for the holding of a General Municipal Election to be held on Tuesday, November 3, 2026, for the election of certain officers as required by the provisions of the laws of the State of California relating to general law cities.
2. Adopted **Resolution 26-6031** requesting the San Joaquin County Board of Supervisors to consolidate a General Municipal Election to be held on November 3, 2026, with the Statewide General Election to be held on the same date pursuant to § 10403 of the Elections Code.
3. Adopted **Resolution 26-6032** adopting regulations for candidates for elective office pertaining to Candidates Statements submitted to the voters at the General Municipal Election to be held on Tuesday, November 3, 2026.

4.11 APPROVE OUT OF STATE TRAVEL FOR COUNCIL MEMBERS TO ATTEND THE 2026 NATIONAL LEAGUE OF CITIES CITY SUMMIT

Adopted **Resolution 26-6033** authorizing out of state travel for three (3) Council Members to attend the 2026 National League of Cities City Summit in Nashville, Tennessee, November 19-21, 2026.

4.12 APPROVE PROFESSIONAL SERVICE AGREEMENT WITH THE MANTECA BULLETIN FOR PUBLICATION OF LEGAL ADVERTISEMENTS

Adopted **Resolution 26-6034** approving a Professional Services Agreement with the Manteca Bulletin for publication of legal advertisements for the period of July 1, 2026, through June 30, 2027.

4.13 APPROVE ANNUAL INDUSTRIAL SOLID WASTE REMOVAL LICENSE RENEWALS FOR FISCAL YEAR (FY) 2026-27

1. Adopted **Resolution 26-6035** approving Annual Industrial Solid Waste Removal License for California Waste Recovery Systems, LLC;
2. Adopted **Resolution 26-6036** approving Annual Industrial Solid Waste Removal License for Ra Ra Trucking, Inc;
3. Adopted **Resolution 26-6037** approving Annual Industrial Solid Waste Removal License for Republic Services;
4. Adopted **Resolution 26-6038** approving Annual Industrial Solid Waste Removal License for Stockton Scavengers, a Subsidiary Company of Waste Management Holdings, Inc;
5. Adopted **Resolution 26-6039** approving Annual Industrial Solid Waste Removal License for Tesla, Inc; and
6. Adopted **Resolution 26-6040** approving Annual Industrial Solid Waste Removal License for Tony and Sons Trucking, Inc.

4.14 APPROVE 2026 FACILITY FEE WAIVER REQUESTS FROM LATHROP LITTLE LEAGUE, ALCOHOLICS ANONYMOUS, AND LIFT UP YOUR HEAD THERAPEUTIC HOMES, INC.

1. Adopted **Resolution 26-6041** approving a Facility Fee Waiver Request from Lathrop Little League;
2. Adopted **Resolution 26-6042** approving a Facility Fee Waiver Request from Alcoholics Anonymous; and
3. Adopted **Resolution 26-6043** approving a Facility Fee Waiver Request from Lift Up Your Head Therapeutic Homes, Inc.

4.15 APPROVE PROFESSIONAL SERVICES AGREEMENT WITH TJKM TRANSPORTATION CONSULTANTS TO DEVELOP THE CITY OF LATHROP'S COMPREHENSIVE SAFETY ACTION PLAN ASSOCIATED WITH CIP PS 24-30 AND APPROVE BUDGET AMENDMENT

Adopted **Resolution 26-6044** approving a Professional Services Agreement with TJKM Transportation Consultants to develop the City of Lathrop's Comprehensive Safety Action Plan associated with CIP PS 24-30 and approving budget amendment.

4.16 APPROVE PROFESSIONAL SERVICE AGREEMENT WITH SOLID NETWORKS, INC., FOR INFORMATION TECHNOLOGY MAINTENANCE AND SUPPORT SERVICES

Adopted **Resolution 26-6045** approving a Professional Service Agreement with Solid Networks, Inc., for information technology maintenance and support services.

- 4.17 APPROVE A SERVICE CONTRACT WITH CHRISP COMPANY FOR ON-CALL STRIPING SERVICES

Adopted **Resolution 26-6046** approving a Service Contract with Chrisp Company for on-call striping services.

- 4.18 APPROVE CONTRACT WITH 101 BUILDERS, INC., FOR CONSTRUCTION OF MISSIONARY MINNIE LEE COTTON PARK RESTROOM, CIP PK 26-21 AND APPROVE BUDGET AMENDMENT

Adopted **Resolution 26-6047** approving a Contract with 101 Builders, Inc., for construction of Missionary Minnie Lee Cotton Park Restroom, CIP PK 26-21 and approving budget amendment.

- 4.19 APPROVE AMENDMENT NO. 4 TO THE PROFESSIONAL SERVICES AGREEMENT WITH MARK THOMAS & COMPANY, INC., FOR THE LOUISE AVENUE / INTERSTATE 5 INTERCHANGE PROJECT, CIP PS 06-06

Pulled by Mayor Akinjo. A question and answer period ensued regarding the proposed amendment and the history of the project. Assistant City Manager Michael King and City Manager Stephen Salvatore provided additional information.

Adopted **Resolution 26-6048** approving Amendment No. 4 to the Professional Services Agreement with Mark Thomas & Company, Inc., for the Louise Avenue / Interstate 5 Interchange Project, CIP PS 06-06.

- 4.20 APPROVE A CONTRACT WITH R. SUTTON ENTERPRISES, LLC FOR CONSTRUCTION OF SIDEWALK AND LANDSCAPE IMPROVEMENTS – PHASE 1, CIP PS 25-14 AND APPROVE BUDGET AMENDMENT

Adopted **Resolution 26-6049** approving a Contract with R. Sutton Enterprises, LLC., for Phase 1 of construction of sidewalk and landscape improvements, CIP PS 25-14, and approving budget amendment.

- 4.21 APPROVE PROFESSIONAL SERVICES AGREEMENT WITH ROBERTSON-BRYAN, INC., FOR LATHROP CONSOLIDATED TREATMENT FACILITY DISCHARGE PERMIT RENEWAL AND COMPLIANCE SUPPORT SERVICES, RCP WW 26-19

Adopted **Resolution 26-6050** approving a Professional Services Agreement with Robertson-Bryan, Inc., for Lathrop Consolidated Treatment Facility Discharge Permit renewal and compliance support services, RCP WW 26-19.

- 4.22 APPROVE PURCHASE OF CORE TECHNOLOGY LICENSING WITH INSIGHT PUBLIC SECTOR, INC., FOR FISCAL YEAR 2026-2027

Adopted **Resolution 26-6051** approving purchase of core technology licensing with Insight Public Sector, Inc., for fiscal year 2026-2027.

- 4.23 RATIFY EQUIPMENT PURCHASE WITH ALLIED NETWORK SOLUTIONS, INC., FOR DESKTOP COMPUTERS

Adopted **Resolution 26-6052** ratifying the purchase with Allied Network Solutions Inc., for desktop computers.

- 4.24 CREATE CIP SD 26-26 CROSSROADS STORM DRAIN PUMP STATION OUTFALL PIPE REPAIRS, APPROVE AGREEMENT WITH V&A CONSULTING ENGINEERS AND APPROVE BUDGET AMENDMENT

Pulled by Mayor Akinjo. A question and answer period ensued regarding the proposed pipeline improvements. Public Works Director/City Engineer Brad Taylor and City Manager Stephen Salvatore provided additional information.

Adopted **Resolution 26-6053** creating CIP SD 26-26, Crossroads Storm Drain Pump Station Outfall Pipe Repairs, approving Agreement with V&A Consulting Engineers, and approving related budget amendment.

- 4.25 ACCEPT PUBLIC IMPROVEMENTS CONSTRUCTED BY CONSOLIDATED ENGINEERING, INC., FOR RIVERFRONT DRIVE RAISED CROSSWALKS, CIP PS 24-07

Adopted **Resolution 26-6054** accepting public improvements constructed by Consolidated Engineering, Inc., for Riverfront Drive Raised Crosswalks, CIP PS 24-07, authorizing the filing of a Notice of Completion, releasing contract retention, and releasing Performance and Payment Bonds.

- 4.26 ACCEPT PUBLIC IMPROVEMENTS CONSTRUCTED BY ST. FRANCIS ELECTRIC, LLC., FOR THE LATHROP HIGH SCHOOL PEDESTRIAN SIGNAL, CIP PS 25-05

Adopted **Resolution 26-6055** accepting public improvements constructed by St. Francis Electric, LLC., for the Lathrop High School Pedestrian Signal, CIP PS 25-05, authorizing the filing of a Notice of Completion, releasing contract retention, and releasing Performance and Payment Bonds.

- 4.27 ACCEPT PUBLIC IMPROVEMENTS CONSTRUCTED BY WELL INDUSTRIES, INC., FOR ASR WELL DRILLING, DEVELOPMENT, AND TESTING, CIP PW 22-36

Adopted **Resolution 26-6056** accepting public improvements constructed by Well Industries, Inc., for Aquifer Storage and Recovery (ASR) Well Drilling, Development, and Testing, CIP PW 22-36, and authorizing filing of a Notice of Completion, releasing contract retention, and releasing Performance and Payment Bonds.

4.28 AWARD MAINTENANCE SERVICE CONTRACT TO KARLA'S JANITORIAL AND SUPPLIERS LLC., FOR JANITORIAL SERVICES

Pulled by Mayor Akinjo. A question and answer period ensued regarding the proposed janitorial services contract. Public Works Director/City Engineer Brad Taylor.

Adopted **Resolution 26-6057** awarding a Maintenance Service Contract to Karla's Janitorial & Supplies LLC., for janitorial services.

4.29 AWARD MAINTENANCE SERVICE CONTRACT TO SCA OF CA, LLC., (SWEEPING CORP OF AMERICA) FOR STREET SWEEPING SERVICES

Pulled by Mayor Akinjo. A question and answer period ensued regarding the City's current street sweeping schedule. City Manager Stephen Salvatore provided additional information.

Adopted **Resolution 26-6058** awarding a Maintenance Service Contract to SCA of CA, LLC., (Sweeping Corp of America) for street sweeping services.

RIVER ISLANDS CONSENT ITEM(S)

Due to a lack of a quorum of non-conflicted Council Members for River Islands Development items, Item 4.30 was continued to a future regular meeting of the City Council.

4.30 APPROVE FINAL MAP, CFD ANNEXATION, AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 56 LOTS IN TRACT 4279 UNIT 5 WITHIN WEST VILLAGE DISTRICT OF RIVER ISLANDS

Adopt Resolution to Approve Final Map for Tract 4279 Unit 5 within the West Village District, Totaling 56 Single Family Lots, Annexation into CFD 2023-1, and a Subdivision Improvement Agreement with River Islands Development Area 1, LLC

5. SCHEDULED ITEMS

5.1 PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER ADOPTION OF THE CITY OF LATHROP 2026 CONSOLIDATED TREATMENT FACILITY (CTF) CAPACITY CHARGE REPORT AND THE CAPACITY CHARGE RECOMMENDED THEREIN

Public Works Director/City Engineer Brad Taylor provided a presentation that included an overview of the project to date, future planned capacity expansion, and capacity charge calculations for utility connections. A question and answer period followed the presentation.

Mayor Akinjo opened the public hearing. There were no 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; and
2. Adopted **Resolution 26-6059** approving the City of Lathrop 2026 Consolidated Treatment Facility (CTF) Capacity Charge Report and the Capacity Charge recommended therein.

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

5.2 REVIEW AND PROVIDE DIRECTION ON CITY COUNCIL CHAMBER SECURITY IMPROVEMENTS

Police Captain Tracie Shea provided a presentation that included various security enhancement options for the City Council Chamber. The options discussed included: (Option 1) law enforcement personnel and K-9 officer presence at all City Council meetings; (Option 2) hand-held wand screening; and (Option 3) a walk-through metal detector, bag screening, and secondary hand-held wand screening. A question and answer period followed the presentation. City Manager Stephen Salvatore, City Attorney Salvador Navarrete, and Police K-9 Officer Armstrong provided additional information.

Vice Mayor Torres-O'Callaghan made a motion to proceed with Option 2. A discussion ensued among the City Council regarding a substitute motion. City Attorney Salvador Navarrete provided guidance on the matter.

The proposed resolution regarding City Council Chamber security improvements was not adopted. Instead, the City Council provided direction to staff based on the clarified motion made by Vice Mayor Torres-O'Callaghan.

On a motion by Vice Mayor Torres-O'Callaghan, seconded by Mayor Akinjo, the City Council directed staff to return with additional information regarding Option 2, including the cost of implementation, a policy governing the use of two hand-held wands, the addition of a K-9 officer as an added layer of security, guidelines for K-9 officer rotation, operational logistics, and any additional enhancements that could further improve the proposed option, by the following roll call vote:

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

5.3 DISCUSS THE CITY'S COMPLIANCE STRATEGY FOR IMPLEMENTING SENATE BILL 707 (SB 707), INCLUDING STATE MANDATED AMENDMENTS TO THE RALPH M. BROWN ACT RELATED TO TELECONFERENCING, REMOTE PUBLIC ACCESS, AND PUBLIC PARTICIPATION

Government Services Director/City Clerk Teresa Vargas provided a presentation regarding Senate Bill 707, amendments to the Ralph M. Brown Act, a proposed technology disruption policy, public participation and outreach, and Council Member teleconferencing. A question-and-answer period followed the presentation.

On a motion by Vice Mayor Torres-O'Callaghan, seconded by Mayor Akinjo, the City Council adopted the following, by the following roll call vote:

1. **Resolution 26-6060** amending the Handbook of Rules and Procedures of the Lathrop City Council to incorporate a Technology Disruption Policy for public meetings pursuant to Government Code § 54953.4; and
2. **Resolution 26-6061** determining and establishing reasonable efforts encouraging public participation in City Council Meetings pursuant to Government Code § 54953.4; by the following roll call vote:

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

5.4 MEMORANDUM OF UNDERSTANDING AND COMPENSATION PLANS BETWEEN THE CITY OF LATHROP, LATHROP MID-MANAGERS AND CONFIDENTIAL EMPLOYEES (LMCEA), SERVICE EMPLOYEES INTERNATIONAL UNION LOCAL 1021 (SEIU), DEPARTMENT HEADS AND UNREPRESENTED CLASSIFICATIONS, UNREPRESENTED SWORN CLASSIFICATIONS, CITY COUNCIL BENEFITS, AND LATHROP POLICE OFFICER'S ASSOCIATION (LPOA) BARGAINING

Deputy City Manager Thomas Hedegard provided a presentation regarding the proposed agreements for City Council consideration, including compensation and benefit provisions common to the proposed bargaining units and unrepresented groups, group-specific benefit highlights, the sworn recruitment incentive program, and an update on labor relations with the Lathrop Police Officers Association.

During the presentation, the City Council temporarily lost its quorum when Councilmember Lazard stepped away from the dais. The meeting was recessed at 9:32 p.m. and reconvened at 9:34 p.m. upon Councilmember Lazard's return.

A question and answer period ensued. Police Captain Tracie Shea, Fire Chief Dave Bramell, City Attorney Salvador Navarrete and City Manager Stephen Salvatore provided additional information.

On a motion by Vice Mayor Torres-O'Callaghan, seconded by Councilmember Lazard, the City Council adopted **Resolution 26-6062** approving the Memorandums of Understanding and compensation plans with Lathrop Mid-Managers and Confidential Employees Association, Service Employees International Union Local 1021, Department Heads and Unrepresented Classifications, and Unrepresented Sworn Classifications; approving City Council benefits, increasing appropriations, and approving the updated Grade Step Table.

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

6. COUNCIL COMMUNICATIONS

- 6.1 MAYOR'S REFERRAL - Appointment of Two (2) Members to the Planning Commission: One (1) Appointment to Fill an Unexpired Vacancy; and One (1) Appointment to Fill a Scheduled Vacancy, Both Terms Ending June 30, 2030

- Seventeen (17) Applications Received

Torie Cortez (in-person speaker) expressed concerns regarding the Planning Commission's March meeting and the City Council's recent eminent domain actions. Susan Zaca (zoom speaker), former Planning Commissioner, expressed support for Planning Commission applicant Miycoe Aryksen Chad Call.

Mayor Akinjo made the following appointments to the Planning Commission:

Planning Commission
George Jackson
Miycoe Aryksen Chad Call

Term Expires
June 30, 2030
June 30, 2030

On a motion by Vice Mayor Torres-O'Callaghan, seconded by Councilmember Lazard, the City Council approved the appointments made by Mayor Akinjo as noted above.

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

- 6.2 MAYOR'S REFERRAL - Appointment of One (1) Member to the Parks and Recreation Commission, with Term Ending, June 30, 2029
- Ten (10) Applications Received

Mayor Akinjo made the following appointment to the Parks and Recreation Commission:

<u>Parks and Recreation Commission</u>	<u>Term Expires</u>
Marianne Hope Datoc	June 30, 2029

On a motion by Vice Mayor Torres-O'Callaghan, seconded by Councilmember Lazard, the City Council approved the appointment made by Mayor Akinjo as noted above.

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

- 6.3 MAYOR'S REFERRAL - Appointment of One (1) Member to the Senior Advisory Commission due to an Unexpired Vacancy, Term Ending June 30, 2028, Appointee Will Also Serve on the San Joaquin County Commission on Aging
- Four (4) Applications Received

Mayor Akinjo made the following appointment to the Senior Advisory Commission and the *San Joaquin County Commission on Aging:

<u>*Senior Advisory Commission</u>	<u>Term Expires</u>
Marilyn Banaban	June 30, 2028

On a motion by Vice Mayor Torres-O'Callaghan, seconded by Councilmember Lazard, the City Council approved the appointment made by Mayor Akinjo as noted above.

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

- 6.4 MAYOR'S REFERRAL - Appointment of Thirteen (13) Members to the Youth Advisory Commission, with Terms Ending, May 31, 2027
- Twenty-Five (25) Applications Received

Advaita Singh (Zoom speaker), Youth Advisory Commission applicant, requested consideration for appointment and outlined qualifications and accomplishments relevant to the position.

Mayor Akinjo made the following appointments to the Youth Advisory Commission:

<u>Youth Advisory Commission</u>	<u>Term Expires</u>
Kayla Largo	May 31, 2027
Graziell Jimenez	May 31, 2027
Alana Bayani	May 31, 2027
Emily Yen	May 31, 2027
Simone Cifuentes	May 31, 2027
Shelby Jauregui	May 31, 2027
Savanna Quezada	May 31, 2027
Evangeline Quezada	May 31, 2027
Rishitha Anumothu	May 31, 2027
Isabella Reyes	May 31, 2027
Rhea Wartak	May 31, 2027
Vivianna Salcedo	May 31, 2027
Sudais Ahmadi	May 31, 2027

On a motion by Vice Mayor Torres-O'Callaghan, seconded by Councilmember Lazard, the City Council approved the appointment made by Mayor Akinjo as noted above.

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

- 6.5 MAYOR'S REFERRAL - Regional Appointment of One (1) Member to the San Joaquin County Mosquito & Vector Control District Board of Trustees, with Term Ending December 31, 2028, Due to Unexpired Vacancy
- Two (2) Applications Received

Mayor Akinjo made the following appointment to the San Joaquin County Mosquito & Vector Control District (SJC MVCD) Board of Trustees:

<u>SJC MVCD Board of Trustees</u>	<u>Term Expires</u>
Rosario Croce	December 31, 2028

On a motion by Councilmember Lazard, seconded by Vice Mayor Torres-O'Callaghan, the City Council approved the appointment made by Mayor Akinjo as noted above.

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

6.6 MAYOR & COUNCILMEMBER COMMITTEE REPORT(S)

Vice Mayor Torres-O'Callaghan reported on attendance at meetings of the League of California Cities Environmental Quality Policy Committee and Transportation, Communication and Public Works Policy Committee. Mayor Akinjo also reported on attendance at meetings of the League of California Cities Environmental Quality Policy Committee; and the annual US Conference of Mayors.

6.7 MAYOR & COUNCILMEMBER COMMENT(S)

Vice Mayor Torres-O'Callaghan requested that a referral be placed on a future City Council agenda to discuss establishing a recruitment incentive program to assist with firefighter recruitment for the Lathrop-Manteca Fire District.

7. **ADJOURNMENT** – There being no further business, Mayor Akinjo adjourned the meeting at 10:22 p.m.



Teresa Vargas, MMC
Government Services Director
City Clerk

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ITEM 4.3



Lathrop Police Department Building



*Lathrop Police
Department Patch*

MONTHLY REPORT

June 2026



JUNE 2026 GROUP A OFFENSES

NIBRS GROUP A OFFENSE			
OFFENSE TYPE	JUNE 2025	JUNE 2026	PERCENT CHANGE
LARCENY/THEFT OFFENSES	35	40	14.3%
VANDALISM	9	36	300.0%
ASSAULT OFFENSES	26	26	0.0%
DRUG/NARCOTIC OFFENSES	5	10	100.0%
FRAUD OFFENSES	6	7	16.7%
MOTOR VEHICLE THEFT	5	7	40.0%
WEAPON LAW VIOLATIONS	7	5	-28.6%
STOLEN PROPERTY	1	3	200.0%
ARSON	1	1	0.0%
BURGLARY/BREAKING & ENTERING	6	1	-83.3%
KIDNAPPING/ABDUCTIONS	0	1	NC
ROBBERY	0	1	NC
ANIMAL CRUELTY	2	0	-100.0%
COUNTERFEIT/ FORGERY	6	0	-100.0%
EMBEZZLEMENT	1	0	-100.0%
SEX OFFENSES	1	0	-100.0%
TOTAL	111	138	24.3%

- Group A offenses are crimes tracked under the National Incident-Based Reporting System (NIBRS)
- Used to report detailed information about incidents
- Help standardize reporting across jurisdictions
- There have been 7 cases of Drug/narcotic offenses with 7 arrests.
- There have been 36 cases with Vandalism offenses with 27 of these cases being related
- Burglary offense type only include residential and commercial.

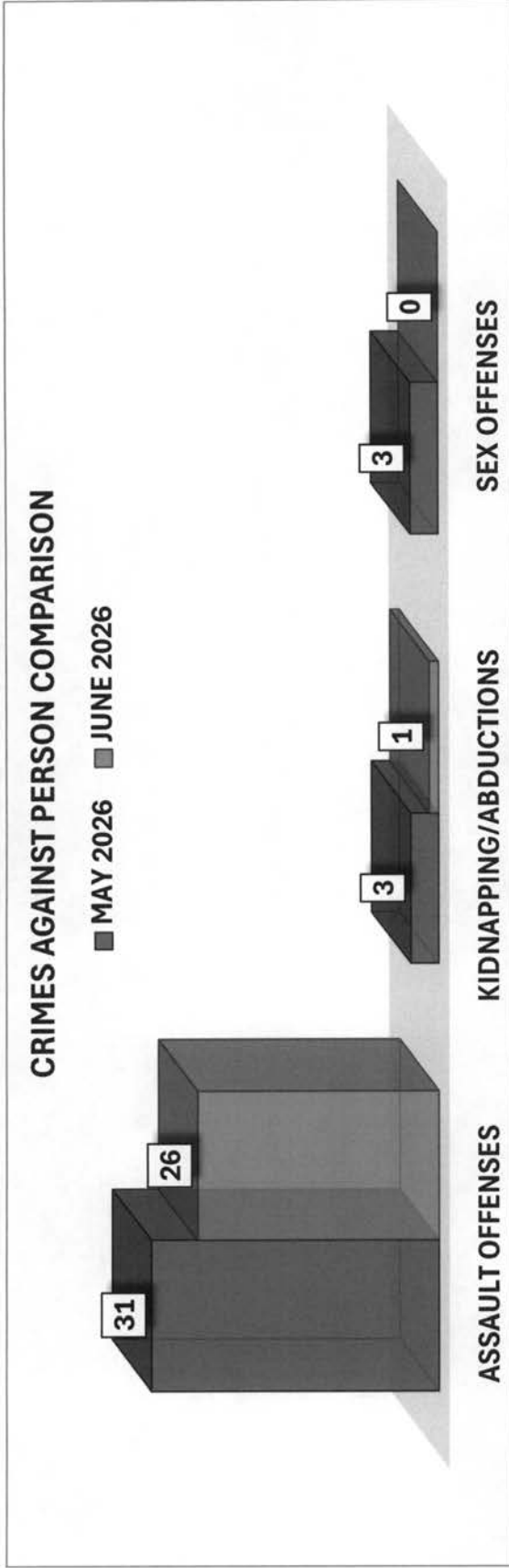
*Please note:

- There can be multiple offenses in the same case
- When dealing with small numbers they may yield high percent changes.

*NC = Non - Calculable



GROUP A OFFENSES- COMPARISON BY MONTH



CRIMES AGAINST PERSONS	MAY 2026	JUNE 2026	PERCENT CHANGE
TOTAL	37	27	-27.0%

- Compared to last month, offenses for crimes against persons are **27.0%** lower.

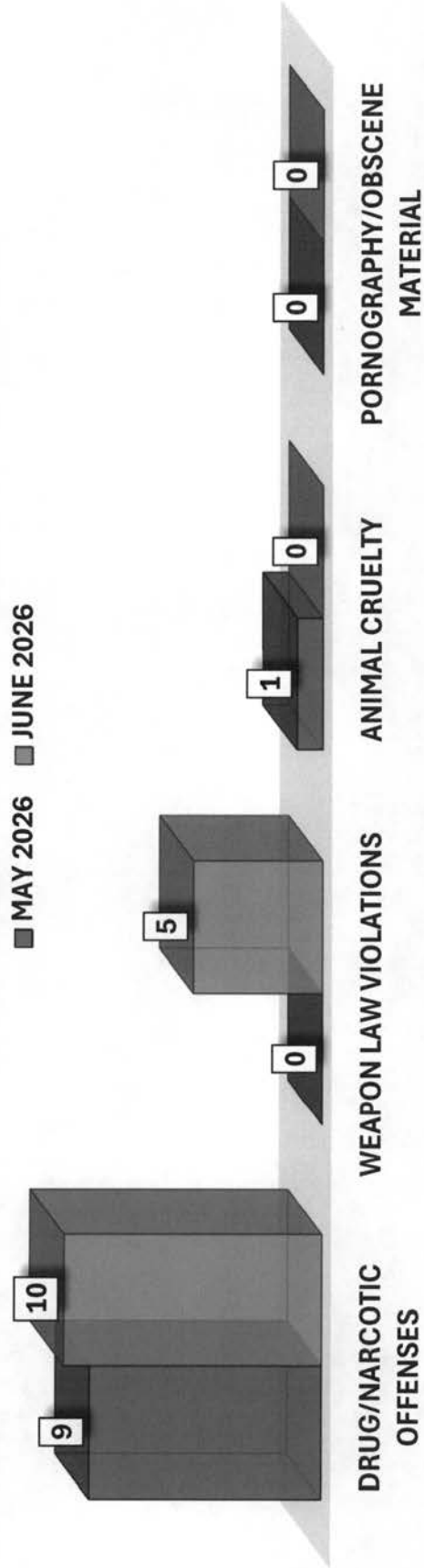
**Please note:*

- This does not reflect the number of cases per month.
- There can be multiple offenses in the same case
- When dealing with small numbers they may yield high percent changes.



GROUP A OFFENSES- COMPARISON BY MONTH

CRIMES AGAINST SOCIETY COMPARISON



CRIMES AGAINST SOCIETY	MAY 2026	JUNE 2026	PERCENT CHANGE
TOTAL	10	15	50.0%

- Compared to last month, offenses for crimes against society is 50.0% higher.

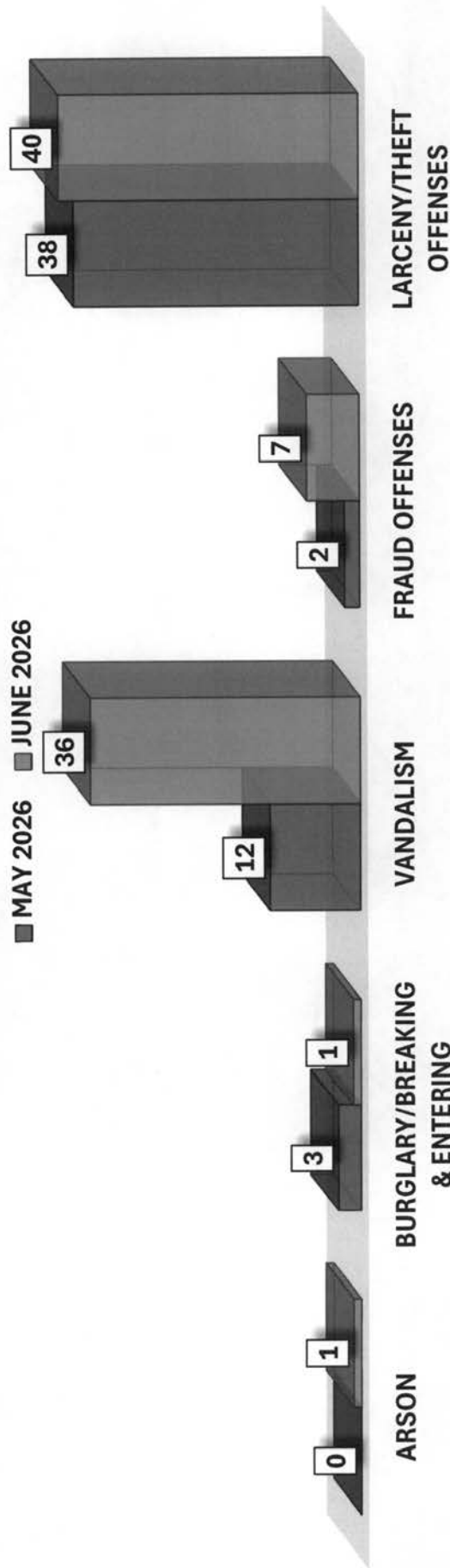
*Please note:

- This does not reflect the number of cases per month.
- There can be multiple offenses in the same case
- When dealing with small numbers they may yield high percent changes.



GROUP A OFFENSES- COMPARISON BY MONTH

CRIMES AGAINST PROPERTY COMPARISON



CRIMES AGAINST PROPERTY	MAY 2026	JUNE 2026	PERCENT CHANGE
TOTAL	63	96	52.4%

- Compared to last month, offenses for crimes against property is **52.4%** higher.

**Please note:*

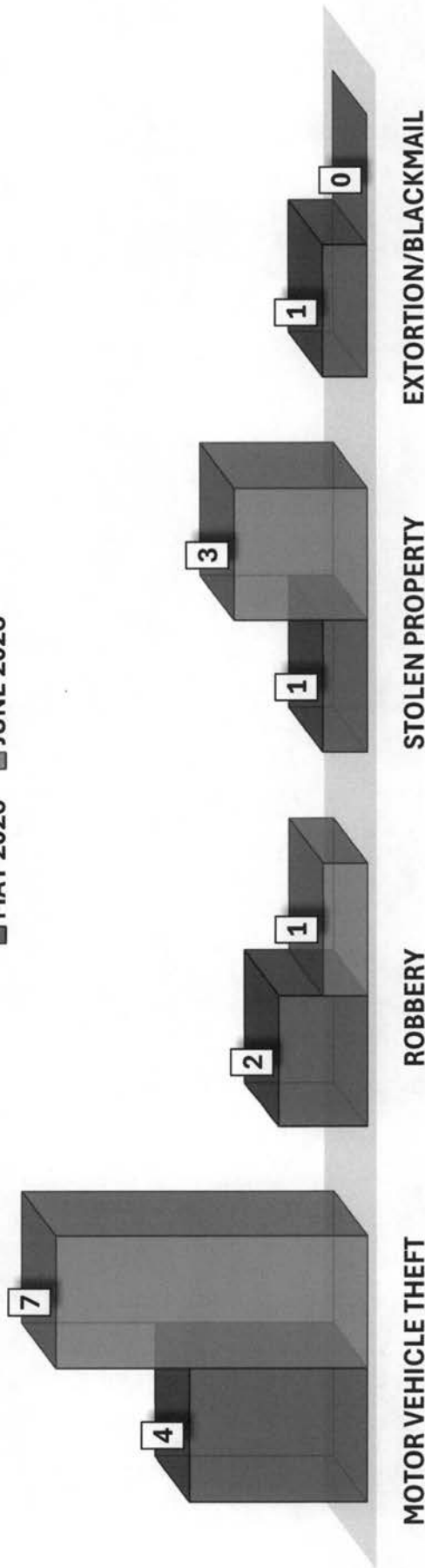
- This does not reflect the number of cases per month.
- There can be multiple offenses in the same case
- When dealing with small numbers they may yield high percent changes.



GROUP A OFFENSES- COMPARISON BY MONTH CONT.

CRIMES AGAINST PROPERTY COMPARISON

■ MAY 2026 ■ JUNE 2026



CRIMES AGAINST PROPERTY	MAY 2026	JUNE 2026	PERCENT CHANGE
TOTAL	63	96	52.4%

- Compared to last month, offenses for crimes against property is **52.4%** higher.

**Please note:*

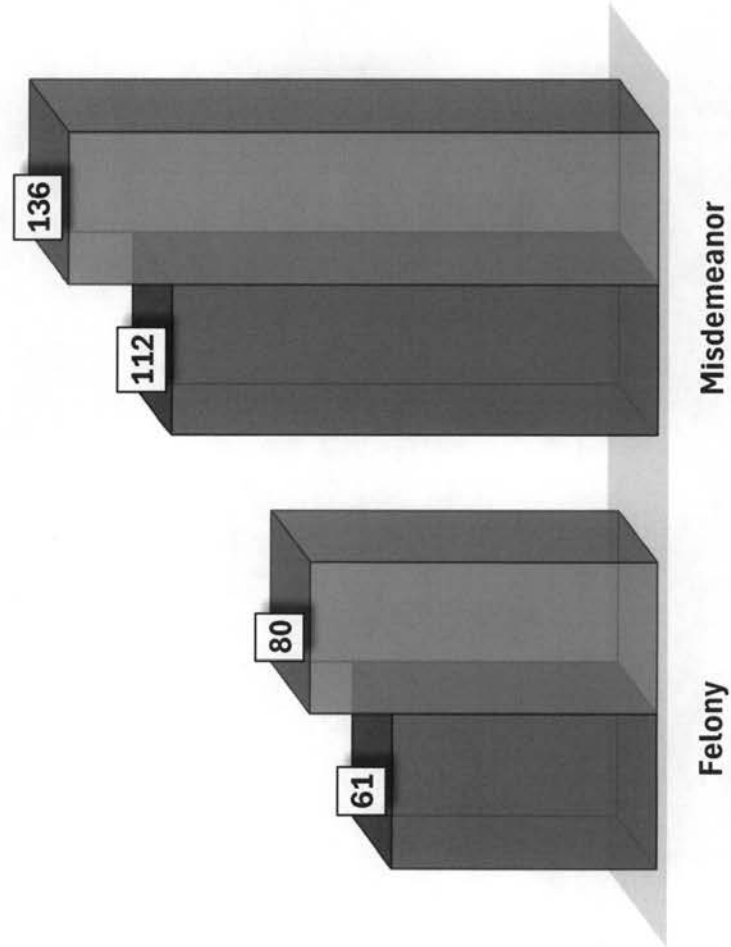
- This does not reflect the number of cases per month.
- There can be multiple offenses in the same case
- When dealing with small numbers they may yield high percent changes.



FELONY AND MISDEMEANOR COMPARISONS

FELONY AND MISDEMEANOR COMPARISON BY YEAR

■ JUNE 2025 ■ JUNE 2026

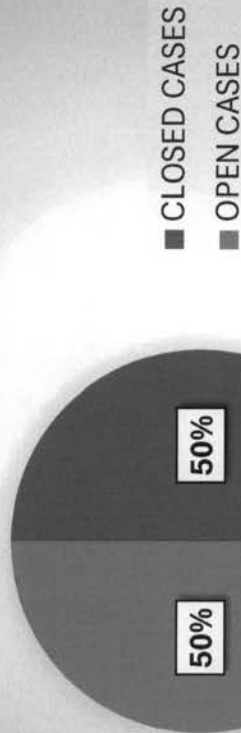


- Felonies and misdemeanors for June 2026 compared to previous year June 2025.
- June 2026 Misdemeanor count is approximately 21% higher than last June 2025 count.
- June 2026 Felony count is approximately 31% higher than last June 2025.



INVESTIGATIONS – JUNE 2026

CLEARANCE ACTIVITY - MAY 2026



- In 2026 investigations had a higher case load than the previous month by 33%

CLEARANCE ACTIVITY - JUNE 2026



CLEARANCE	COUNT
CLOSED CASES	6
OPEN CASES	6
TOTAL	12

**Clearance Activity:* Cases received or worked on in the month of June 2026 that have been solved or are still open.

**Clearance Status:* Where the case stands in the investigation process or resulted in.

**Activity:* Assigned cases are cases detectives take over and are the primary officer. Assisted cases are cases in which detectives aid the primary officer of the case.

CLEARANCE STATUS	COUNT
ARREST	4
PENDING	5
REFERRED TO DA	2
SUSPENDED	1

CLEARANCE	COUNT
CLOSED CASES	10
OPEN CASES	6
TOTAL	16

CLEARANCE STATUS	COUNT
ARREST	9
PENDING	6
WARRANT	1



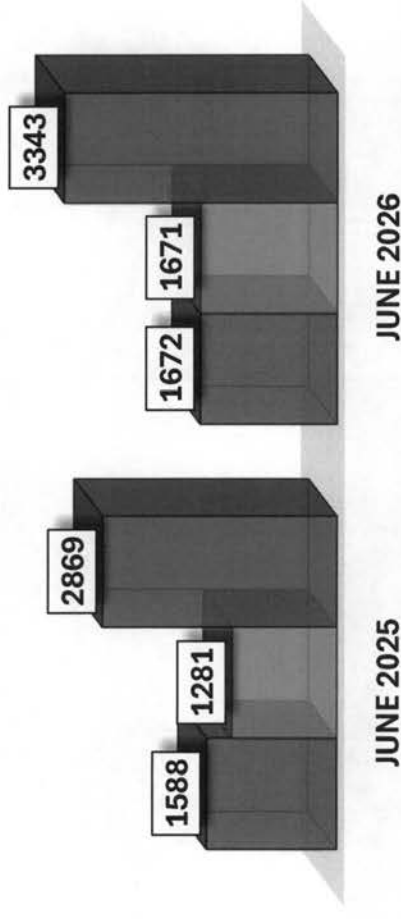
PATROL – JUNE 2026

TOP 10 CALLS TYPES FOR JUNE 2026 COMPARISON				
CALL TYPE	JUNE 2025	JUNE 2026	PERCENT CHANGE	
Traffic Stop	317	483	52.4%	
Security Check	491	449	-8.6%	
Follow up	124	234	88.7%	
911 Hang-up	232	209	-9.9%	
Medical Aid	120	134	11.7%	
CODE ENFORCEMENT	124	131	5.6%	
Disturbing the Peace	130	119	-8.5%	
Public Assist	100	109	9.0%	
Parking Violation	66	78	18.2%	
Business Alarm at....	80	74	-7.5%	
CASES	331	368	11.2%	
ARREST CITATION	78	80	2.6%	

- June cases have increased compared to the year prior by 11.2% and arrests/citations have increased by 2.6%
- June incidents have also shown an increase

INITIATED COMPARISON

■ CALLS FOR SERVICE ■ OFFICER INITIATED ■ TOTAL INCIDENTS



- Incidents below are split into two categories: Calls for Service and Officer Initiated
 - Calls for Service: calls from the community to report incidents
 - Officer Initiated: incidents discovered through officer proactivity
- Both Officer Initiated events and Calls for Service have increased
- Most incidents have been Calls for Service



REPOSE TIME

AVERAGE RESPONSE TIME (MM:SS)



AVG. PRIORITY 1 RESPONSE TIME (MM:SS)



*2025 Year: Jan 1, 2025 – June 30, 2025

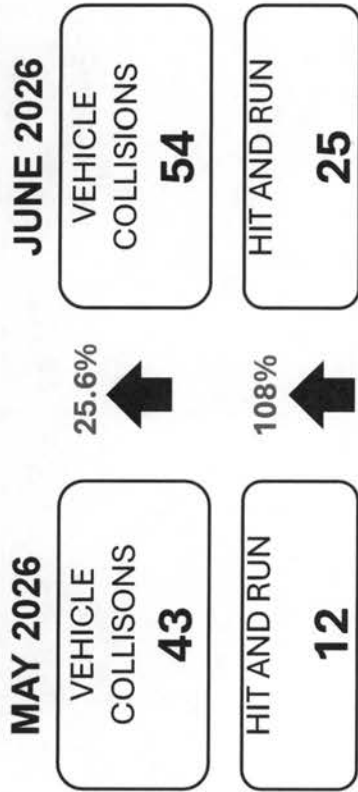
*2026 Year: Jan 1, 2026 – June 30, 2026

YEAR TO YEAR COMPARISON

- The data shows the beginning of year to end of month (January 1 – June 30) response times comparing the previous years (2025 vs 2026) response time within the same time frame.
- Response time is time of dispatch to on scene arrival
- Average response time includes all calls
- Priority 1 calls require an immediate response to life-threatening or potentially life-threatening incidents
 - June 2026 there were 50 priority 1 calls compared to last year June 2025, 27 priority 1 calls



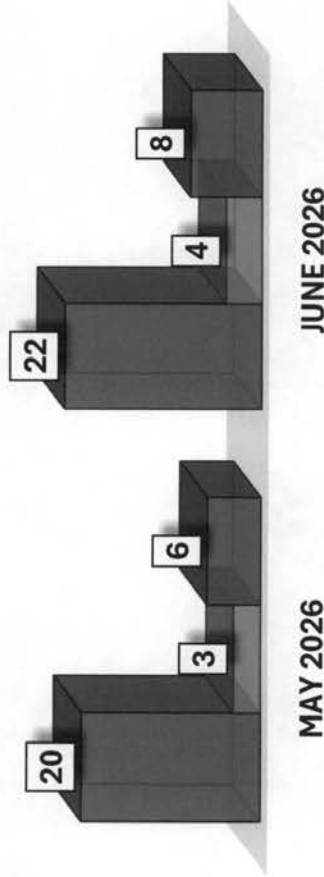
TRAFFIC COLLISIONS



- Vehicle collisions and hit and run incidents have increased June 2026 compared to the month prior May 2026.
- The object hit most in reported collision is other vehicles, property and other objects are second, and the least hit in the month of May have been *bicyclists.
- There have been more injuries reported in June 2026 compared to May 2026, with injuries mostly being minor.

REPORTED COLLISIONS

■ Vehicle-Vehicle ■ Vehicle-Bicycle ■ Vehicle-Object



*Please note bicyclists also include those on scooters, e-scooters, e-bikes, and similar vehicles

TRAFFIC INJURIES	MAY 2026	JUNE 2026
Minor Injuries	7	14
Major Injuries	0	1
Fatal Injuries	0	0
TOTAL	7	15



TRAFFIC STOPS AND ENFORCEMENT

TRAFFIC CALLS	JUNE 2025	JUNE 2026	PERCENT CHANGE
TRAFFIC STOP	317	483	52.4%
TRAFFIC ENFORCEMENT	10	60	500.0%

VEHICLE CODE CITATIONS

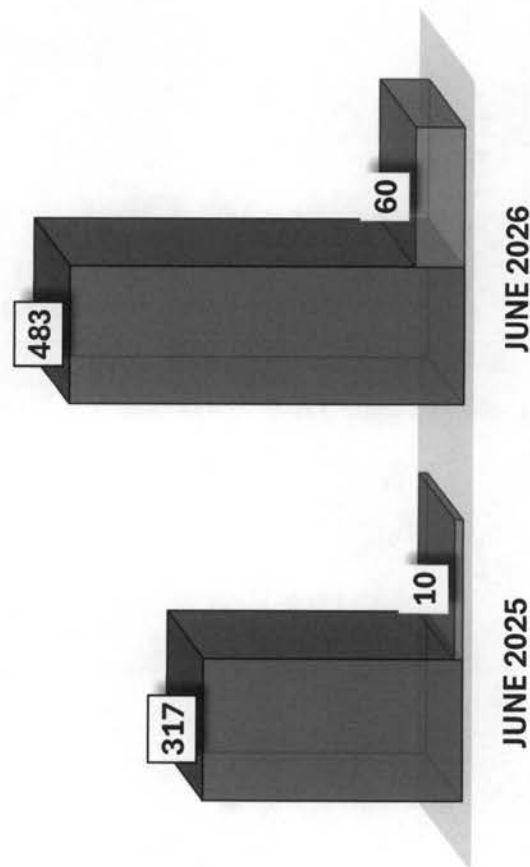
JUNE 2025
195

28.2% 

JUNE 2026
250

TRAFFIC ENFORCEMENT COMPARISONS

■ TRAFFIC STOP ■ TRAFFIC ENFORCEMENT



- Compared to last year for the month of June officer activity has significantly increased.
- Traffic enforcement is about 500% higher
- Traffic stops have increased showing 52% higher.
- Vehicle citations have increased with almost 28% more being issued.



PARKING ENFORCEMENT – JUNE 2026

PATROL

COMMUNITY SERVICE
OFFICERS

PARKING
CITATIONS

23

36

- These numbers represent the total of how many parking citations each unit served in the month of June 2026



CODE ENFORCEMENT – JUNE 2026

June 2025 vs June 2026		
	2025	2026
ANIMAL SERVICES	96	153
CODE ENFORCEMENT	120	128
COMMUNITY SERVICE	103	127
FOLLOW UP	48	135
PROACTIVE	15	58
TOTAL	382	601
TOTAL REPORTS	28	48
TOTAL GO GOV REQUEST		
OPEN/CLOSE	56 / 79	102 / 93
TOTAL CITATIONS	55	53
TOTAL INCIDENTS RESPONDED TO	377	579
TOTAL ANIMAL BITES CASES	3	1

- Incidents responded to by the Community Service Officers (CSOs)
- Compared to last year May CSOs have responded to more calls
 - Animal service calls, code enforcement calls, proactivity, and follow ups for previous incidents all have increased
 - Admin citations are included



CODE ENFORCEMENT – JUNE 2026 CONT.

<u>Types of Code Enforcement Incidents</u>	<u>June 2025</u>	<u>June 2026</u>
72 hours	1	60
Basketball Hoop	1	20
Business License	3	2
Civil	0	0
Damaged Fence	1	0
Encroachments	8	15
Food Truck	1	0
Garbage Collection	2	40
Home Occupation	1	0
Industrial Hauling	0	0
Lien	0	2
Noise Complaints	0	2
Nuisances Trash	35	10
Semi Truck parking	13	23

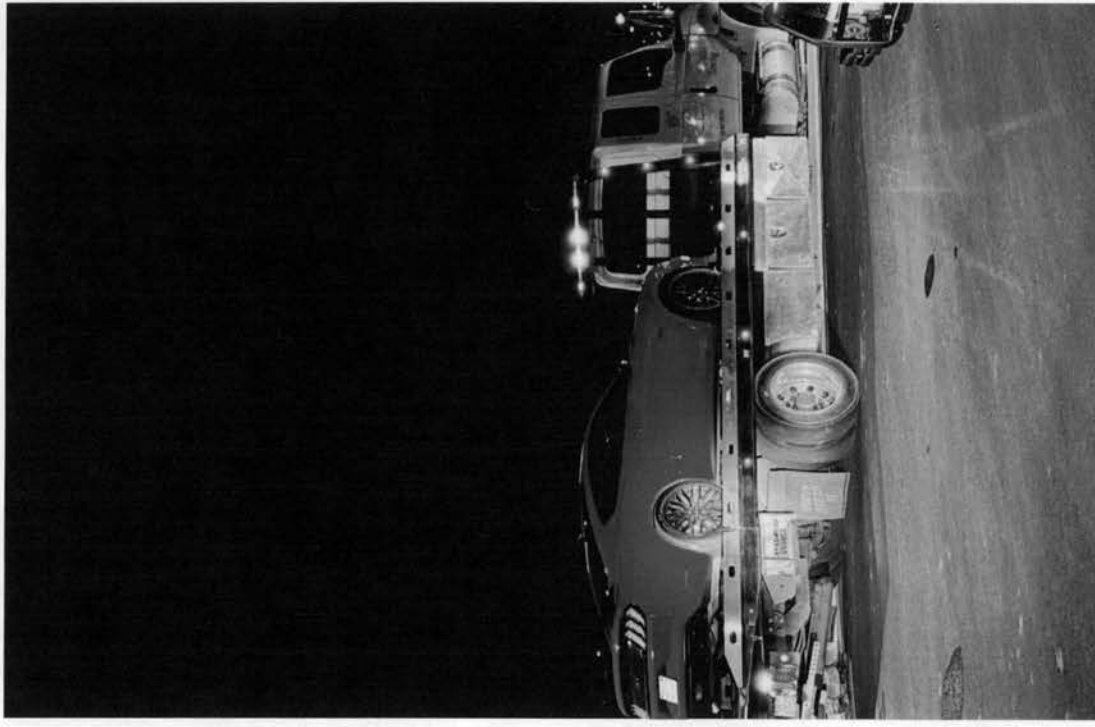
<u>Types of Code Enforcement Incidents</u>	<u>June 2025</u>	<u>June 2026</u>
Short Term Rental	2	0
Storing Junk & Debris	16	12
Substandard Building	7	4
Unpermitted Vendor	1	2
Unpermitted Work	13	24
Vacant Properties	0	0
Vehicle Abatement	30	55
Water Efficiency	0	6
Water Softner	0	0
Weed Abatement	40	89
Zoning Landscaping	10	21
Zoning Signs	0	4
Unlawful Camping	0	2

Breakdown of Code Enforcement incidents: June 2025 vs June 2026

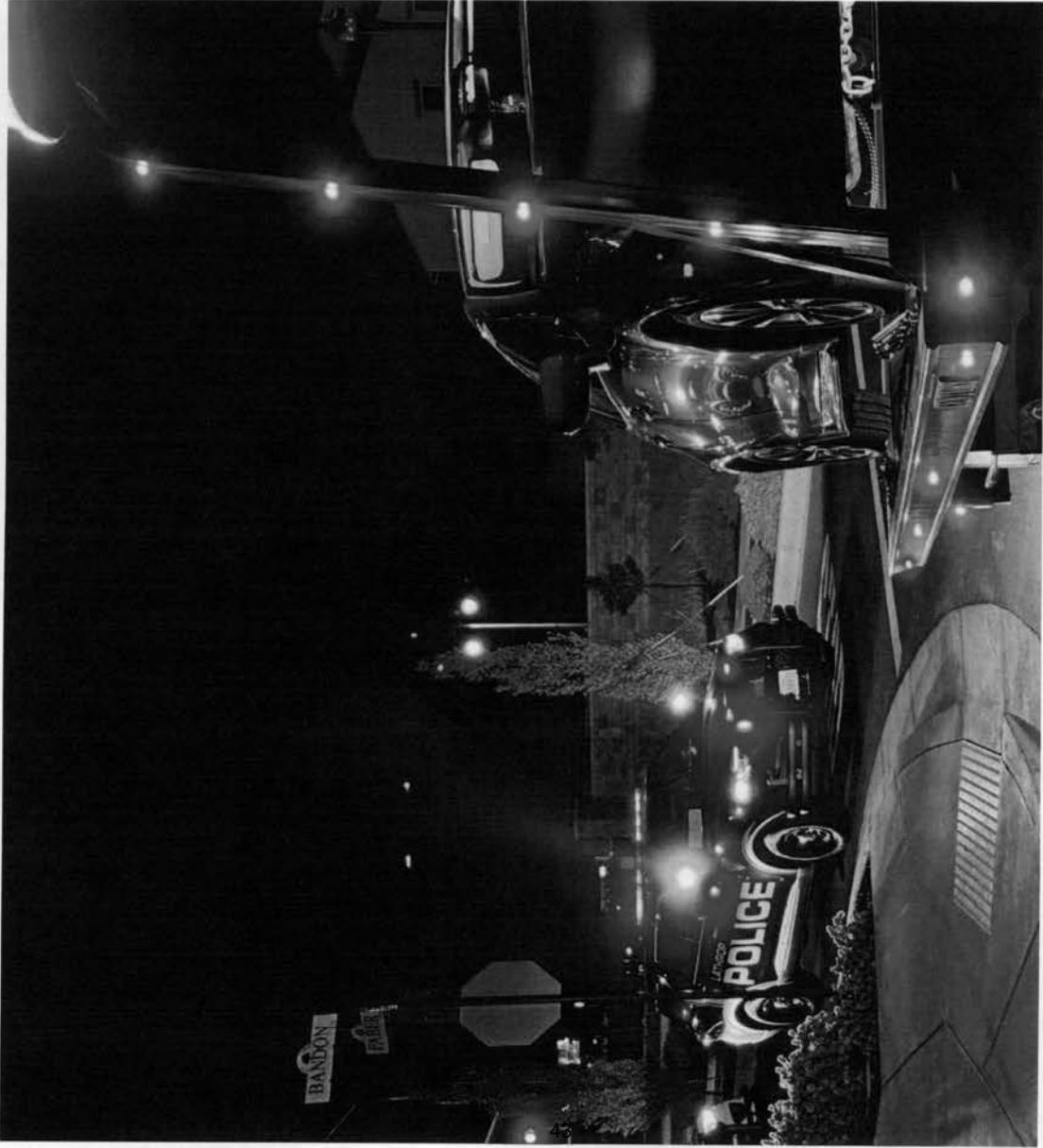
- Types of code enforcement incidents responded to by the Community Service Officers (CSOs)

RECKLESS DRIVING ARREST IN RIVER ISLANDS

- On June 19, 2026, officers responded to reports of a red mustang being driven recklessly in the River Islands community.
- The driver was located, arrested, issued a citation, and their vehicle was impounded.



Red Mustang vehicle towed



Black sedan vehicle being towed

FOUR DUI ARRESTS

- Over the weekend of the June 20, 2026 – June 21, 2026, Lathrop Police officers arrested four separate drivers for driving under the influence.
- All four incidents occurred within a 24-hour time period.
- The driving age ranged from 18 – 37 years old. Each driver was booked into jail, and each vehicle was towed from the roadway.
- In one case, the driver was in possession of a firearm and was driving with an open container of alcohol.



Lathrop Police Department Building

ACCOMPLISHED AND UPCOMING EVENTS



*Lathrop Police
Department Patch*

Lathrop Police Department Trainings

- CSO Franco – Completed California Association of Code Enforcement officers (CACEO) training – Now a Certified Code Enforcement Officer (CCEO)
- Ofc. Butler – Attended the POST certified Interview and Interrogation Course
- Patrol Team 2 – Completed the Taser 10 Course
- Final cohort of officers – Completed the Strategic Communication/ Use of Force training required for the current Perishable Skills Program cycle



*Lathrop Police
Department Patch*



*Lathrop Police
Department Badge*

Lathrop Police Department Traffic Safety

July 2025 – July 2026



Lathrop Police Department Vehicle

Presentations

7 Traffic Safety Presentations:

- 2 Snug & Safe Presentations
- 4 Bike, E-Bike, E-Scooter School Presentations
 - STEAM Academy, Epic Academy, River Islands HS, Mossdale Elementary
- 1 Bike Safety Rodeo at LPD



E-Ride and Bike Safety Class at Lathrop Police Department



Lathrop PD traffic stop

Social Media

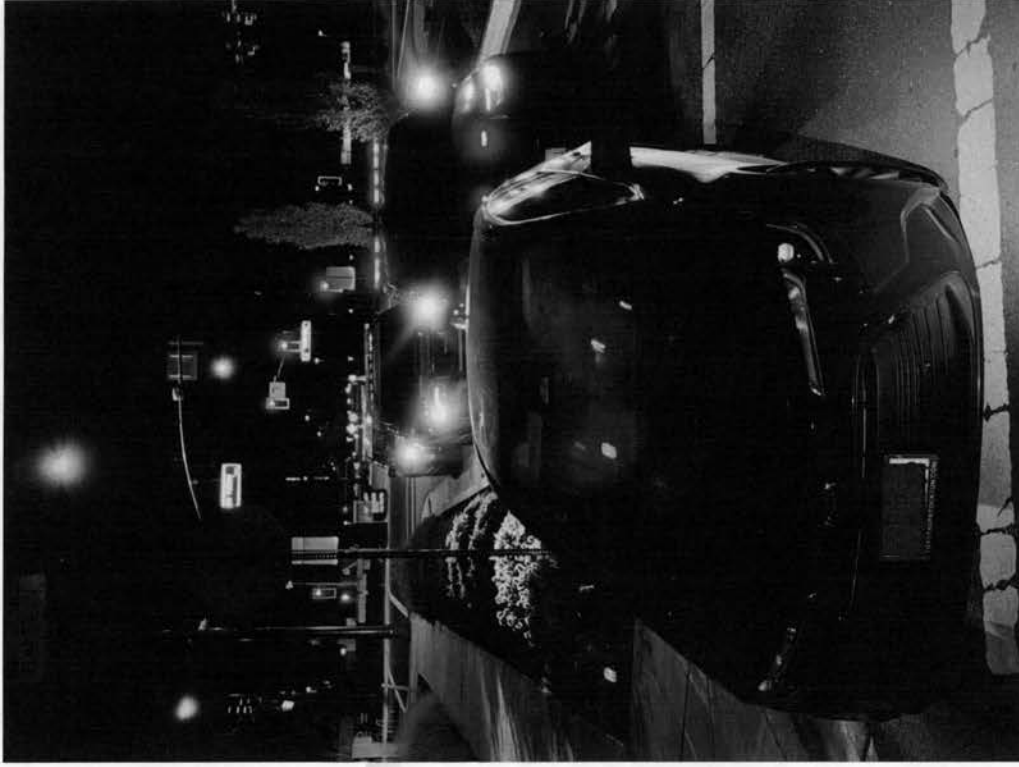
31 Social Media Posts

- 10 DUI Awareness Posts
 - Checkpoints, Saturation Enforcements, DUI Enforcements
- 13 Pedestrian/Bicycle/ Motorcycle Awareness & Information Posts
 - Safety, Classifications and Education, Classes, Collision Notifications
- 4 Announcement Posts
 - Snug and Safe Registration, National Teen Driver Safety Week, OTS Grant
- 2 Results Posts
 - STEP Operations, Hands Free Enforcement
- 2 Campaign/Kickoff Posts
 - Click it or Ticket Campaign, Slow Down Cool Down Lathrop

Enforcement Operations

16 Enforcement Operations

- 3 Bike/ Pedestrian Safety Operations
- 6 DUI Saturation Enforcements
- 7 Distracted Driving Enforcements



Lathrop PD Traffic Stop

DUI Checkpoints

2 DUI Checkpoints

- August 31, 2025
- December 14, 2025



Lathrop Police Department conducting DUI Checkpoint Stops

STEP Operations

- September 18, 2025 – Manteca PD
- October 28, 2025 – Lodi PD
- February 25, 2026 – Lathrop PD/Ripon PD
- March 25, 2026 – Manteca PD
- April 14, 2026 – Lodi PD
- May 27, 2026 – Stockton PD
- June 24, 2026 – Tracy PD



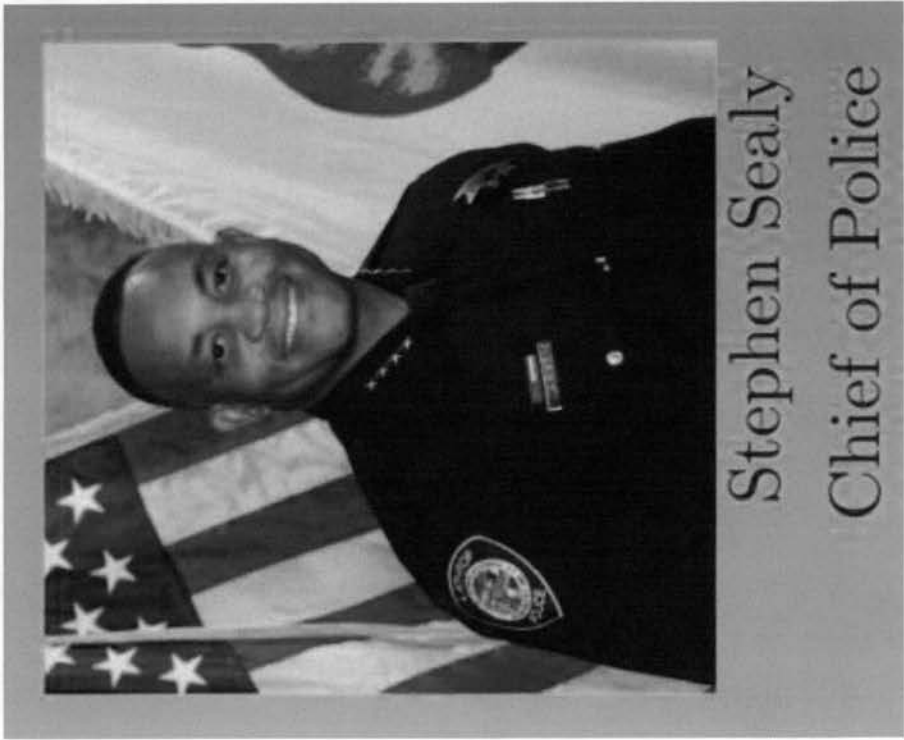
Lathrop PD Motorcycle Unit at traffic stop

Upcoming Traffic Safety – July 2026

- July 4, 2026 – 4th of July DUI Saturation
- OTS Speeding Campaign starting July 6, 2026
- July 22, 2026 Lathrop Police Department will host a “Bike Rodeo”
- July 23, 2026 MADD awards lunch
- July 30, 2026 San Joaquin County hosting STEP Operation



Lathrop Police Department Vehicle



CHAT WITH THE CHIEF

Recent: June 17, 2026

Upcoming: July 15, 2026

NATIONAL NIGHT OUT

Save the Date:
August 4, 2026



*August 7, 2025, National Night Out
Businesses and City Employees*

ITEM: OUT-OF-STATE TRAVEL APPROVAL FOR THE ECONOMIC DEVELOPMENT ADMINISTRATOR TO ATTEND THE IAMC FALL FORUM IN OCTOBER 2026

RECOMMENDATION: Adopt a Resolution to Authorize Out-of-State Travel for the Economic Development Administrator to Attend and Represent the City of Lathrop at the Industrial Asset Management Council's Fall Forum in Columbus, OH from October 17, 2026 – October 21, 2026

SUMMARY:

In an effort to market the City of Lathrop to new job generating businesses and attract industrial investment opportunities, the Economic Development Administrator requests approval to travel out-of-state to attend the Fall 2026 Industrial Asset Management Council (IAMC) forum to be held in Columbus, Ohio from October 17, 2026 through October 21, 2026. IAMC is a U.S. based industrial and manufacturing real estate trade association.

BACKGROUND:

The Economic Development Administrator position was established to promote the City's attributes for economic opportunities that will enhance the overall well-being and quality of life of the community and its residents. The IAMC forum presents a networking and marketing opportunity to attract new job generating businesses and industrial investment to the City of Lathrop.

IAMC is a membership organization comprised of Industrial Real Estate professionals. Corporate members include Pepsico, Thermo Fisher Scientific, Lockheed Martin, Boeing, Kellogg, Weyerhaeuser, Medline, and more. Service providers, such as site selection consultants, national brokers, and developers, as well as Economic Developers, are permitted to join. However, the membership is primarily open to corporate real estate professionals allowing a maximum of one service provider and one economic developer per corporate real estate professional to join in an effort to maintain a balanced membership. Forums are held twice a year to allow networking and deal-making opportunities related to the industrial industry.

Staff is requesting out-of-state travel for attendance at the IAMC Fall 2026 Forum and participation in the Team California hosted dinner event. Expenses for this out-of-state travel request include event registration, airfare, transportation, hotel, food, and participation in the Team California hosted dinner. ATTACHMENT "B" includes additional IAMC Fall 2026 Forum information.

**CITY MANAGER'S REPORT
JULY 13, 2026 CITY COUNCIL REGULAR MEETING
OUT-OF-STATE TRAVEL FOR CITY STAFF**

PAGE 2

REASON FOR RECOMMENDATION:

Staff requests that the City Council adopt the proposed resolution to authorize Out-of-State Travel for the Economic Development Administrator to participate in the IAMC Fall 2026 Forum being held in Columbus, Ohio, from October 17, 2026 to October 21, 2026, for the purpose of marketing, outreach, and business attraction.

FISCAL IMPACT:

The total cost for the ICSC conference is estimated to be \$5,100. All expenses relating to this conference are within the City Manager Department's Economic Development Division FY 2026-2027 budget as approved by City Council.

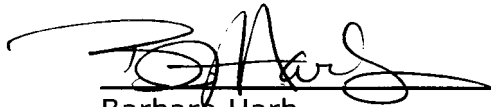
ATTACHMENTS:

- A. A Resolution of the City Council of the City of Lathrop to Authorize Out-of-State Travel for the Economic Development Administrator to Attend and Represent the City of Lathrop at the Industrial Asset Management Council's Fall Forum in Columbus, Ohio from October 17, 2026 to October 21, 2026
- B. Information regarding the IAMC 2026 Fall Forum and Team California hosted dinner event

**CITY MANAGER'S REPORT
JULY 13, 2026 CITY COUNCIL REGULAR MEETING
OUT-OF-STATE TRAVEL FOR CITY STAFF**

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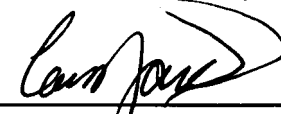
APPROVALS:



Barbara Harb
Economic Development Administrator

6-11-2026

Date



Cari James
Finance Director

6/14/2026

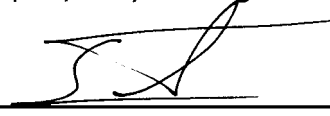
Date



Thomas Hedegard
Deputy City Manager

6/15/2026

Date



Salvador Navarrete
City Attorney

6-11-2026

Date



Stephen J. Salvatore
City Manager

6-17-26

Date

RESOLUTION NO. 26-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO AUTHORIZE OUT-OF-STATE TRAVEL FOR THE ECONOMIC DEVELOPMENT ADMINISTRATOR TO ATTEND AND REPRESENT THE CITY OF LATHROP AT THE INDUSTRIAL ASSET MANAGEMENT COUNCIL'S (IAMC) FALL FORUM IN COLUMBUS, OHIO FROM OCTOBER 17, 2026 TO OCTOBER 21, 2026

WHEREAS, City Council approved funding for a full-time Economic Development Administrator position to carry out economic development activities on behalf of the City; and

WHEREAS, participation in this event allows staff to identify targeted industry opportunities supporting the creation of local jobs and to build and nurture professional relationships with corporate industrial real estate executives; and

WHEREAS, funding identified for the marketing event was considered and approved within the FY 2026-2027 budget.

THEREFORE, BE IT RESOLVED that the City Council of the City of Lathrop, authorizes out-of-state travel for the Economic Development Administrator to attend and represent the City of Lathrop at the IAMC Fall Forum in Indianapolis, Indiana from October 17, 2026 – October 21, 2026.

The foregoing resolution was passed and adopted this 13th day of July 2026, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSTAIN:

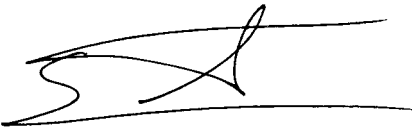
ABSENT:

PAUL AKINJO, MAYOR

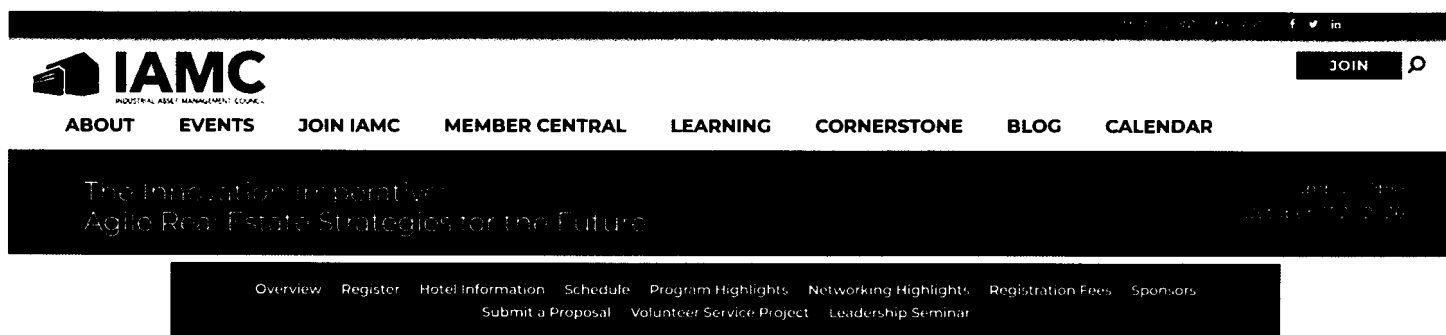
ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney



Tentative Schedule

With a focus on core corporate real estate business practice areas, IAMC programming blends targeted professional development with world-class knowledge sharing.

Saturday, October 17, 2026

9:00 am - 12:00 pm **Volunteer Service Project**
Requires separate registration

2:00 pm - 4:30 pm **Board of Directors Meeting**

1:00 pm - 5:30 pm **Registration**

5:00 pm - 6:00 pm **Early Arrivals Reception**

Sunday, October 18, 2026

8:00 am - 5:00 pm **Registration**

10:00 am - 12:00 pm **Leadership Seminar: The LeadFULL Way™**
Sara Ross, Chief Vitality Officer at BrainAmped
Requires separate registration

12:15 pm - 1:45 pm **Concurrent Interest Group Meetings & Working Lunch***
Distribution - Facilities Management - Manufacturing

2:00 pm - 4:00 pm **Corporate Roundtable***

4:15 pm - 5:15 pm **New Member & First-Time Attendee Reception**

ATTACHMENT B

6:00 pm - 8:30 pm **Welcome Reception & Dinner**

9:00 pm - 10:30 pm **Hospitality Lounge**

Monday, October 19, 2026

7:00 am - 7:45 am **Fun Run, Walk & Jog**

8:00 am - 9:00 am **Breakfast**

9:15 am - 10:30 am **General Session 1: The Trust Edge: How Top Leaders and Organizations Drive Business Results through Trust**
David Horsager, CEO of Trust Edge Leadership Institute

10:30 am - 11:00 am **Networking Break**

11:00 am - 12:15 pm **IAMC Info Exchange**
An IAMC Signature Program

12:30 pm - 1:30 pm **Lunch**

1:45 pm - 2:45 pm **General Session 2: C-Suite Spotlight**

3:00 pm - 4:30 pm **Peer-to-Peer Corporates***
An IAMC Signature Program

3:00 pm - 4:30 pm **Peer-to-Peer Associates**
An IAMC Signature Program

5:30 pm - 6:30 pm **Networking Reception**

9:00 pm - 10:30 pm **Hospitality Lounge**

Tuesday, October 20, 2026

8:00 am - 8:45 am **Breakfast**

9:00 am - 10:00 am **General Session 3: Everything We Know is Wrong: The Trendspotter's Action**
Magnus Lindkvist, Futurologist & Trendspotter Extraordinaire

10:00 am - 10:30 am **Networking Break**

ATTACHMENT B

- 10:30 am - 12:30 pm **PILLAR Intensive**
Requires separate registration
- 10:30 am - 11:15 am **Concurrent Workshops, T1 - T4**
- 11:30 am - 12:15 pm **Concurrent Workshops, T5 - T8**
- 12:45 pm - 1:45 pm **Awards Lunch & Business Meeting**
- 2:00 pm - 3:00 pm **Get Some Help!**
An IAMC Signature Program
- 3:15 pm - 4:45 pm **PILLAR Capstone Presentation: Executing Industrial Real Estate Projects**
All attendees welcome to observe. To participate, enroll in IAMC's Skills Path today.
- 5:30 pm - 6:30 pm **Networking Reception**
- 9:00 pm - 10:30 pm **Hospitality Lounge**

Wednesday, October 21, 2026

- 8:00 am - 9:00 am **Breakfast**
- 9:00 am - 10:00 am **General Session 4: A Champions Mindset From Adversity to Triumph:
Strategies for Overcoming Any Obstacle To Thrive Through Any Challenge**
Chaunté Lowe, 4-Time Olympian, Medalist & Cancer Survivor

**Open to corporate real estate end-users only.*

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**CITY MANAGER'S REPORT
JULY 13, 2026 CITY COUNCIL REGULAR MEETING**

ITEM: APPROVAL OF NEW JOB CLASSIFICATIONS FOR THE PUBLIC WORKS AND GOVERNMENT SERVICES DEPARTMENTS

RECOMMENDATION: Adopt a Resolution Approving the Public Outreach and Communications Coordinator, Water Operations Superintendent, and Wastewater, Recycled Water & Environmental Operations Superintendent Job Classifications; Eliminating the Existing Utility Operations Superintendent Classification; Approving the Updated Salary Schedule and Position Control Roster; and Approving Related Budget Amendments

SUMMARY:

The City of Lathrop continues to experience significant population growth, infrastructure expansion, and increasing operational complexity. As City services evolve, staffing structures must also adapt to ensure efficient operations, regulatory compliance, effective public communication, and high-quality customer service.

In recent years, new state and federal mandates, expanding utility infrastructure, and increased public outreach, transparency, and community engagement requirements have significantly expanded the responsibilities of the Public Works and Government Services Departments. The scope and specialization of these responsibilities now exceed the practical capacity of existing classifications.

To address these operational needs, staff recommends establishing a new Public Outreach and Communications Coordinator classification within the Government Services Department to coordinate citywide public outreach, digital communications, community engagement, and communications support for City departments.

Staff also recommends eliminating the existing Utility Operations Superintendent classification and replacing it with two specialized management classifications, a Water Operations Superintendent and Wastewater, and a Recycled Water & Environmental Operations Superintendent, to provide dedicated oversight of the City's increasingly complex utility systems and regulatory programs.

These organizational changes will better align staffing responsibilities with the City's current and future operational needs while improving service delivery, regulatory compliance, and organizational efficiency.

BACKGROUND:

Public Works Department Staffing Recommendations

Historically, the City's utility operations have been administered under a single Utility Operations Superintendent classification responsible for potable water, wastewater collection, recycled water, and stormwater operations.

CITY MANAGER'S REPORT
JULY 13, 2026 CITY COUNCIL REGULAR MEETING
PUBLIC WORKS AND GOVERNMENT SERVICES DEPARTMENT STAFFING
RECOMMENDATIONS

Page 2

As the City has continued to grow, utility infrastructure has expanded significantly, resulting in increased operational demands, more complex regulatory requirements, and additional state and federal compliance obligations.

Today, drinking water operations and wastewater, recycled water, and stormwater programs operate under separate regulatory frameworks, each requiring specialized technical expertise, operator certifications, reporting requirements, and compliance activities. The breadth and complexity of these responsibilities have grown beyond what can reasonably be managed under a single classification.

To better align management responsibilities with the City's operational needs, staff recommends eliminating the existing Utility Operations Superintendent classification and establishing two specialized management classifications:

- **Water Operations Superintendent**, responsible for the operation, maintenance, and regulatory compliance of the City's potable water production, treatment, storage, and distribution systems.
- **Wastewater, Recycled Water & Environmental Operations Superintendent**, responsible for the operation, maintenance, and regulatory compliance of the City's wastewater collection, recycled water, stormwater, flood protection, and environmental compliance programs.

The proposed classifications will provide dedicated leadership for each utility program, improve operational oversight, strengthen regulatory compliance, and better position the City to support continued growth and future infrastructure expansion.

Government Services Department Staffing Recommendations

The City's public communication and community engagement responsibilities have also expanded significantly due to continued population growth, evolving communication technologies, increased public expectations for transparency and accessibility, emergency communication needs, and new state requirements related to public outreach and community engagement. The Government Services Director & City Clerk currently serves as the City's designated Public Information Officer while also overseeing departmental operations, legislative services, elections, records management, and other statutory responsibilities. As the City's communication needs have expanded, it has become increasingly difficult for the existing organizational structure to effectively support citywide public outreach and communications while maintaining these core responsibilities.

To address these growing demands, staff recommends establishing a **Public Outreach and Communications Coordinator** classification within the Government Services Department.

CITY MANAGER'S REPORT
JULY 13, 2026 CITY COUNCIL REGULAR MEETING
PUBLIC WORKS AND GOVERNMENT SERVICES DEPARTMENT STAFFING
RECOMMENDATIONS

Page 3

The position will coordinate citywide public outreach, community engagement, digital communications, website administration, social media, and public education initiatives while providing communications support to City departments under the direction of the Government Services Director & City Clerk.

The proposed classification will strengthen the City's ability to communicate with residents, improve public engagement, support compliance with evolving public communication requirements, and provide a centralized resource for departmental outreach efforts.

REASON FOR RECOMMENDATION:

The proposed classifications will better align the City's organizational structure with its continued growth, increasing operational complexity, and expanding regulatory responsibilities. The recommended changes provide specialized management oversight of critical utility operations, enhance the City's public outreach and communications capabilities, and improve the City's ability to meet current and future service demands.

Therefore, staff recommends that the City Council adopt the proposed resolution approving the Public Outreach and Communications Coordinator, Water Operations Superintendent, and Wastewater, Recycled Water & Environmental Operations Superintendent classifications; eliminating the existing Utility Operations Superintendent classification; approving the updated Salary Schedule; and approving the related budget amendments.

FISCAL IMPACT:

The proposed Water Operations Superintendent and Wastewater, Recycled Water & Environmental Operations Superintendent classifications will both remain assigned to Salary Grade 76, consistent with the existing Utility Operations Superintendent classification. The existing Utility Operations Superintendent classification will be eliminated and replaced with the two new classifications.

The proposed Public Outreach and Communications Coordinator classification is recommended to be assigned to Salary Grade 61 based on the City's salary classification review process. Initial funding for the position will be provided through the General Fund. However, because the position is expected to provide services that support multiple City departments, programs, and funding sources, eligible personnel costs may be recovered through the City's cost allocation model. As a result, the General Fund impact is anticipated to be offset over time through proportional cost recovery based on actual workload and services provided to non-General Fund activities.

Approval of the proposed classifications requires a budget amendment to fund the additional positions during Fiscal Year 2026-27. The proposed budget amendments are as follows:

CITY MANAGER'S REPORT **Page 4**
JULY 13, 2026 CITY COUNCIL REGULAR MEETING
PUBLIC WORKS AND GOVERNMENT SERVICES DEPARTMENT STAFFING
RECOMMENDATIONS

Public Works Department – FY 2026-27 Expenditure Increases

Increase Appropriation - Water Fund

5620-50-50-410-11-00	Salary	\$105,714
5620-50-50-410-xx-00	Benefits	\$39,260

Increase Appropriation - Sewer Fund

6010-50-30-410-11-00	Salary	\$28,680
6010-50-30-410-xx-00	Benefits	\$10,638

Increase Appropriation - CTF Fund

6080-50-34-410-11-00	Salary	\$44,815
6080-50-34-410-xx-00	Benefits	\$16,610

Below is the percent distribution for each position

Water Operations Superintendent

Fund Account	Amount
5620-50-50 – Water, 100%	\$245,717

Wastewater, Recycled Water & Environmental Operations Superintendent

Fund Account	Amount
2500-50-21 – Crossroads Storm Drain Zone 1A, 1%	\$2,457
2510-50-20 – Storm Drain City Zone 1, 7%	\$17,200
2560-50-61 – Stonebridge Drain/Lighting, 1%	\$2,457
2570-50-63 – Mossdale CFD 2004-1, 3%	\$7,372
2670-50-55 – South Lathrop CFD 2019-1, 2%	\$4,914
2680-50-55 – Central Lathrop CFD 2019-2, 3%	\$7,372
6010-50-30 – MWQCF Collection System, 32%	\$78,629
6080-50-34 – CTF - MBR Sewer, 51%	\$125,316

Government Services Department – FY 2026-27 Expenditure Increase

Increase Appropriation – General Fund

1010-12-10-410-11-00	Salary	\$120,647
1010-12-10-410-xx-00	Benefits	\$54,049

Public Outreach and Communications Coordinator

Fund Account	Amount
1010-12-10 – General Fund	\$174,696

CITY MANAGER'S REPORT
JULY 13, 2026 CITY COUNCIL REGULAR MEETING
PUBLIC WORKS AND GOVERNMENT SERVICES DEPARTMENT STAFFING
RECOMMENDATIONS

Page 5

The proposed budget amendments will increase the authorized staffing levels within the Public Works and Government Services Departments and provide funding for the new classifications beginning in Fiscal Year 2026-27.

ATTACHMENTS:

- A. Resolution Approving New Job Classifications
- B. Public Outreach and Communications Coordinator Job Description
- C. Water Operations Superintendent Job Description
- D. Wastewater, Recycled Water & Environmental Operations Superintendent Job Description
- E. Updated Salary Schedule
- F. Updated Position Control Roster

CITY MANAGER'S REPORT
JULY 13, 2026 CITY COUNCIL REGULAR MEETING
PUBLIC WORKS AND GOVERNMENT SERVICES DEPARTMENT STAFFING
RECOMMENDATIONS

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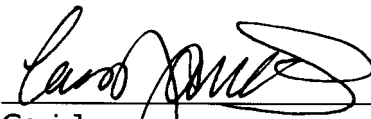
APPROVALS:


Teresa Vargas
Government Services Director
City Clerk

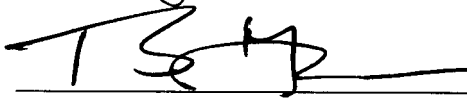
7/7/26
Date


Brad Taylor
Public Works Director
City Engineer

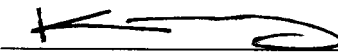
7/7/2026
Date


Cari James
Finance Director

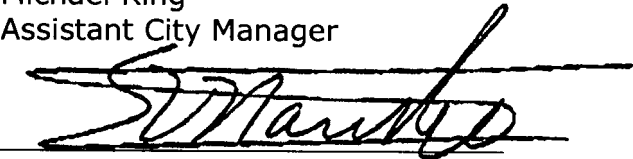
7/7/2026
Date


Thomas Hedegard
Deputy City Manager

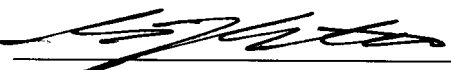
7/7/2026
Date


Michael King
Assistant City Manager

7.7.26
Date


Salvador Navarrete
City Attorney

7/7/2026
Date


Stephen J. Salvatore
City Manager

7.8.26
Date

RESOLUTION NO. 26-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING THE PUBLIC OUTREACH AND COMMUNICATIONS COORDINATOR, WATER OPERATIONS SUPERINTENDENT, AND WASTEWATER, RECYCLED WATER & ENVIRONMENTAL OPERATIONS SUPERINTENDENT JOB CLASSIFICATIONS; ELIMINATING THE UTILITY OPERATIONS SUPERINTENDENT CLASSIFICATION; APPROVING THE UPDATED SALARY SCHEDULE AND POSITION CONTROL ROSTER; AND APPROVING RELATED FISCAL YEAR 2026-27 BUDGET AMENDMENTS

WHEREAS, the City of Lathrop continues to experience significant population growth, infrastructure expansion, and increasing operational complexity, resulting in expanded service demands and increased state and federal regulatory requirements; and

WHEREAS, the City Council finds that the City's organizational structure should continue to evolve to ensure efficient operations, effective public communication, regulatory compliance, and high-quality public services; and

WHEREAS, staff has determined that the current Utility Operations Superintendent classification no longer reflects the operational and regulatory complexity associated with managing the City's potable water, wastewater collection, recycled water, and stormwater utility systems; and

WHEREAS, staff recommends eliminating the existing Utility Operations Superintendent classification and establishing separate Water Operations Superintendent and Wastewater, Recycled Water & Environmental Operations Superintendent classifications to provide dedicated management oversight of each utility division; and

WHEREAS, staff has further determined that continued growth, expanding public outreach responsibilities, evolving communication technologies, accessibility requirements, emergency communications, and state transparency requirements warrant the establishment of a Public Outreach and Communications Coordinator classification within the Government Services Department; and

WHEREAS, the proposed classifications modernize the City's Classification Plan, better align staffing responsibilities with operational needs, improve regulatory compliance, strengthen public communication and community engagement, and enhance organizational effectiveness; and

WHEREAS, the proposed Water Operations Superintendent and Wastewater, Recycled Water & Environmental Operations Superintendent classifications shall remain assigned to Salary Grade 76, the Public Outreach and Communications Coordinator classification shall be assigned to Salary Grade 61; and

WHEREAS, the proposed amendments will increase the authorized staffing levels within the Public Works and Government Services Departments and provide funding for the new classifications beginning in Fiscal Year 2026-27, as follows:

Public Works Department – FY 2026-27 Expenditure Increases

Increase Appropriation - Water Fund

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Government Services Department – FY 2026-27 Expenditure Increase

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1010-12-10-410-11-00	Salary	\$120,647
1010-12-10-410-xx-00	Benefits	\$54,049

Public Outreach and Communications Coordinator

Fund Account	Amount
1010-12-10 – General Fund	\$174,696

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop hereby:

1. Approves the Public Outreach and Communications Coordinator job classification;
2. Approves the Water Operations Superintendent job classification;
3. Approves the Wastewater, Recycled Water & Environmental Operations Superintendent job classification;
4. Eliminates the Utility Operations Superintendent classification;
5. Approves the updated Salary Schedule reflecting the classifications approved herein;
6. Approves the updated Position Control Roster;
7. Approves the Fiscal Year 2026-27 budget amendments as presented in this resolution; and
8. Authorizes the City Manager, or designee, to implement the organizational, personnel, salary, and budget changes necessary to carry out this Resolution in accordance with applicable City policies and procedures.

The foregoing Resolution was passed and adopted this 13th day of July, 2026, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

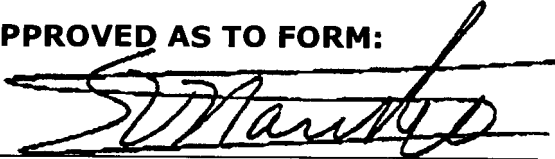
ABSTAIN:

Paul Akinjo, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

CITY OF LATHROP

PUBLIC OUTREACH AND COMMUNICATIONS COORDINATOR

*Class specifications are only intended to present a descriptive summary of the range of duties and responsibilities associated with specified positions. Therefore, specifications **may not include all** duties performed by individuals within a classification. In addition, specifications are intended to outline the **minimum** qualifications necessary for entry into the class and do not necessarily convey the qualifications of incumbents within the position.*

DEFINITION:

Under general direction of the Government Services Director & City Clerk, serves as the City's Public Outreach and Communications Coordinator by coordinating, developing, implementing, and evaluating public communication, community outreach, digital media, public education, and civic engagement programs. Assists the Government Services Director & City Clerk, who serves as the City's designated Public Information Officer (PIO), in the preparation and dissemination of accurate, timely, and consistent public information; coordinates and supports media relations activities, including the preparation of responses to media inquiries; develops communication materials; coordinates and maintains the City's website and official social media platforms; promotes transparency, public participation, and community engagement; provides communications support to City departments; and performs related work as required. The incumbent is not the City's designated Public Information Officer and does not serve as the City's primary media spokesperson except when specifically authorized by the Government Services Director & City Clerk or the City Manager.

DISTINGUISHING CHARACTERISTICS:

This is the advanced journey-level professional classification responsible for a wide variety of professional duties involving the planning, coordination, implementation, and evaluation of the City's public communications, digital media, community outreach, public education, and community engagement initiatives. Responsibilities include developing communication materials, coordinating public information campaigns, supporting media relations activities, maintaining the City's website and social media platforms, organizing public outreach events, and providing communications support to City departments. Successful performance of the work requires considerable initiative, sound judgment, political awareness, tact, discretion, knowledge of City operations, and frequent interaction with elected officials, executive management, department directors, employees, community organizations, media representatives, and members of the public.

This classification is distinguished from the Government Services Director & City Clerk, who serves as the City's designated Public Information Officer (PIO), in that the Director is responsible for overseeing several department divisions, establishing communications strategy and policy; directing citywide communications programs; serving as the City's primary media spokesperson, when assigned by the City Manager; coordinating crisis and emergency communications; advising executive management and elected officials on communications matters. The Public Outreach and Communications Coordinator is responsible for implementing communication strategies; coordinating community outreach and public engagement activities; developing communication materials; supporting media relations under the direction of the PIO; maintaining digital communication platforms; and providing professional communications support to City departments. The incumbent exercises independent judgment in carrying out assigned responsibilities but does not independently establish communications policy or issue official statements on behalf of the City except as authorized by the Government Services Director & City Clerk or the City Manager.

Public safety communications, including law enforcement media relations and emergency public safety messaging, are the responsibility of the Lathrop Police Department. This classification may provide communications support to the Police Department upon request but is not responsible for serving as the Department's spokesperson or directing public safety communications.

SUPERVISION RECEIVED/EXERCISED:

Receives general direction from the Government Services Director & City Clerk. May receive direction from the City Manager or designee on assigned projects or initiatives, as appropriate. May provide technical guidance and coordination to City staff, consultants, and contractors involved in communications, outreach, and public engagement activities.

ESSENTIAL FUNCTIONS: *(include but are not limited to the following)*

- Plans, develops, organizes, coordinates, implements, and evaluates communications plans and programs supporting Citywide initiatives requiring extensive knowledge of professional writing, public information, social media platforms, digital communications, community engagement, and applicable federal, state, and local laws, regulations, and policies related to public communications.
- Prepares, coordinates, and assists in the presentation and distribution of press releases, media advisories, informative circulars, speeches, talking points, fact sheets, frequently asked questions (FAQs), public notices, surveys, presentations, educational materials, and other communication resources designed to inform and educate the public, stakeholders, community organizations, and other target audiences.
- Plans, develops, coordinates, and implements public education campaigns, community outreach initiatives, educational programs, public workshops, community meetings, and special events in collaboration with City departments; assists departments in developing outreach strategies; develops outreach materials for City projects and initiatives.
- Assists in coordinating and preparing responses to routine media inquiries under the direction of the Government Services Director & City Clerk, City Manager, or designee; researches background information; prepares draft responses; coordinates interviews and media requests; and assists in maintaining positive working relationships with media representatives.
- Monitors media coverage and public information trends; prepares daily, weekly, or periodic media summaries on assigned topics; assists in emergency communications activities and Emergency Operations Center (EOC) activations as assigned; and supports the Public Information Officer in preparing and disseminating emergency public information.
- Produces and distributes a variety of promotional, marketing, educational, outreach, and informational materials related to City projects, programs, services, resources, events, and initiatives, including brochures, flyers, displays, posters, presentations, circulars, infographics, advertisements, proposals, reports, and other printed and digital publications; researches and updates communication materials to ensure accuracy and consistency with current City programs and objectives.
- Prepares and produces content for print, digital, broadcast, and online communication platforms, including written content, graphics, photography, videography, short-form videos, and multimedia presentations; maintains current knowledge of emerging communication technologies, trends, and best practices.
- Develops, schedules, publishes, and manages content for the City's website, official social media platforms, local government broadcast channels, and emerging communication technologies; produces graphics, photography, videos, infographics, and digital publications; monitors public engagement and performance metrics; ensures compliance with ADA, Section 508, WCAG accessibility standards, and applicable City branding and professional standards.

- Coordinates the development, maintenance, and continuous improvement of website content; collaborates with departments and website vendors to update information; assists in evaluating website functionality and usability; and coordinates digital communication enhancements.
- Coordinates translation, interpretation, and multilingual outreach efforts in accordance with applicable federal and state laws, City policies, and community engagement objectives.
- Coordinates accessibility review of digital communications to ensure compliance with the Americans with Disabilities Act (ADA), Section 508, Web Content Accessibility Guidelines (WCAG), and other applicable accessibility requirements.
- Provides high-level technical, operational, and administrative support to assigned program areas; prepares correspondence, reports, presentations, and other documents; assists the Government Services Director & City Clerk with confidential and sensitive communications projects; exercises sound judgment, discretion, and confidentiality in handling information prior to public release.
- Maintains and updates communication databases, digital asset libraries, media contact lists, records management systems, inventories, and filing systems in accordance with the City's Records Retention Schedule, Public Records Act requirements, and departmental procedures; researches, collects, and compiles information for reports and communication initiatives.
- Serves as a primary point of contact for public inquiries related to assigned program areas; responds to requests received by telephone, email, website, social media, and other communication platforms; attends City meetings and special events; coordinates and staffs informational booths, mobile displays, kiosks, and outreach exhibits; provides information and referrals to appropriate City staff or outside agencies.
- Assists in monitoring division budgets and expenditures related to communications, outreach, and public engagement activities; coordinates the procurement of supplies, services, contracts, purchase orders, and related administrative activities in accordance with City purchasing policies and procedures.
- Maintains effective communication and coordination with all City departments regarding public outreach, communication strategies, public education efforts, regulatory compliance initiatives, and special projects; coordinates communication resources, schedules, and work products to support Citywide communication objectives.
- Collects, analyzes, and reports website analytics, social media metrics, and community engagement data; evaluates communication effectiveness; and recommends improvements to communication strategies, outreach efforts, and public participation initiatives.
- Assists in the development and dissemination of public information related to elections, public meetings, municipal notices, civic engagement initiatives, and other Government Services programs in coordination with the Government Services Director & City Clerk.
- Establishes and maintains positive working relationships with representatives of community organizations, educational institutions, businesses, neighborhood groups, media organizations, professional associations, federal, state, regional, and local agencies, City management, City staff, elected officials, and members of the public.
- Performs related duties as assigned.

PHYSICAL, MENTAL AND ENVIRONMENTAL WORKING CONDITIONS:

Must possess mobility to work in a standard office setting and operate standard office equipment, including a computer. The position requires prolonged periods of sitting, standing, walking, bending, stooping, reaching, kneeling, twisting, and repetitive hand and finger movements to prepare documents, presentations, graphic materials, and other communications using a computer and related equipment. Must possess the ability to operate a motor vehicle and travel to City facilities, project sites, public meetings, community outreach events, and other locations; vision to read printed materials, digital media, and computer screens; and hearing and speech to communicate effectively in person, virtually, and by telephone.

Employees work primarily in an office environment with moderate noise levels and controlled temperature conditions; however, the position requires attendance at meetings, community events, project sites, and emergency operations where exposure to traffic, adverse weather conditions, uneven terrain, loud noise, vibration, and other environmental conditions may occur. The incumbent may be required to work evenings, weekends, and holidays in support of City meetings, outreach events, emergency operations, and other City functions. Employees must possess the ability to lift, carry, push, and pull materials, supplies, displays, and equipment weighing up to 25 pounds.

The work requires the ability to analyze information, exercise sound judgment and discretion, manage multiple assignments and competing deadlines, maintain confidentiality, and communicate effectively and professionally with elected officials, executive management, employees, media representatives, community organizations, and members of the public, including individuals who may be upset or confrontational. Reasonable accommodations may be made to enable qualified individuals with disabilities to perform the essential functions of the position in accordance with applicable federal and state law.

QUALIFICATIONS: *(Minimum qualifications necessary for entry into the classification.)*

Any combination of training, education and experience that would provide the required knowledge, skills, and abilities is qualifying. A typical way to obtain the required qualifications would be:

Education and/or Experience:

Equivalent to an Associate's Degree, or completion of a minimum of sixty (60) semester units from an accredited college or university with major coursework in communications, public relations, journalism, marketing, public administration, business administration, graphic design, multimedia communications, English, political science, or a closely related field. A Bachelor's Degree in one of the above fields is highly desirable.

Three (3) years of progressively responsible professional experience in public communications, community outreach, public engagement, marketing, public relations, digital communications, media relations, website administration, or a closely related field. Experience should include developing communication materials, coordinating outreach initiatives, managing digital communication platforms, organizing public events, and supporting communications projects.

Experience working for a local government agency or other public agency is highly desirable.

Licenses and Certifications:

Possession of, or ability to obtain, a valid Class C California Driver's License.

KNOWLEDGE/ABILITIES/SKILLS: *(The following are a representative sample of the KAS's necessary to perform essential duties of the position.*

Knowledge of:

Principles, methods, and practices of public sector communications, public information, public relations, media relations, community outreach, public engagement, and marketing communications. Applicable federal, state, and local laws, regulations, ordinances, and policies governing assigned areas of responsibility, including public records, open government, and accessibility requirements. Principles of crisis communications and local government organization and operations.

Website administration, content management systems, graphic design, photography, videography, social media platforms, digital communications, print production, branding, and emerging communication technologies. Modern office practices, Microsoft Office applications, Adobe Creative Suite or comparable design software, and other communication technologies.

Research methods, data collection, analytical techniques, records management principles, and project coordination methods. English usage, grammar, spelling, punctuation, composition, AP Style, and business correspondence. Public speaking techniques and presentation methods.

Techniques for effectively representing the City and providing excellent customer service while working with elected officials, City management, employees, media representatives, community organizations, governmental agencies, contractors, vendors, and members of the public.

Ability to:

Effectively interpret, apply, and explain applicable federal, state, and local laws, regulations, ordinances, policies, and procedures related to assigned responsibilities. Research, develop, write, edit, and present accurate, clear, and effective communication materials for a variety of audiences and communication platforms. Plan, organize, coordinate, implement, and evaluate multiple communications, outreach, and public engagement projects simultaneously while meeting deadlines and maintaining attention to detail. Develop and maintain effective working relationships with elected officials, executive management, City staff, media representatives, governmental agencies, community organizations, businesses, neighborhood groups, and the public. Represent the City professionally in meetings, presentations, community events, and public outreach activities. Analyze information, exercise sound independent judgment, maintain confidentiality, and make recommendations consistent with established policies and procedures. Respond to inquiries and concerns with tact, diplomacy, professionalism, and excellent customer service while maintaining objectivity and sound judgment. Prepare and deliver presentations; communicate effectively both orally and in writing; organize and maintain accurate files, records, and reports. Operate modern office equipment and communication technologies, including computers, website content management systems, graphic design software, social media management platforms, and other specialized applications related to the work. Establish, maintain, and foster positive and effective working relationships with those contacted in the course of work.

Skill to:

Using personal computers, standard office equipment, Microsoft Office Suite, Adobe Creative Suite (or equivalent graphic design software), website content management systems, social media management platforms, digital photography and video editing applications, presentation software, and other communication technologies used in the performance of assigned duties.

OTHER INFORMATION:

Disaster Service Worker

All City of Lathrop employees are, by State and Federal law, Disaster Service Workers. The roles and responsibilities for Disaster Service Workers are authorized by the California Emergency Services Act and are defined in the California Labor Code. In the event of a declaration of emergency, any employee of the City may be assigned to perform activities which promote the protection of public health and safety or the preservation of lives and property. Such assignments may require service at locations, times, and under conditions that are significantly different than the normal work assignments and may continue into the recovery phase of the emergency. If a "Local Emergency" is declared during the employee's shift, employees will be expected to remain at work to respond to the emergency needs of the community. If a "Local Emergency" is declared outside of the employee's shift, employees must make every effort to contact their direct supervisor or department head to obtain reporting instructions as Disaster Service Workers.

Historical Data

EFFECTIVE: July __, 2026
RESOLUTION NO.: 26-_____
FSLA STATUS: Exempt, Confidential
BARGAINING UNIT: LMCEA

CITY OF LATHROP
WATER OPERATIONS SUPERINTENDENT

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DEFINITION:

Under general direction of the Director of Public Works/City Engineer, plans, organizes, manages, coordinates, and directs the operation, maintenance, repair, regulatory compliance, and continuous improvement of the City's potable water production, treatment, storage, transmission, and distribution systems, including groundwater wells, river diversion facilities, booster stations, pressure regulating facilities, Supervisory Control and Data Acquisition (SCADA) systems, and related utility infrastructure. Oversees the operation and maintenance of water treatment facilities, distribution systems, water quality programs, cross-connection control and backflow prevention programs, emergency water operations, and associated maintenance activities; ensures compliance with applicable federal, state, and local drinking water regulations; develops and administers division budgets and capital improvement projects; supervises assigned personnel; serves as a technical resource to City staff, contractors, consultants, regulatory agencies, and the public; and performs related duties as assigned.

DISTINGUISHING CHARACTERISTICS:

The **Water Operations Superintendent** is a management-level classification responsible for planning, organizing, directing, and evaluating all activities associated with the City's potable water utility operations. The incumbent exercises independent judgment and discretion in managing water production, treatment, storage, transmission, distribution, regulatory compliance, maintenance programs, emergency response, capital improvement implementation, budgeting, personnel administration, and operational planning.

This classification is distinguished from the Utility Plant Supervisor (Chief Operator/Operator in Charge) by its responsibility for the overall administration of the City's water operations program, including strategic planning, regulatory compliance, personnel management, fiscal oversight, policy implementation, and coordination with City departments, contractors, consultants, and regulatory agencies. The Water Operations Superintendent has management responsibility for division operations and exercises direct and indirect supervision over professional, technical, operations, and maintenance staff assigned to the Water Operations Division.

SUPERVISION RECEIVED/EXERCISED:

Receives general direction from the Director of Public Works/City Engineer, or their designee. Exercises direct and indirect supervision over supervisory, professional, technical, operations, and maintenance personnel assigned to the Water Operations Division. Provides leadership, direction, training, coaching, performance management, and evaluation of assigned staff; participates in the selection, discipline, and development of personnel; and oversees the work of consultants, contractors, and vendors providing services related to water utility operations.

ESSENTIAL FUNCTIONS: *(including but are not limited to the following)*

- Plans, organizes, directs, coordinates, and evaluates the operation, maintenance, repair, and regulatory compliance of the City's potable water production, treatment, storage, transmission, and distribution systems, including groundwater wells, river diversion facilities, booster stations, pressure regulating facilities, water treatment facilities, corporation yard, and related infrastructure.
- Directs the operation and maintenance of the City's water distribution system to ensure the safe, reliable, and efficient delivery of potable water in compliance with applicable federal, state, and local drinking water regulations.
- Plans, develops, implements, and evaluates division goals, objectives, policies, procedures, work plans, preventive maintenance programs, asset management strategies, and performance measures to improve operational efficiency, regulatory compliance, and customer service.
- Supervises, directs, trains, mentors, and evaluates supervisory, professional, technical, operations, maintenance, and administrative personnel assigned to the Water Operations Division; establishes performance expectations; recommends personnel actions; and ensures compliance with City personnel policies and applicable labor agreements.
- Develops, administers, and monitors division operating and capital budgets; prepares cost estimates; authorizes purchases within established authority; administers contracts; monitors expenditures; and recommends budget adjustments as necessary.
- Assists in the planning, design, construction, startup, acceptance, and long-term operation of Capital Improvement Program (CIP) projects related to water treatment, transmission, storage, distribution, wells, pumping facilities, and related utility infrastructure.
- Ensures compliance with all applicable federal, state, regional, and local regulations governing drinking water production, treatment, storage, distribution, water quality monitoring, cross-connection control, backflow prevention, operator certification, and public health requirements; prepares and submits required regulatory reports and documentation.

WATER OPERATIONS SUPERINTENDENT

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- Oversees water quality monitoring, sampling, testing, reporting, and operational activities to maintain compliance with drinking water standards and permit requirements.
- Oversees the City's Cross-Connection Control and Backflow Prevention Program, including inspection, testing, regulatory compliance, public education, and enforcement activities.
- In conjunction with the Information System Department, oversees the operation, maintenance, troubleshooting, and continuous improvement of Supervisory Control and Data Acquisition (SCADA) systems, telemetry, communications equipment, and related automation systems supporting water utility operations.
- Develops, implements, and evaluates preventive, predictive, and corrective maintenance programs for water facilities, mechanical equipment, electrical systems, instrumentation, pumps, motors, generators, treatment equipment, and distribution system assets.
- Directs emergency response and restoration activities associated with water main breaks, treatment facility failures, equipment malfunctions, water quality incidents, natural disasters, power outages, and other emergency events; coordinates response activities with City departments, regulatory agencies, contractors, and emergency responders.
- Coordinates operational activities with engineering staff, developers, contractors, consultants, regulatory agencies, utility providers, and other City departments to support development projects, utility improvements, and system expansions.
- Reviews engineering plans, specifications, operational procedures, technical reports, and construction documents related to water facilities to ensure operational efficiency, maintainability, regulatory compliance, and consistency with City standards.
- Oversees the procurement, maintenance, inventory, and replacement of vehicles, equipment, tools, chemicals, materials, and supplies required for water operations.
- Ensures compliance with applicable workplace safety regulations, hazardous materials handling requirements, confined space procedures, lockout/tagout requirements, respiratory protection standards, and other occupational safety programs; promotes and maintains a strong culture of workplace safety.
- Oversees the maintenance of operational records, maintenance management systems, asset inventories, regulatory documentation, work orders, and division performance metrics; prepares correspondence, technical reports, presentations, and staff reports for the Director of Public Works/City Engineer, Assistant City Manager, City Manager, City Council, regulatory agencies, and other stakeholders.

WATER OPERATIONS SUPERINTENDENT

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- Responds to complex customer service issues, water quality concerns, service interruptions, operational emergencies, and inquiries from the public, contractors, developers, regulatory agencies, and elected officials; provides technical guidance and resolves operational issues as appropriate.
- Establishes and maintains effective working relationships with representatives of regulatory agencies, public utilities, contractors, consultants, developers, neighboring agencies, professional organizations, City management, City staff, and members of the public.
- Provides management oversight and operational support for the Wastewater, Recycled Water & Environmental Operations Division during planned and unplanned absences of the Wastewater, Recycled Water & Environmental Operations Superintendent, including vacations, leaves of absence, or position vacancies.
- Performs related duties as assigned.

PHYSICAL, MENTAL AND ENVIRONMENTAL WORKING CONDITIONS:

Must possess mobility to work in both office and field environments, including prolonged sitting, standing, walking, bending, climbing, reaching, and lifting. Requires sufficient hand dexterity to operate computers, standard office equipment, and field communication devices. Must possess the ability to operate a motor vehicle and travel to City facilities, water treatment plants, wells, booster stations, construction sites, and other field locations. Requires vision to read printed materials, engineering plans, gauges, instrumentation, and computer screens, and hearing and speech to communicate effectively in person, by radio, and by telephone. Work is performed in office and outdoor environments and may involve exposure to loud noise, moving mechanical equipment, electrical systems, hazardous chemicals, confined spaces, traffic hazards, uneven terrain, and adverse weather conditions. The incumbent may be required to work evenings, weekends, holidays, or extended hours in response to emergencies or operational needs and must be able to lift and carry materials and equipment weighing up to 50 pounds. The work requires the ability to analyze operational issues, exercise sound judgment, manage multiple priorities, communicate effectively, maintain effective working relationships, and respond appropriately in emergency and high-pressure situations. Reasonable accommodations may be made to enable qualified individuals with disabilities to perform the essential functions of the position in accordance with applicable federal and state law.

QUALIFICATIONS: *(The following are minimum qualifications necessary for entry into the classification.)*

Education and/or Experience:

Equivalent to a Bachelor's Degree from an accredited college or university with major coursework in civil engineering, environmental engineering, environmental science, water resources management, public administration, business administration, or a closely related field.

Eight (8) years of progressively responsible experience in potable water treatment, water distribution, water utility operations, or related public utility operations or construction, including a minimum of five (5) years in a supervisory or management capacity with responsibility for personnel, budgeting, regulatory compliance, and utility operations. Experience with capital improvement projects, SCADA systems, asset management, and regulatory reporting is highly desirable.

An equivalent combination of education, training, certifications, and progressively responsible experience may be considered.

Licenses and Certifications:

- Possession of, or ability to obtain, a valid California Class C Driver License prior to appointment.
- Possession of, or ability to obtain, a valid California Class B Driver License is highly desirable.
- Possession and maintenance of a California State Water Resources Control Board Water Treatment Operator Grade T-3 Certificate or higher.
- Possession and maintenance of a California State Water Resources Control Board Water Distribution Operator Grade D-3 Certificate or higher.
- Possession and maintenance of a current Cross-Connection Control Specialist Certification and Backflow Prevention Assembly Tester Certification, or the ability to obtain within a timeframe established by the Director of Public Works/City Engineer.

Training Requirements:

Completion of all required federal, state, and City safety training applicable to water utility operations, including hazardous materials communication, confined space entry, lockout/tagout, respiratory protection, emergency response, and other required safety training. Additional certifications and continuing education necessary to maintain operator certifications shall be maintained throughout employment.

Specific trainings include, but are not limited to:

- Initial training - CA Title 22 Hazardous Waste Generator Training (4 hour), DOT Hazmat Shipper Function Specific Training (4 hour), Site Specific Emergency Response Contingency Plan Action Guide Training (2 hour), HAZCOM Training (2 hour), HAZWOPER Initial Training (4024 hour), HAZWOPER Supervisor Training (8 hour).
- Annual Refresher - CA Title 22 Hazardous Waste Generator Training (4 hour), Site Specific Emergency Response Contingency Plan Action Guide Training (2 hour), HAZCOM Training (2 hour), HAZWOPER Refresher Training (8 hour).
- Refresher - DOT Hazmat Shipper Function Specific Training (4 hour) required every 3 years.

KNOWLEDGE/ABILITIES/SKILLS: *(The following are a representative sample of the KAS's necessary to perform essential duties of the position.)*

Knowledge of:

Principles, practices, methods, and regulations governing potable water treatment, production, storage, transmission, distribution, water quality, and utility operations. Applicable federal, state, and local laws, regulations, permits, standards, and guidelines governing drinking water systems, public health, environmental compliance, and workplace safety. Principles of utility asset management, preventive and predictive maintenance, SCADA systems, water system hydraulics, pumps, motors, valves, instrumentation, electrical and mechanical systems, emergency response, and infrastructure maintenance. Principles and practices of public administration, project management, budget preparation and administration, contract administration, purchasing, personnel management, employee supervision, performance evaluation, leadership, and organizational development. Methods of preparing technical reports, regulatory reports, staff reports, correspondence, and presentations. Modern office practices, recordkeeping systems, computer applications, maintenance management systems, and utility management software. Occupational hazards, safe work practices, hazardous materials handling, confined space entry, lockout/tagout procedures, and applicable Cal/OSHA safety requirements.

Ability to:

Plan, organize, direct, coordinate, and evaluate the operation, maintenance, and regulatory compliance of a municipal water utility system. Interpret and apply applicable federal, state, and local laws, regulations, permits, policies, engineering standards, and operating procedures. Develop, implement, and evaluate operational goals, maintenance programs, policies, procedures, budgets, capital improvement projects, and performance measures. Analyze operational, regulatory, financial, and personnel issues; evaluate alternatives; exercise sound judgment; and implement effective solutions. Supervise, train, motivate, mentor, evaluate, and develop assigned personnel while fostering a safe, productive, and collaborative work environment. Prepare and administer division budgets; monitor expenditures; manage contracts; prepare technical reports, regulatory reports, and staff reports; and present information to executive management, City Council, regulatory agencies, and the public. Communicate clearly and effectively, both orally and in writing, and establish and maintain effective working relationships with employees, contractors, consultants, regulatory agencies, developers, elected and appointed officials, and members of the public. Respond effectively to emergencies, operational failures, regulatory issues, and customer concerns while exercising sound professional judgment.

Skill to:

Operating modern office equipment, computers, Microsoft Office applications, maintenance management systems, SCADA software, utility management software, mobile communication devices, and other equipment and technologies used in the administration and operation of municipal water utility systems.

OTHER INFORMATION:

Disaster Service Worker

All City of Lathrop employees are, by State and Federal law, Disaster Service Workers. The roles and responsibilities for Disaster Service Workers are authorized by the California Emergency Services Act and are defined in the California Labor Code. In the event of a declaration of emergency, any employee of the City may be assigned to perform activities which promote the protection of public health and safety or the preservation of lives and property. Such assignments may require service at locations, times, and under conditions that are significantly different than the normal work assignments and may continue into the recovery phase of the emergency. If a "Local Emergency" is declared during the employee's shift, employees will be expected to remain at work to respond to the emergency needs of the community. If a "Local Emergency" is declared outside of the employee's shift, employees must make every effort to contact their direct supervisor or department head to obtain reporting instructions as Disaster Service Workers.

Historical Data

EFFECTIVE: July __, 2026
RESOLUTION NO.: 26-_____
FSLA STATUS: Exempt, Confidential
BARGAINING UNIT: LMCEA

CITY OF LATHROP
WASTEWATER, RECYCLED WATER & ENVIRONMENTAL OPERATIONS
SUPERINTENDENT

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DEFINITION:

Under general direction of the Director of Public Works/City Engineer, plans, organizes, manages, coordinates, and directs the operation, maintenance, repair, regulatory compliance, and continuous improvement of the City's wastewater collection system, sewer lift stations, recycled water distribution system, stormwater collection and drainage facilities, flood protection infrastructure, Supervisory Control and Data Acquisition (SCADA) systems, and related utility infrastructure. Oversees the operation and maintenance of wastewater, recycled water, stormwater, and environmental compliance programs; ensures compliance with applicable federal, state, regional, and local environmental regulations and permits; develops and administers division budgets and capital improvement projects; supervises assigned personnel; serves as a technical resource to City staff, contractors, consultants, regulatory agencies, and the public; and performs related duties as assigned.

DISTINGUISHING CHARACTERISTICS:

The **Wastewater, Recycled Water & Environmental Operations Superintendent** is a management-level classification responsible for planning, organizing, directing, and evaluating all activities associated with the City's wastewater collection, recycled water distribution, stormwater management, flood protection, and environmental compliance programs. The incumbent exercises independent judgment and discretion in managing utility operations, regulatory compliance, maintenance programs, emergency response, capital improvement implementation, budgeting, personnel administration, and operational planning.

This classification is distinguished from the Utility Plant Supervisor (Chief Operator/Operator in Charge) by its responsibility for the overall administration of the City's wastewater, recycled water, stormwater, and environmental operations programs, including strategic planning, regulatory compliance, personnel management, fiscal oversight, policy implementation, and coordination with City departments, contractors, consultants, and regulatory agencies. The Wastewater, Recycled Water & Environmental Operations Superintendent has management responsibility for division operations and exercises direct and indirect supervision over professional, technical, operations, maintenance, and administrative staff assigned to the division.

SUPERVISION RECEIVED/EXERCISED:

Receives general direction from the Director of Public Works/City Engineer, or their designee. Exercises direct and indirect supervision over supervisory, professional, technical, operations, and maintenance and administrative personnel assigned to the Wastewater, Recycled Water & Environmental Operations Division. Provides leadership, direction, training, coaching, performance management, and evaluation of assigned staff; participates in the selection, discipline, and development of personnel; and oversees the work of consultants, contractors, and vendors providing services related to wastewater, recycled water, stormwater, and environmental operations.

ESSENTIAL FUNCTIONS: *(including but are not limited to the following)*

- Plans, organizes, directs, coordinates, and evaluates the operation, maintenance, repair, and regulatory compliance of the City's wastewater collection system, sewer lift stations, recycled water distribution system, stormwater collection and drainage facilities, flood protection infrastructure, and related utility assets.
- Directs the operation and maintenance of the City's wastewater collection, recycled water, and stormwater systems to ensure the safe, reliable, and efficient conveyance and management of wastewater and stormwater in compliance with applicable federal, state, regional, and local regulations.
- Plans, develops, implements, and evaluates division goals, objectives, policies, procedures, work plans, preventive maintenance programs, asset management strategies, and performance measures to improve operational efficiency, regulatory compliance, environmental stewardship, and customer service.
- Supervises, directs, trains, mentors, and evaluates supervisory, professional, technical, operations, maintenance, and administrative personnel assigned to the Wastewater, Recycled Water & Environmental Operations Division; establishes performance expectations; recommends personnel actions; and ensures compliance with City personnel policies and applicable labor agreements.
- Develops, administers, and monitors division operating and capital budgets; prepares cost estimates; authorizes purchases within established authority; administers contracts; monitors expenditures; and recommends budget adjustments as necessary.
- Assists in the planning, design, construction, startup, acceptance, and long-term operation of Capital Improvement Program (CIP) projects related to wastewater collection systems, sewer lift stations, recycled water distribution systems, stormwater infrastructure, flood protection facilities, SCADA systems, and related utility improvements.

- Ensures compliance with all applicable federal, state, regional, and local regulations governing wastewater collection, sanitary sewer overflows (SSOs), recycled water distribution, stormwater management, National Pollutant Discharge Elimination System (NPDES) permits, Municipal Separate Storm Sewer System (MS4) permits, Title 22 recycled water requirements, hazardous materials management, and environmental protection; prepares and submits required regulatory reports and documentation.
- Oversees the operation, maintenance, troubleshooting, and continuous improvement of Supervisory Control and Data Acquisition (SCADA) systems, telemetry, communications equipment, and related automation systems supporting wastewater, recycled water, and stormwater operations.
- Develops, implements, and evaluates preventive, predictive, and corrective maintenance programs for wastewater collection systems, sewer lift stations, stormwater pumping stations, recycled water facilities, mechanical equipment, electrical systems, instrumentation, pumps, motors, generators, and related infrastructure.
- Directs emergency response and restoration activities associated with sanitary sewer overflows, lift station failures, storm events, flooding, recycled water system failures, equipment malfunctions, power outages, natural disasters, and other emergency events; coordinates response activities with City departments, regulatory agencies, contractors, and emergency responders.
- Coordinates operational activities with engineering staff, developers, contractors, consultants, regulatory agencies, utility providers, and other City departments to support development projects, utility improvements, environmental compliance initiatives, and system expansions.
- Reviews engineering plans, specifications, operational procedures, technical reports, and construction documents related to wastewater, recycled water, stormwater, and flood protection facilities to ensure operational efficiency, maintainability, regulatory compliance, and consistency with City standards.
- Oversees hazardous materials and hazardous waste management activities associated with utility operations; ensures compliance with applicable storage, handling, inspection, documentation, transportation, and disposal requirements; maintains required records and supports regulatory inspections.
- Oversees the procurement, maintenance, inventory, and replacement of vehicles, equipment, tools, chemicals, materials, and supplies required for wastewater, recycled water, and environmental operations.
- Ensures compliance with applicable workplace safety regulations, hazardous materials handling requirements, confined space entry procedures, lockout/tagout requirements, respiratory protection standards, traffic control requirements, and other occupational safety programs; promotes and maintains a strong culture of workplace safety.

- Oversees the maintenance of operational records, maintenance management systems, asset inventories, regulatory documentation, work orders, inspection records, and division performance metrics; prepares correspondence, technical reports, presentations, and staff reports for the Director of Public Works/City Engineer, Assistant City Manager, City Manager, City Council, regulatory agencies, and other stakeholders.
- Responds to complex customer service issues, sanitary sewer overflows, stormwater concerns, environmental complaints, recycled water inquiries, operational emergencies, and requests from the public, contractors, developers, regulatory agencies, and elected officials; provides technical guidance and resolves operational issues as appropriate.
- Establishes and maintains effective working relationships with representatives of regulatory agencies, public utilities, contractors, consultants, developers, neighboring agencies, professional organizations, City management, City staff, and members of the public.
- Provides management oversight and operational support for the Water Operations Division during planned and unplanned absences of the Water Operations Superintendent, including vacations, leaves of absence, or position vacancies.
- Performs related duties as assigned.

PHYSICAL, MENTAL AND ENVIRONMENTAL WORKING CONDITIONS:

Must possess mobility to work in both office and field environments, including prolonged sitting, standing, walking, bending, climbing, reaching, lifting, and working on uneven terrain. Requires sufficient hand dexterity to operate computers, standard office equipment, and field communication devices. Must possess the ability to operate a motor vehicle and travel to City facilities, wastewater collection facilities, sewer lift stations, stormwater infrastructure, recycled water facilities, construction sites, and other field locations. Requires vision to read printed materials, engineering plans, instrumentation, gauges, and computer screens, and hearing and speech to communicate effectively in person, by radio, and by telephone. Work is performed in office and outdoor environments and may involve exposure to moving mechanical equipment, energized electrical systems, hazardous materials, biological hazards, wastewater, confined spaces, traffic hazards, uneven terrain, loud noise, adverse weather conditions, and varying temperatures. The incumbent may be required to work evenings, weekends, holidays, or extended hours in response to sanitary sewer overflows, storm events, flooding, emergency operations, or other operational needs and must be able to lift and carry materials and equipment weighing up to 50 pounds. The work requires the ability to analyze complex operational and regulatory issues; exercise sound judgment and independent decision-making; manage multiple projects and competing priorities; communicate effectively with employees, contractors, consultants, regulatory agencies, elected officials, and members of the public; and respond professionally in emergency and high-pressure situations. Reasonable accommodations may be made to enable qualified individuals with disabilities to perform the essential functions of the position in accordance with applicable federal and state law.

QUALIFICATIONS: *(Minimum qualifications necessary for entry into the classification.)*

Any combination of training, education and experience that would provide the required knowledge, skills, and abilities is qualifying. A typical way to obtain the required qualifications would be:

Education and/or Experience:

Any combination of education and experience that has provided the knowledge, skills, and abilities necessary for successful performance of the duties of the position is qualifying. A typical way of obtaining the required qualifications is to possess the equivalent of a Bachelor's Degree from an accredited college or university with major coursework in environmental engineering, civil engineering, environmental science, public administration, business administration, wastewater technology, water resources management, or a closely related field.

Eight (8) years of progressively responsible experience in wastewater collection, recycled water distribution, stormwater management, environmental compliance, or related public utility operations or construction, including a minimum of five (5) years in a supervisory or management capacity with responsibility for personnel, budgeting, regulatory compliance, and utility operations. Experience with Capital Improvement Program (CIP) projects, SCADA systems, asset management, regulatory reporting, and environmental permitting is highly desirable.

Licenses and Certifications:

- Possession of, or ability to obtain, a valid California Class C Driver License at time of appointment.
- Possession of, or ability to obtain, a valid California Class B Driver License is highly desirable.
- Possession and maintenance of a California Water Environment Association (CWEA) Collection System Maintenance Grade IV Certificate, or higher is highly desirable.
- Possession and maintenance of a California Water Environment Association (CWEA) Environmental Compliance Inspector, Mechanical Technologist, Electrical/Instrumentation Technologist, or other related certification is highly desirable.
- Possession of, or ability to obtain, a California Water Environment Association (CWEA) Recycled Water Distribution Certificate, is highly desirable.

Training Requirements:

Completion of all required federal, state, and City safety training applicable to wastewater, recycled water, stormwater, and environmental operations, including hazardous materials communication, hazardous waste management, confined space entry, lockout/tagout, traffic control, respiratory protection, HAZWOPER, emergency response, and other required safety training. Additional certifications and continuing education are necessary to maintain required licenses and certifications shall be maintained throughout employment.

Specific trainings include, but are not limited to:

- Initial training - CA Title 22 Hazardous Waste Generator Training (4 hour), DOT Hazmat Shipper Function Specific Training (4 hour), Site Specific Emergency Response Contingency Plan Action Guide Training (2 hour), HAZCOM Training (2 hour), HAZWOPER Initial Training (4024 hour), HAZWOPER Supervisor Training (8 hour).
- Annual Refresher - CA Title 22 Hazardous Waste Generator Training (4 hour), Site Specific Emergency Response Contingency Plan Action Guide Training (2 hour), HAZCOM Training (2 hour), HAZWOPER Refresher Training (8 hour).
- Refresher - DOT Hazmat Shipper Function Specific Training (4 hour) required every 3 years.

KNOWLEDGE/ABILITIES/SKILLS: *(The following are a representative sample of the KAS's necessary to perform essential duties of the position.)*

Knowledge of:

Principles, practices, methods, and regulations governing wastewater collection, sewer lift station operations, recycled water distribution, stormwater management, flood protection infrastructure, environmental compliance, and public utility operations. Applicable federal, state, regional, and local laws, regulations, permits, standards, and guidelines governing wastewater collection systems, sanitary sewer overflows (SSOs), recycled water, National Pollutant Discharge Elimination System (NPDES) permits, Municipal Separate Storm Sewer System (MS4) permits, Title 22 recycled water requirements, environmental protection, hazardous materials management, and workplace safety. Principles of utility asset management, preventive and predictive maintenance, SCADA systems, pumps, motors, valves, lift stations, stormwater infrastructure, instrumentation, electrical and mechanical systems, emergency response, and utility infrastructure maintenance. Principles and practices of public administration, project management, budget preparation and administration, contract administration, purchasing, personnel management, employee supervision, performance evaluation, leadership, and organizational development. Methods of preparing technical reports, regulatory reports, staff reports, correspondence, and presentations. Modern office practices, recordkeeping systems, computer applications, maintenance management systems, GIS, and utility management software. Occupational hazards, safe work practices, hazardous materials handling, hazardous waste management, confined space entry, lockout/tagout procedures, traffic control, and applicable Cal/OSHA safety requirements.

Ability to:

Plan, organize, direct, coordinate, and evaluate the operation, maintenance, and regulatory compliance of municipal wastewater collection, recycled water, stormwater, and environmental utility programs. Interpret and apply applicable federal, state, regional, and local laws, regulations, permits, policies, engineering standards, and operating procedures related to wastewater, recycled water, stormwater, and environmental compliance. Develop, implement, and evaluate operational goals, maintenance programs, policies, procedures, budgets, capital improvement projects, environmental compliance programs, and performance measures. Analyze operational, regulatory,

environmental, financial, and personnel issues; evaluate alternatives; exercise sound judgment; and implement effective solutions. Supervise, train, motivate, mentor, evaluate, and develop assigned personnel while fostering a safe, productive, and collaborative work environment. Prepare and administer division budgets; monitor expenditures; manage contracts; prepare technical reports, regulatory reports, and staff reports; and present information to executive management, City Council, regulatory agencies, and the public. Communicate clearly and effectively, both orally and in writing, and establish and maintain effective working relationships with employees, contractors, consultants, regulatory agencies, developers, elected officials, and members of the public. Respond effectively to sanitary sewer overflows, storm events, environmental incidents, operational failures, regulatory issues, and customer concerns while exercising sound professional judgment

Skill to:

Operating modern office equipment, computers, Microsoft Office applications, maintenance systems, SCADA software, GIS applications, utility management software, mobile communication devices, and other equipment and technologies used in the administration and operation of municipal wastewater, recycled water, stormwater, and environmental utility systems.

OTHER INFORMATION:

Disaster Service Worker

All City of Lathrop employees are, by State and Federal law, Disaster Service Workers. The roles and responsibilities for Disaster Service Workers are authorized by the California Emergency Services Act and are defined in the California Labor Code. In the event of a declaration of emergency, any employee of the City may be assigned to perform activities which promote the protection of public health and safety or the preservation of lives and property. Such assignments may require service at locations, times, and under conditions that are significantly different than the normal work assignments and may continue into the recovery phase of the emergency. If a “Local Emergency” is declared during the employee’s shift, employees will be expected to remain at work to respond to the emergency needs of the community. If a “Local Emergency” is declared outside of the employee’s shift, employees must make every effort to contact their direct supervisor or department head to obtain reporting instructions as Disaster Service Workers.

Historical Data

EFFECTIVE: July __, 2026
 RESOLUTION NO.: 26-_____
 FSLA STATUS: Exempt, Confidential
 BARGAINING UNIT: LMCEA

**CITY OF LATHROP
GRADE-STEP TABLE
Eff. 07/13/2026**

Adopted by Resolution No. 26-_____

**FOR REFERENCE USE ONLY*

GRADE	CLASSIFICATION	UNIT		STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
20			hourly	\$ 17.7615	\$ 18.6497	\$ 19.5823	\$ 20.5613	\$ 21.5893
			bi-weekly	1,421	1,492	1,567	1,645	1,727
			monthly	3,079	3,233	3,394	3,564	3,742
			annual	36,944	38,791	40,731	42,767	44,906
21			hourly	\$ 18.2056	\$ 19.1161	\$ 20.0716	\$ 21.0752	\$ 22.1291
			bi-weekly	1,456	1,529	1,606	1,686	1,770
			monthly	3,156	3,313	3,479	3,653	3,836
			annual	37,868	39,761	41,749	43,836	46,029
22			hourly	\$ 18.6602	\$ 19.5934	\$ 20.5729	\$ 21.6015	\$ 22.6814
			bi-weekly	1,493	1,567	1,646	1,728	1,815
			monthly	3,234	3,396	3,566	3,744	3,931
			annual	38,813	40,754	42,792	44,931	47,177
23			hourly	\$ 19.1272	\$ 20.0837	\$ 21.0879	\$ 22.1426	\$ 23.2491
			bi-weekly	1,530	1,607	1,687	1,771	1,860
			monthly	3,315	3,481	3,655	3,838	4,030
			annual	39,785	41,774	43,863	46,057	48,358
24			hourly	\$ 19.6057	\$ 20.5860	\$ 21.6149	\$ 22.6958	\$ 23.8305
			bi-weekly	1,568	1,647	1,729	1,816	1,906
			monthly	3,398	3,568	3,747	3,934	4,131
			annual	40,780	42,819	44,959	47,207	49,567
25			hourly	\$ 20.0958	\$ 21.1002	\$ 22.1551	\$ 23.2632	\$ 24.4265
			bi-weekly	1,608	1,688	1,772	1,861	1,954
			monthly	3,483	3,657	3,840	4,032	4,234
			annual	41,799	43,888	46,083	48,387	50,807
26			hourly	\$ 20.5981	\$ 21.6280	\$ 22.7092	\$ 23.8446	\$ 25.0369
			bi-weekly	1,648	1,730	1,817	1,908	2,003
			monthly	3,570	3,749	3,936	4,133	4,340
			annual	42,844	44,986	47,235	49,597	52,077
27	RECREATION LEADER FLEET ATTENDANT	UNREP UNREP	hourly	\$ 21.1129	\$ 22.1686	\$ 23.2773	\$ 24.4413	\$ 25.6631
			bi-weekly	1,689	1,773	1,862	1,955	2,053
			monthly	3,660	3,843	4,035	4,236	4,448
			annual	43,915	46,111	48,417	50,838	53,379
28			hourly	\$ 21.6407	\$ 22.7227	\$ 23.8589	\$ 25.0519	\$ 26.3047
			bi-weekly	1,731	1,818	1,909	2,004	2,104
			monthly	3,751	3,939	4,136	4,342	4,559
			annual	45,013	47,263	49,627	52,108	54,714
29			hourly	\$ 22.1819	\$ 23.2910	\$ 24.4554	\$ 25.6781	\$ 26.9622
			bi-weekly	1,775	1,863	1,956	2,054	2,157
			monthly	3,845	4,037	4,239	4,451	4,673
			annual	46,138	48,445	50,867	53,410	56,081
30			hourly	\$ 22.7363	\$ 23.8731	\$ 25.0667	\$ 26.3200	\$ 27.6360
			bi-weekly	1,819	1,910	2,005	2,106	2,211
			monthly	3,941	4,138	4,345	4,562	4,790
			annual	47,292	49,656	52,139	54,746	57,483
31			hourly	\$ 23.3048	\$ 24.4697	\$ 25.6935	\$ 26.9779	\$ 28.3270
			bi-weekly	1,864	1,958	2,055	2,158	2,266
			monthly	4,039	4,241	4,454	4,676	4,910
			annual	48,474	50,897	53,443	56,114	58,920
32	OFFICE ASSISTANT I SENIOR RECREATION LEADER	SEIU SEIU	hourly	\$ 23.8874	\$ 25.0816	\$ 26.3359	\$ 27.6522	\$ 29.0351
			bi-weekly	1,911	2,007	2,107	2,212	2,323
			monthly	4,140	4,347	4,565	4,793	5,033
			annual	49,686	52,170	54,779	57,517	60,393
33			hourly	\$ 24.4845	\$ 25.7087	\$ 26.9941	\$ 28.3440	\$ 29.7611
			bi-weekly	1,959	2,057	2,160	2,268	2,381
			monthly	4,244	4,456	4,679	4,913	5,159
			annual	50,928	53,474	56,148	58,955	61,903
34			hourly	\$ 25.0966	\$ 26.3516	\$ 27.6693	\$ 29.0528	\$ 30.5051
			bi-weekly	2,008	2,108	2,214	2,324	2,440
			monthly	4,350	4,568	4,796	5,036	5,288
			annual	52,201	54,811	57,552	60,430	63,451
35	OFFICE ASSISTANT II	SEIU	hourly	\$ 25.7243	\$ 27.0102	\$ 28.3606	\$ 29.7786	\$ 31.2676
			bi-weekly	2,058	2,161	2,269	2,382	2,501
			monthly	4,459	4,682	4,916	5,162	5,420
			annual	53,507	56,181	58,990	61,939	65,037

CITY OF LATHROP
GRADE-STEP TABLE
Eff. 07/13/2026

Adopted by Resolution No. 26-_____

**FOR REFERENCE USE ONLY*

GRADE	CLASSIFICATION	UNIT		STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
36			hourly	\$ 26.3674	\$ 27.6854	\$ 29.0700	\$ 30.5232	\$ 32.0495
			bi-weekly	2,109	2,215	2,326	2,442	2,564
			monthly	4,570	4,799	5,039	5,291	5,555
			annual	54,844	57,586	60,466	63,488	66,663
37	SPECIAL ASSISTANT ANIMAL CENTER ASSISTANT	SEIU SEIU	hourly	\$ 27.0262	\$ 28.3775	\$ 29.7964	\$ 31.2865	\$ 32.8505
			bi-weekly	2,162	2,270	2,384	2,503	2,628
			monthly	4,685	4,919	5,165	5,423	5,694
			annual	56,214	59,025	61,977	65,076	68,329
38			hourly	\$ 27.7023	\$ 29.0872	\$ 30.5412	\$ 32.0683	\$ 33.6720
			bi-weekly	2,216	2,327	2,443	2,565	2,694
			monthly	4,802	5,042	5,294	5,559	5,836
			annual	57,621	60,501	63,526	66,702	70,038
39			hourly	\$ 28.3946	\$ 29.8144	\$ 31.3048	\$ 32.8704	\$ 34.5134
			bi-weekly	2,272	2,385	2,504	2,630	2,761
			monthly	4,922	5,168	5,426	5,698	5,982
			annual	59,061	62,014	65,114	68,370	71,788
40			hourly	\$ 29.1048	\$ 30.5600	\$ 32.0878	\$ 33.6921	\$ 35.3765
			bi-weekly	2,328	2,445	2,567	2,695	2,830
			monthly	5,045	5,297	5,562	5,840	6,132
			annual	60,538	63,565	66,743	70,080	73,583
41	ADMINISTRATIVE ASSISTANT I MAINTENANCE WORKER I WATER METER READER I RECREATION COORDINATOR I	SEIU SEIU SEIU SEIU	hourly	\$ 29.8320	\$ 31.3236	\$ 32.8899	\$ 34.5343	\$ 36.2608
			bi-weekly	2,387	2,506	2,631	2,763	2,901
			monthly	5,171	5,429	5,701	5,986	6,285
			annual	62,051	65,153	68,411	71,831	75,423
42	CUSTOMER SERVICE REPRESENTATIVE I	SEIU	hourly	\$ 30.5777	\$ 32.1067	\$ 33.7124	\$ 35.3977	\$ 37.1680
			bi-weekly	2,446	2,569	2,697	2,832	2,973
			monthly	5,300	5,565	5,843	6,136	6,442
			annual	63,602	66,782	70,122	73,627	77,309
43	POLICE OFFICER TRAINEE POLICE RECORDS ASSISTANT I	NON-SWORN SEIU	hourly	\$ 31.3418	\$ 32.9095	\$ 34.5548	\$ 36.2826	\$ 38.0966
			bi-weekly	2,507	2,633	2,764	2,903	3,048
			monthly	5,433	5,704	5,990	6,289	6,603
			annual	65,191	68,452	71,874	75,468	79,241
44	INFORMATION SYSTEMS TECHNICIAN	SEIU	hourly	\$ 32.1257	\$ 33.7322	\$ 35.4189	\$ 37.1897	\$ 39.0493
			bi-weekly	2,570	2,699	2,834	2,975	3,124
			monthly	5,568	5,847	6,139	6,446	6,769
			annual	66,821	70,163	73,671	77,355	81,223
45	ADMINISTRATIVE ASSISTANT II MAINTENANCE WORKER II RECREATION COORDINATOR II WATER METER READER II	SEIU SEIU SEIU SEIU	hourly	\$ 32.9288	\$ 34.5753	\$ 36.3042	\$ 38.1194	\$ 40.0255
			bi-weekly	2,634	2,766	2,904	3,050	3,202
			monthly	5,708	5,993	6,293	6,607	6,938
			annual	68,492	71,917	75,513	79,288	83,253
46	POLICE RECORDS ASSISTANT II	SEIU	hourly	\$ 33.7524	\$ 35.4397	\$ 37.2116	\$ 39.0726	\$ 41.0259
			bi-weekly	2,700	2,835	2,977	3,126	3,282
			monthly	5,850	6,143	6,450	6,773	7,111
			annual	70,205	73,715	77,400	81,271	85,334
47	ADMINISTRATIVE ASSISTANT III ADMINISTRATIVE TECHNICIAN I HUMAN RESOURCES TECHNICIAN PERMIT TECHNICIAN I	SEIU SEIU SEIU SEIU	hourly	\$ 34.5957	\$ 36.3259	\$ 38.1420	\$ 40.0489	\$ 42.0515
			bi-weekly	2,768	2,906	3,051	3,204	3,364
			monthly	5,997	6,296	6,611	6,942	7,289
			annual	71,959	75,558	79,335	83,302	87,467
48	MAINTENANCE WORKER III SOLID WASTE & RESOURCE CONSERVATION COORDINATOR	SEIU SEIU	hourly	\$ 35.4610	\$ 37.2342	\$ 39.0955	\$ 41.0501	\$ 43.1031
			bi-weekly	2,837	2,979	3,128	3,284	3,448
			monthly	6,147	6,454	6,777	7,115	7,471
			annual	73,759	77,447	81,319	85,384	89,654
49	CUSTOMER SERVICE REPRESENTATIVE II PROPERTY AND EVIDENCE TECHNICIAN	SEIU SEIU	hourly	\$ 36.3474	\$ 38.1647	\$ 40.0733	\$ 42.0771	\$ 44.1807
			bi-weekly	2,908	3,053	3,206	3,366	3,534
			monthly	6,300	6,615	6,946	7,293	7,658
			annual	75,603	79,382	83,352	87,520	91,896
50	ENGINEERING TECHNICIAN I PLANNING TECHNICIAN I	SEIU SEIU	hourly	\$ 37.2560	\$ 39.1188	\$ 41.0749	\$ 43.1285	\$ 45.2851
			bi-weekly	2,980	3,130	3,286	3,450	3,623
			monthly	6,458	6,781	7,120	7,476	7,849
			annual	77,493	81,367	85,436	89,707	94,193
51	ADMINISTRATIVE TECHNICIAN II PERMIT TECHNICIAN II SENIOR ADMINISTRATIVE ASSISTANT SENIOR CUSTOMER SERVICE REP	SEIU SEIU LMCEA SEIU	hourly	\$ 38.1876	\$ 40.0974	\$ 42.1019	\$ 44.2072	\$ 46.4173
			bi-weekly	3,055	3,208	3,368	3,537	3,713
			monthly	6,619	6,950	7,298	7,663	8,046
			annual	79,430	83,403	87,572	91,951	96,548

CITY OF LATHROP
GRADE-STEP TABLE
Eff. 07/13/2026

Adopted by Resolution No. 26-_____

**FOR REFERENCE USE ONLY*

GRADE	CLASSIFICATION	UNIT		STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
52	ACCOUNTANT I	SEIU	hourly	\$ 39.1421	\$ 41.0990	\$ 43.1542	\$ 45.3118	\$ 47.5774
	BUILDING INSPECTOR I	SEIU	bi-weekly	3,131	3,288	3,452	3,625	3,806
	COMMUNITY SERVICE OFFICER I	SEIU	monthly	6,785	7,124	7,480	7,854	8,247
	HR ANALYST I	LMCEA	annual	81,416	85,486	89,761	94,249	98,961
	UTILITY OPERATOR I	SEIU						
53	CONSTRUCTION INSPECTOR I	SEIU	hourly	\$ 40.1209	\$ 42.1265	\$ 44.2327	\$ 46.4447	\$ 48.7671
	POLICE RECORDS SUPERVISOR	LMCEA	bi-weekly	3,210	3,370	3,539	3,716	3,901
	LEGAL SECRETARY	LMCEA	monthly	6,954	7,302	7,667	8,050	8,453
			annual	83,451	87,623	92,004	96,605	101,436
54	ENGINEERING TECHNICIAN II	SEIU	hourly	\$ 41.1237	\$ 43.1799	\$ 45.3387	\$ 47.6058	\$ 49.9862
	EXECUTIVE ASSISTANT	LMCEA	bi-weekly	3,290	3,454	3,627	3,808	3,999
	PLANNING TECHNICIAN II	SEIU	monthly	7,128	7,485	7,859	8,252	8,664
			annual	85,537	89,814	94,305	99,020	103,971
55	BUILDING INSPECTOR II	SEIU	hourly	\$ 42.1519	\$ 44.2595	\$ 46.4725	\$ 48.7959	\$ 51.2357
	COMMUNITY SERVICE OFFICER II	SEIU	bi-weekly	3,372	3,541	3,718	3,904	4,099
	PERMIT TECHNICIAN III	SEIU	monthly	7,306	7,672	8,055	8,458	8,881
	PLANS EXAMINER I	SEIU	annual	87,676	92,060	96,663	101,495	106,570
	SENIOR ACCOUNTING TECHNICIAN	SEIU						
56	ACCOUNTANT II	SEIU	hourly	\$ 43.2058	\$ 45.3658	\$ 47.6343	\$ 50.0162	\$ 52.5167
	CRIME & INTELLIGENCE ANALYST	SEIU	bi-weekly	3,456	3,629	3,811	4,001	4,201
	CROSS CONNECTION CONTROL SPECIALIST	SEIU	monthly	7,489	7,863	8,257	8,669	9,103
	DEPUTY CITY CLERK	LMCEA	annual	89,868	94,361	99,079	104,034	109,235
	HR ANALYST II	LMCEA						
	MANAGEMENT ANALYST I (CONFIDENTIAL)	LMCEA						
	UTILITY OPERATOR II	SEIU						
57	CONSTRUCTION INSPECTOR II	SEIU	hourly	\$ 44.2857	\$ 46.5000	\$ 48.8252	\$ 51.2661	\$ 53.8296
	CUSTOMER SERVICE SUPERVISOR	LMCEA	bi-weekly	3,543	3,720	3,906	4,101	4,306
	LEGAL ASSISTANT	LMCEA	monthly	7,676	8,060	8,463	8,886	9,330
	PARKS & RECREATION SUPERVISOR	LMCEA	annual	92,114	96,720	101,556	106,634	111,966
58	ASSISTANT PLANNER	SEIU	hourly	\$ 45.3929	\$ 47.6626	\$ 50.0457	\$ 52.5477	\$ 55.1755
	JUNIOR ENGINEER	SEIU	bi-weekly	3,631	3,813	4,004	4,204	4,414
	SENIOR ENGINEERING TECHNICIAN	SEIU	monthly	7,868	8,262	8,675	9,108	9,564
	ELECTRICIAN / INSTRUMENT TECH	SEIU	annual	94,417	99,138	104,095	109,299	114,765
59	BUILDING INSPECTOR III	SEIU	hourly	\$ 46.5277	\$ 48.8541	\$ 51.2967	\$ 53.8613	\$ 56.5548
	CHIEF UTILITY OPERATOR	SEIU	bi-weekly	3,722	3,908	4,104	4,309	4,524
	COMMUNITY SERVICE OFFICER III	SEIU	monthly	8,065	8,468	8,891	9,336	9,803
	LANDSCAPE & IRRIGATION SPECIALIST	LMCEA	annual	96,778	101,617	106,697	112,031	117,634
	MAINTENANCE SERVICES SUPERVISOR	LMCEA						
60	EXECUTIVE ASSIST TO THE CHIEF OF POLICE	LMCEA	hourly	\$ 47.6912	\$ 50.0757	\$ 52.5793	\$ 55.2084	\$ 57.9686
	EXECUTIVE ASSIST TO THE CITY MANAGER	LMCEA	bi-weekly	3,815	4,006	4,206	4,417	4,637
	GIS/CAD ENGINEERING TECHNICIAN	SEIU	monthly	8,266	8,680	9,114	9,569	10,048
	INFORMATION SYSTEMS ENGINEER I	LMCEA	annual	99,198	104,157	109,365	114,834	120,575
	MANAGEMENT ANALYST II (CONFIDENTIAL)	LMCEA						
61	CONSTRUCTION INSPECTOR III	SEIU	hourly	\$ 48.8831	\$ 51.3275	\$ 53.8936	\$ 56.5883	\$ 59.4178
	POLICE SERVICES MANAGER	LMCEA	bi-weekly	3,911	4,106	4,311	4,527	4,753
	PUB. OUTREACH COMM COORD	LMCEA	monthly	8,473	8,897	9,342	9,809	10,299
			annual	101,677	106,761	112,099	117,704	123,589
62	WW TREATMENT PLANT SUPERVISOR	LMCEA	hourly	\$ 50.1052	\$ 52.6107	\$ 55.2409	\$ 58.0033	\$ 60.9031
			bi-weekly	4,008	4,209	4,419	4,640	4,872
			monthly	8,685	9,119	9,575	10,054	10,557
			annual	104,219	109,430	114,901	120,647	126,679

**CITY OF LATHROP
GRADE-STEP TABLE
Eff. 07/13/2026**

Adopted by Resolution No. 26-_____

**FOR REFERENCE USE ONLY*

GRADE	CLASSIFICATION	UNIT		STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
63	ASSOCIATE PLANNER SENIOR BUILDING INSPECTOR UTILITY OPERATOR III	SEIU	hourly	\$ 51.3580	\$ 53.9258	\$ 56.6222	\$ 59.4530	\$ 62.4256
			bi-weekly	4,109	4,314	4,530	4,756	4,994
			monthly	8,902	9,347	9,815	10,305	10,820
			annual	106,825	112,166	117,774	123,662	129,845
64	ASSISTANT ENGINEER ANIMAL CENTER MANAGER COMPLIANCE ENGINEER	SEIU	hourly	\$ 52.6417	\$ 55.2736	\$ 58.0377	\$ 60.9397	\$ 63.9864
			bi-weekly	4,211	4,422	4,643	4,875	5,119
			monthly	9,125	9,581	10,060	10,563	11,091
	PROPERTY AND EVIDENCE MANAGER STREETS AND OPERATIONS MANAGER UTILITY & REVENUE SERVICES MANAGER	LMCEA	annual	109,495	114,969	120,718	126,755	133,092
65	BUDGET MANAGER SENIOR ACCOUNTANT	LMCEA	hourly	\$ 53.9579	\$ 56.6561	\$ 59.4885	\$ 62.4630	\$ 65.5864
			bi-weekly	4,317	4,532	4,759	4,997	5,247
			monthly	9,353	9,820	10,311	10,827	11,368
			annual	112,232	117,845	123,736	129,923	136,420
66			hourly	\$ 55.3069	\$ 58.0720	\$ 60.9758	\$ 64.0245	\$ 67.2262
			bi-weekly	4,425	4,646	4,878	5,122	5,378
			monthly	9,587	10,066	10,569	11,098	11,653
			annual	115,038	120,790	126,830	133,171	139,831
67	COMMUNITY SERVICES SUPERVISOR CYBER SECURITY OFFICER GIS ADMINISTRATIVE ENGINEER HUMAN RESOURCES MANAGER	LMCEA	hourly	\$ 56.6895	\$ 59.5241	\$ 62.5001	\$ 65.6257	\$ 68.9063
			bi-weekly	4,535	4,762	5,000	5,250	5,513
			monthly	9,826	10,318	10,833	11,375	11,944
			annual	117,914	123,810	130,000	136,501	143,325
	INFORMATION SYSTEMS ENGINEER II PARKS AND RECREATION MANAGER SENIOR MANAGEMENT ANALYST SPECIAL DISTRICTS MANAGER	LMCEA						
68	PERMIT AND PLAN CHECK SUPERVISOR	LMCEA	hourly	\$ 58.1066	\$ 61.0122	\$ 64.0626	\$ 67.2659	\$ 70.6293
			bi-weekly	4,649	4,881	5,125	5,381	5,650
			monthly	10,072	10,575	11,104	11,659	12,242
			annual	120,862	126,905	133,250	139,913	146,909
69	SENIOR PLANNER UTILITY PLANT SUPERVISOR	LMCEA	hourly	\$ 59.5594	\$ 62.5374	\$ 65.6644	\$ 68.9475	\$ 72.3947
			bi-weekly	4,765	5,003	5,253	5,516	5,792
	UTILITY MAINTENANCE SUPERVISOR	LMCEA	monthly	10,324	10,840	11,382	11,951	12,548
			annual	123,884	130,078	136,582	143,411	150,581
70	ASSOCIATE ENGINEER	SEIU	hourly	\$ 61.0486	\$ 64.1012	\$ 67.3058	\$ 70.6713	\$ 74.2047
			bi-weekly	4,884	5,128	5,384	5,654	5,936
			monthly	10,582	11,111	11,666	12,250	12,862
			annual	126,981	133,330	139,996	146,996	154,346
71	INFORMATION SYSTEMS ENGINEER III PARKS AND REC SUPERINTENDENT	LMCEA	hourly	\$ 62.5750	\$ 65.7033	\$ 68.9886	\$ 72.4377	\$ 76.0598
			bi-weekly	5,006	5,256	5,519	5,795	6,085
			monthly	10,846	11,389	11,958	12,556	13,184
			annual	130,156	136,663	143,496	150,671	158,204
72	PARKS, STREETS & FACILITIES MAINTENANCE SUPERINTENDENT	LMCEA	hourly	\$ 64.1392	\$ 67.3461	\$ 70.7135	\$ 74.2489	\$ 77.9614
			bi-weekly	5,131	5,388	5,657	5,940	6,237
			monthly	11,117	11,673	12,257	12,870	13,513
			annual	133,410	140,080	147,084	154,438	162,160
73	ASSISTANT CHIEF BUILDING OFFICIAL	LMCEA	hourly	\$ 65.7424	\$ 69.0296	\$ 72.4812	\$ 76.1051	\$ 79.9104
			bi-weekly	5,259	5,522	5,798	6,088	6,393
			monthly	11,395	11,965	12,563	13,192	13,851
			annual	136,744	143,582	150,761	158,299	166,214
74	ACCOUNTING MANAGER CITY CLERK PRINCIPAL PLANNER SENIOR CIVIL ENGINEER	LMCEA	hourly	\$ 67.3863	\$ 70.7555	\$ 74.2929	\$ 78.0077	\$ 81.9079
			bi-weekly	5,391	5,660	5,943	6,241	6,553
			monthly	11,680	12,264	12,877	13,521	14,197
			annual	140,163	147,171	154,529	162,256	170,368

**CITY OF LATHROP
GRADE-STEP TABLE
Eff. 07/13/2026**

Adopted by Resolution No. 26-_____

**FOR REFERENCE USE ONLY*

GRADE	CLASSIFICATION	UNIT		STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
75			hourly	\$ 69.0711	\$ 72.5244	\$ 76.1503	\$ 79.9581	\$ 83.9558
			bi-weekly	5,526	5,802	6,092	6,397	6,716
			monthly	11,972	12,571	13,199	13,859	14,552
			annual	143,668	150,851	158,393	166,313	174,628
76	CONSTRUCTION SUPERINTENDENT	LMCEA	hourly	\$ 70.7974	\$ 74.3375	\$ 78.0541	\$ 81.9570	\$ 86.0547
	DEPUTY DIRECTOR OF PARKS, REC & MAINT SERVICES	LMCEA	bi-weekly	5,664	5,947	6,244	6,557	6,884
	FINANCE MANAGER	LMCEA	monthly	12,272	12,885	13,529	14,206	14,916
	PROJECT MANAGER	LMCEA	annual	147,259	154,622	162,352	170,471	178,994
	WATER OPS SUPERINTENDENT	LMCEA						
	WW, RECYCLED WATER, ENVIRONMENTAL OPERATIONS SUPERINTENDENT	LMCEA						
	UTILITY OPERATIONS SUPERINTENDENT	LMCEA						
77	ASSISTANT CITY ATTORNEY	EXEMPT	hourly	\$ 72.5671	\$ 76.1958	\$ 80.0055	\$ 84.0056	\$ 88.2061
			bi-weekly	5,805	6,096	6,400	6,720	7,056
			monthly	12,578	13,207	13,868	14,561	15,289
			annual	150,940	158,487	166,411	174,732	183,469

2026 Compensation Limits for Classic and PEPRA Members | CalPERS

78	DEPUTY FINANCE DIRECTOR	LMCEA	hourly	\$ 74.3818	\$ 78.1004	\$ 82.0058	\$ 86.1059	\$ 90.4114
			bi-weekly	5,951	6,248	6,560	6,888	7,233
			monthly	12,893	13,537	14,214	14,925	15,671
			annual	154,714	162,449	170,572	179,100	188,056
79	ECONOMIC DEV ADMINISTRATOR	LMCEA	hourly	\$ 76.2412	\$ 80.0530	\$ 84.0562	\$ 88.2587	\$ 92.6716
	LAND DEVELOPMENT MANAGER	LMCEA	bi-weekly	6,099	6,404	6,724	7,061	7,414
			monthly	13,215	13,876	14,570	15,298	16,063
			annual	158,582	166,510	174,837	183,578	192,757
80	ASSISTANT COM DEV DIRECTOR	LMCEA	hourly	\$ 78.1470	\$ 82.0546	\$ 86.1572	\$ 90.4650	\$ 94.9884
	CHIEF PLANNING OFFICIAL	LMCEA	bi-weekly	6,252	6,564	6,893	7,237	7,599
	PRINCIPAL ENGINEER	LMCEA	monthly	13,545	14,223	14,934	15,681	16,465
			annual	162,546	170,673	179,207	188,167	197,576
81	CHIEF BUILDING OFFICIAL	EXEMPT	hourly	\$ 80.1011	\$ 84.1062	\$ 88.3119	\$ 92.7272	\$ 97.3634
	CHIEF INFORMATION OFFICER	EXEMPT	bi-weekly	6,408	6,728	7,065	7,418	7,789
	POLICE LIEUTENANT	SWORN	monthly	13,884	14,578	15,307	16,073	16,876
			annual	166,610	174,941	183,689	192,873	202,516
82	ASSISTANT PUBLIC WORKS DIRECTOR	LMCEA	hourly	\$ 82.1034	\$ 86.2091	\$ 90.5190	\$ 95.0449	\$ 99.7975
			bi-weekly	6,568	6,897	7,242	7,604	7,984
			monthly	14,231	14,943	15,690	16,474	17,298
			annual	170,775	179,315	188,280	197,693	207,579
83	SENIOR CONSTRUCTION MANAGER	EXEMPT	hourly	\$ 84.1562	\$ 88.3637	\$ 92.7821	\$ 97.4207	\$ 102.2920
			bi-weekly	6,732	7,069	7,423	7,794	8,183
			monthly	14,587	15,316	16,082	16,886	17,731
			annual	175,045	183,796	192,987	202,635	212,767
84	POLICE CAPTAIN	SWORN	hourly	\$ 86.2598	\$ 90.5731	\$ 95.1014	\$ 99.8564	\$ 104.8497
			bi-weekly	6,901	7,246	7,608	7,989	8,388
			monthly	14,952	15,699	16,484	17,308	18,174
			annual	179,420	188,392	197,811	207,701	218,087
85	DIRECTOR OF GOV'T SERV/CITY CLERK	EXEMPT	hourly	\$ 88.4163	\$ 92.8373	\$ 97.4791	\$ 102.3531	\$ 107.4705
	DIRECTOR OF HUMAN RESOURCES	EXEMPT	bi-weekly	7,073	7,427	7,798	8,188	8,598
	DIRECTOR OF INFORMATION SYSTEMS	EXEMPT	monthly	15,325	16,092	16,896	17,741	18,628
	DIRECTOR OF PARKS, REC & MAINT SERV	EXEMPT	annual	183,906	193,102	202,757	212,894	223,539
86	CITY ENGINEER	EXEMPT	hourly	\$ 90.6266	\$ 95.1582	\$ 99.9160	\$ 104.9118	\$ 110.1574
			bi-weekly	7,250	7,613	7,993	8,393	8,813
			monthly	15,709	16,494	17,319	18,185	19,094
			annual	188,503	197,929	207,825	218,216	229,127
87	DIRECTOR OF FINANCE	EXEMPT	hourly	\$ 92.8925	\$ 97.5371	\$ 102.4141	\$ 107.5345	\$ 112.9115
			bi-weekly	7,431	7,803	8,193	8,603	9,033
			monthly	16,101	16,906	17,752	18,639	19,571
			annual	193,216	202,877	213,021	223,672	234,856

**CITY OF LATHROP
GRADE-STEP TABLE
Eff. 07/13/2026**

Adopted by Resolution No. 26-_____

**FOR REFERENCE USE ONLY*

GRADE	CLASSIFICATION	UNIT		STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
88	DIRECTOR OF COMMUNITY DEVELOPMENT DIRECTOR OF PUBLIC WORKS	EXEMPT EXEMPT	hourly bi-weekly monthly annual	\$ 95,2148 7,617 16,504 198,047	\$ 99,9754 7,998 17,329 207,949	\$ 104,9742 8,398 18,196 218,346	\$ 110,2230 8,818 19,105 229,264	\$ 115,7341 9,259 20,061 240,727
89	PUBLIC WORKS DIR/CITY ENGINEER	EXEMPT	hourly bi-weekly monthly annual	\$ 97,5953 7,808 16,917 202,998	\$ 102,4749 8,198 17,762 213,148	\$ 107,5988 8,608 18,650 223,805	\$ 112,9788 9,038 19,583 234,996	\$ 118,6275 9,490 20,562 246,745
90	DEPUTY CITY MANAGER	EXEMPT	hourly bi-weekly monthly annual	\$ 100.0352 8,003 17,339 208,073	\$ 105.0367 8,403 18,206 218,476	\$ 110.2885 8,823 19,117 229,400	\$ 115.8032 9,264 20,073 240,871	\$ 121.5933 9,727 21,076 252,914
91	ASSISTANT CITY MANAGER	EXEMPT	hourly bi-weekly monthly annual	\$ 102.5360 8,203 17,773 213,275	\$ 107.6625 8,613 18,662 223,938	\$ 113.0460 9,044 19,595 235,136	\$ 118.6985 9,496 20,574 246,893	\$ 124.6333 9,971 21,603 259,237
92			hourly bi-weekly monthly annual	\$ 105.1066 8,409 18,218 218,622	\$ 110.3626 8,829 19,130 229,554	\$ 115.8743 9,270 20,085 241,019	\$ 121.6657 9,733 21,089 253,065	\$ 127.7489 10,220 22,143 265,718
93			hourly bi-weekly monthly annual	\$ 107.7346 8,619 18,674 224,088	\$ 113.1126 9,049 19,606 235,274	\$ 118.7700 9,502 20,587 247,042	\$ 124.7073 9,977 21,616 259,391	\$ 130.9485 10,476 22,698 272,373
94			hourly bi-weekly monthly annual	\$ 110.4234 8,834 19,140 229,681	\$ 115.9470 9,276 20,097 241,170	\$ 121.7385 9,739 21,101 253,216	\$ 127.8335 10,227 22,158 265,894	\$ 134.2211 10,738 23,265 279,180
95			hourly bi-weekly monthly annual	\$ 113.1730 9,054 19,617 235,400	\$ 118.8305 9,506 20,597 247,168	\$ 124.7797 9,982 21,628 259,542	\$ 131.0094 10,481 22,708 272,499	\$ 137.5667 11,005 23,845 286,139
96			hourly bi-weekly monthly annual	\$ 116.0079 9,281 20,108 241,296	\$ 121.8113 9,745 21,114 253,367	\$ 127.8946 10,232 22,168 266,021	\$ 134.2942 10,744 23,278 279,332	\$ 141.0100 11,281 24,442 293,301

CONTRACT								
	POLICE CHIEF	EXEMPT	annual	\$ 287,555				
	CITY ATTORNEY	EXEMPT	annual	\$ 299,099				
	CITY MANAGER	EXEMPT	annual	\$ 320,961				

Changes

Add:

Grade 61 - Public Outreach and Communications Coordinator

Grade 76 - Water Operations Superintendent

Grade 76 - Wastewater, Recycled Water & Environmental Operations Superintendent

Remove:

Grade 76 - Utility Operations Superintendent

CITY OF LATHROP - LPOA
GRADE-STEP TABLE
Eff. 07/13/2026

Adopted by Resolution No. 26-_____

**FOR REFERENCE USE ONLY*

GRADE	CLASSIFICATION	UNIT		STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
63			hourly	\$ 49.3827	\$ 51.8518	\$ 54.4445	\$ 57.1663	\$ 60.0246
			bi-weekly	3,951	4,148	4,356	4,573	4,802
			monthly	8,560	8,988	9,437	9,909	10,404
			annual	102,716	107,852	113,244	118,906	124,851
64			hourly	\$ 50.6170	\$ 53.1477	\$ 55.8054	\$ 58.5959	\$ 61.5254
			bi-weekly	4,049	4,252	4,464	4,688	4,922
			monthly	8,774	9,212	9,673	10,157	10,664
			annual	105,283	110,547	116,075	121,879	127,973
65	POLICE OFFICER	SWORN	hourly	\$ 51.8826	\$ 54.4770	\$ 57.2005	\$ 60.0606	\$ 63.0638
			bi-weekly	4,151	4,358	4,576	4,805	5,045
			monthly	8,993	9,443	9,915	10,411	10,931
			annual	107,916	113,312	118,977	124,926	131,173
66			hourly	\$ 53.1797	\$ 55.8385	\$ 58.6306	\$ 61.5620	\$ 64.6406
			bi-weekly	4,254	4,467	4,690	4,925	5,171
			monthly	9,218	9,679	10,163	10,671	11,204
			annual	110,614	116,144	121,952	128,049	134,452
67			hourly	\$ 54.5091	\$ 57.2348	\$ 60.0963	\$ 63.1016	\$ 66.2561
			bi-weekly	4,361	4,579	4,808	5,048	5,300
			monthly	9,448	9,921	10,417	10,938	11,484
			annual	113,379	119,048	125,000	131,251	137,813
68	POLICE CORPORAL	SWORN	hourly	\$ 55.8717	\$ 58.6656	\$ 61.5987	\$ 64.6787	\$ 67.9128
			bi-weekly	4,470	4,693	4,928	5,174	5,433
			monthly	9,684	10,169	10,677	11,211	11,772
			annual	116,213	122,024	128,125	134,532	141,259
69			hourly	\$ 57.2686	\$ 60.1321	\$ 63.1389	\$ 66.2957	\$ 69.6103
			bi-weekly	4,581	4,811	5,051	5,304	5,569
			monthly	9,927	10,423	10,944	11,491	12,066
			annual	119,119	125,075	131,329	137,895	144,789
70			hourly	\$ 58.7006	\$ 61.6357	\$ 64.7171	\$ 67.9532	\$ 71.3507
			bi-weekly	4,696	4,931	5,177	5,436	5,708
			monthly	10,175	10,684	11,218	11,779	12,367
			annual	122,097	128,202	134,612	141,343	148,409
71			hourly	\$ 60.1683	\$ 63.1763	\$ 66.3352	\$ 69.6517	\$ 73.1344
			bi-weekly	4,813	5,054	5,307	5,572	5,851
			monthly	10,429	10,951	11,498	12,073	12,677
			annual	125,150	131,407	137,977	144,875	152,120
72	POLICE SERGEANT	SWORN	hourly	\$ 61.6723	\$ 64.7558	\$ 67.9937	\$ 71.3932	\$ 74.9629
			bi-weekly	4,934	5,180	5,439	5,711	5,997
			monthly	10,690	11,224	11,786	12,375	12,994
			annual	128,278	134,692	141,427	148,498	155,923
73			hourly	\$ 63.2138	\$ 66.3746	\$ 69.6935	\$ 73.1780	\$ 76.8369
			bi-weekly	5,057	5,310	5,575	5,854	6,147
			monthly	10,957	11,505	12,080	12,684	13,318
			annual	131,485	138,059	144,963	152,210	159,821
74			hourly	\$ 64.7945	\$ 68.0341	\$ 71.4354	\$ 75.0074	\$ 78.7576
			bi-weekly	5,184	5,443	5,715	6,001	6,301
			monthly	11,231	11,793	12,382	13,001	13,651
			annual	134,773	141,511	148,586	156,015	163,816
75			hourly	\$ 66.4145	\$ 69.7350	\$ 73.2214	\$ 76.8827	\$ 80.7267
			bi-weekly	5,313	5,579	5,858	6,151	6,458
			monthly	11,512	12,087	12,692	13,326	13,993
			annual	138,142	145,049	152,300	159,916	167,912

AUTHORIZED POSITIONS BY DEPARTMENT

Summary by Department

	2025/26 09/08/2025	2025/26 03/09/2026	2026/27 Amended	2026/27 07/13/2026
CITY MANAGER				
City Manager				
Assistant City Manager	0.00	0.00	0.00	0.00
Deputy City Manager	1.00	1.00	1.00	1.00
City Manager	1.00	1.00	1.00	1.00
Director of Government Services/City Clerk	0.50	0.50	0.50	0.50
Economic Development Administrator	1.00	1.00	1.00	1.00
Economic Development Administrator (Over-hire through 7/25)	1.00	0.00	0.00	0.00
Total	4.50	3.50	3.50	3.50
CITY MANAGER - Total	4.50	3.50	3.50	3.50
GOVERNMENT SERVICES				
City Clerk				
Administrative Technician I/II	1.00	1.00	1.00	1.00
Public Outreach and Communications Coordinator	0.00	0.00	0.00	1.00
Deputy City Clerk	1.00	1.00	1.00	1.00
Director of Government Services/City Clerk	0.50	0.50	0.50	0.50
Total	2.50	2.50	2.50	3.50
Animal Center				
Animal Center Assistant	0.00	5.00	5.00	5.00
Animal Center Manager	0.00	1.00	1.00	1.00
Recreation Leaders	0.00	0.89	0.89	0.89
Total	0.00	6.89	6.89	6.89
GOVERNMENT SERVICES - Total	2.50	9.39	9.39	10.39
CITY ATTORNEY				
City Attorney				
Administrative Assistant I/II/III	0.00	0.00	0.00	0.00
City Attorney	1.00	1.00	1.00	1.00
Legal Assistant	1.00	1.00	1.00	1.00
Legal Secretary	1.00	1.00	1.00	1.00
Total	3.00	3.00	3.00	3.00
CITY ATTORNEY - Total	3.00	3.00	3.00	3.00

AUTHORIZED POSITIONS BY DEPARTMENT

Summary by Department

	2025/26 09/08/2025	2025/26 03/09/2026	2026/27 Amended	2026/27 07/13/2026
HUMAN RESOURCES				
Human Resources				
Human Resources Director	1.00	1.00	1.00	1.00
Human Resources Manager	0.00	0.00	0.00	0.00
HR Analyst I/II	3.00	3.00	3.00	3.00
HR Technician	0.00	0.00	0.00	0.00
Total	4.00	4.00	4.00	4.00
HUMAN RESOURCES - Total	4.00	4.00	4.00	4.00
FINANCE				
Finance				
Accountant I/II	3.00	3.00	3.00	3.00
Accounting Manager	1.00	1.00	1.00	1.00
Administrative Technician I/II	0.00	0.00	0.00	0.00
Customer Service Representatives I/II	4.00	4.00	4.00	4.00
Customer Service Supervisor	0.00	0.00	0.00	0.00
Deputy Finance Director	0.00	0.00	0.00	0.00
Director of Finance	1.00	1.00	1.00	1.00
Finance Manager	1.00	1.00	1.00	1.00
Management Analyst I/II	1.00	1.00	1.00	1.00
Senior Customer Service Representative	1.00	1.00	1.00	1.00
Senior Accountant	1.00	1.00	1.00	1.00
Senior Management Analyst	0.00	0.00	0.00	0.00
Utility and Revenue Services Manager	1.00	1.00	1.00	1.00
Total	14.00	14.00	14.00	14.00
FINANCE - Total	14.00	14.00	14.00	14.00
INFORMATION SYSTEMS				
Information Systems				
Director of Information Systems	1.00	1.00	1.00	1.00
Chief Information Officer	0.00	0.00	0.00	0.00
Cyber Security Officer	1.00	1.00	1.00	1.00
GIS Administrative Engineer	1.00	1.00	1.00	1.00
Information Systems Technician	1.00	1.00	1.00	1.00
Information Systems Engineer I/II/III	6.00	6.00	6.00	6.00
Management Analyst I/II	1.00	1.00	1.00	1.00
Total	11.00	11.00	11.00	11.00
INFORMATION SYSTEMS - Total	11.00	11.00	11.00	11.00

AUTHORIZED POSITIONS BY DEPARTMENT

Summary by Department

	2025/26 09/08/2025	2025/26 03/09/2026	2026/27 Amended	2026/27 07/13/2026
COMMUNITY DEVELOPMENT				
Planning				
Administrative Assistant I/II/III	0.00	0.00	0.00	0.00
Associate Planner	1.00	1.00	1.00	1.00
Director of Community Development	1.00	1.00	1.00	1.00
Executive Assistant	1.00	1.00	1.00	1.00
Planning Technician I/II	0.00	0.00	1.00	1.00
Senior Planner	1.00	1.00	1.00	1.00
Total	4.00	4.00	5.00	5.00
COMMUNITY DEVELOPMENT - Total	4.00	4.00	5.00	5.00

AUTHORIZED POSITIONS BY DEPARTMENT

Summary by Department

	2025/26 09/08/2025	2025/26 03/09/2026	2026/27 Amended	2026/27 07/13/2026
PUBLIC SAFETY				
Police				
Sworn				
Police Captain	2.00	2.00	2.00	2.00
Police Chief	1.00	1.00	1.00	1.00
Police Corporal	5.00	5.00	5.00	5.00
Police Commander	0.00	0.00	0.00	0.00
Police Lieutenant	2.00	2.00	2.00	2.00
Police Officer	30.00	30.00	30.00	30.00
Police Officer (Over Hire Allocation)	2.00	2.00	2.00	2.00
Police Sergeant	6.00	6.00	6.00	6.00
Total	48.00	48.00	48.00	48.00
Non-Sworn				
Police Crime and Intelligence Analyst I/II	1.00	1.00	1.00	1.00
Police Records Assistant I/II	3.00	3.00	3.00	3.00
Police Records Supervisor	1.00	1.00	1.00	1.00
Property & Evidence Manager	1.00	1.00	1.00	1.00
Property & Evidence Technician	1.00	1.00	1.00	1.00
Total	7.00	7.00	7.00	7.00
Administration				
Management Analyst I/II	0.00	0.00	0.00	0.00
Executive Assistant	1.00	1.00	1.00	1.00
Executive Assistant to the Chief of Police	1.00	1.00	1.00	1.00
Total	2.00	2.00	2.00	2.00
Community Services Division				
Community Services Supervisor	1.00	1.00	1.00	1.00
Community Services Officer I/II/III	5.00	5.00	5.00	5.00
Administrative Assistant I/II/III	1.00	1.00	1.00	1.00
Total	7.00	7.00	7.00	7.00
Animal Center				
Animal Center Assistant	5.00	0.00	0.00	0.00
Animal Center Manager	1.00	0.00	0.00	0.00
Animal Shelter Supervisor	0.00	0.00	0.00	0.00
Recreation Leaders	0.89	0.00	0.00	0.00
Total	6.89	0.00	0.00	0.00
PUBLIC SAFETY - Total	70.89	64.00	64.00	64.00

AUTHORIZED POSITIONS BY DEPARTMENT

Summary by Department

	2025/26 09/08/2025	2025/26 03/09/2026	2026/27 Amended	2026/27 07/13/2026
PARKS AND RECREATION				
Parks and Recreation				
Administrative Assistant I/II/III	1.00	1.00	1.00	1.00
Director of Parks and Recreation	1.00	1.00	1.00	1.00
Fleet Attendant	0.45	0.45	0.45	0.45
Maintenance Services Supervisor	1.00	1.00	1.00	1.00
Management Analyst I/II	1.00	1.00	1.00	1.00
Parks and Recreation Manager	1.00	1.00	1.00	1.00
Parks and Recreation Supervisor	0.00	0.00	0.00	0.00
Recreation Coordinator	4.00	4.00	4.00	4.00
Recreation Leaders	8.11	9.46	9.46	9.46
Recreation Manager	0.00	0.00	0.00	0.00
Recreation Supervisor	2.00	2.00	2.00	2.00
Senior Administrative Assistant	1.00	1.00	1.00	1.00
Senior Recreation Leaders	4.00	4.00	4.00	4.00
Total	24.56	25.91	25.91	25.91
PARKS AND RECREATION - Total	24.56	25.91	25.91	25.91
BUILDING SAFETY AND INSPECTIONS				
Building				
Administrative Assistant I/II/III	0.40	0.40	0.40	0.40
Assistant City Manager	0.32	0.32	0.32	0.32
Building Inspector I/II/III	2.00	2.00	2.00	2.00
Chief Building Official	1.00	1.00	1.00	1.00
Management Analyst I/II	1.00	1.00	1.00	1.00
Permit and Plan Check Supervisor	0.00	0.00	0.00	0.00
Permit Technician I/II/III	3.00	3.00	3.00	3.00
Plans Examiner I/II	1.00	1.00	1.00	1.00
Senior Building Inspector	1.00	1.00	1.00	1.00
Total	9.72	9.72	9.72	9.72
BUILDING SAFETY AND INSPECTIONS - Total	9.72	9.72	9.72	9.72

AUTHORIZED POSITIONS BY DEPARTMENT

Summary by Department

	2025/26 09/08/2025	2025/26 03/09/2026	2026/27 Amended	2026/27 07/13/2026
Public Works				
Administrative Assistant I/II/III	2.60	2.60	2.60	2.60
Assistant City Manager	0.68	0.68	0.68	0.68
Assistant/Associate Engineer	3.00	3.00	3.00	3.00
City Engineer	1.00	0.00	0.00	0.00
Compliance Engineer	1.00	1.00	1.00	1.00
Construction Inspector I/II/III	2.00	2.00	2.00	2.00
Construction Superintendent	1.00	1.00	1.00	1.00
Cross Connection Control Specialist	1.00	1.00	1.00	1.00
Electrician / Instrument Technician	1.00	1.00	1.00	1.00
Executive Assistant	0.00	0.00	0.00	0.00
GIS/CAD Engineering Technician	1.00	1.00	1.00	1.00
Junior Engineer	1.00	1.00	1.00	1.00
Landscape and Irrigation Specialist	0.00	0.00	0.00	0.00
Maintenance Services Supervisor	1.00	1.00	1.00	1.00
Maintenance Worker I/II/III	13.00	13.00	15.00	15.00
Management Analyst I/II	2.00	2.00	2.00	2.00
Meter Reader I/II	2.00	2.00	2.00	2.00
Parks, Streets & Facilities Maintenance Superintendent	1.00	1.00	1.00	1.00
Principal Engineer	0.00	0.00	0.00	0.00
Project Manager	2.00	2.00	2.00	2.00
Public Works Director/City Engineer	0.00	1.00	1.00	1.00
Senior Administrative Assistant	1.00	1.00	1.00	1.00
Senior Civil Engineer	1.00	1.00	1.00	1.00
Senior Construction Manager	1.00	1.00	1.00	1.00
Senior Recreation Leaders	0.00	0.00	0.00	0.00
Streets and Maintenance Operation Manager	0.00	0.00	0.00	0.00
Utility Maintenance Supervisor	1.00	1.00	1.00	1.00
Utility Operations Superintendent	1.00	1.00	1.00	0.00
Utility Operator I/II/III	7.00	7.00	7.00	7.00
Utility Plant Supervisor	0.00	0.00	0.00	0.00
Water Operations Superintendent	0.00	0.00	0.00	1.00
Wastewater, Recycled Water, Enviro Ops Superintendent	0.00	0.00	0.00	1.00
Total	48.28	48.28	50.28	51.28
PUBLIC WORKS - Total	48.28	48.28	50.28	51.28
Grand Total	196.45	196.80	199.80	201.80

ITEM 4.6

CITY MANAGER'S REPORT JULY 13, 2026 CITY COUNCIL REGULAR MEETING

ITEM: **APPROVE FISCAL YEAR 2026-27 PROJECT LIST ASSOCIATED WITH SENATE BILL 1, THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017**

RECOMMENDATION: **Adopt a Resolution Approving Fiscal Year 2026-27 Project List Funded by Senate Bill 1, The Road Repair and Accountability Act of 2017**

SUMMARY:

Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017 (Chapter 5, Statutes of 2017) was passed by the Legislature and signed into law in April 2017 to address significant multi-modal transportation funding shortfalls statewide. The State Controller provides funds into the Road Maintenance and Rehabilitation Account (RMRA), which is then apportioned to eligible cities for road maintenance, rehabilitation, and critical safety projects on local streets and road systems.

For Fiscal Year (FY) 2026-27, the City of Lathrop is anticipated to receive approximately \$1,085,947 in SB 1 RMRA funding. The proposed project list includes one new roadway rehabilitation project and the continued funding of a previously approved pavement preservation project. Adoption of the attached resolution will satisfy SB 1 program requirements and allow the City to receive its FY 2026-27 allocation.

As a condition of receiving annual funding, agencies must adopt a resolution identifying the projects proposed for funding during the upcoming fiscal year. Staff is requesting that City Council approve the proposed project list for local streets and roads funding associated with SB 1, the Road Repair and Accountability Act of 2017.

BACKGROUND:

SB 1 was enacted in April 2017 to address statewide transportation funding deficiencies and provide dedicated funding for the maintenance and rehabilitation of local streets and roads. The legislation includes accountability and transparency requirements that require local agencies to annually adopt a resolution identifying projects proposed for SB 1 funding.

The City utilizes its Pavement Management System to identify and prioritize roadway improvements based on pavement condition, cost-effectiveness, and community transportation needs. This data-driven approach ensures available funding is invested in projects that provide the greatest benefit to the City's transportation network.

FY 2026-27 marks the tenth year the City of Lathrop will receive SB 1 funding. These funds continue to support critical roadway maintenance, rehabilitation, safety

JULY 13, 2026 CITY COUNCIL REGULAR MEETING**APPROVE FISCAL YEAR 2026-27 PROJECT LIST ASSOCIATED WITH SENATE BILL 1, THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017**

enhancements, and mobility improvements that would otherwise be delayed or unfunded.

The proposed FY 2026-27 project list includes the following new project:

Fiscal Year 2026-27 Road Rehabilitation Project

This project consists of pavement rehabilitation and Americans with Disabilities Act (ADA) ramp upgrades, as necessary, to bring existing facilities into compliance with current ADA standards. Work will generally include removal and replacement of 3 to 5 inches of asphalt pavement, adjustment of utility iron, replacement of pavement striping, and installation of pavement markers.

Project locations include:

- Sugar Pine Drive from Southport Street to Chantilly Court
- Pinewood Drive from Chantilly Court to Princeville Street
- Long Barn Drive from Princeville Street to Stoneridge Court
- Cedar Valley Drive from Stoneridge Court to Southport Street

Project Schedule:

- Fall/Winter 2026 – Design
- Fall/Winter 2027 – Construction Completion

Estimated Useful Life:

- 15 to 20 years

The resolution also reaffirms the City's commitment to utilize SB 1 funding for the previously approved Fiscal Year 2025-26 Microsurface Project, which remains in delivery and may continue to utilize RMRA revenues.

The 2025-26 Microsurface Project includes pavement preservation treatments on various residential streets throughout the City and is expected to extend pavement life by approximately 7 to 10 years. Re-listing the project in the annual resolution maintains compliance with SB 1 reporting requirements and confirms the City's intent to continue funding the project with RMRA revenues.

REASON FOR RECOMMENDATION:

Adoption of the proposed resolution is required by the California Transportation Commission in order for the City to receive Fiscal Year 2026-27 SB 1 Road Maintenance and Rehabilitation Account funding. In addition, it will allow the City to continue investing in roadway maintenance and rehabilitation projects that preserve existing infrastructure, improve safety, maintain ADA compliance, and extend the useful life of the City's transportation network.

FISCAL IMPACT:

The City is expected to receive approximately \$1,085,947 in Fiscal Year 2026-27 Road Maintenance and Rehabilitation Account funding through SB 1.

JULY 13, 2026 CITY COUNCIL REGULAR MEETING**APPROVE FISCAL YEAR 2026-27 PROJECT LIST ASSOCIATED WITH SENATE BILL 1, THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017**

These funds will be used to support the Fiscal Year 2026-27 Road Rehabilitation Project and may also be applied toward the continued delivery of the Fiscal Year 2025-26 Microsurface Project, as authorized by the attached resolution. No additional impact to the General Fund is anticipated as a result of this action.

ATTACHMENTS:

- A. Adopt a Resolution Approving Fiscal Year 2026-27 Project List Funded by Senate Bill 1, the Road Repair and Accountability Act of 2017

CITY MANAGER'S REPORT
JULY 13, 2026 CITY COUNCIL REGULAR MEETING
APPROVE FISCAL YEAR 2026-27 PROJECT LIST ASSOCIATED WITH SENATE
BILL 1, THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017

PAGE 4

APPROVALS:



Leisser Mazariegos
Project Manager

6/24/2026
Date



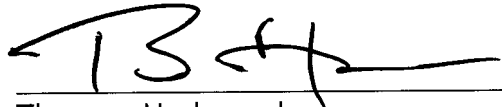
Brad Taylor
Public Works Director/City Engineer

6/28/2026
Date



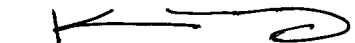
Cari James
Director of Finance

6/23/2026
Date



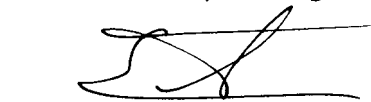
Thomas Hedegard
Deputy City Manager

6/25/2026
Date



Michael King
Assistant City Manager

7.1.2026
Date



Salvador Navarrete
City Attorney

6-26-2026
Date



Stephen J. Salvatore
City Manager

6.30.26
Date

RESOLUTION NO. 26-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO APPROVE FISCAL YEAR 2026-27 PROJECT LIST FUNDED BY SENATE BILL 1, THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017

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

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

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

WHEREAS, the City will receive an estimated \$1,085,947 in RMRA funding in Fiscal Year 2026-27 from SB 1; and

WHEREAS, this is the 10th year in which the City of Lathrop is receiving SB 1 funding and will enable the City to continue essential road maintenance and rehabilitation projects, safety improvements, and increasing access and mobility options for the traveling public that would not have otherwise been possible without SB 1; and

WHEREAS, staff has undergone a robust process to ensure public input into our community's transportation priorities; and

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

WHEREAS, the funding from SB 1 will help the City maintain and rehabilitate four roads, and add active transportation infrastructure throughout the City this year and similar projects into the future; and

WHEREAS, the 2023 California Statewide Local Streets and Roads Needs Assessment found that the City of Lathrop streets and roads are in an "good/at-risk" condition and this revenue will help us increase the overall quality of our road system and over the next decade will bring our streets and roads into a "excellent" condition; and

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

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop, State of California, does hereby approve the below listed proposed as follows:

1. The foregoing recitals are true and correct.
2. The following list of the newly proposed project will be funded in-part or solely with Fiscal Year 2026-27 Road Maintenance and Rehabilitation Account revenues:

Project Title: Fiscal Year 26/27 Road Rehabilitation Project

Project Description: Pavement rehabilitation and ADA ramp upgrades as necessary to bring all ramps to current ADA standards. Project will remove 3"-5" of Asphalt Pavement and replace with 3"-5" of Asphalt Pavement. Raise iron as needed, remove striping and replace striping and buttons accordingly.

Project Location:

- Sugar Pine Drive from Southport Street to Chantilly Court
- Pinewood Drive from Chantilly Court to Princeville Street
- Long Barn Drive from Princeville Street to Stoneridge Court
- Cedar Valley Drive from Stoneridge Court to Southport Street

Estimated Project Schedule:

Fall/Winter 2026 - Design

Fall/Winter 2027 - Complete Construction

Funding: RMRA funds

Estimated Project Useful Life: 15-20 years

3. The following previously proposed and adopted projects may also utilize Fiscal Year 2025-26 Road Maintenance and Rehabilitation Account revenues in their delivery. With the relisting of these projects in the adopted fiscal year resolution, the City of Lathrop is reaffirming to the public and the State our intent to fund these projects with Road Maintenance and Rehabilitation Account revenues:

Project Title: Fiscal Year 25/26 Microsurface Project

Project Description: Install Microsurfacing over the existing pavement on all streets as listed in the project location below.

Project Location:

- | | | |
|-------------------|----------------------|--------------|
| - Marina Drive | - Silver Springs Way | - Eastman Ct |
| - Havasu Drive | - Holborn Dr | - Leto Way |
| - Calaveras Drive | - Coronado Way | - Kerry Ct |

- Chabot Way
- Isabella Place
- Clementine Court
- Amador Drive
- River Bend Drive
- Regatta Way
- Park Place
- Imperial Dr
- Water Lily Dr
- Harker Ct
- Melones Dr
- Balfour Dr
- Yorkton Dr
- Stafford Dr
- Maynell Dr
- Mystic Dr
- Westwind Way
- Offshore Way
- Anacapa Way
- Balsam Ct
- Amesbury Ct
- Hartford Ct
- Klamath Ct
- Academy Dr
- Broadmoor Way
- Tioga Dr
- Lakeside Dr
- Lewiston Dr
- Locksley Dr
- Merritt Dr
- Gresham St
- Broadwell St
- Courtwright Ct
- Emerson St
- Hennessey Way
- Broadwell Ct
- Cornwall Ct
- Cranbrook Ct
- Branson Ct
- Crystal Dr
- Big Bear Dr
- Huntington Way
- Jennings Dr
- Whitfield Dr
- Keswick Dr

Estimated Project Schedule:

Summer 2026 - Design/Bid

Fall/Winter 2026 - Complete Construction

Funding: RMRA funds

Estimated Project Useful Life: 7-10 years

PASSED AND ADOPTED by the City Council of the City of Lathrop this 13th day of July 2026 by the following vote:

AYES:

NOES:

ABSTAIN:

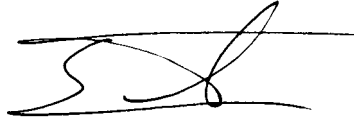
ABSENT:

Paul Akinjo, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

ITEM 4.7

CITY MANAGER'S REPORT JULY 13, 2026 CITY COUNCIL REGULAR MEETING

- ITEM:** **APPROVE INSTALLATION OF A NEW RESIDENTIAL WATER WELL LOCATED AT 11674 HARLAN ROAD (APNs 196-020-15 & 196-020-16) PURSUANT TO LMC SECTION 8.36.040**
- RECOMMENDATION:** **Adopt Resolution to Approve the Installation of a New Residential Water Well Located at 11674 Harlan Road (APNs 196-020-15 & 196-020-16) Pursuant to Lathrop Municipal Code Section 8.36.040**
-

SUMMARY:

Lathrop Municipal Code (LMC) Section 8.36.040 provides that no permit shall be issued to dig, drill, bore, or repair any well serving a parcel that can be served from the city's public domestic water supply where that supply is available from a waterline in an adjacent street or right-of-way, without prior approval from the City Council. 11674 Harlan Road (APNs 196-020-15 & 196-020-16) (Property) is within an area served by the City's public water system, so Council approval is required before the well permit may be issued.

The Property has an existing well that is failing and must be replaced to maintain water service to the property. Staff provided an estimate to connect the Property to the City water system; however, the estimated cost to connect to City water substantially exceeds the estimated cost of replacing the well.

In addition, the resident must obtain a permit from the San Joaquin County Health Officer/Environmental Health Department before any well construction begins. San Joaquin County's well permitting program regulates the construction and repair of wells to protect groundwater quality and public health.

BACKGROUND:

The resident, Frank Herrera, requested approval to install a new residential water well serving the Property. The Property currently relies on an existing well, which has failed or is failing and can no longer reliably serve the residence. Because the parcel can be served by the City's public domestic water supply from a waterline located in an adjacent street or right-of-way, LMC Section 8.36.040 requires prior City Council approval before a new well permit may be issued.

Staff evaluated the alternative of connecting the Property to the City water system and provided a cost estimate to the resident. The estimated cost of connection exceeds the cost of installing a replacement well, making replacement of the existing failing well the more feasible option for the resident at this time.

JULY 13, 2026 CITY COUNCIL REGULAR MEETING**APPROVE INSTALLATION OF A NEW RESIDENTIAL WATER WELL LOCATED AT 11674 HARLAN ROAD (APNs 196-020-15 & 196-020-16) PURSUANT TO LMC SECTION 8.36.040****REASON FOR RECOMMENDATION:**

The resident has an existing well that is failing and must be replaced to maintain water service to the Property. Staff provided an estimate to connect the Property to the City water system; however, the estimated cost to connect to City water substantially exceeds the estimated cost of replacing the well.

FISCAL IMPACT:

There is no direct fiscal impact to the City beyond normal staff time associated with processing the request. Any costs associated with the well replacement, City water connection alternative, County permits, or related improvements are the responsibility of the applicant.

ATTACHMENTS:

- A. Resolution to Approve the Installation of a New Residential Water Well Located at 11674 Harlan Road (APNs 196-020-15 & 196-020-16) Pursuant to Lathrop Municipal Code Section 8.36.040

CITY MANAGER'S REPORT
JULY 13, 2026 CITY COUNCIL REGULAR MEETING
APPROVE INSTALLATION OF A NEW RESIDENTIAL WATER WELL LOCATED
AT 11674 HARLAN ROAD (APNs 196-020-15 & 196-020-16) PURSUANT TO
LMC SECTION 8.36.040

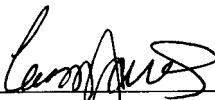
PAGE 3

APPROVALS:



Brad Taylor
Public Works Director / City Engineer

7/1/2026
Date



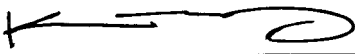
Cari James
Finance Director

7/1/2026
Date



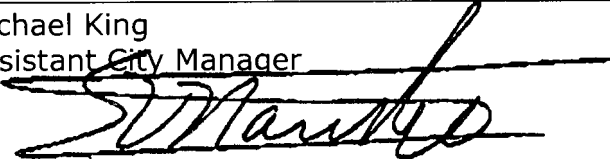
Thomas Hedegard
Deputy City Manager

7/2/2024
Date



Michael King
Assistant City Manager

7.6.2026
Date



Salvador Navarrete
City Attorney

7/7/2026
Date



Stephen J. Salvatore
City Manager

7.8.26
Date

RESOLUTION NO. 26-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO APPROVE THE INSTALLATION OF A NEW RESIDENTIAL WATER WELL LOCATED AT 11674 HARLAN ROAD (APNs 196-020-15 & 196-020-16) PURSUANT TO LATHROP MUNICIPAL CODE SECTION 8.36.040

WHEREAS, Lathrop Municipal Code (LMC) Section 8.36.040 provides that no permit shall be issued to dig, drill, bore, or repair any well serving a parcel that can be served from the city's public domestic water supply where that supply is available from a waterline in an adjacent street or right-of-way, without prior approval from the City Council. 11674 Harlan Road (APNs 196-020-15 & 196-020-16) (Property) is within an area served by the City's public water system, so Council approval is required before the well permit may be issued; and

WHEREAS, the Property has an existing well that is failing and must be replaced to maintain water service to the property. Staff provided an estimate to connect the Property to the City water system; however, the estimated cost to connect to City water substantially exceeds the estimated cost of replacing the well; and

WHEREAS, the resident must obtain a permit from the San Joaquin County Health Officer/Environmental Health Department before any well construction begins. San Joaquin County's well permitting program regulates the construction and repair of wells to protect groundwater quality and public health.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop does hereby approve the installation of a new residential water well located at 11674 Harlan Road (APNs 196-020-15 and 196-020-16) pursuant to Lathrop Municipal Code Section 8.36.040.

PASSED AND ADOPTED by the City Council of the City of Lathrop this 13th day of July 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

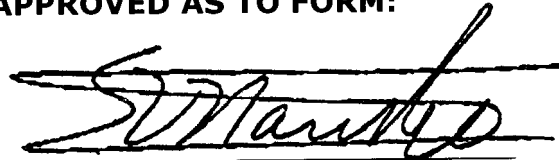
ABSENT:

Paul Akinjo, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

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ITEM 4.8

CITY MANAGER'S REPORT JULY 13, 2026 CITY COUNCIL REGULAR MEETING

ITEM: **APPROVE REPLACEMENT OF THE SOUTH LATHROP COMMERCE CENTER BONDS ASSOCIATED WITH THE SUBDIVISION IMPROVEMENT AGREEMENT FOR PARCEL MAP 17-01 AND FIRST AMENDMENT TO THE SUBDIVISION IMPROVEMENT AGREEMENT FOR PARCEL MAP 17-01**

RECOMMENDATION: **Adopt Resolution to Approve Replacement of the South Lathrop Commerce Center Bonds Associated with the Subdivision Improvement Agreement for Parcel Map 17-01 and Approve the First Amendment to the Subdivision Improvement Agreement for Parcel Map 17-01 to Designate PRIII CHI Tripoint Logistics Center Owner, LLC as the Responsible Party and Extend the Deadline for Completion of the Remaining Public Improvements**

SUMMARY:

PRIII CHI Tripoint Logistics Center Owner, LLC (Tripoint), the current property owner of the undeveloped lots within the South Lathrop Commerce Center (SLCC) Project, has requested that the City release the existing replacement Performance Bond and Labor & Materials Bond currently securing the remaining public improvements under the Subdivision Improvement Agreement (SIA) for Parcel Map (PM) 17-01, dated September 10, 2018, and accept new bonds reflecting the cost of the remaining SIA improvements. An exhibit of the remaining areas to improve is included as Attachment "B" and an updated engineer's estimate of the remaining improvements is included as Attachment "C".

The off-site improvements associated with Parcel 3 of PM 17-01 (Building 2) are secured under a separate active encroachment permit and are not included in the scope of the new SIA bonds. The new SIA bonds guarantee the remaining public improvements for all other parcels within PM 17-01.

A First Amendment to the SIA is necessary to reflect the transfer of property ownership to Tripoint and to ensure compliance with the California Subdivision Map Act, which requires that the current property owner be formally added as a responsible party. The amendment also provides an updated deadline for completion of the remaining public improvements consistent with the current construction schedule, and fully releases the former owner, South Lathrop Land, LLC, from any and all further obligations under the SIA following the transfer of the property and remaining obligations to Tripoint.

JULY 13, 2026 CITY COUNCIL REGULAR MEETING**APPROVE REPLACEMENT OF THE SOUTH LATHROP COMMERCE CENTER BONDS ASSOCIATED WITH THE SUBDIVISION IMPROVEMENT AGREEMENT FOR PARCEL MAP 17-01 AND FIRST AMENDMENT TO THE SUBDIVISION IMPROVEMENT AGREEMENT FOR PARCEL MAP 17-01**

Staff recommends that City Council approve the release of the existing replacement bonds associated with the SIA for PM 17-01 and replace them with new bonds provided by Tripoint and approve the First Amendment to the SIA for PM 17-01 to: (1) extend the deadline for completion of the remaining public improvements; and (2) designate Tripoint as the responsible party under the SIA consistent with the California Subdivision Map Act; and (3) fully release South Lathrop Land, LLC from all further obligations under the SIA.

BACKGROUND:

On July 20, 2015, the South Lathrop Specific Plan (SLSP) was adopted by City Council and annexed into the City of Lathrop on June 14, 2016. The SLSP annexation includes a 99-acre portion of the Lathrop Gateway Business Park Specific Plan and encompasses a 315-acre area that includes commercial office uses, limited industrial uses, and open space.

On April 18, 2016, City Council approved SLCC Vesting Tentative Parcel Map (VTM) No. 15-94 with Conditions of Approval (COAs) for development consistent with the SLSP. The SLCC Project is generally located at the southeast portion of the City limits bounded by State Route 120 to the north, San Joaquin River to the west, and the Union Pacific Railroad to the south.

On January 13, 2020, City Council accepted various offsite improvements from South Lathrop Land, LLC (SLL) that were constructed in accordance with the SIA and Development Agreement (DA), including backbone infrastructure improvements, a regional outfall structure, a storm drain pump station, a sanitary sewer pump station, a traffic signal, and highway interchange improvements. On September 12, 2022, Council accepted the landscape improvements from SLL associated with the SIA. On June 10, 2024, City Council accepted additional landscape improvements from SLL associated with Encroachment Permit (EP) 23-156 that were constructed in accordance with the SIA.

On August 12, 2024, City Council approved the release of the original SIA bonds for PM 17-01 and accepted replacement bonds provided by SLL that reflect the cost of the then-remaining public improvements, as shown in Table 1. The replacement bonds remain in place until all remaining improvements, as detailed in the SIA, are accepted by Council. Those replacement bonds are now proposed to be released and replaced as described herein.

The property has since transferred ownership to PRIII CHI Tripoint Logistics Center Owner, LLC. In connection with this transfer and the updated scope of remaining improvements, Tripoint has requested that the existing replacement bonds be released and replaced with new bonds sized to reflect the current engineer's estimate of the remaining SIA-required public improvements.

JULY 13, 2026 CITY COUNCIL REGULAR MEETING**APPROVE REPLACEMENT OF THE SOUTH LATHROP COMMERCE CENTER BONDS ASSOCIATED WITH THE SUBDIVISION IMPROVEMENT AGREEMENT FOR PARCEL MAP 17-01 AND FIRST AMENDMENT TO THE SUBDIVISION IMPROVEMENT AGREEMENT FOR PARCEL MAP 17-01**

The off-site improvements associated with Parcel 3 of PM 17-01 (Building 2) are not included in the scope of the new SIA bonds. Those improvements are currently under active construction and are secured under a separate encroachment permit performance bond in an amount equal to 120% of the City-approved engineer's estimate for that work, consistent with the Lathrop Municipal Code. The new SIA bonds guarantee the remaining public improvements associated with all other parcels within PM 17-01.

The existing replacement bonds and the proposed new bonds are detailed in Table 1 below:

Table 1

Existing Replacement Performance Bond	Existing Replacement Labor and Material Bond	New Performance Bond	New Labor and Material Bond
CIC1945299 \$1,454,383	CIC1945303 \$727,191.50	CIC1945399 \$928,105.00	CIC1945399 \$464,052.50

The new Performance Bond will be in an amount equal to 100% of the City-approved engineer's estimate for the remaining SIA public improvements (excluding the off-site improvements for Parcel 3 of PM 17-01 (Building 2)), and the new Labor and Materials Bond will be in an amount equal to 50% of the new Performance Bond amount, consistent with the California Subdivision Map Act and the City's standard SIA requirements.

In addition to the bond replacement, Staff recommends that Council approve a First Amendment to the SIA for PM 17-01 that will: (1) extend the deadline for completion of the remaining SIA public improvements to December 31, 2030; and (2) designate PRIII CHI Tripoint Logistics Center Owner, LLC as the responsible party under the SIA in accordance with the California Subdivision Map Act; and (3) fully release South Lathrop Land, LLC from any and all further obligations under the SIA as of the effective date of the First Amendment. The new SIA bonds will remain in place until all remaining SIA improvements, as defined in the SIA and this First Amendment, are accepted by Council. All remaining public improvements shall be completed and accepted by City Council on or before the extended deadline of December 31, 2030, unless an Extension of the Completion Deadline is granted by the City Engineer. Under the First Amendment, Tripoint may request such an extension by submitting a written request to the City Engineer, together with reasonable documentation demonstrating that Tripoint is using commercially reasonable efforts to complete the remaining SIA improvements, which the City Engineer will review in determining whether to grant the extension.

JULY 13, 2026 CITY COUNCIL REGULAR MEETING**APPROVE REPLACEMENT OF THE SOUTH LATHROP COMMERCE CENTER BONDS ASSOCIATED WITH THE SUBDIVISION IMPROVEMENT AGREEMENT FOR PARCEL MAP 17-01 AND FIRST AMENDMENT TO THE SUBDIVISION IMPROVEMENT AGREEMENT FOR PARCEL MAP 17-01****REASON FOR RECOMMENDATION:**

Staff requests Council approve the release of the existing replacement bonds provided with the SIA for PM 17-01 and their replacement with new bonds provided by Tripoint and approve the First Amendment to the SIA to extend the deadline for completion of remaining improvements and designate Tripoint as the responsible party, and release South Lathrop Land, LLC from further obligations under the SIA.

FISCAL IMPACT:

None. All City staff time and costs associated with preparing, processing, and implementing this matter have been paid for and will continue to be paid for by the developer.

ATTACHMENTS:

- A. Resolution to Approve Replacement of the South Lathrop Commerce Center Bonds Associated with the Subdivision Improvement Agreement for Parcel Map 17-01 and Approve the First Amendment to the Subdivision Improvement Agreement for Parcel Map 17-01 to Designate PRIII CHI Tripoint Logistics Center Owner, LLC as the Responsible Party and Extend the Deadline for Completion of the Remaining Public Improvements
- B. Exhibit of the remaining areas to improve in SLCC
- C. Engineer's Estimate of Remaining SIA Improvements for Parcel Map 17-01
- D. First Amendment to the Subdivision Improvement Agreement for Parcel Map 17-01

CITY MANAGER'S REPORT

PAGE 5

JULY 13, 2026 CITY COUNCIL REGULAR MEETING

APPROVE REPLACEMENT OF THE SOUTH LATHROP COMMERCE CENTER BONDS ASSOCIATED WITH THE SUBDIVISION IMPROVEMENT AGREEMENT FOR PARCEL MAP 17-01 AND FIRST AMENDMENT TO THE SUBDIVISION IMPROVEMENT AGREEMENT FOR PARCEL MAP 17-01

APPROVALS:



Bellal Nabizadah
Assistant Engineer

6/30/26

Date



Brad Taylor
Public Works Director / City Engineer

7/1/2026

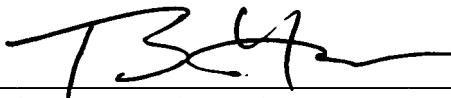
Date



Cari James
Finance Director

7/1/2026

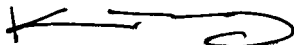
Date



Thomas Hedegard
Deputy City Manager

7/1/2026

Date



Michael King
Assistant City Manager

7.1.2026

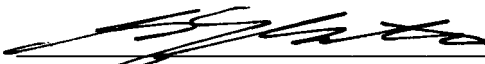
Date



Salvador Navarrete
City Attorney

7.6.2026

Date



Stephen J. Salvatore
City Manager

7.8.26

Date

RESOLUTION NO. 26-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO APPROVE REPLACEMENT OF THE SOUTH LATHROP COMMERCE CENTER BONDS ASSOCIATED WITH THE SUBDIVISION IMPROVEMENT AGREEMENT FOR PARCEL MAP 17-01 AND APPROVE THE FIRST AMENDMENT TO THE SUBDIVISION IMPROVEMENT AGREEMENT FOR PARCEL MAP 17-01 TO DESIGNATE PRIII CHI TRIPOINT LOGISTICS CENTER OWNER, LLC AS THE RESPONSIBLE PARTY AND EXTEND THE DEADLINE FOR COMPLETION OF THE REMAINING PUBLIC IMPROVEMENTS

WHEREAS, on July 20, 2015, the South Lathrop Specific Plan (SLSP) was adopted by City Council and annexed into the City of Lathrop on June 14, 2016. The SLSP annexation includes a 99-acre portion of the Lathrop Gateway Business Park Specific Plan and encompasses a 315-acre area that includes commercial office uses, limited industrial uses, and open space; and

WHEREAS, on April 18, 2016, City Council approved South Lathrop Commerce Center (SLCC) Vesting Tentative Parcel Map (VTM) No. 15-94 with Conditions of Approval (COAs) for development consistent with the SLSP. The SLCC Project is generally located at the southeast portion of the City limits bounded by State Route 120 to the north, San Joaquin River to the west, and the Union Pacific Railroad to the south; and

WHEREAS, on January 13, 2020, City Council accepted various offsite improvements from South Lathrop Land, LLC (SLL) that were constructed in accordance with their Development Agreement (DA) and Subdivision Improvement Agreement (SIA) for Parcel Map (PM) 17-01, including backbone infrastructure improvements, a regional outfall structure, a storm drain pump station, a sanitary sewer pump station, a traffic signal, and highway interchange improvements; and

WHEREAS, on September 12, 2022, Council accepted the landscape improvements from SLL associated with their SIA. On June 10, 2024, City Council accepted additional landscape improvements from SLL associated with Encroachment Permit (EP) 23-156 that were constructed in accordance with their SIA; and

WHEREAS, on August 12, 2024, City Council approved the release of the original SIA bonds for PM 17-01 and accepted replacement bonds provided by SLL reflecting the cost of the then-remaining public improvements. The existing replacement Performance Bond (No. CIC1945299, \$1,454,383) and Labor and Material Bond (No. CIC1945303, \$727,191.50) have remained in place to guarantee the remaining incomplete improvements and are now proposed to be released and replaced as described herein; and

WHEREAS, the property associated with PM 17-01 has since transferred ownership to PRIII CHI Tripoint Logistics Center Owner, LLC (Tripoint). In connection with this transfer and the updated scope of remaining improvements, Tripoint has requested that the existing replacement bonds be released and replaced with new

bonds sized to reflect the current engineer's estimate of the remaining SIA-required public improvements. As the current property owner, Tripoint is responsible for completing the remaining public improvements required under the SIA, and SLL has consented to the transfer of all remaining SIA obligations to Tripoint and to its full and formal release from the SIA upon execution of the First Amendment; and

WHEREAS, the off-site improvements associated with Parcel 3 of PM 17-01 (Building 2) are not included in the scope of the new SIA bonds. Those improvements are currently under active construction and are secured under a separate encroachment permit performance bond in an amount equal to 120% of the City-approved engineer's estimate for that work, consistent with the Lathrop Municipal Code. The new SIA bonds guarantee the remaining public improvements associated with all other parcels within PM 17-01; and

WHEREAS, the new Performance Bond shall be in an amount equal to 100% of the City-approved engineer's estimate for the remaining SIA public improvements (excluding the off-site improvements for Parcel 3 of PM 17-01 / Building 2), and the new Labor and Materials Bond shall be in an amount equal to 50% of the new Performance Bond amount, consistent with the California Subdivision Map Act and the City's standard SIA requirements, as detailed in Table 1 below:

Table 1

Existing Replacement Performance Bond	Existing Replacement Labor and Material Bond	New Performance Bond	New Labor and Material Bond
CIC1945299 \$1,454,383	CIC1945303 \$727,191.50	CIC1945399 \$928,105.00	CIC1945399 \$464,052.50

; and

WHEREAS, a First Amendment to the SIA for PM 17-01 is necessary to: (1) extend the deadline for completion of the remaining SIA public improvements to December 31, 2030; and (2) designate PRIII CHI Tripoint Logistics Center Owner, LLC as the responsible party under the SIA in accordance with the California Subdivision Map Act; and (3) fully release South Lathrop Land, LLC from any and all further obligations under the SIA as of the effective date of the First Amendment; and

WHEREAS, under the First Amendment, all remaining public improvements shall be completed and accepted by City Council on or before December 31, 2030, unless an Extension of the Completion Deadline is granted by the City Engineer, and Tripoint may request such an extension by submitting a written request to the City Engineer, together with reasonable documentation demonstrating that Tripoint is using commercially reasonable efforts to complete the remaining SIA improvements, which the City Engineer shall review in determining whether to grant the extension; and

WHEREAS, staff requests Council approve the release of the existing replacement bonds provided with the SIA for PM 17-01 and their replacement with new bonds provided by Tripoint, and approve the First Amendment to the SIA.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Lathrop that it approves and accepts the following actions:

1. The release of the existing replacement Performance Bond (No. CIC1945299) and Labor and Material Bond (No. CIC1945303) associated with the SIA for PM 17-01 is hereby approved, and the new Performance Bond and Labor and Material Bond provided by Tripoint in the amounts set forth in Table 1 above are hereby accepted. The new bonds shall remain in place until all remaining SIA improvements are accepted by Council.
2. The First Amendment to the Subdivision Improvement Agreement for Parcel Map 17-01, in substantially the form attached to the July 13, 2026 City Manager's Report, is hereby approved. The First Amendment: (1) extends the deadline for completion of the remaining SIA public improvements to December 31, 2030; (2) designates PRIII CHI Tripoint Logistics Center Owner, LLC as the responsible party under the SIA in accordance with the California Subdivision Map Act; and (3) fully releases South Lathrop Land, LLC from any and all further obligations under the SIA as of its effective date.
3. The City Engineer is authorized to grant Extensions of the Completion Deadline beyond December 31, 2030, upon a written request from Tripoint accompanied by reasonable documentation demonstrating that Tripoint is using commercially reasonable efforts to complete the remaining SIA improvements, as provided in the First Amendment.
4. The City Manager, or their designee, is authorized to execute the First Amendment to the Subdivision Improvement Agreement for Parcel Map 17-01, substantially in the form included as Attachment D to the City Manager's Report that accompanied this Resolution and take all actions necessary to implement this Resolution.

PASSED AND ADOPTED by the City Council of the City of Lathrop this 13th day of July 2026 by the following vote:

AYES:

NOES:

ABSTAIN:

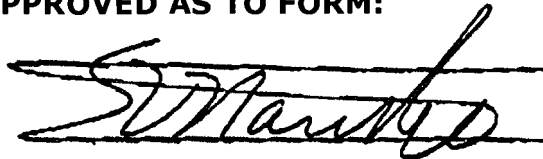
ABSENT:

Paul Akinjo, Mayor

ATTEST:

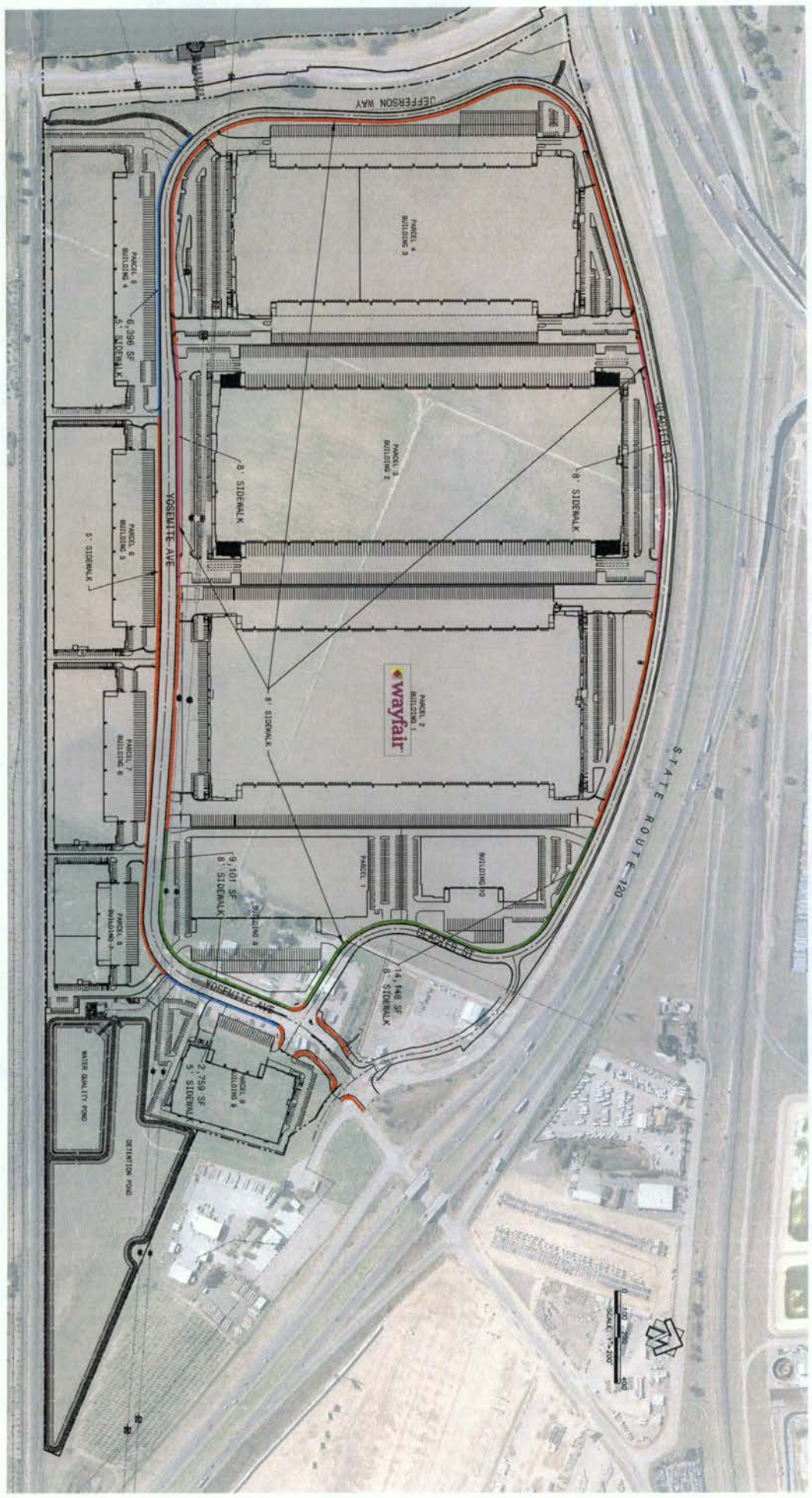
Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

- LEGEND
- EXISTING S/W - 69,818 SF
 - BUILDING 2 S/W - 17,036 SF
 - FUTURE 5' S/W - 9,155 SF
 - FUTURE 8' S/W - 23,249 SF



TRI POINT LOGISTICS
SIDEWALK PLAN

CITY OF LANHARD

Mackay & Sons

17" x 22" SCALE DATE 10/10/2018 SHEET 1 OF 1

**REMAINING BACKBONE INFRASTRUCTURE ENGINEER'S ESTIMATE
SOUTH LATHROP COMMERCE CENTER**

City of Lathrop, California

PM 17-01

Based on approved Improvement Plans and landscape plans prepared by MacKay & Soms and Ridge
Landscape Architects

Landscape Architects

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	AMOUNT
<u>A. CONCRETE WORK</u>					
1.	9,155	SF	5' Concrete Sidewalk (6"Concrete) including ramps	7.50 \$	68,660
2.	23,249	SF	8' Concrete Sidewalk (6"Concrete) including ramps	7.50 \$	174,370
ESTIMATED TOTAL CONCRETE WORK:				\$	243,030
<u>B. MISCELLANEOUS CONSTRUCTION</u>					
1.	61,928	SF	Street Landscape	9.70 \$	600,702
ESTIMATED TOTAL MISC. CONSTRUCTION:				\$	600,702
<u>SUMMARY</u>					
B	CONCRETE WORK			\$	243,030
F	MISCELLANEOUS CONSTRUCTION			\$	600,702
ESTIMATED TOTAL CONSTRUCTION COST:				\$	843,732
CONTINGENCIES @10%				\$	84,373
TOTAL REMAINING COST				\$	928,105

NOTES

1. This estimate is prepared as a guide only and is subject to possible change. It has been prepared to a standard of accuracy which, to the best of our knowledge and judgment, is sufficient to satisfy our understanding of the purposes of this estimate. MacKay & Somps makes no warranty, either expressed or implied, as to the accuracy of this estimate.

- It is assumed that all improvements will be installed with one phase of construction. Building in two or
2. several phases will increase this cost slightly.

- Costs presented herein are based on bids received from Teichert (sidewalk, dated 10/6/2021) and Grover
3. Landscape Services, Inc. dated 11/1/2019. No provision has been made for inflation

Prepared by the firm of

MACKAY & SOMPS

" D "

FIRST AMENDMENT TO SUBDIVISION IMPROVEMENT AGREEMENT FOR PARCEL MAP 17-01

This First Amendment to Subdivision Improvement Agreement for Parcel Map 17-01 ("First Amendment") is made and entered into this _____ day of _____, 2026 ("Effective Date") by and between the City of Lathrop, a municipal corporation of the State of California ("City"); South Lathrop Land, LLC, a California limited liability company ("SLL"); and PRIII CHI Tripoint Logistics Center Owner, LLC, a Delaware limited liability company ("Tripoint"). City, SLL, and Tripoint may be collectively referred to herein as the "Parties" or individually as a "Party."

RECITALS

A. The City and SLL entered into the Subdivision Improvement Agreement for Parcel Map 17-01 ("SIA") on September 10, 2018, to secure the construction of certain public improvements required in connection with Parcel Map 17-01 for the South Lathrop Commerce Center ("SLCC") Project.

B. On January 13, 2020, City Council accepted various offsite improvements constructed by SLL in accordance with the SIA and Development Agreement (DA), including backbone infrastructure improvements (new public streets, sidewalks, storm drain system, sewer & water infrastructure and electrical/fiber/cable infrastructure), a regional outfall structure, satisfaction of the linear park obligation, a storm drain pump station, a sanitary sewer pump station, a traffic signal, and highway interchange improvements.

C. On September 12, 2022, City Council accepted landscape improvements from SLL associated with the SIA. On June 10, 2024, City Council accepted additional landscape improvements from SLL associated with Encroachment Permit (EP) 23-156 constructed in accordance with the SIA.

D. On August 12, 2024, City Council approved the release of the original SIA bonds and accepted replacement bonds provided by SLL reflecting the cost of the then-remaining public improvements: Performance Bond No. CIC1945299 in the amount of \$1,454,383 and Labor and Material Bond No. CIC1945303 in the amount of \$727,191.50. Those replacement bonds are now proposed to be released and replaced as described herein.

E. The remaining undeveloped vacant property associated with Parcel Map 17-01 has since transferred ownership to PRIII CHI Tripoint Logistics Center Owner, LLC. As the current property owner, Tripoint is responsible for completing the remaining public improvements required under the SIA.

F. The off-site improvements associated with Parcel 3 of Parcel Map 17-01 (Building 2) are currently under active construction and are secured under a separate encroachment permit performance bond in an amount equal to 120% of the City-approved engineer's estimate for that work, consistent with the Lathrop Municipal Code. The remaining SIA public improvements associated with all other parcels within Parcel Map 17-01 will be guaranteed by the new SIA bonds described herein.

G. Tripoint has requested that the existing replacement bonds be released and replaced with new bonds sized to reflect the current engineer's estimate of the remaining SIA-required public improvements, excluding the off-site improvements for Parcel 3 of Parcel Map 17-01 (Building 2).

H. Tripoint has also requested that the former owner of the property, SLL, be removed from any further obligations under the SIA as Tripoint has purchased the property from SLL and SLL no longer has any involvement in the property. SLL hereby consents to the transfer of all remaining SIA obligations to Tripoint and agrees to be fully and formally released from the SIA upon execution of this First Amendment.

I. The Parties wish to amend the SIA as set forth herein.

THEREFORE, City, SLL, and Tripoint agree to amend the SIA as follows:

AMENDMENT

1. Addition of Responsible Party. PRIII CHI Tripoint Logistics Center Owner, LLC is hereby added as a responsible party under the SIA for Parcel Map 17-01 and assumes all obligations of the developer under the SIA with respect to the remaining public improvements, consistent with the California Subdivision Map Act. South Lathrop Land, LLC is hereby fully and formally released from any and all further obligations under the SIA as of the Effective Date of this First Amendment.

2. Extension of Completion Deadline. The deadline for completion of the remaining public improvements required under the SIA is hereby extended to December 31, 2030. All remaining public improvements shall be completed and accepted by City Council on or before this date, unless the City Engineer grants an Extension of the Completion Deadline in writing. Tripoint shall provide a written request to the City Engineer including reasonable documentation that Tripoint is using commercially reasonable efforts to complete the remainder of the SIA improvements, which the City Engineer shall review as the basis for determining whether to grant the Extension. Any appeal of the City Engineer's decision shall be filed in writing within 30 days of the City Engineer's decision and shall be heard by City Council or an approved hearing officer, whose decision shall be final.

3. Replacement of Existing Bonds. The existing replacement Performance Bond (No. CIC1945299) and Labor and Material Bond (No. CIC1945303) are hereby released and replaced with new bonds provided by Tripoint as follows: (a) a new Performance Bond No. CIC1945399 in the amount of \$928,105.00, equal to 100% of the City-approved engineer's estimate for the remaining SIA public improvements (excluding the off-site improvements for Parcel 3 of Parcel Map 17-01 (Building 2)); and (b) a new Labor and Materials Bond No. CIC1945399 in the amount of \$464,052.50, equal to 50% of the new Performance Bond amount, consistent with the California Subdivision Map Act and the City's standard SIA requirements. The new bonds shall remain in place until all remaining SIA improvements are accepted by City Council. The off-site improvements associated with Parcel 3 of Parcel Map 17-01 (Building 2) are not included in the scope of the new SIA bonds and are secured under a separate encroachment permit performance bond consistent with the Lathrop Municipal Code.

4. Remaining Obligations. The City acknowledges and agrees that Tripoint has constructed and completed all of the obligations under the SIA with the exception of the remaining improvements as follows:

A. Public Sidewalks. Tripoint shall complete the balance of the public sidewalks that remain to be constructed on the undeveloped parcels in widths and locations as shown and outlined on the attached master site plan, **Exhibit "A"**.

B. Public Landscape. Tripoint shall complete the balance of the public landscape that remains to be constructed on the undeveloped parcels.

5. No Other Changes. All other terms, conditions, covenants, obligations, and agreements in the SIA shall remain in full force and effect without any change due to this First Amendment. Except as specifically set forth herein, the SIA shall remain in full force and effect in accordance with its terms. To the extent this First Amendment is inconsistent with the SIA, this First Amendment shall govern and control.

IN WITNESS WHEREOF, the Parties have executed this First Amendment as of the last date shown opposite their signatures.

CITY:

CITY OF LATHROP, a California
municipal corporation

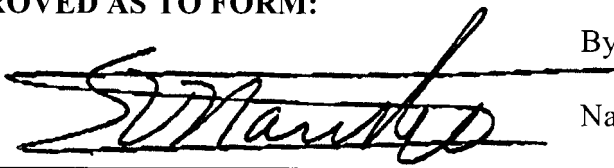
By: _____
Stephen J. Salvatore
City Manager

ATTEST:

City Clerk of and for the City of Lathrop,
State of California

By: _____
Teresa Vargas
City Clerk

APPROVED AS TO FORM:

By:  _____
Salvador Navarrete
City Attorney

ORIGINAL DEVELOPER:

South Lathrop Land, LLC, a California
limited liability company

By: _____

Name: _____

Title: _____

Date: _____

**SUCCESSOR OWNER /
REPLACEMENT RESPONSIBLE
PARTY:**

PRIII CHI Tripoint Logistics Center
Owner, LLC, a Delaware limited liability
company

By: _____

Name: _____

Title: _____

Date: _____

MASTER SITE PLAN IDENTIFYING REMAINING SIDEWALK IMPROVEMENTS



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ITEM 4.9

CITY MANAGER'S REPORT JULY 13, 2026 CITY COUNCIL REGULAR MEETING

ITEM: APPROVE PURCHASE OF TURBIDITY METER EQUIPMENT FROM UGSI CHEMICAL FEED, INC. FOR THE LOUISE AVENUE WATER TREATMENT FACILITY

RECOMMENDATION: Adopt a Resolution to Approve the Purchase of Turbidity Meter Equipment from UGSI Chemical Feed, Inc., for the Louise Avenue Water Treatment Facility

SUMMARY:

Staff requests authorization to Purchase turbidity meter equipment from UGSI Chemical Feed, Inc., for the Louise Avenue Water Treatment Facility (LAWTF). The new equipment will replace existing meters that have reached the end of their useful life and are no longer functioning reliably. The total cost of the purchase is \$82,052 and will be funded through the Water Operations Fund 5620.

BACKGROUND:

The Louise Avenue Water Treatment Facility (LAWTF), located at the municipal corporation yard at 2112 Louise Avenue, was constructed in 2012 to provide arsenic treatment for the City's groundwater supply.

Turbidity meters are critical components used to monitor water quality and maintain compliance with state drinking water regulations. These instruments provide real-time data on water clarity, allowing operators to verify treatment performance and ensure the delivery of safe drinking water.

The existing turbidity meters are no longer functioning reliably and require replacement to maintain regulatory compliance and operational continuity.

TriOS-brand turbidity meters have been selected due to their accuracy, reliability, and compatibility with the facility's existing instrumentation and control systems. Use of this equipment will ensure consistent performance, minimize maintenance requirements, and support uninterrupted operation of the treatment facility.

In accordance with Lathrop Municipal Code (LMC) Section 2.36.110(A), this purchase qualifies as a sole source procurement. UGSI Chemical Feed, Inc. is the exclusive authorized distributor for TriOS equipment within the United States and is therefore the only vendor capable of supplying this equipment. Documentation supporting this sole source determination is included in the attachments.

**CITY MANAGER'S REPORT
JULY 13, 2026 CITY COUNCIL REGULAR MEETING
APPROVE PURCHASE OF TURBIDITY METER EQUIPMENT FROM UGSI
CHEMICAL FEED, INC. FOR THE LOUISE AVENUE WATER TREATMENT
FACILITY**

PAGE 2

RECOMMENDATION:

Staff recommends approval of the purchase of turbidity meter equipment from UGSI Chemical Feed, Inc., to replace the non-functioning equipment at the Louise Avenue Water Treatment Facility (LAWTF) and maintain reliable water quality monitoring operations. UGSI is the sole source distributor of the turbidity meter equipment as documented in the attached authorization certificate and sole source justification letter.

FISCAL IMPACT:

The total cost for the purchase of the turbidity equipment is \$82,052. Adequate funds have been allocated in the adopted FY 2026-2027 Water Operations Fund 5620 biennial budget.

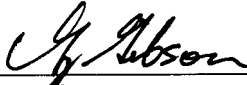
ATTACHMENTS:

- A. Resolution Approving the Purchase of Turbidity Meter Equipment from UGSI Chemical Feed, Inc., for the Louise Avenue Water Treatment Facility
- B. Proposal from UGSI Chemical Feed, Inc.
- C. Exclusive Distributor Authorization Letter (UGSI Chemical Feed, Inc.)
- D. Sole Source Justification Memorandum

**CITY MANAGER'S REPORT
JULY 13, 2026 CITY COUNCIL REGULAR MEETING
APPROVE PURCHASE OF TURBIDITY METER EQUIPMENT FROM UGSI
CHEMICAL FEED, INC. FOR THE LOUISE AVENUE WATER TREATMENT
FACILITY**

PAGE 3

APPROVALS:



Greg Gibson
Senior Civil Engineer

06/25/2026

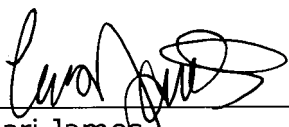
Date



Brad Taylor
Public Works Director/City Engineer

6/25/2026

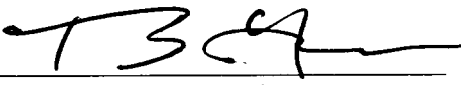
Date



Cari James
Finance Director

7/1/2026

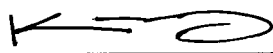
Date



Thomas Hedegard
Deputy City Manager

7/1/2026

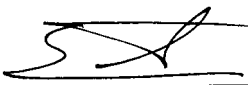
Date



Michael King
Assistant City Manager

7.1.2026

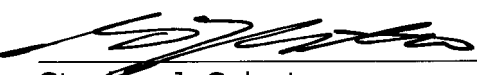
Date



Salvador Navarrete
City Attorney

7.6.2026

Date



Stephen J. Salvatore
City Manager

7.8.26

Date

RESOLUTION NO. 26 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO APPROVE THE PURCHASE OF TURBIDITY METER EQUIPMENT FROM UGSI CHEMICAL FEED, INC., FOR THE LOUISE AVENUE WATER TREATMENT FACILITY

WHEREAS, the Louise Avenue Water Treatment Facility ("LAWTF") provides arsenic treatment for the City's groundwater supply and requires reliable turbidity monitoring equipment to maintain water quality and regulatory compliance; and

WHEREAS, the existing turbidity meter equipment at the LAWTF is no longer functioning properly and must be replaced to ensure continued operation and compliance with applicable drinking water requirements; and

WHEREAS, staff has determined that TriOS-brand turbidity meter equipment is compatible with the City's existing facility systems and is necessary for operational reliability; and

WHEREAS, UGSI Chemical Feed, Inc. is the exclusive authorized distributor for TriOS equipment within the United States and is therefore the only vendor able to provide the required equipment; and

WHEREAS, pursuant to Lathrop Municipal Code Section 2.36.110(A), sole source purchases are exempt from bidding procedures; and

WHEREAS, staff has prepared a sole source justification and obtained documentation supporting UGSI Chemical Feed, Inc.'s authorization status; and

WHEREAS, the total cost of the turbidity meter equipment is \$82,052, and sufficient funds are available in Water Operations Fund 5620, as adopted in the Fiscal Year 2026-2027 budget.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lathrop hereby approves the purchase of turbidity meter equipment from UGSI Chemical Feed, Inc. for the Louise Avenue Water Treatment Facility for an amount not to exceed \$82,052 to be funded from the Water Operations Fund 5620.

The foregoing resolution was passed and adopted this 13th day of July, 2026, by the following vote of the City Council, to wit:

AYES:

NOES:

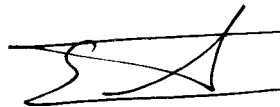
ABSENT:

ABSTAIN:

Paul Akinjo, Mayor

ATTEST:

APPROVED AS TO FORM:

A handwritten signature in black ink, appearing to be 'S. Navarrete', written over a horizontal line.

Teresa Vargas, City Clerk

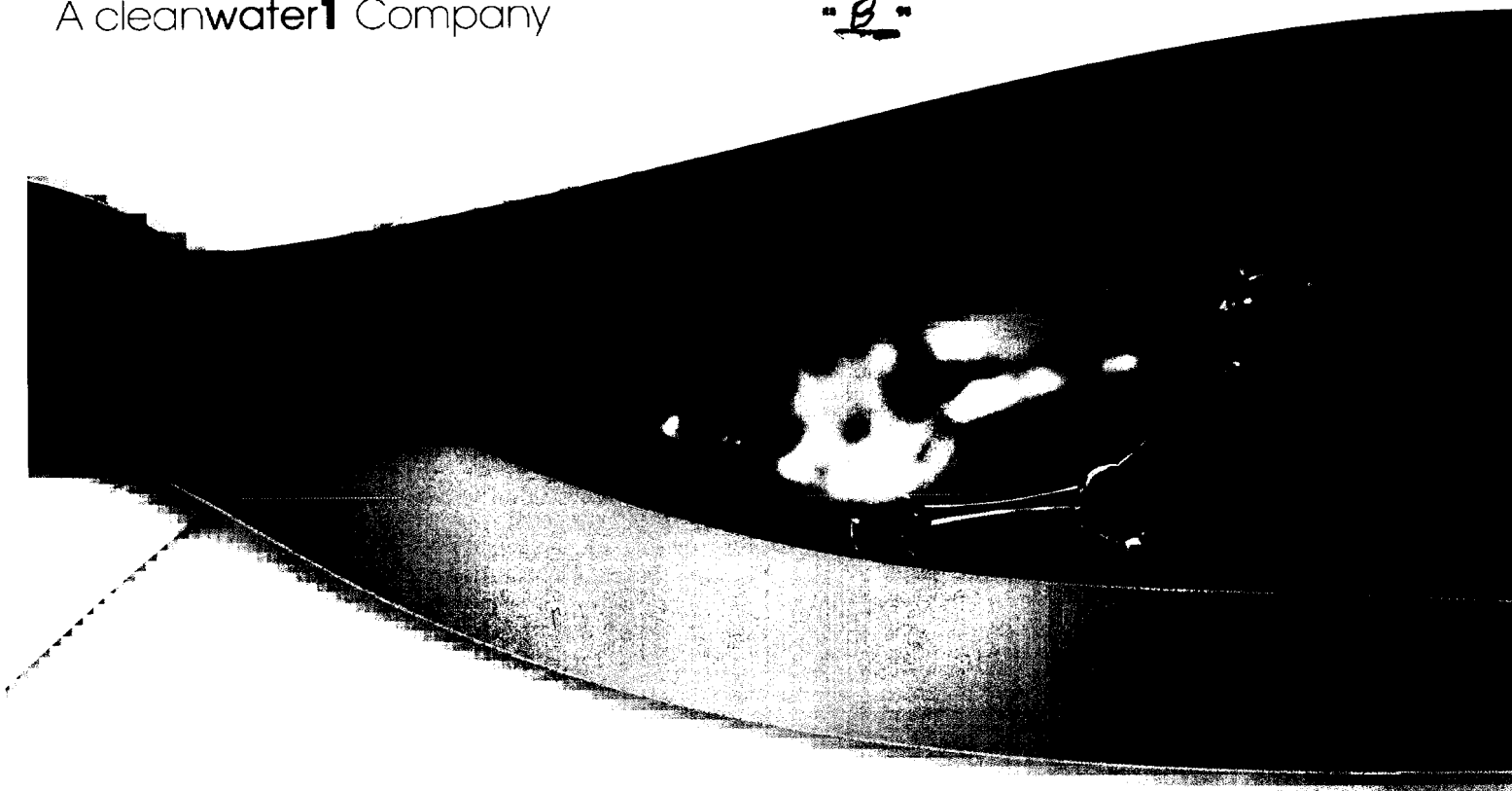
Salvador Navarrete, City Attorney

UGSI CHEMICAL FEED

A cleanwater1 Company

ATTACHMENT

"B"



FIRM PROPOSAL

TriOS Optical Sensors
For: Lathrop, CA

UGSI Chemical Feed, Inc.
File No.: 202501-41147

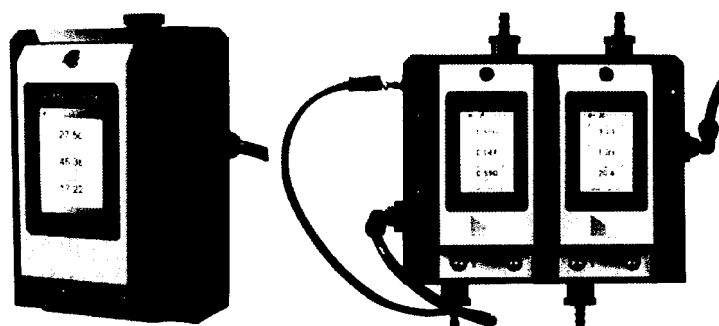
Prepared On: May 7th, 2026

SALES REPRESENTATIVE

Ethan Brooke

Email: EBrooke@Cleanwater1.com

Phone: 408-370-6540



UGSI CHEMICAL FEED

A cleanwater1 Company

TABLE OF CONTENTS

Cover Letter

Section 1 Commercial Proposal

Section 2 Technical Literature

IMPORTANT NOTICE: All the information in this Proposal is confidential and has been prepared for Buyer's use solely in considering the purchase of the Equipment described. Transmission of all or any part of this Proposal to others or use by Buyer for other purposes is unauthorized without Seller's advance written consent.

UGSI Chemical Feed, Inc. is part of the Cleanwater1 family of companies, which includes PSI, PAX and VeloDyne.

FIRM PROPOSAL
TRIOS SYSTEM

Project Name: City of Lathrop WTP
Project Location: Lathrop, CA
Proposal No.: 202501-41147
Proposal Date: May 7, 2026

Applications Engineer: Jessica Mannhardt
Regional Manager: Ethan Brooke

SCOPE OF SUPPLY

Qty	Description	Price
TW Turb-W40 Kit		
6	TW Master Turb-W40 - Includes TW Turb end plates & connection kit	\$66,210
6	TW PS300, US Version - Power supply unit for connecting sensors of the TW Master Series	
12	Panel for TW Master Series, direct to wall mounting	
6	Spare O-ring kit	
24	SCREW M4X16MM SHCS FLAT HEAD 316-SS	
12	SOCKET HEAD SCREW, M4 X 0.7mm, 20mm LONG	
12	10mm push connect to 1/4" NPT adapter	
Stainless Steel Enclosure		
6	Stainless Steel Enclosure, 20 x 20 x 10, window cut	\$15,842

SCOPE OF ENGINEERING

The following documentation shall be provided by Seller:

- Shop Drawing Submittal
 - Detailed Scope of Supply
 - Comments & Clarifications
 - Project Schedule
 - Technical Information / Equipment / Drawings
 - Catalog Cut sheets
 - Dimensional Drawings / General Assembly Drawings
 - Functional Schematics / Piping and Instrumentation Diagrams (when applicable)
 - Electrical Schematics (when applicable)
 - Control Panel Layouts, Ladder Logic Diagrams (when applicable)
 - Receiving, Handling and Storage
 - Warranty Statement
- Operation and Maintenance Manuals
 - Ordering Information
 - Warranty Statement
 - Introduction
 - Safety Precautions
 - Preventive Maintenance General Information
 - Maintenance Record Card
 - Regional Offices
 - Technical Data
 - Installation
 - Operation
 - Service
 - Illustrations
 - Preventive Maintenance Kits and Spare Parts List
 - Additional Literature

NOTE - In an effort to be environmentally responsible, one (1) hard copy of the submittal and O+M will be supplied and up to eight (8) copies will be supplied on CD-ROM. Additional hardcopies of the submittal and O+M can be supplied at a cost of \$50.00 each.

CLARIFICATIONS & EXCEPTIONS

Section	Part	Description

ITEMS NOT INCLUDED IN SCOPE

- Mechanical and electrical installation labor
- Civil work including supply of anchor bolts
- Interconnecting piping
- Interconnecting wiring (unless detailed above)
- Valves, fittings, appurtenances not specifically listed above
- Decks, stairs and mezzanines not specifically listed above
- Installation supervision
- All taxes, fees, duties, tariffs, and other customs clearance costs, lien waivers, bonds and licenses.
- Room ventilation, air conditioning, or lighting
- Videotaping (unless a videotape agreement is signed)

COMMERCIAL OFFERING

Payment Terms:	20% Due on PO Submittal 20% Due on Release to Manufacturing 60% Due on Shipment of Equipment All payments are due 30 days from date of invoice and are not subject to retention.
FOB:	Factory
Freight to Job Site:	Included
Shipment:	8-10 weeks after receipt of full information and approved drawings (when required)
Startup:	0 days included
Training:	0 day included
Extended Warranty:	Not Included
Price (Base):	\$82,052

Other Conditions:

- 1) UGSI Chemical Feed, Inc. (Seller) proposes to furnish materials, and/or equipment for the product identified at the beginning of this proposal. Any items not shown above as detailed under (i) 'SCOPE OF SUPPLY', (ii) 'SCOPE OF ENGINEERING', or (iii) other attachments to this proposal, are EXCLUDED. In addition:
 - a. Seller's price will be held valid for a period of 90 days from the date of this proposal. Seller shall have the right to reprice this proposal if the parties do not agree to a mutually acceptable purchase order within 90 days after the Proposal Date or if delivery occurs more than 365 days after commercial agreement.
 - b. Prices are in US Dollars.
 - c. Local or state taxes are not included in this proposal.
 - d. The price is based on tariff rates in effect on the date of this Proposal. If any applicable tariff rate increases prior to the parties' execution of a mutually agreed order, the price will be increased correspondingly.
- 2) This proposal by Seller is contingent upon: (i) Seller's written acceptance of the signed proposal, a purchase order, or other document issued by the Buyer in response to this proposal; and (ii) Buyer's assent to the terms and conditions contained in this proposal, such terms to take precedence in the event of conflict with any other terms or documents incorporated into the contract arising out of this proposal unless otherwise agreed in a writing, signed by "Seller" (iii) satisfactory completion of an anti-corruption due diligence review, if applicable.
- 3) All of the information supplied by Seller in connection with this proposal (including drawings, designs and specifications) (the "Information") is confidential and/or proprietary and has been prepared for Buyer's use solely in evaluating the purchase of the equipment and/or services described herein. Transmission of all or any part of the Information to others, or use by Buyer for any purpose other than such evaluation, is expressly prohibited without Seller's prior written consent.
- 4) Please return a signed copy of this proposal or address and send your purchase order to:
UGSI Chemical Feed, Inc.
1901 W Garden Rd
Vineland, NJ 08360
Attn: Debra Petsch
Phone: 856.896.2160
Fax: 856.457.5920
E-mail: dpetsch@cleanwater1.com

Thank you for your interest in UGSI Chemical Feed, Inc.. We are committed to meeting your expectations.

PROPOSAL ACCEPTANCE

An authorized signature indicates Buyer's acceptance of this proposal, including without limitation Seller's Standard Terms and Conditions of Sale accessible at:

<https://cleanwater1.com/hubfs/UGSIChemFeedTandCsRev.19.01.10.pdf>

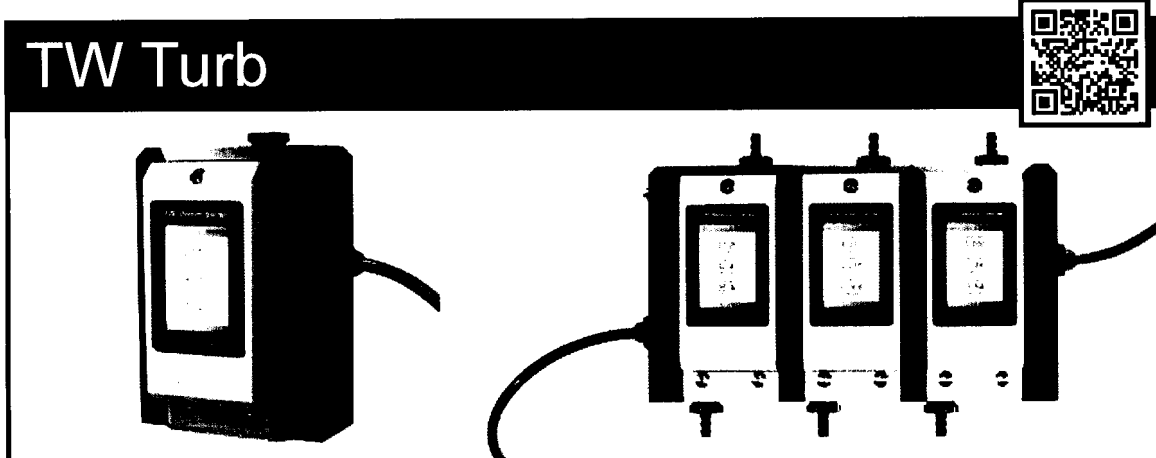
Company Name

Buyer's Name (printed)

Buyer's Authorized Signature

Date

TW Turb-40 / TW Turb-W40



TW Turb is a sensor from the modular TW Master series from TriOS, one of the world's leading manufacturers of optical measurement technology. It has been developed for the precise analysis of turbidity in drinking water and fulfils the highest standards of accuracy and reliability. The measuring range is tailored to the requirements of drinking water monitoring. Seamless integration with the TW PS300 supply and communication module means that the measurement data can be easily transferred to existing systems. The flexibility of the TW Master series makes it possible

to create customised combinations and record additional parameters according to the requirements of the respective application.

With dimensions of just 160 mm x 280 mm x 108 mm, the modules are extremely compact and can be easily integrated into almost any installation. The simple installation and the possibility of customisation to individual application requirements make the TW Master series the ideal choice for achieving the highest standards in water analysis.

Benefits

- ◆ Precise analysis of turbidity
- ◆ Customised, modular composition
- ◆ Simple assembly and configuration
- ◆ Fast cleaning

Applications

- ◆ Drinking water monitoring in water supply systems
- ◆ Quality control in wastewater treatment plants
- ◆ Research projects on water quality

Parameter

Turbidity
in FNU

Turbidity
in NTU

TW Turb-40 / TW Turb-W40

Technical specifications

Application		Drinking, ground and surface water	
Measurement technology	Light source	Turb-40 LED 860 nm, FWHM* 30 nm	TW Turb-W40 LED white light (colour temperature between 2200-3000°K)
	Detector	IR photodiode with a spectral peak response at 860 nm	Photodiode with a spectral peak response in the range between 400 and 600 nm
Applied standard		DIN EN ISO 7027-1:2016-11	EPA Method 180.1 (August 1993)
Measurement principle		Nephelometry	
Parameter		Turbidity in FNU or NTU	Turbidity in NTU
Measuring Range		TW Turb-40 0–40 FNU	TW Turb-W40 0–40 NTU
Measuring accuracy		± (5 % + 0.01) FNU	± (5 % + 0.01) NTU
Resolution		0.002 FNU	0.002 NTU
Sensitivity		0.005 FNU	0.005 NTU
Repeat accuracy		± (0.5 % + Detection limit)	tbd
Detection limit		0.01 FNU	0.01 NTU
Linearity/ Variation coefficient		≤ 0.53 %	tbd
Measurement deviation		≤ (2 % of the measured value + detection limit)	tbd
Reproducibility		≤ (1 % of the measured value + detection limit)	tbd
Response time (T90)		20 s (sensor only)	
Warm-up time		90 s at a flow rate of 10 L/h (total system)	
Data logger		60 s	
Response time		Internal 8 GB memory, smallest storage interval 5 s	
Smallest measuring interval		20 s	
Cross sensitivities		3.1 s	
Display		Finely distributed air bubbles	Colored solutions, finely distributed air bubbles
Interface	digital:	3.5 inch capacitive color touch display, 320x480 pixels	
	analog:	RS-485 (Modbus RTU), Ethernet (Modbus TCP)	
Power Supply		12–24 VDC (± 10 %)	
Power consumption		2 W	
Connection		M12 hybrid industrial connector, 8-pin.	

*Full Width at Half Maximum

TW Turb-40 / TW Turb-W40

Technical specifications

Housing Material	Flowcell	POM / NBR
	Sensor	Aluminium / POM / PET / quartz glass
Dimensions (W/H/D)		160 / 280 / 108 mm
Weight		approx. 3.8 kg
Operating conditions		Temperature: Sample (insitu) 0-30 C°
		Ambient temperature: 0-40 C°
		min. Internal pressure: 0.2 bar
		max. internal pressure: 1 bar
	Flow rate:	min. 6 L/h (0.1 L/min) recommended 30 L/h (0.5 L/min) max. 1200 L/h (20 L/min)
Inner volume		approx. 150 ml
Transport conditions		0-80°C
Storage conditions		0-80°C
Degree of protection		IP30
Support effort		Depending on the water quality, typically every < 0.5h/ month
Calibration/ maintenance interval		Depending on the water quality, typically every 12 months
System compatibility		only with TW PS300 and max. 2 additional modules
Warranty		1 year (EU & US: 2 years)

ATTACHMENT

"C"



To whom it may concern!

TriOS Mess- und Datentechnik GmbH
Bürgermeister-Brötje-Straße 25
D-26180 Rastede, Germany

phone: +49 (0) 4402 69670-0 buero@trios.de
fax: +49 (0) 4402 69670-20 www.trios.de

Frank Meinhardt 01st of January 2025
meinhardt@trios.de

Subject: Agency / Distributor Authorisation letter

AUTHORIZATION CERTIFICATE

We, TriOS Mess-und Datentechnik GmbH, hereby appoint and present this authorization certificate to

UGSI CHEMICAL FEED

A cleanwater Company

UGSI Chemical Feed, Inc.
1901 W Garden Road
Vineland, NJ 08360

and its official branches to act as our authorized exclusive TriOS Distributor (for sales and after sales) for the United States of America.

This Authorization Certificate applies for Drinking- and Waste-Water applications.

The permit is valid from 01/01/2025 to 31/12/2026, till further notice and is extended by one year at a time unless terminated in writing.

Yours Sincerely,

TriOS Mess- und Datentechnik GmbH
Bürgermeister-Brötje-Str. 25
D - 26180 Rastede - Germany
Tel: 04402 / 6967 0 - 0 Fax - 20
www.trios.de

Frank Meinhardt CEO & Vice-President



City of Lathrop
Department of Public Works
390 Towne Centre Drive Lathrop, CA 95330
Phone (209) 941-7430
www.ci.lathrop.ca.us

Memo

To: Stephen J. Salvatore, City Manager
From: Brad Taylor, Public Works Director/City Engineer
Date: June 23, 2026
Re: Sole Source Justification for the Purchase of Turbidity Meter Equipment from UGSI Chemical Feed, Inc. for the Louise Avenue Water Treatment Facility

Pursuant to Lathrop Municipal Code (LMC) 2.36.110(C) this memo provides written certification to the City of Lathrop purchasing officer (City Manager) by a department head explaining the justification for exempting the purchase of turbidity meter equipment from standard competitive bidding procedures with UGSI Chemical Feed, Inc. in the amount of \$82,052.

The Water Treatment Plant requires replacement turbidity meters to maintain compliance with state and federal drinking water regulations, as these meters measure the cloudiness of water and provide essential real-time data for monitoring filtration effectiveness, detecting process issues, and ensuring treated water remains safe for consumption. TriOS-brand turbidity meters are selected due to their high accuracy, reliability, advanced optical technology, and seamless integration with existing plant systems, which together support consistent performance with minimal maintenance. TriOS also offers superior product availability and responsive customer support compared to other manufacturers, both of which are critical for maintaining uninterrupted operations in a 24/7 water treatment environment.

In accordance with Lathrop Municipal Code (LMC) Section 2.36.110(A), this purchase qualifies as a sole source procurement. UGSI Chemical Feed, Inc. is the exclusive authorized distributor for TriOS equipment within the United States, and therefore the only vendor from whom the City may legally and reliably obtain this equipment. A letter confirming UGSI Chemical Feed, Inc.'s exclusive distributor status, is attached to this justification.

For these reasons, the department requests approval to proceed with the sole source purchase from UGSI Chemical Feed, Inc. in the amount of \$82,052.

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ITEM 4.10

CITY MANAGER'S REPORT JULY 13, 2026 CITY COUNCIL REGULAR MEETING

ITEM: **APPROVE MASTER AGREEMENT AND TASK ORDER NO.1 WITH DAHLIN GROUP, INC., FOR CORPYARD VEHICLE STORAGE BUILDING, CIP GG 26-01**

RECOMMENDATION: **Adopt Resolution to Approve a Master Agreement and Task Order No. 1 with Dahlin Group, Inc., for Architectural and Engineering Services for the Corpyard Vehicle Storage Building, CIP GG 26-01**

SUMMARY:

The City of Lathrop Corporation Yard site is located at 2112 Louise Avenue. Several existing facilities are located at the site, including the original Corporation Yard Building, the Louise Avenue Water Treatment Facility, and several recent additions, including a Police Evidence and Storage Building and an Interim Animal Center. Additional facilities are planned to include a Public Works Administration Building, Fleet Maintenance Building, and Vehicle Storage Building.

Staff requests that the City Council approve the attached Master Agreement and Task Order No. 1 with Dahlin Group, Inc., (DAHLIN) to provide architectural and engineering services for the Corpyard Vehicle Storage Building, CIP GG 26-01, in the amount of \$241,000 for the base scope fee and \$15,000 to add Alternate 3 – Fire Alarm and Fire Protection design services for a total cost of \$256,000. Sufficient funds have been allocated to CIP GG 26-01 in the Biennial Fiscal Year 25/26 and 26/27 budget to pay for these services.

BACKGROUND:

The proposed Vehicle Storage Building will be designed using a pre-engineered metal building system approximately 18,000 square feet in size. Architectural and engineering services (A&E services) are required for the design of the site improvements including grading, drainage, utilities and site security lighting. In addition, A&E services are needed for design of the building foundations and structural slab and electrical, fire suppression and mechanical (HVAC) systems for the proposed vehicular storage building and other requirements of the California Building Code.

On October 2, 2025, staff issued a Request for Qualifications (RFQ) for On-Call Architectural and Engineering Professional Consulting Services. Twenty-seven Statement of Qualifications (SOQs) responses to the RFQ were received on November 4, 2025. After careful review and evaluation of the SOQs, staff selected sixteen firms, including DAHLIN, as the best qualified firms to provide these services.

CITY MANAGER'S REPORT**PAGE 2****JULY 13, 2026, CITY COUNCIL REGULAR MEETING****APPROVE MASTER AGREEMENT AND TASK ORDER NO.1 WITH DAHLIN GROUP, INC., FOR CORPYARD VEHICLE STORAGE BUILDING, CIP GG 26-01**

Master Agreements issued under the On-Call Architectural and Engineering Services allow the City's Engineering Division to request services of the selected consultant(s) on an individual project basis as the need arises. Prior to any work completed under a Master Agreement, staff requests a proposal for a specific scope of service from the best qualified firm. At the request of staff, DAHLIN provided a proposal to provide architectural and engineering services needed for the Corpyard Vehicle Storage Building CIP GG 26-01. The cost of the services proposed by DAHLIN is \$241,000 for the base scope fee and \$15,000 to add Alternate 3 – Fire Alarm and Fire Protection design services for a total cost of \$256,000.

REASON FOR RECOMMENDATION:

Staff recommends that City Council approve a Master Agreement and Task Order No. 1 with DAHLIN to provide professional architectural and engineering services for the Corpyard Vehicle Storage Building, CIP GG 26-01. This project is intended to store City vehicles and heavy equipment.

FISCAL IMPACT:

The cost of the services under Task Order No.1 with DAHLIN is \$256,000. Sufficient funds were included in the Biennial Fiscal Year 25/26 and 26/27 budget under CIP GG 26-01 to pay for these services.

ATTACHMENTS:

- A. Resolution to Approve a Master Agreement and Task Order No. 1 with Dahlin Group, Inc., for Architectural and Engineering Services for the Corpyard Vehicle Storage Building, CIP GG 26-01
- B. Master Agreement with Dahlin Group, Inc., for Architectural and Engineering Services for the Corpyard Vehicle Storage Building, CIP GG 26-01
- C. Task Order No. 1 with Dahlin Group, Inc., for Architectural and Engineering Services for the Corpyard Vehicle Storage Building, CIP GG 26-01

CITY MANAGER'S REPORT

PAGE 3

JULY 13, 2026, CITY COUNCIL REGULAR MEETING

APPROVE MASTER AGREEMENT AND TASK ORDER NO.1 WITH DAHLIN GROUP, INC., FOR CORPYARD VEHICLE STORAGE BUILDING, CIP GG 26-01

APPROVALS



Greg Gibson
Senior Civil Engineer

06/16/2026

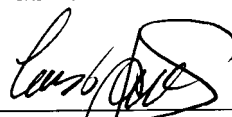
Date



Brad Taylor
Public Works Director/City Engineer

6/16/2026

Date



Cari James
Finance Director

6/17/2026

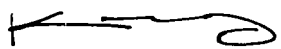
Date



Thomas Hedegard
Deputy City Manager

6/17/2026

Date



Michael King
Assistant City Manager

6.18.2026

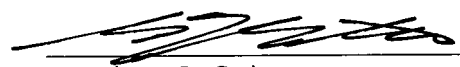
Date



Salvador Navarrete
City Attorney

6.22.2026

Date



Stephen J. Salvatore
City Manager

7.8.26

Date

RESOLUTION NO. 26 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO APPROVE A MASTER AGREEMENT AND TASK ORDER NO. 1 WITH DAHLIN GROUP, INC., FOR ARCHITECTURAL AND ENGINEERING SERVICES FOR THE CORPORATION YARD VEHICLE STORAGE BUILDING, CIP GG 26-01

WHEREAS, the City of Lathrop desires to improve the Corporation Yard site located at 2112 Louise Avenue including the construction of a new Vehicle Storage Building to support City operations; and

WHEREAS, the proposed Corpyard Vehicle Storage Building will be designed using a pre-engineered metal building system approximately 18,000 square feet in size; and

WHEREAS, architectural and engineering services are required for the design of site improvements, including grading, drainage, utilities, and site security lighting, as well as for the building foundations, structural slab, electrical, fire suppression, and mechanical HVAC improvements necessary for the proposed Vehicle Storage Building and compliance with the California Building Code; and

WHEREAS, on October 2, 2025, the City issued a Request for Qualifications for On-Call Architectural and Engineering Professional Consulting Services, and on November 4, 2025, the City received twenty-seven Statement of Qualifications responses; and

WHEREAS, after careful review and evaluation of the Statement of Qualifications, staff selected sixteen firms, including Dahlin Group, Inc., (DAHLIN), as the best qualified firms to provide these services; and

WHEREAS, at the request of staff, DAHLIN has prepared a proposal for architectural and engineering services for the Corpyard Vehicle Storage Building, CIP GG 26-01; and

WHEREAS, staff requests that the City Council approve a Master Agreement and Task Order No. 1 with Dahlin Group, Inc., to provide architectural and engineering services for the Corpyard Vehicle Storage Building, CIP GG 26-01, in the amount of \$241,000 for the base scope fee and \$15,000 to add Alternate 3 – Fire Alarm and Fire Protection design services for a total cost of \$256,000; and

WHEREAS, sufficient funds have been budgeted in the Biennial Fiscal Year 25/26 and 26/27 Budget for CIP GG 26-01 to pay for these services.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lathrop does hereby approve the Master Agreement and Task Order No. 1 with Dahlin Group, Inc., for Architectural and Engineering Services for the Corpyard Vehicle Storage Building, CIP GG 26-01 for a cost of \$256,000.

The foregoing resolution was passed and adopted this 13th day of July 2026, 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 OF LATHROP
MASTER AGREEMENT FOR ON-CALL ARCHITECTURAL AND ENGINEERING SERVICES
WITH DAHLIN GROUP, INC.**

THIS AGREEMENT, dated for convenience this **July 13, 2026**, is by and between **Dahlin Group, Inc.**, ("CONSULTANT") and the **CITY OF LATHROP**, a California municipal corporation ("CITY");

RECITALS:

WHEREAS, CONSULTANT is specially trained, experienced, and competent to perform Architectural and Engineering 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 Architectural and Engineering Services, as hereinafter defined, on the following terms and conditions; and

NOW, THEREFORE, CONSULTANT and the CITY agree as follows:

AGREEMENT

(1) Scope of Service

CONSULTANT agrees to perform On-Call Architectural and Engineering Services in conformance with each approved Task Order submitted by the CONSULTANT, attached hereto as incorporated herein by this reference. CONSULTANT agrees to diligently perform these services in accordance with the upmost standards of its profession and CITY'S satisfaction.

(2) Compensation

CONSULTANT agrees to perform On-Call Architectural and Engineering Services per the fee schedule included as Exhibit A dated **November 4, 2025**. City hereby agrees to pay CONSULTANT the amount indicated in each approved Task Order, for the On-Call Architectural and Engineering Services. City agrees to pay CONSULTANT within thirty (30) days of receipt of billings containing all information required per 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 approved Task Order Scope of Work 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 and payment terms prior to the commencement of work.

(3) Effective Date and Term

The effective date of this Agreement is **July 13, 2026** and it shall terminate no later than **June 30, 2028**. This Agreement and any associated Task Orders may be renewed annually after this initial period, at the discretion and written approval of the City. The City shall notify CONSULTANT in writing of the intent to extend the Agreement.

(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. CONSULTANT expressly agrees not to represent, at any time or in any manner, that CONSULTANT is an employee of the CITY.

(5) Billings

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.

(7) Assignment of Personnel

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. The services shall be performed by, or under the direct supervision, of CONSULTANT's Authorized Representative: **Daniel Berghauser AIA, Principal/Senior Architect**. CONSULTANT shall not replace its Authorized Representative without the prior written approval by the CITY.

(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 (i) 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) each accident or disease. 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 Liability 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 project or location of the work to be performed under this Agreement or the general aggregate limit shall be doubled. 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 (ISO) 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, officials, 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; ongoing operations using ISO form CG 20 10 (or equivalent) and completed operations using ISO form CG 20 37 (or equivalent) 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, officials, employees, agents, or volunteers.
- (ii) The insurance shall cover on an occurrence basis, and not on a claim made basis.

CITY OF LATHROP – DAHLIN GROUP, INC.
MASTER AGREEMENT FOR ON-CALL ARCHITECTURAL AND ENGINEERING SERVICES

- (iii) An endorsement must state that coverage is primary insurance and that no other insurance or self-insurance affected by the CITY will be called upon to contribute to a loss under the coverage.
- (iv) Coverage shall provide and be endorsed to include a waiver of subrogation in favor of the City and its officers, officials, 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, officials, 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.

CONSULTANT, at CONSULTANT'S own cost and expense, shall maintain automobile liability insurance for the period covered by this Agreement in an amount not less than two million dollars (\$2,000,000) each accident, combined single limit coverage for risks associated with the work contemplated by this Agreement. 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 the use of owned, hired, and non-owned automobiles under this Agreement.

Coverage shall be at least as broad as Insurance Services Office Automobile Liability form CA 00 01 (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, officials, employees, agents, and volunteers are to be covered as additional insureds.
 - (ii) Coverage shall provide and be endorsed to include a waiver of subrogation in favor of the City and its officers, officials, employees, agents, and volunteers.
 - (iii) Insurance is to be placed with California-admitted insurers with a Best's rating of no less than A: VII.
 - (iv) Notice of cancellation or non-renewal must be received by CITY at least thirty days prior to such change.
- (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 (5) 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 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), (c), or (d) 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 (5) 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. CONSULTANT's aggregate liability hereunder shall be limited by CITY to \$1,000,000 regardless of the legal theory under which such liability is imposed.

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

(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.

CITY OF LATHROP – DAHLIN GROUP, INC.
MASTER AGREEMENT FOR ON-CALL ARCHITECTURAL AND ENGINEERING SERVICES

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: Dahlin Group, Inc.
5865 Owens Drive
Pleasanton, CA 94588

(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) 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.
- (c) Definitions. The definitions and terms are as defined in these specifications.
- (d) 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.
- (e) 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.
- (f) 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.
- (g) 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.

- (h) 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.
- (i) 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.
- (j) 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.
- (k) 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.
- (l) 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.
- (m) 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.
- (n) 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.
- (o) 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.

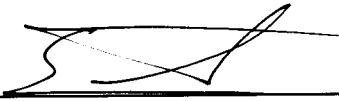
(18) Signatures

The individuals executing this Agreement represent 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 – DAHLIN GROUP, INC.
MASTER AGREEMENT FOR ON-CALL ARCHITECTURAL AND ENGINEERING SERVICES

Approved as to Form:

City of Lathrop
City Attorney



Salvador Navarrete

6-22-2026

Date

Recommended for Approval:

City of Lathrop
Public Works Director/City Engineer

Brad Taylor

Date

Approved by:

City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

Stephen Salvatore
City Manager

Date

CONSULTANT:

Dahlin Group, Inc.
5865 Owens Drive
Pleasanton, CA 94588
Fed ID # _____
Lathrop Business License # _____

Signature

Date

Print Name and Title

Signature

Date

Print Name and Title

DAHLIN

QUALIFICATIONS FOR

**ON-CALL PROFESSIONAL CIVIL,
TRAFFIC, UTILITY ENGINEERING
AND ARCHITECTURAL
LANDSCAPE AND
ARCHITECTURAL SERVICES**

City of Lathrop
November 5, 2025

DAHLIN

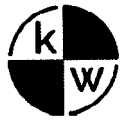
ARCHITECTURE | PLANNING | INTERIORS



RATES

2025 BASIC HOURLY RATE SCHEDULE	PRESIDENT/CEO, SENIOR VICE PRESIDENT, FOUNDER, CFO, CMO, CPO	\$ \$275 - \$300
	PRINCIPAL, DIRECTOR, MANAGING PRINCIPAL, MANAGING DIRECTOR, SENIOR PRINCIPAL, SENIOR DIRECTOR	\$210 - \$270
	SENIOR - ARCHITECT, PROJECT MANAGER, PROJECT SPECIALIST, DESIGNER, PLANNER	\$190 - \$200
	ARCHITECT, PROJECT MANAGER, PROJECT SPECIALIST, PROJECT DESIGNER, DESIGN MANAGER	\$170 - \$180
	JOB CAPTAIN, INTERIOR DESIGNER, BIM SPECIALIST, DESIGNER, PLANNER	\$130 - \$160
	DESIGNER/DRAFTER	\$100 - \$120
	ADMINISTRATION	\$85 - \$125

RATES EFFECTIVE THROUGH DECEMBER 31, 2025 AND MAY BE ADJUSTED ANNUALLY



KIER+WRIGHT

HOURLY RATE SCHEDULE

Effective February 24, 2025 through February 28, 2026

Principal	\$ 325.00 / Hour
Development Services Manager	\$ 305.00 / Hour
Associate	\$ 275.00 / Hour
Structural Engineering Manager	\$ 260.00 / Hour
Technical Manager (SME) / Senior Engineering Manager	\$ 260.00 / Hour
Senior Engineer	\$ 249.00 / Hour
Engineer III	\$ 228.00 / Hour
Engineer II	\$ 198.00 / Hour
Engineer I	\$ 160.00 / Hour
Engineering Tech III	\$ 208.00 / Hour
Engineering Tech II	\$ 189.00 / Hour
Engineering Tech I	\$ 153.00 / Hour
Project Coordinator III	\$ 150.00 / Hour
Project Coordinator II	\$ 137.00 / Hour
Project Coordinator I	\$ 129.00 / Hour
Senior Land Surveyor	\$ 255.00 / Hour
Senior Survey Construction Manager	\$ 255.00 / Hour
Survey Operations Coordinator	\$ 225.00 / Hour
Project Surveyor III	\$ 228.00 / Hour
Project Surveyor II	\$ 185.00 / Hour
Project Surveyor I	\$ 158.00 / Hour
Draftsman / Survey Tech III	\$ 178.00 / Hour
Draftsman / Survey Tech II	\$ 152.00 / Hour
Draftsman / Survey Tech I	\$ 132.00 / Hour
3D Laser Scanning Crew	\$ 444.00 / Hour
3-Man Survey Crew	\$ 467.00 / Hour
2-Man Survey Crew	\$ 367.00 / Hour
1-Man Survey Crew	\$ 227.00 / Hour
Engineering / Survey Intern	\$ 90.00 / Hour
Testimony (Trial or Deposition)	\$ 589.00 / Hour

All blueprinting and reproduction will be billed at cost plus 10%

Time spent for preparation for testimony will be billed in accordance with the above hourly rates

Fehr & Peers

2025-2026

(July 2025 through June 2026)

Hourly Billing Rates

Classification	Hourly Rate		
Principal	\$280.00	-	\$460.00
Senior Associate	\$240.00	-	\$335.00
Associate	\$215.00	-	\$290.00
Senior Engineer/Planner	\$165.00	-	\$240.00
Engineer/Planner	\$140.00	-	\$200.00
Senior Engineering Technician	\$160.00	-	\$255.00
Senior Project Accountant	\$125.00	-	\$190.00
Senior Project Coordinator	\$135.00	-	\$225.00
Project Coordinator	\$120.00	-	\$190.00
Technician	\$155.00	-	\$195.00
Intern	\$100.00	-	\$160.00

- *Other Direct Costs / Reimbursable Expenses are invoiced at cost plus 10% for handling.*
- *Personal auto mileage is reimbursed at the current IRS approved rate (70 cents per mile as of Jan 2025).*
- *Technology & Security Fee (software licensing, hardware upgrades, secure data storage, etc.) are invoiced and calculated as a percentage of monthly project labor.*

Fehr & Peers reserves the right to change these rates at any time with or without advance notice.



Charge Rate Schedule
Effective until December 31, 2025

The following chart outlines the current charge rate for professional and office costs. Reimbursable rates and expenses are shown at the bottom.

Project Rates

Principal	\$275.00 per hour
Project Manager/Construction Manager	
Level Four	\$260.00 per hour
Level Three	\$240.00 per hour
Level Two	\$195.00 per hour
Level One	\$180.00 per hour
Project Engineer	
Level II	\$200.00 per hour
Level I	\$185.00 per hour
IT Manager	\$195.00 per hour
CAD Manager	\$190.00 per hour
Project Designer	\$175.00 per hour
Job Captain/Staff Engineer/Construction Administrator	\$165.00 per hour
Draftsperson Level II	\$160.00 per hour
Draftsperson Level I	\$155.00 per hour
Project Administrator	\$100.00 per hour
Intern	\$85.00 per hour

Reimbursable Rates

Blueprints, Printing and Reproductions	Cost plus 10%
Sub Consultant Services	Cost plus 10%

Reimbursable Expenses

Blueprints and Reproductions	Travel Expenses
Photography	Parking and Toll Expenses
Models and Renderings	Permit Fees
Postage/Overnight Mail Service	Courier Delivery Service

ATTACHMENT 'C'

CITY OF LATHROP

**TASK ORDER NO. 1 PURSUANT TO MASTER CONSULTING AGREEMENT
WITH DAHLIN GROUP, INC., DATED JULY 13, 2026**

**TO PROVIDE ON-CALL ARCHITECTURAL AND ENGINEERING CONSULTING SERVICES
FOR CORPORATION YARD VEHICLE STORAGE BUILDING, CIP GG 26-01**

THIS TASK ORDER NO. 1, dated for convenience this **13th day of July 2026**, is by and made and entered into by and between **Dahlin Group, Inc.**, ("CONSULTANT"), and the **City of Lathrop**, a California municipal corporation of the State of California ("CITY");

RECITALS:

WHEREAS, on **July 13, 2026**, CONSULTANT entered into a Master Agreement ("AGREEMENT") with the CITY, by which the CONSULTANT has agreed to provide professional architectural and engineering services on an on-call, as-needed basis; and

WHEREAS, CONSULTANT is specially trained, experienced, and competent to perform on-call architectural and engineering consulting services, which are required by this agreement; and

WHEREAS, CONSULTANT is willing to render such on-call architectural and engineering services, as hereinafter defined, on the following terms and conditions.

NOW, THEREFORE, CONSULTANT and the CITY agree as follows:

AGREEMENT

(1) Incorporation of Master Agreement

This Task Order No. 1 hereby incorporates by reference all terms and conditions set forth in the Master Agreement for On-Call Architectural and Engineering Consulting Services dated **July 13, 2026**, unless specifically modified by this Task Order.

(2) Scope of Service

CONSULTANT agrees to perform 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 agrees to diligently perform these services in accordance with the upmost standards of its profession and to CITY's satisfaction.

(3) Effective Date and Term

The effective date of Task Order No. 1 is **July 13, 2026**, and it shall terminate no later than **June 30, 2028**.

(4) Compensation

CITY hereby agrees to pay CONSULTANT hourly rates and other charges not to exceed **\$241,000** for the base scope fee and **\$15,000** to add Alternate #3 – Fire Alarm and Fire Protection design services for a total cost of **\$256,000** for the On-Call Architectural and Engineering Consulting Services described in Exhibit "A" of Task Order No. 1 pursuant to the Master Agreement dated **July 13, 2026**. 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 beyond what is expressed in this agreement and Exhibit "A", unless CITY has authorized representative has executed a written change order or authorization describing the extra work and payment terms prior to the commencement of the work.

(5) 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 documents and insurance have been received. CITY shall not be obligated to pay CONSULTANT for any services prior to issuance of the Notice to Proceed.

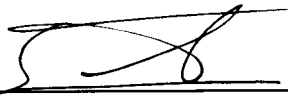
(6) Signatures

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 – DAHLIN GROUP, INC.
TASK ORDER NO. 1 TO PROVIDE ARCHITECTURAL AND ENGINEERING SERVICES FOR
CORPORATION YARD VEHICLE STORAGE BUILDING, CIP GG 26-01

Approved as to Form:

City of Lathrop
City Attorney



Salvador Navarrete Date 6-22-2026

Recommended for Approval:

City of Lathrop
Public Works Director/City Engineer

Brad Taylor Date

Approved by:

City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

Stephen J. Salvatore Date
City Manager

Consultant:

Dahlin Group, Inc.
5865 Owens Drive
Pleasanton, CA 94588
Fed ID # _____
Lathrop Business License # _____

Signature Date

Print Name and Title

Signature Date

Print Name and Title

EXHIBIT A TO OWNER'S AGREEMENT

Dahlin Group, Inc. ("DAHLIN") will provide design services to **CITY OF LATHROP** ("OWNER"), for the **CITY OF LATHROP CORPORATION YARD IMPROVEMENTS** ("PROJECT") in **LATHROP**, California ("CITY") based on the following PROJECT Description, Scope of Services, and Compensation noted herein, including the terms and conditions set forth in the OWNER's Agreement .

PROJECT NAME:	CITY OF LATHROP CORPORATION YARD IMPROVEMENTS	AGREEMENT DATE:	MAY 6, 2026
DAHLIN PROJECT ID:	P026-377		
ARCHITECT:	DAHLIN GROUP, INC.	OWNER:	CITY OF LATHROP
OFFICE ADDRESS:	5865 Owens Drive Pleasanton, CA 94588	ADDRESS:	390 Towne Centre Drive Lathrop, CA 95330
BILLING ADDRESS:	5865 Owens Drive Pleasanton, CA 94588		
REPRESENTATIVE:	Daniel Berghauser, Principal / Senior Architect	REPRESENTATIVE:	Gregory Gibson P.E., Senior Civil Engineer
PHONE:	949-250-5780	PHONE:	209-941-7442
EMAIL:	daniel.berghauser@dahlingroup.com	EMAIL:	ggibson@ci.lathrop.ca.us

I. PROJECT DESCRIPTION

A. Location and Site Description:

2112 Louise Ave
Lathrop, CA 95330

B. General Project Description: The development of the CITY Corporation Yard Vehicle Storage Building, an approximately 18,000 net square-foot pre-engineered metal building, including site improvements.

PROJECT is anticipated to include the following:

1. Site Improvements:
 - a) Design and engineer grading, drainage, utilities, and site security lighting.
 - b) Coordinate previous OWNER-contracted site improvements with Civil Engineer, including grading, draining, utilities, and site security lighting.
 - c) Previously completed topographic and aerial survey data shall be utilized as the basis for preparation of improvement plans.
2. Vehicle Storage Building:
 - a) The building shall be designed as Type V-B construction, fully sprinklered, utilizing a metal framing system.
 - b) The building form shall consist of a symmetrical gable profile.
 - c) The pre-engineered metal building system shall be a deferred submittal and procured by OWNER's Contractor. DAHLIN's Structural Engineer shall design the foundation and structural slab while providing performance-based specifications to support public bidding of the metal building.
 - d) Mechanical systems shall be designed to provide heating, ventilation, and exhaust for vehicle storage use only. Cooling shall be provided only as required to meet code or operational needs.
 - e) No sanitary sewer connection is anticipated or required for the building, based on the proposed use.

NOTE: Both parties agree that no vehicles, equipment, or materials stored in this facility will be required for deployment during or immediately following a declared emergency or seismic

event, therefore this building will not be designed as, nor meet any mandated requirements of, an Essential Services Building (“ESB”). DAHLIN requires written documentation from the Building Official stating this determination at the end of Schematic Design, and prior to commencing with Construction Documents. Should a change in use be made, or if the Authority having jurisdiction determines that ESB classification is required, DAHLIN can provide this as Additional Services.

- C. **Existing Conditions:** Design for demolition, repair and replacement work on existing site, building, and utility systems will be limited to the extent necessary to accommodate the construction of PROJECT. Design for upgrade or corrective work for deficiencies in the existing conditions, not defined in PROJECT scope, are not included and may be provided upon written request as Additional Services.
- D. **Project Consultants:** Structural, Mechanical, Electrical, Civil, and Geotechnical Engineering, and Construction Cost Estimation services are included in the Scope of this Agreement. Solar Engineer and Fire Protection Engineer Consultants, if required by Alternate #2 & #3, See Exhibit B Design Responsibility Matrix.
- E. **Statement of Probable Cost:**
Cost estimating services are included with the following milestones, as provided by DAHLIN's Cost Estimating Consultant.
- Preliminary Design – list known cost impacts as a Probable Cost Model.
 - Construction Documents – update the Probable Cost Model
- F. **Environmental Approvals:**
CITY is responsible for all environmental reviews and approvals for PROJECT. Upon CITY's written request DAHLIN can provide Environmental Approval services as Additional Services.
- G. **Design and Construction Approaches:** Design-Bid-Build
- H. **Code Cycle:** The design and construction documents shall be based upon applicable sections of 2025 California Building code and local regulations.
- I. **Green Building Requirements:**
It is not anticipated that PROJECT will be submitted to any outside certification / awarding parties for independent review, such as LEED, WELL, NZE, or Green Globes.

II. SCOPE OF SERVICES

A. PHASE 10.00 – SITE ASSESSMENT

1. DAHLIN and DAHLIN's Consultants will make one (1) site visit with OWNER to review the overall PROJECT objectives, scope, schedule, and program.
2. DAHLIN's Civil Engineer will provide an AutoCAD base map for the previously completed site survey that includes elements such as the regional road alignments, topography, easements, adjacent uses, existing utilities, and ownership parcels. The base plan will also illustrate easements and right of ways, proposed setbacks, allowable building envelopes, trees, and any other physical constraints.
3. DAHLIN's Geotechnical Engineer shall provide design-level geotechnical recommendations for the PROJECT, based on the currently proposed improvements, and identify potential geologic and seismic hazards that may impact site development. Services shall include a field exploration program, laboratory testing, engineering analysis, and preparation of a geotechnical report.

- a. The field and laboratory investigation shall include sub-surface exploration consisting of six (6) borings, soils testing, percolation rate analysis, and evaluation of liquefaction potential.
 - b. Seismic site classification shall be based on default parameters in accordance with applicable codes. No site-specific seismic site classification testing is included in this scope.
 - c. Geotechnical Engineer will review structural design to confirm compliance with geotechnical recommendations.
4. DAHLIN will provide written summary, as a PROJECT Scope Description, that includes relevant known conditions that may impact PROJECT objectives, including:
 - a. Review of applicable CITY zoning and land use requirements;
 - b. Summary of primary work areas, reviewing elements of path of travel;
 - c. Relevant 'Conditions of Approval' by CITY;
 - d. Preliminary code assessment;
 - e. On-site observations of existing conditions to the extent those conditions are visible and/or reasonably accessible;
 - f. Review of existing as-built documents provided by OWNER.
5. With OWNER's written approval of the PROJECT Scope Description, it will become the Basis of Design of PROJECT, unless revised according to terms provided herein.

B. PHASE 10.1 – PRELIMINARY DESIGN

1. Based on PROJECT's Basis of Design, DAHLIN will develop Concept Design as diagrammatic floor plans and building footprints to establish plan criteria.
2. Using the base map provided by DAHLIN's Civil Engineer and working with the PROJECT team, DAHLIN and DAHLIN's Civil Engineer will prepare one (1) Conceptual Site and Building Plans to include:
 - a. Preliminary site studies based on OWNER's program, depicting land uses, on-site parking, circulation both vehicular and pedestrian, focal points and other unique features, including a preliminary development summary;
 - b. Preliminary building plan footprints and site / building sections as required to illustrate proposed building configuration and overall development envelope.
 - c. DAHLIN's Structural Engineer, Mechanical Engineer, and Electrical Engineer will provide Basis of Design narrative and supporting exhibits.
3. With OWNER's written approval of Concept Design, it will become the Basis of Design in all further phases of PROJECT, unless revised according to terms provided herein.
4. DAHLIN will attend the following meetings as part of this Phase:
 - a. Up to two (2) virtual meetings with OWNER.

C. PHASE 50.0 - CONSTRUCTION DOCUMENTS

1. With OWNER's written approval of the Preliminary Design and the current probable cost models reviewed and approved with the OWNER, DAHLIN and DAHLIN's Consultants will prepare Construction Documents that will set forth the requirements for construction of the PROJECT.
2. Construction Documents will be produced solely for use by a knowledgeable and experienced General Contractor. Any or part of all systems, materials, connections, and details not specifically provided in these plans are the sole and complete responsibility of the General Contractor to properly verify and install.

3. Construction Documents will reflect information required for general construction and building permit purposes. These documents will include:
 - a. Title Sheet and City/Agency-required PROJECT Data;
 - b. Generic Code-required signage details and specifications;
 - c. Green Compliance Forms;
 - d. Accessibility, Notes/Details Sheets;
 - e. Code Analysis, Building Occupancy and Exiting Plans and Details;
 - f. Architectural Site Plan;
 - g. Building Slab Plan(s);
 - h. Building Floor Plan(s);
 - i. Interior Finish Plan(s);
 - j. Building Reflected Ceiling Plan(s);
 - k. Building Roof Plan(s);
 - l. Building Exterior Elevation(s) (includes Architectural detail callouts to explain specific materials and methods);
 - m. Architectural Building Sections and wall details (as required to describe space / construction);
 - n. Door and Window Schedules (as required to describe construction);
 - o. Interior Elevations of major building elements;
 - p. Architectural Details;
 - q. Consultant documentation according to Exhibit B.
4. At the completion of Construction Documents phase, DAHLIN will provide a PROJECT Manual that includes the Conditions of the Contract for Construction and Specifications in a "Master Spec" format to support the design documents. Specifications for products may also be called out by notes on the plans and will be considered "or equal" to establish the general product standards for quality, finish and design intent. DAHLIN will work with OWNER to coordinate their construction / finish standards and general PROJECT specifications with OWNER's required materials to be used on PROJECT. For the architectural components of PROJECT, DAHLIN will coordinate with OWNER's consultants to include their appropriate sections into the PROJECT Manual.
5. After completion of Construction Documents, DAHLIN will provide copies of Construction Documents, as a single submittal set, to OWNER for submittal to CITY's Building Department for building permit. CITY may elect to send these documents to subcontractors for Plan Check review. OWNER is responsible for the preparation and submission of applications to any building department, agency, or governing body having jurisdiction over PROJECT, including the paying of any and all fees associated with required applications.
6. DAHLIN will revise the documents as required by CITY and/or its Plan Check subcontractor for up to three (3) rounds of Plan Review comments returned to DAHLIN.
7. DAHLIN's fee is based on the assumption of a customary number of modifications to the Construction Documents resulting from Government and Agency Plan Review. Substantial revisions, generated by multiple, unanticipated rounds of review, may require Additional Services. Substantial or atypical revisions may also include responses related to Peer Review comments, construction means and methods, exhaustive and/or duplicative detailing, notes, and views.
8. DAHLIN will attend the following meetings as part of this Phase:
 - a. Up to two (2) virtual meetings with CITY;
 - b. Up to one (1) meeting with Agencies;

D. PHASE 60.0 – BIDDING

1. Bidding Assistance services will be provided by DAHLIN as requested by OWNER.
2. If required, advertising for and solicitation of construction bidders shall be provided by OWNER and is not included in DAHLIN's Scope of Services.
3. DAHLIN will coordinate the reproduction of Construction Documents for distribution to CITY, construction bidders and others, as may be required for PROJECT.
4. During the Bidding phase, DAHLIN will participate in a pre-bid conference and the bid-opening if requested, and will provide consultation as requested by OWNER for architectural opinions on the bids, methods, and cost of construction. DAHLIN will also answer bidding questions, review substitution requests and issue addenda, and prepare additions and revisions to Construction Documents as clarifications for bid purposes as Additional Services.
5. OWNER and General Contractor will review and select subcontractor's bids, materials, finishes, fixtures, and items for PROJECT and is responsible for all issues of quality control and installation.
6. DAHLIN will attend the following meetings as part of this Phase:
 - a. Up to one (1) Pre-Bid Conference (Bid Walk).

E. ALTERNATE #1 – STORM WATER PROTECTION AND PREVENTION PLAN ("SWPPP") (IF REQUIRED)

1. If the PROJECT is to disturb greater than one (1) acre at the completion of the Preliminary Design, it will require compliance with the State Water Resources Control Board's Stormwater Multiple Application and Report Tracking System (SMARTS).
 - a. When less than five acres are disturbed, and the PROJECT construction duration is roughly between April and October, then the PROJECT may qualify for an Erosivity Waiver with the State. If this is the case, then the PROJECT would not be required to file a Storm Water Protection and Prevention Plan ("SWPPP") with the State. DAHLIN's Civil Engineer will include preparation and submittal of required documentation, coordination with the CITY's Legally Responsible Person ("LRP"), and uploading materials to the SMARTS system in the role of Qualified SWPPP Developer ("QSD") to obtain waiver approval. Upon receipt of waiver approval, QSD services shall be considered complete.
 - b. In the event the PROJECT does not qualify for an Erosivity Waiver, an Additional Service will be required for DAHLIN'S Civil Engineer to act as a QSD, to provide permit registration documents including Risk Assessment, Site Specific Storm Water Protection and Prevention Plan, Site Maps, and Notice of Intent for LRP review.
 - i. OWNER to pay all fees required for permit.

F. ALTERNATE #2 – SOLAR DESIGN ENGINEERING (IF REQUIRED)

1. If the PROJECT is determined at the completion of the Preliminary Design to required Photovoltaic System per 2025 CalGreen requirements, DAHLIN and DAHLIN's Solar Design Engineer will provide:
 - a. DAHLIN and DAHLIN's Solar Design Engineer will perform additional Coordination with PROJECT team, Construction Documents, Bidding, and Construction Administration consistent with the agreement, including:
 - i. Design and size the photovoltaic panel array, and select panel specifications, to meet the code minimum energy demands for the PROJECT.
 - ii. Engineer the photovoltaic system, including attachment and support systems for both roof-mounted and canopy-integrated installations.
 - iii. Provide material specifications and a design package for inclusion in the PROJECT manual for bid and construction purposes.

- iv. DAHLIN and DAHLIN's Consultant will provide an additional 8 hours of Construction Administration Services for this additional scope.

G. ALTERNATE #3 – FIRE ALARM & FIRE PROTECTION (NOT DEFERRED)

1. DAHLIN and DAHLIN's Fire Protection Engineer will perform additional Coordination with PROJECT team, Preliminary Design, Construction Documents, Bidding, and Construction Administration consistent with the agreement, including:
 - a. Design of the building fire sprinkler system;
 - i. Engineering of fire sprinkler system hydraulic calculations;
 - ii. Coordination with the Civil Engineer regarding the fire water service and point of connection;
 - b. Design of the building fire alarm system;
 - i. Coordination with the Electrical engineer regarding the utility requirements.
2. DAHLIN's Fire Protection Engineer will attend one (1) initial on-site meeting and six (6) virtual meetings including one (1) page turn.

H. ALTERNATE #4 - CONSTRUCTION ADMINISTRATION

1. Prior to start of Construction, DAHLIN, OWNER, and General Contractor will have a pre-construction meeting to establish expectations for performance of Construction Administration and the scope of services described below. If the scope of services described below for Construction Administration are adjusted during or after this meeting, Additional Services may be required.
2. As the PROJECT proceeds into Construction, DAHLIN will provide Construction Administration services, limited to 60 hours of professional services. The scope and fee herein are based on an estimated four (4) month construction period. Services required beyond that period and/or beyond the estimated hours are Additional Services. Scope may include:
 - a. Interpretation of the documents and responding to Requests for Information (RFI's);
 - b. Reviewing and processing submittals limited to;
 - i. Review of initial submittal and one (1) re-submittal per product or material classification.
 - ii. Additional review of submittals is Additional Service.
 - c. Issuing ASI's and processing Change Orders as required;
 - d. Construction PROJECT meetings and site visits limited to:
 - i. Up to eight (8) virtual meetings bi-weekly and four (4) onsite meetings by DAHLIN.
 - ii. Up to two (2) onsite meetings and one (1) punch list site visits by DAHLIN's Consultants, per discipline.
 - e. Project Completion:
 - i. DAHLIN will provide up to one (1) onsite visits for punch. Backpunch (2nd+ rounds) are not included;
 - ii. As-Designed Drawings: Compilation of DAHLIN and DAHLIN's consultants designs for PROJECT including the original Construction Documents plus all addenda, Architect's Supplemental Instructions, Change Orders, Construction Change Directives and minor changes in the work as appropriate to reflect the design changes.

III. COMPENSATION

A. FEE SUMMARY

SCOPE OF SERVICES	FIXED FEE
II.A. PH 10.0 – SITE ASSESSMENT	\$43,000
II.B. PH 10.1 – PRELIMINARY DESIGN	\$51,000
II.C. PH 50.0 – CONSTRUCTION DOCUMENTS	\$133,000
II.D. PH 60.0 – BIDDING	\$14,000
TOTAL BASE SCOPE FEES:	\$241,000
II.E. ALTERNATE #1 – STORM WATER PROTECTION AND PREVENTION PLAN ("SWPPP") (IF REQUIRED)	\$9,000*
II.F. ALTERNATE #2 – SOLAR DESIGN ENGINEERING (IF REQUIRED)	\$18,000*
<i>*If Alternates 1 or 2 are required services, DAHLIN will commence services based on signed agreement.</i>	
II.G. ALTERNATE #3 – FIRE ALARM & FIRE PROTECTION (NOT DEFERRED)	\$15,000**
<i>**If Alternate 3 is required, please initial, and DAHLIN will commence services based on approved Alternate 3 scope.</i>	
	(Initial Above if approved to proceed)
II.G. ALTERNATE #4 – CONSTRUCTION ADMINISTRATION	\$53,000**
<i>**If Alternate 4 is required, please initial, and DAHLIN will commence services based on approved Alternate 4 scope.</i>	
	(Initial Above if approved to proceed)
VI PH 99.0 – REIMBURSABLE EXPENSE ESTIMATE	\$1,000

B. BILLING AND PAYMENT

- Compensation may be subject to renegotiation if:
 - Agreement is not signed by both parties (fully executed) within six (6) weeks of the date of this Agreement; or
 - Work is stopped for more than sixty (60) days; or
 - Design Development starts beyond 12 months of the date of this Agreement.
- Invoices shall be based on the percentage of completion of the contract (Fixed Fee) or hours spent (Hourly Estimate), as well as expenses, and shall be issued monthly via email to the PROJECT Representative indicated in this Agreement. Invoices are due upon presentation. Wire transfer or ACH information (including changes) must be verified through phone confirmation with DAHLIN's CFO, Tim Williams at 925-251-7212, any deviation from this is at OWNER's sole risk. OWNER shall review invoices and contact DAHLIN within seven (7) days if there are any questions or problems that would delay payment. Invoices become delinquent if not paid within 30 days of invoice date. Services may be suspended if not paid when due, and DAHLIN shall not be liable to OWNER for delay or damage resulting to OWNER due to

C. BASIC HOURLY RATE SCHEDULE

President, Vice President, Senior Vice President, Founder	\$275 - \$300
Principal, Director, Managing Principal, Managing Director, Sr Principal, Sr Director	\$210 - \$270
Senior - Architect, Project Manager, Project Specialist, Designer, Planner	\$190 - \$200
Architect, Project Manager, Project Specialist, Design Manager	\$170 - \$180
Job Captain, Interior Designer, BIM Specialist, Designer, Planner	\$130 - \$160
Designer/Drafter	\$100 - \$120
Administration	\$85 - \$125

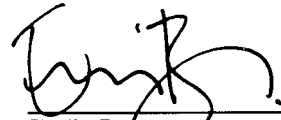
Rates are valid through December 31, 2026 and may be adjusted annually.

Approved this date: _____
(Filled in by OWNER)

CITY OF LATHROP

Gregory Gibson
P.E., Senior Civil Engineer

DAHLIN GROUP, INC.



Emily Bonato
Chief Operating Officer
CA License #C31407, Exp. 12/31/27

END OF EXHIBIT A

CITY OF LATHROP CORPORATION YARD IMPROVEMENT

CITY OF LATHROP

P026-377

		DAHLLIN'S CONSULTANTS										
All Consultants will provide the usual and customary services applicable to their Specialty / Discipline. P = Primary Responsibility S = Secondary Responsibility s = Secondary Support / Coordination Grey text indicates OWNER's Consultant / Contractor and/or specific design task is not anticipated at time of Agreement, and may require Additional												
		OWNER	DAHLLIN - ARCHITECTURE	STRUCTURAL ENGINEER	MECHANICAL ENGINEER	ELECTRICAL ENGINEER	CIVIL ENGINEER	GEOTECHNICAL ENGINEER	COST ESTIMATOR	FIRE SPRINKLER ENGINEER	FIRE ALARM AND ALARM SYSTEMS	SOLAR / PHOTOVOLTAIC DESIGN
Site & Building Design Scope per Owner /												
Owner Responsibilities per		X										
Architect Responsibilities per			X									
Pre & Post Design Services												
Site Evaluation & Due Diligence		P					s	S				
Existing Facility Measured			P									
As Constructed Record Drawings /												
Structural Engineering, Post Tension												
Structural Slab Plan			s	P	s	s	s	s				
Building Slab Plan			P	S	s	s						
Framing Plans, Structural			s	s	s	s				s		s
Structural Static and Lateral Load				s								
Project Manual Specifications												
Building			s									
Slab and Fountaion			s	P								
Structural Site Features												
Site Retaining Walls (under 36")			s				P	s				
Site Retaining Walls (over 36")			s	P			S	s				
Site Stairways, Stairs and			s	S			P	s				
Site Lighting Pole Footings			s	P		s						
Balcony and Roof guardrails, hand												
Architectural Design		S	P									
Structural Details & Calculations			s	P								
Roof Tie-Back Anchoring Details				P								
Solar Panel Support Systems			s	P								S
Structural anchorage and support			s	P	s	s						
Elevator shaft hoist beam and			s	P								

CITY OF LATHROP CORPORATION YARD

CITY OF LATHROP

P026-377

OWNER'S CONSULTANTS AND CONTRACTORS

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Mechanical & Plumbing Systems													
	Heating, Ventilation and Air	S	s	P	s								
	Project Manual Specifications	s		P									
	HVAC Calculations			P									
	Gas, Water, Hot Water and Sewer	S	s	s	s								
	Plumbing & Gas Diagrams												
	Integration of Solar Hot Water												P
	Cooling tower enclosure design	S	P	s	s								
Sustainability / Green Energy, LEED Documentation & Solar Systems													
	Title 24 Energy Compliance	S	S		P	P							s
	Cal-Green Checklist	S	P		s	s							s
	Photovoltaic Panel Design		s	s		S							P
Fire Sprinklers, Alarms & Security													
	Fire Sprinkler Systems Design		s								P		
	NFPA 13 Fire Sprinkler		s								P		
	Fire Alarm Systems and		s			s					s	P	
	Security Systems and Equipment		s			s							
	Emergency Responder Radio		s			s							
Electrical Systems, Lighting & Low													
	Electrical Plans, Elevations and		S			P							
	Electrical Energy Calculations					P							
	Project Manual Specifications		s			P							
	Low Voltage Lighting Design		S			S						S	
	Integration of Solar PV System w/					P							S
	Power Distribution / Signal		S			P						s	
	Site Lighting Design					P							
	Security Lighting Design					P							
	Parking Lot Lighting Design					S							
	Footcandle Calculations					P							
Technology System Design													

Mechanical & Plumbing Systems														
		S												
		P												
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Sustainability / Green Energy,														
		s						S						
		s						S						
Fire Sprinklers, Alarms & Security														
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		S												
					P									
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Electrical Systems, Lighting & Low														
						s				s	s	s		
				P										
				P										
				S										
Technology System Design														

CITY OF LATHROP											
P026-377											
All Consultants will provide the usual and customary services applicable to their Specialty / Discipline. P = Primary Responsibility S = Secondary Responsibility s = Secondary Support / Coordination Grey text indicates OWNER's Consultant / Contractor and/or specific design task is not anticipated at time of Agreement, and may require Additional Services Networking Wi-Fi											
	OWNER	DAHLIN - ARCHITECTURE	STRUCTURAL ENGINEER	MECHANICAL ENGINEER	ELECTRICAL ENGINEER	CIVIL ENGINEER	GEOTECHNICAL ENGINEER	COST ESTIMATOR	FIRE SPRINKLER ENGINEER	FIRE ALARM AND ALARM	SOLAR / PHOTOVOLTAIC DESIGN
	S	s			s						
Access Control & Intercom	S	s			s						
Video Surveillance	S	s			s						
Distributed Audio / Video System	S	s			s						
Audio Visual & Data Systems											
Audio Visual Systems Design	S	s			s						
Telephone and Public Address	S	s			s						
Data Systems and Equipment	S	s			s						
Interior Design											
Interior Design Drawings		P	s	s	s					s	
Interior Finish Selections and		P									
Interior Finish Schedule	s	P									
Conceptual Furniture Layout	s	P									
Interior Elevation Drawings		P									
Casework and Cabinetry Design		P									
Digital Interiors Color and	s	P									
Furniture, Fixture, and Equipment	s	P									
Specialty Lighting Selection and	s	P			s						
Window Treatment Selection and	s	P									
Purchasing Services	P										
Waterproofing & Building Envelope											
Waterproofing Design		P									
Review MockUps		s									
Acoustic Design and Review											
Environmental Study and Report											
Acoustic Design Specifications		S									
Peer Review for Acoustics											
Site Inspections for Acoustics											

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Signage & Wayfinding												
Project Signage & Wayfinding	S	S										
Code Required Fire Extinguisher		P										
Building Signage Design												
Evacuation Signage	P	S										
Building Signage Selection and		P										
Building Signage Location		P										
Site Signage Design and Specs		s										
Site Signage Location Drawings		s				s						
Civil Engineering, Surveying & Site												
Site Demolition Plan		S		s		P						
Architectural Site Plan		P				S						
Accessibility Plan Coordination		s				P						
Construction Site Plan												
Survey and Plot Plan		s				P						
Site Drainage Design		s				P	S					
Civil Specifications						P						
Parking Lot Design												
Parking Lot Layout & Drainage		s				P						
Horizontal Control and Striping						P						
Protective Bollard Design and		S				S						
Civil Site Wall Profiles						P						
Wet Utilities outside of five (5) feet		s				P						
Underground Gas Vapor						P	s	s				
Dry Utilities outside of five (5) feet		s			S	P						
Transformer Base Design and		s			s	s						
Water Pressure Test (Domestic		s				P			S			
Traffic / Transportation Analysis												
Traffic Studies and Analysis		s				S						
Traffic Signal Design &	s	S				S						
Road System Design and		S				P	s					
Landscape Architecture												
Landscape, Planting and Irrigation	s	S				S						
Hardscape Design		S				S						

Signage & Wayfinding														
														P
														S
														S
														S
				S										P
				S										P
Civil Engineering, Surveying &														
S	S	s	s	s										
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Traffic / Transportation Analysis														
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Landscape Architecture														
				P										
			s	P										

CITY OF LATHROP

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	ARCHTIECTURE - DAHLIN					
BUDGET WORKSHEET Project: Lathrop Vehicle Storage BLDG. Phase & Labor Description	Princ ipal	Proj ect Ma na ger	Archite ct	Admin	Total Hours by Phase	PRIME Total Fee
	\$270	\$200	\$180	\$125		
PH 10.0 - Site Assessment	5	13	0	8	26	\$ 5,000.00
Kickoff Meeting On- Site	5	8		4	17	\$ 3,500.00
Geotechnical Engineering (Soil Existing Documentation		1 4		4	1 8	\$ 200.00 \$ 1,300.00
PH 10.1 - Preliminary Design	15	44	62	8	129	\$ 25,000.00
Site Coordination	8	16	16	4	44	\$ 8,740.00
Concept Design (1 Option with up to 2 Revisions).	3	20	42		65	\$ 12,360.00
Meetings with City Staff (2)	2	4	2	4	12	\$ 2,200.00
Statement of Probable	2	4	2		8	\$ 1,700.00
PH 50.0 - Construction Documents	24	64	104	16	208	\$ 40,000.00
PS&E (60/90/100)	20	20	86	4	130	\$ 25,380.00
Meetings with City Staff (2)	2	4	2	4	12	\$ 2,200.00
Technical CSI Specifications		16	8	4	28	\$ 5,140.00
Government Agency Plan Review		20	6		26	\$ 5,080.00
Statement of Probable	2	4	2	4	12	\$ 2,200.00
PH 60.0 - Bid Support	0	20	0	0	20	\$ 4,000.00
Pre-Bid Meeting, Bid RFIs, and Addendum		20			20	\$ 4,000.00
PROJECT EXPENSE ALLOWANCE						\$ -
Total Hours by	44	141	166	32	383	

CIVIL / ELECTRICIAL - WESTWOOD							
CE PROJECT MANAGER V	CE GRADUATE ENGINEER II	CE ENGINEER TECHNICIAN I	EE ENGINEER VII	EE ENGINEER II	EE GRADUATE ENGINEER	Total Hours by Phase	SUB Total Fee (15% Markup)
\$310	\$175	\$115	\$310	\$220	\$165		
0	0	0	0	0	0	0	\$ -
						0	\$ -
						0	\$ -
						0	\$ -
0	0	0	0	0	0	0	\$ -
						0	\$ -
						0	\$ -
						0	\$ -
						0	\$ -
40	60	40	10	9	20	179	\$ 41,262.00
18	36	32	10	9	20	125	\$ 27,531.00
						0	\$ -
4	8					12	\$ 3,036.00
18	4					22	\$ 7,222.00
	12	8				20	\$ 3,473.00
3	7	3	1	2	6	22	\$ 4,876.00
3	7	3	1	2	6	22	\$ 4,876.00
43	67	43	11	11	26	201	
\$ 13,330.00	\$ 11,725.00	\$ 4,945.00	\$ 3,410.00	\$ 2,420.00	\$ 4,290.00		\$ 46,138.00

STRUCTURAL / MECHANICAL - SALAS O'BRIEN								COST ESTIMATING	GEOTECHNICAL	TOTAL FEES	
ME Principal	ME Senior Engineer	ME Design Engineer	ME CAD	ST Principal	ST Senior Engineer	ST Design Engineer	Total Hours by Phase	SUB Total Fee (15% Markup)	SUB Total Fee (15% Markup)	SUB Total Fee (15% Markup)	Total Fee
\$310	\$225	\$210	\$160	\$310	\$225	\$210					
6	8	0	0	6	8	0	28	\$ 8,418.00	\$ -	\$ 29,152.50	\$ 43,000.00
4	4			4	4		16	\$ 4,922.00			\$ 8,422.00
							0	\$ -		\$ 29,152.50	\$ 29,352.50
2	4			2	4		12	\$ 3,496.00			\$ 4,796.00
4	14	8	12	10	21	14	83	\$ 21,608.50	\$ 3,864.00	\$ -	\$ 51,000.00
	4				3		7	\$ 1,851.50			\$ 10,591.50
2	8	8	12	8	16	14	68	\$ 17,296.00			\$ 29,656.00
2	2			2	2		8	\$ 2,461.00	\$ 3,864.00		\$ 8,525.00
							0	\$ -			\$ 1,700.00
4	30	38	16	16	50	24	178	\$ 45,747.00	\$ 5,796.00	\$ -	\$ 133,000.00
4	20	32	16	8	32	24	136	\$ 34,201.00			\$ 87,112.00
							0	\$ -			\$ 2,200.00
	4	2		4	8		18	\$ 5,014.00			\$ 13,190.00
	4	4		4	8		20	\$ 5,497.00			\$ 17,799.00
	2				2		4	\$ 1,035.00	\$ 5,796.00		\$ 12,504.00
0	6	2	2	2	4	0	80	\$ 4,151.50	\$ -	\$ -	\$ 14,000.00
	6	2	2	2	4		16	\$ 4,151.50			\$ 13,027.50
									\$ -	\$ -	\$ -
16	84	56	37	34	83	38	412				
\$ 4,960.00	\$ 18,900.00	\$ 11,760.00	\$ 5,920.00	\$ 10,540.00	\$ 18,675.00	\$ 7,980.00		\$ 79,925.00	\$ 9,660.00	\$ 29,152.50	\$ 241,000.00

Optional Services													
ALTERNATE #1 - SWPPP			6		6	\$ 1,000.00					0	\$ 7,475.00	
ALTERNATE #2 - Solar Design Engineering			22		22	\$ 4,000.00					0	\$ -	
ALTERNATE #3 - Fire Protection / Fire Alarm		1	10		11	\$ 2,000.00					0	\$ -	
ALTERNATE #4 - Construction Administration		11	40	20	71	\$ 12,000.00	9	14	24	1	2	52	\$ 10,442.00

ITEM 4.11

CITY MANAGER'S REPORT JULY 13, 2026 CITY COUNCIL REGULAR MEETING

ITEM: **ACCEPT TRAFFIC SIGNAL IMPROVEMENTS ASSOCIATED WITH OFFSITE IMPROVEMENT AGREEMENT FOR PARCEL MAP 24-01 AT THE GOLDEN VALLEY PARKWAY AND LOCOMOTIVE STREET INTERSECTION FROM LATHROP LAND ACQUISITION, LLC**

RECOMMENDATION: **Adopt Resolution to Accept Traffic Signal Improvements Associated with the Offsite Improvement Agreement for Parcel Map 24-01 at the Golden Valley Parkway and Locomotive Street Intersection from Lathrop Land Acquisition, LLC**

SUMMARY:

Lathrop Land Acquisition, LLC (Saybrook) has completed the construction of the traffic signal at the Golden Valley Parkway and Locomotive Street intersection, as required under the Offsite Improvement Agreement (OIA) for Parcel Map 24-01 (PM 24-01). The approximate value of the improvements proposed to be accepted is \$647,437.28, as shown in the GASB 34 Report included as Attachment "C."

Staff has inspected the improvements and the City Engineer has deemed them complete and in compliance with the approved plans and specifications. Saybrook has submitted a one-year warranty bond equal to 10% of the completed construction cost, along with lien releases for the improvements proposed for acceptance. A Vicinity Map is provided in Attachment "B."

Staff recommends that City Council accept the traffic signal improvements listed in Attachment "C."

BACKGROUND:

On October 5, 2006, the City approved a Vesting Tentative Map (VTM) for Tract 3533 to create 62 parcels on 960 acres of land. On January 13, 2023, the Community Development Department approved Tentative Parcel Map Waiver (PMW) No. 22-169 for PM 22-09, which is located within the geographic bounds of the VTM for Tract 3533.

On December 9, 2024, City Council approved PM 24-01 and an OIA with Saybrook for commercial lots located in the Central Lathrop Specific Plan (CLSP) Commercial Area. The OIA required the installation of a traffic signal at the Golden Valley Parkway and Locomotive Street intersection as the sole improvement associated with PM 24-01. In accordance with the OIA, Saybrook provided a cash security in the amount of

JULY 13, 2026 CITY COUNCIL REGULAR MEETING

ACCEPT TRAFFIC SIGNAL IMPROVEMENTS ASSOCIATED WITH OFFSITE IMPROVEMENT AGREEMENT FOR PARCEL MAP 24-01 AT THE GOLDEN VALLEY PARKWAY AND LOCOMOTIVE STREET INTERSECTION FROM LATHROP LAND ACQUISITION, LLC

\$715,000 (comprised of a \$650,000 improvement total and \$65,000 design guarantee) to guarantee the construction of the traffic signal.

The traffic signal was constructed under Encroachment Permit (EP) No. 2025-00152. Construction is now complete and the improvements have been inspected by staff and deemed complete and in compliance with City specifications by the City Engineer. The bond details are provided in Table 1 below.

Table 1

Description	Performance/Cash Security Number & Amount	Warranty Bond Number & Amount
Encroachment Permit 2025-00152 OIA for PM 24-01 / Traffic Signal at GVP & Locomotive Street	Cash Deposit / \$715,000	CA F368617 \$58,131.03

REASON FOR RECOMMENDATION:

Staff has inspected the improvements listed in the GASB 34 Report, included as Attachment "C," and has confirmed that they have been completed in accordance with City specifications and deemed complete by the City Engineer. Saybrook has submitted lien releases for the improvements being accepted. Staff has received the one-year warranty bond and as-built drawings for said improvements. Staff recommends Council accept the improvements and authorize the release of the cash security deposit.

FISCAL IMPACT:

The GASB 34 Report attached as Attachment "C" details the \$647,437.28 expended on the improvements proposed to be accepted. The City's maintenance costs will increase to maintain the accepted traffic signal improvements. The City's Service Maintenance Community Facilities District (CFD) 2019-2 has been established to fund City maintenance and operating costs for improvements within the CLSP area.

The one-year 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.

JULY 13, 2026 CITY COUNCIL REGULAR MEETING

**ACCEPT TRAFFIC SIGNAL IMPROVEMENTS ASSOCIATED WITH OFFSITE
IMPROVEMENT AGREEMENT FOR PARCEL MAP 24-01 AT THE GOLDEN
VALLEY PARKWAY AND LOCOMOTIVE STREET INTERSECTION FROM
LATHROP LAND ACQUISITION, LLC**

ATTACHMENTS:

- A. Resolution to Accept Traffic Signal Improvements Associated with the Offsite Improvement Agreement for Parcel Map 24-01 at the Golden Valley Parkway and Locomotive Street Intersection from Lathrop Land Acquisition, LLC
- B. Vicinity Map - Golden Valley Parkway and Locomotive Street Intersection
- C. GASB 34 Report – Traffic Signal at Golden Valley Parkway and Locomotive Street

CITY MANAGER'S REPORT

PAGE 4

JULY 13, 2026 CITY COUNCIL REGULAR MEETING

**ACCEPT TRAFFIC SIGNAL IMPROVEMENTS ASSOCIATED WITH OFFSITE
IMPROVEMENT AGREEMENT FOR PARCEL MAP 24-01 AT THE GOLDEN
VALLEY PARKWAY AND LOCOMOTIVE STREET INTERSECTION FROM
LATHROP LAND ACQUISITION, LLC**

APPROVALS:



Bellal Nabizadah
Assistant Engineer

6/30/26

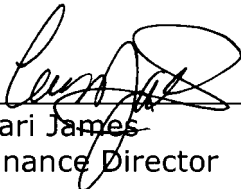
Date



Brad Taylor
Public Works Director / City Engineer

6/30/2026

Date



Cari James
Finance Director

7/1/2026

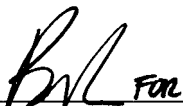
Date



Thomas Hedegard
Deputy City Manager

7/1/2026

Date



Michael King
Assistant City Manager

7/1/2026

Date



Salvador Navarrete
City Attorney

7.6.2026

Date



Stephen J. Salvatore
City Manager

7.8.26

Date

RESOLUTION NO. 26-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO ACCEPT TRAFFIC SIGNAL IMPROVEMENTS ASSOCIATED WITH THE OFFSITE IMPROVEMENT AGREEMENT FOR PARCEL MAP 24-01 AT THE GOLDEN VALLEY PARKWAY AND LOCOMOTIVE STREET INTERSECTION FROM LATHROP LAND ACQUISITION, LLC

WHEREAS, on October 5, 2006, the City approved a Vesting Tentative Map (VTM) for Tract 3533 to create 62 parcels on 960 acres of land. On January 13, 2023, the Community Development Department approved Tentative Parcel Map Waiver (PMW) No. 22-169 for Parcel Map (PM) 22-09, which is located within the geographic bounds of the VTM for Tract 3533; and

WHEREAS, on December 9, 2024, City Council approved PM 24-01 and an Offsite Improvement Agreement (OIA) with Lathrop Land Acquisition, LLC (Saybrook) for commercial lots located in the Central Lathrop Specific Plan (CLSP) Commercial Area. In accordance with the City's municipal code, the OIA was required to guarantee the construction of public improvements associated with the Parcel Map; and

WHEREAS, the sole improvement required under the OIA for PM 24-01 is the installation of a traffic signal at the Golden Valley Parkway and Locomotive Street intersection, which will provide services and access to lots within the Parcel Map; and

WHEREAS, in connection with the OIA, Saybrook provided a cash security deposit in the amount of \$715,000 (comprised of a \$650,000 improvement total and a \$65,000 design guarantee) to guarantee the construction of the traffic signal improvements; and

WHEREAS, the traffic signal improvements were constructed under Encroachment Permit (EP) No. 2025-00152. Construction is complete and the approximate value of the improvements proposed to be accepted is \$647,437.28, as shown in the GASB 34 Report; and

WHEREAS, staff has inspected the traffic signal improvements listed in the GASB 34 Report and the City Engineer has deemed them complete and in compliance with the approved plans and specifications; and

WHEREAS, Saybrook has provided the required one-year warranty bond equal to 10% of the construction cost and has provided lien releases for the improvements proposed for acceptance. The bonds are detailed in Table 1 below:

Table 1

Description	Performance/Cash Security Number & Amount	Warranty Bond Number & Amount
Encroachment Permit 2025-00152 OIA for PM 24-01 / Traffic Signal at GVP & Locomotive Street	Cash Deposit / \$715,000	CA F368617 \$58,131.03

; and

WHEREAS, the City's maintenance costs will increase to maintain the accepted traffic signal improvements. The warranty bond covers any repairs or replacements required due to defective materials or workmanship for the completed improvements that may become necessary during the one-year warranty period, beginning with the date of acceptance. The City's Service Maintenance Community Facilities District (CFD) 2019-2 has been established to fund City maintenance and operating costs for improvements within the CLSP area.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop does hereby accept the traffic signal improvements listed in the GASB 34 Report included as Attachment "C" of the City Manager's Report that accompanied this Resolution, and authorizes staff to release the cash security deposit in the amount of \$715,000.

PASSED AND ADOPTED by the City Council of the City of Lathrop this 13th day of July 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

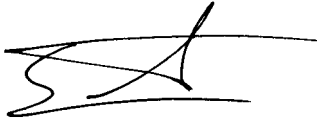
ABSENT:

Paul Akinjo, Mayor

ATTEST:

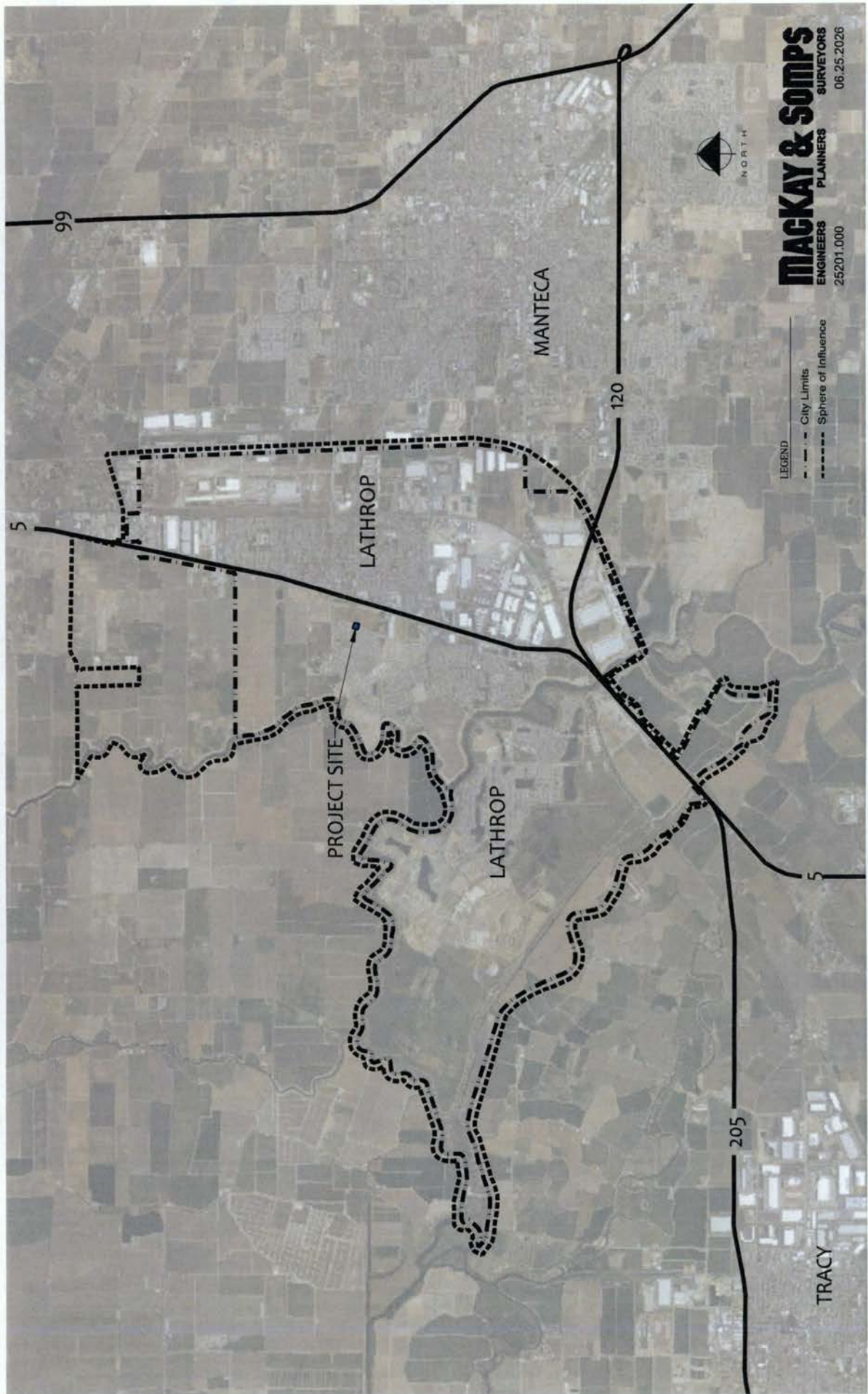
Teresa Vargas, City Clerk

APPROVED AS TO FORM:

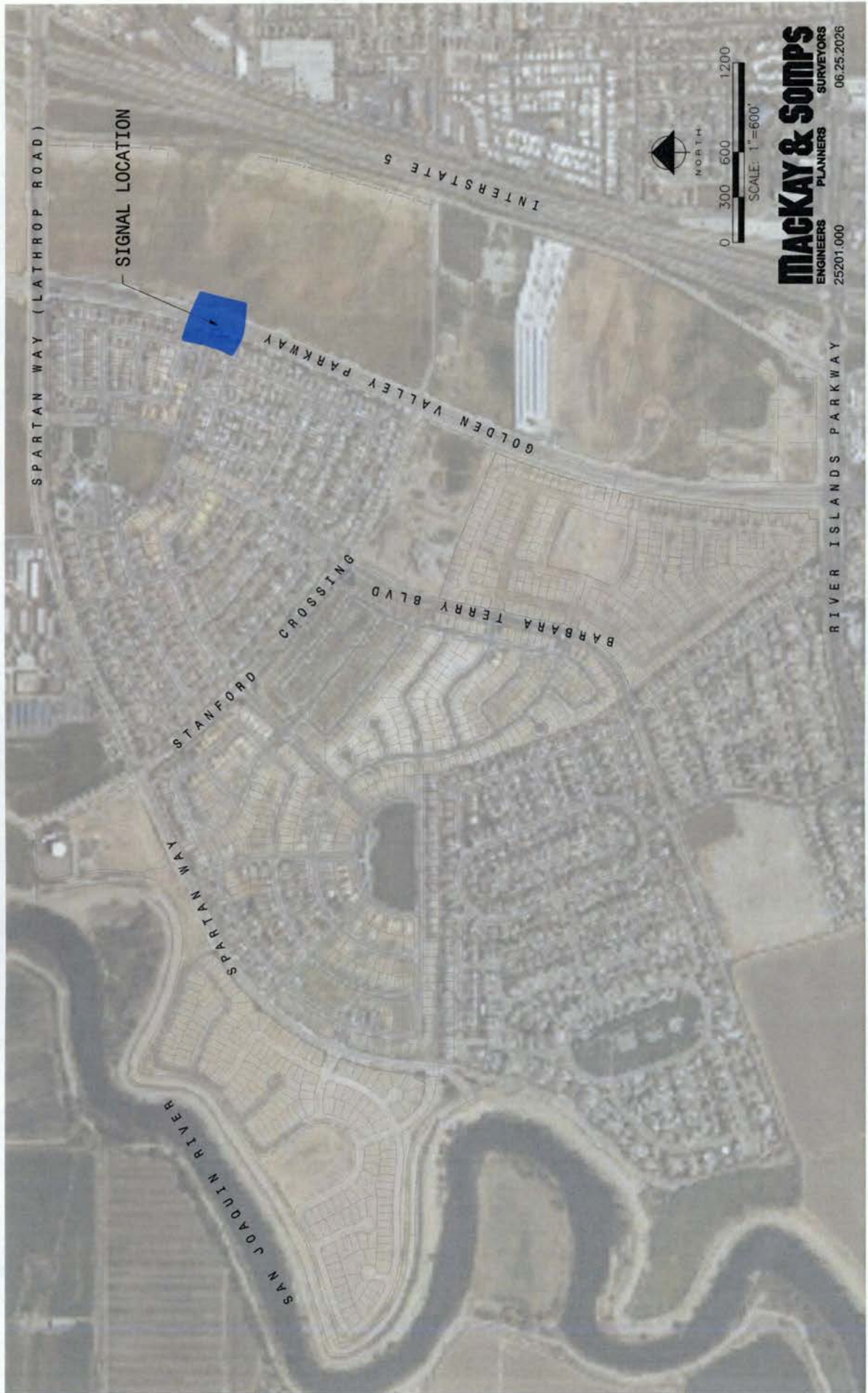


Salvador Navarrete, City Attorney

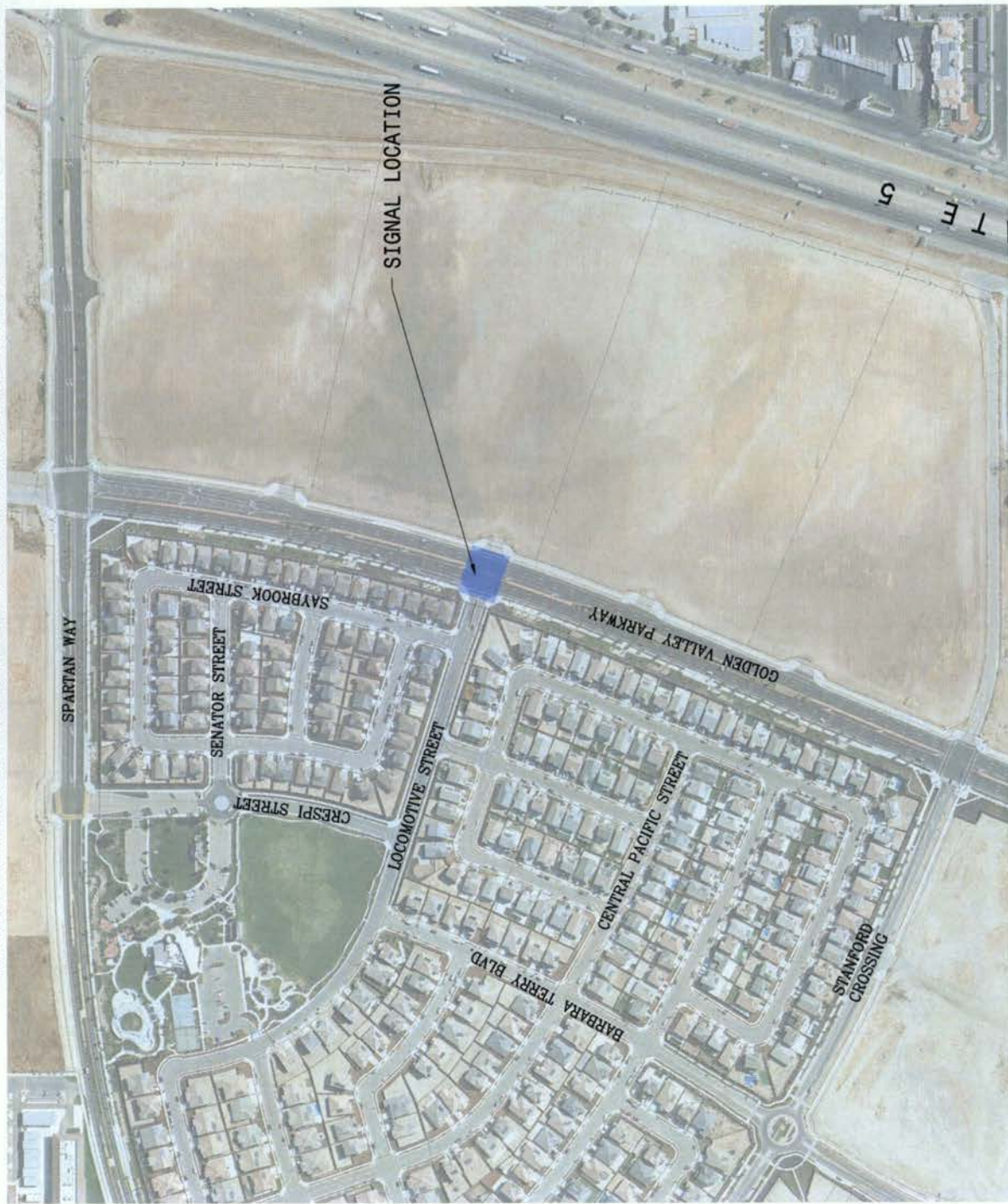
CENTRAL LATHROP SPECIFIC PLAN - LOCOMOTIVE/GOLDEN VALLEY PARKWAY SIGNAL REGIONAL MAP



CENTRAL LATHROP SPECIFIC PLAN - LOCOMOTIVE/GOLDEN VALLEY PARKWAY SIGNAL VICINITY MAP



CENTRAL LATHROP SPECIFIC PLAN - LOCOMOTIVE/GOLDEN VALLEY PARKWAY SIGNAL SITE MAP



NORTH

0 300 600

SCALE: 1"=300'

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
25201.000 06.26.2026

City of Lathrop
Project Acceptance
(GASB 34 Report)

Submitted By: Mackay & Samps - Jeff Matson Date: 06/26/2026

Project: Golden Valley Parkway / Locomotive Street Traffic Signal

Address: Intersection of Golden Valley Parkway and Locomotive Street

SOFT COSTS		Unit Price	Amount
1	Plan check and Inspection Fees (City of Lathrop)	\$38,652.00	\$38,652.00
2	Traffic Signal Design (TJKM)	\$22,475.00	\$22,475.00

Subtotal: **\$61,127.00**

Item	Description	Unit	Qty	Unit Price	Amount
A	Golden Valley Parkway / Locomotive Signal	Lump Sum		\$ 586,310.28	\$ 586,310.28
1	61-5-100 FOUNDATION	EA	1		
2	29-5-100 FOUNDATION	EA	1		
3	19-4-100 FOUNDATION	EA	2		
4	1-B FOUNDATION	EA	4		
5	PEDESTRIAN PUSH BUTTON POST FOUNDATION	EA	4		
6	SERVICE FOUNDATION	EA	1		
7	CONTROLLER CABINET FOUNDATION	EA	1		
8	61-5-100 STANDARD	EA	1		
9	29-5-100 STANDARD	EA	1		
10	19-4-100 STANDARD	EA	2		
11	1-B STANDARD	EA	4		
12	PEDESTRIAN PUSH BUTTON POST STANDARD	EA	4		
13	III - AF	EA	1		
14	CABINET WITH CONTROLLER	EA	1		
15	UNDERGROUND CONDUIT SYSTEM INSTALLATION - ROCKSAW / BORE	LF	270		
16	UNDERGROUND CONDUIT SYSTEM INSTALLATION - TRENCHER	LF	270		
17	UNDERGROUND CONDUIT SYSTEM INSTALLATION - LAY	LF	40		
18	PVC 2"	LF	140		
19	PVC 3"	LF	90		

A	Golden Valley Parkway / Locomotive Signal	Lump Sum		\$	586,310.28	\$	586,310.28
1	61-5-100 FOUNDATION	EA	1				
20	PVC 4"	LF	350				
21	#5 PULLBOX	EA	4				
22	#6 PULLBOX	EA	4				
23	P-48 PULLBOX	EA	1				
24	#14 THW WIRE	LF	1070				
25	#6 THW WIRE	LF	130				
26	#2 THW WIRE	LF	270				
27	OPTICOM CABLE	LF	990				
28	3 CONDUCTOR CABLE	LF	1720				
29	12 CONDUCTOR CABLE	LF	1720				
30	VIDEO DETECTION CAMERA	EA	4				
31	VIDEO DETECTION CABLE	LF	990				
32	OPTICOM SYSTEM	EA	1				
33	TRAFFIC SIGNAL & PEDESTRIAN DISPLAY	EA	30				
34	PED PUSH BUTTONS	EA	8				
35	INTERNALLY ILLUMINATED STREET NAME SIGNS	EA	4				
36	REGULATORY MAST ARM SIGNS	EA	4				
37	REMOVE & SALVAGE EXISTING EQUIPMENT	EA	2				
38	REMOVE EXISTING SIGNAL FOUNDATION	EA	2				
39	RC PULL BOX	EA	1				
	DIRECTIONAL BORE CONDUIT CROSSING FOR TRAFFIC SIGNAL AND SERVICE RUNS ACROSS GOLDEN VALLEY PARKWAY	LF	150				
	FURNISH & INSTALL 4" CONDUIT FOR TRAFFIC SIGNAL SYSTEM	LF	150				
	FURNISH & INSTALL 3" CONDUIT FOR SERVICE	LF	150				
	FURNISH & INSTALL 17X30 PULL BOX	EA	1				
	FURNISH & INSTALL (3) #2 SERVICE CONDUCTORS	LF	450				
	COST TO UPGRADE CITY NETWORK BOX FROM UNITY 363618RTSCNK TO HOFFMAN HOF DP186 CUSTOM ENCLOSURE AS SPECIFIED PER THE CITY OF LATHROP'S SUBMITTAL COMMENTS PROVIDED ON 8/26/25	LS	1				
	CENTERLINE STRIPING TO PERFORM STRIPING PER APPROVED PLANSET	LS	1				

Subtotal:

\$586,310.28

Hard Cost Subtotal

\$586,310.28

Softcost Total

\$61,127.00

Total

\$647,437.28

ITEM 4.12

CITY MANAGER'S REPORT JULY 13, 2026 CITY COUNCIL REGULAR MEETING

ITEM: APPROVE FINAL MAP, CFD ANNEXATION, AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 56 LOTS IN TRACT 4279 UNIT 5 WITHIN WEST VILLAGE DISTRICT OF RIVER ISLANDS

RECOMMENDATION: Adopt Resolution to Approve Final Map for Tract 4279 Unit 5 within the West Village District, Totaling 56 Single Family Lots, Annexation into CFD 2023-1, and a Subdivision Improvement Agreement with River Islands Development Area 1, LLC

SUMMARY:

The proposed Final Map for Tract 4279 Unit 5 (Tract 4279), included as Attachment "E", is within the West Village District of Phase 2 for the River Islands Project. Tract 4279 will be the fifth tract map within the West Village area. River Islands Development Area 1, LLC (River Islands) is proposing fifty-six (56) residential lots. A Vicinity Map is included as Attachment "B".

Staff recommend City Council approve the proposed Final Map for Tract 4279, 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 December 20, 2023, the City of Lathrop Planning Commission approved the West Village Age Restricted Neighborhood Development Plan and Architectural Design Guidelines and Development Standards.

The land for the proposed Final Map for Tract 4279 is within the geographic boundaries of VTM 6716, LLFM Tract 4149, and the West Village 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 4279 are substantially complete. Performance and labor & materials securities have been provided with the SIA for Tract 4279 that guarantees the unfinished improvements as detailed in Table 1.

CITY MANAGER'S REPORT
JULY 13, 2026, CITY COUNCIL REGULAR MEETING
APPROVE FINAL MAP, CFD ANNEXATION, AND SUBDIVISION IMPROVEMENT
AGREEMENT FOR 56 LOTS IN TRACT 4279 UNIT 5 WITHIN WEST VILLAGE
DISTRICT OF RIVER ISLANDS

PAGE 2

Table 1 – Bond Values

Unfinished Improvement Total:	\$20,000
Performance Security (110% of Unfinished Improvements) Bond No. 3002146	\$22,000
Labor & Materials Security (50% of Performance Security) Bond No. 3002146	\$11,000

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 4279 will need to be annexed into the City of Lathrop CFD No. 2023-1 for maintenance purposes in 2026 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	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 3 rd 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

CITY MANAGER’S REPORT
JULY 13, 2026, CITY COUNCIL REGULAR MEETING
APPROVE FINAL MAP, CFD ANNEXATION, AND SUBDIVISION IMPROVEMENT
AGREEMENT FOR 56 LOTS IN TRACT 4279 UNIT 5 WITHIN WEST VILLAGE
DISTRICT OF RIVER ISLANDS

PAGE 3

11. Submitted Certificate of Insurance, Tax Letter	Completed
12. Submitted Preliminary Guarantee of Title	Completed
13. Escrow Instructions	Completed
14. Tract 4279 – City of Lathrop Community Facilities District No. 2023-1 Annexation	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 4279 Unit 5 within the West Village District, Totaling 56 Single Family Lots, Annexation into CFD 2023-1, and a Subdivision Improvement Agreement with River Islands Development Area 1, LLC
- B. Vicinity Map – Tract 4279 Unit 5
- C. Subdivision Improvement Agreement between the City of Lathrop and River Islands Development Area 1, LLC, a Delaware limited liability company, for Tract 4279 Unit 5
- D. Escrow Instructions for Final Map Tract 4279 Unit 5
 - Annexation into City of Lathrop CFD 2023-1 (B2 of Attachment “D”)
- E. Final Map – Tract 4279 Unit 5

CITY MANAGER'S REPORT
JULY 13, 2026, CITY COUNCIL REGULAR MEETING
APPROVE FINAL MAP, CFD ANNEXATION, AND SUBDIVISION IMPROVEMENT
AGREEMENT FOR 56 LOTS IN TRACT 4279 UNIT 5 WITHIN WEST VILLAGE
DISTRICT OF RIVER ISLANDS

PAGE 4

APPROVALS



Deanna Martinez
Junior Engineer

6/30/26
Date



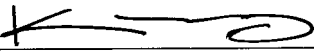
Brad Taylor
Public Works Director / City Engineer

6/30/2026
Date



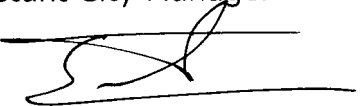
Thomas Hedegard
Deputy City Manager

7/1/2026
Date



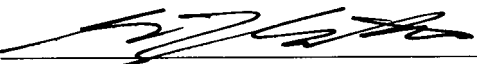
Michael King
Assistant City Manager

7.1.2026
Date



Salvador Navarrete
City Attorney

7.6.2026
Date



Stephen Salvatore
City Manager

7.8.26
Date

RESOLUTION NO. 26-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO APPROVE FINAL MAP FOR TRACT 4279 UNIT 5 WITHIN THE WEST VILLAGE DISTRICT, TOTALING 56 SINGLE FAMILY LOTS, ANNEXATION INTO CFD 2023-1, 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 December 20, 2023, Planning Commission approved the West Village Age Restricted Neighborhood Development Plan and Architectural Design Guidelines and Development Standards; and

WHEREAS, the land for the proposed Final Map for Tract 4279 Unit 5 (Tract 4279) is within the geographic boundaries of VTM 6716, LLFM Tract 4149, and the West Village 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 4279 that guarantees the unfinished improvements for West Village in the amount as follows:

Unfinished Improvement Total:	\$20,000
Performance Security (110% of Unfinished Improvements) Bond No. 3002146	\$22,000
Labor & Materials Security (50% of Performance Security) Bond No. 3002146	\$11,000

; 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 4279 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, 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 4279 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 July 13, 2026 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 July 13, 2026 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 July 13, 2026 staff report.

PASSED AND ADOPTED by the City Council of the City of Lathrop this 13th day of July 2026 by the following vote:

AYES:

NOES:

ABSTAIN:

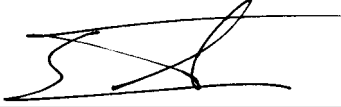
ABSENT:

Paul Akinjo, Mayor

ATTEST:

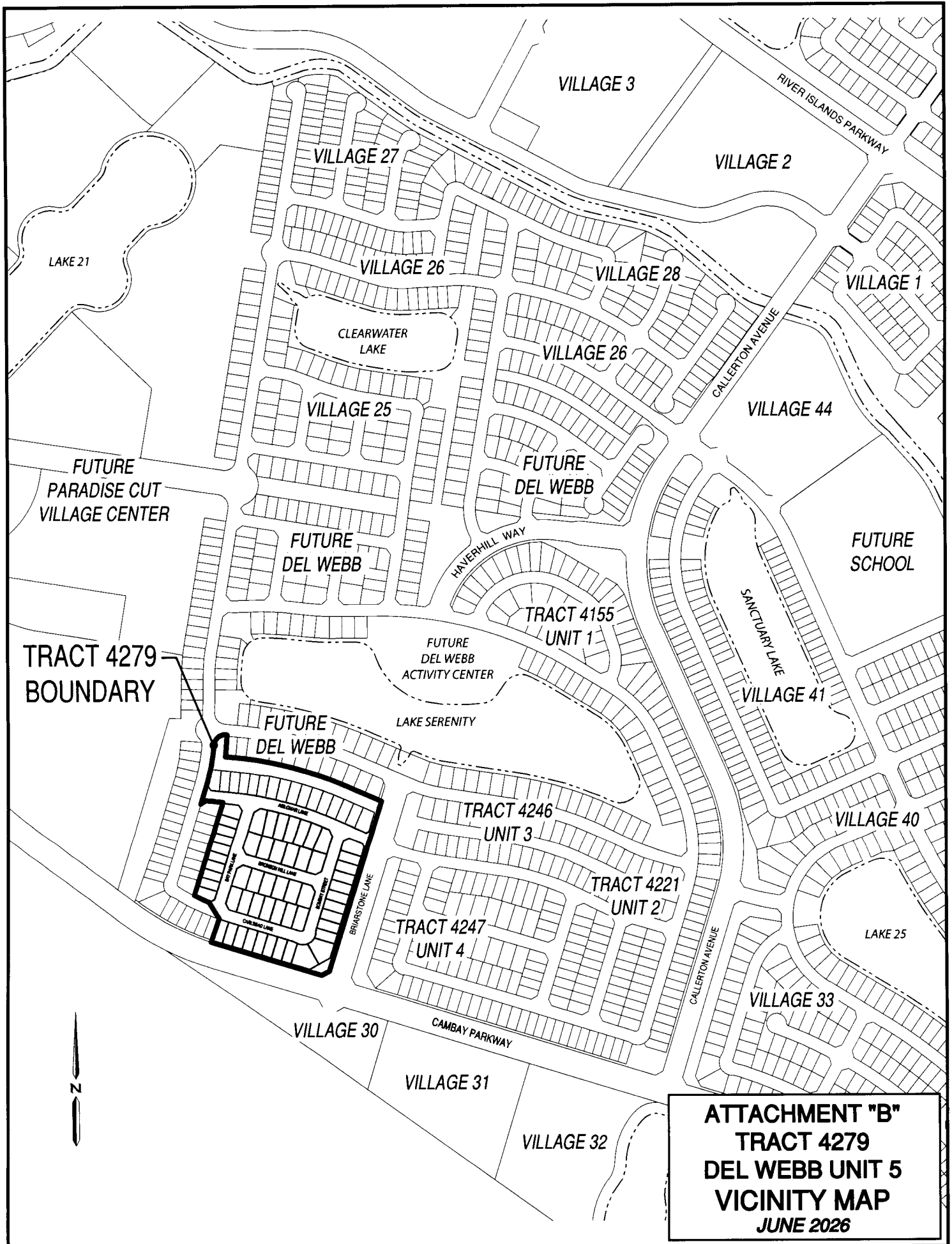
Teresa Vargas
City Clerk

APPROVED AS TO FORM:



Salvador Navarrete
City Attorney

**ATTACHMENT
"B"**



ATTACHMENT "B"
TRACT 4279
DEL WEBB UNIT 5
VICINITY MAP
JUNE 2026

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 4279 UNIT 5 56 RESIDENTIAL LOTS

RECITALS

A. This Agreement is made and entered into this **13th day of July 2026**, 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 4279 Unit 5 (Tract 4279). However, SUBDIVIDER has completed a significant portion of the public infrastructure improvements associated with Tract 4279 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 by SUBDIVIDER that guarantee the unfinished improvements for Tract 4279, in the amount shown in Section 8 of this agreement.

C. SUBDIVIDER has completed a portion of the joint trench improvements for Tract 4279 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 4279. 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 4279 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 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 4279, or July 13, 2027, 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 West Village Unit 5 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 4279 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:	\$20,000
Performance Bond (Bond No. 3002146):	\$22,000
Labor & Materials Bond (Bond No. 3002146):	\$11,000

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 4279.

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

Subdivision Improvement Agreement (River Islands Development Area 1, LLC)
Tract 4279 Unit 5

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 4279 UNIT 5
EXHIBIT B TRACT 4279 UNIT 5 AREA
EXHIBIT C CITY INSURANCE REQUIREMENTS
EXHIBIT D WEST VILLAGE UNIT 5 UNFINISHED IMPROVEMENTS AND FULL
IMPROVEMENTS COST ESTIMATE

Subdivision Improvement Agreement (River Islands Development Area 1, LLC)
Tract 4279 Unit 5

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on this 13th day of July 2026, at Lathrop, California.

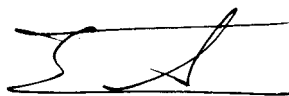
ATTEST: TERESA VARGAS
City Clerk of and for the City
of Lathrop, State of California

CITY OF LATHROP, a
municipal corporation of the
State of California

BY: _____
Teresa Vargas Date
City Clerk

BY: _____
Stephen J. Salvatore Date
City Manager

APPROVED AS TO FORM BY THE CITY OF LATHROP CITY ATTORNEY

BY:  _____ 7-6-2026
Salvador Navarrete Date
City Attorney

Subdivision Improvement Agreement (River Islands Development Area 1, LLC)
Tract 4279 Unit 5

SUBDIVIDER

River Islands Development Area 1, LLC,
a Delaware limited liability company

BY: _____
Susan Dell'Osso
President

Subdivision Improvement Agreement (River Islands Development Area 1, LLC)
Tract 4279 Unit 5

EXHIBIT "A"

FINAL MAP - TRACT 4279 UNIT 5

TRACT 4279
RIVER ISLANDS - PHASE 2
WEST VILLAGE UNIT 5

A PORTION OF RANCHO EL PESCADERO, BEING A
SUBDIVISION OF PARCEL 31 OF TRACT 4149 (44 MAP 52),
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL 2026

Westwood

Phone (209) 571-1768 1165 Seaside Drive, Suite A

Westwood Professional Services, Inc.

CITY SURVEYORS STATEMENT

I, DARRYL A. ALEXANDER, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4279, RIVER ISLANDS - PHASE 2, WEST VILLAGE UNIT 5, LATHROP, SAN JOAQUIN COUNTY, 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 2026.

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 PERMITS OF PROPERTY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS INCLUDING THE CITY OF LATHROP. THE SURVEY WAS CONDUCTED ON MARCH 2, 2026. 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, 2027, AND THAT THE MONUMENTS ARE, OR THAT THEY WILL BE, SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED, AND THAT THE FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED VESTING TENTATIVE MAP.

DATED THIS DAY OF 2026.

DYLAN CRAWFORD, P.L.S. NO. 7788



RECITALS

- 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 PROPERTY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS INCLUDING THE CITY OF LATHROP. THE SURVEY WAS CONDUCTED ON MARCH 2, 2026. 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, 2027, AND THAT THE MONUMENTS ARE, OR THAT THEY WILL BE, SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED, AND THAT THE FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED VESTING TENTATIVE MAP.
- A SOIL REPORT ENTITLED "GEOTECHNICAL EVALUATION, RIVER ISLANDS PHASE 1, LATHROP, CALIFORNIA" WAS PREPARED BY PROJECT NO. 160808 AND DATED DECEMBER 17, 2018. THE REPORT STATES THAT THE SOILS ARE CONSISTENT WITH THE INFORMATION PROVIDED BY THE CITY OF LATHROP.
- TRACT 4279, RIVER ISLANDS - PHASE 2, WEST VILLAGE UNIT 5, CONTAINS 56 RESIDENTIAL LOTS WITH A TOTAL OF 8.768 ACRES, MORE OR LESS. PARCEL A CONTAINING 0.423 ACRES, MORE OR LESS; PARCEL 1 CONTAINING 3.587 ACRES, MORE OR LESS; AND ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP WHICH INCLUDE 4.089 ACRES, MORE OR LESS AS SHOWN ON THIS FINAL MAP (PLEASE REFER TO THE AREA TABLE BELOW).

TRACT 4279 AREA SUMMARY	
LOTS 265 THROUGH 320	8.768 AC
PARCEL A	0.423 AC
PARCEL 1	3.587 AC
STREET DEDICATIONS	4.089 AC
TOTAL	16.827 AC

- 3.1. BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 114024153-1R, (VERSION 2) DATED MARCH 31, 2026, PROVIDED BY OLD REPUBLIC TITLE COMPANY.

REFERENCES

- (R1) TRACT 4149, RIVER ISLANDS - PHASE 2, WEST VILLAGE LOT FINAL MAP, FILED DECEMBER 5, 2022, IN BOOK 44 OF MAPS AND PLATS, PAGE 52, S.J.C.R. (44 MAP 52)
- (R2) TRACT 4155, RIVER ISLANDS - PHASE 2, WEST VILLAGE UNIT 1 FINAL MAP, FILED MARCH 28, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 87, S.J.C.R. (44 MAP 87)
- (R3) PARCEL MAP 23-02-PM, RIVER ISLANDS - PHASE 2, FILED DECEMBER 5, 2023, IN BOOK 27 OF MAPS AND PLATS, PAGE 81, S.J.C.R. (27 MAP 81)
- (R4) TRACT 4271, RIVER ISLANDS - PHASE 2, WEST VILLAGE UNIT 2, FILED OCTOBER 30, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 132, S.J.C.R. (44 MAP 132)
- (R5) TRACT 4246, RIVER ISLANDS - PHASE 2, WEST VILLAGE UNIT 3, FILED APRIL 2, 2025, IN BOOK 44 OF MAPS AND PLATS, PAGE 151, S.J.C.R. (44 MAP 151)

SIGNATURE OMISSIONS

PURSUANT TO SECTION 6640.5 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 4279 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. PARCEL A FOR PURPOSES OF LANDSCAPE OPEN SPACES INCLUDING PUBLIC UTILITIES, FENCE MAINTENANCE, AND APPURTENANCES THERE TO, FOR THE BENEFIT OF THE PUBLIC.

THE CITY OF LATHROP SHALL RECONVEY THE PROPERTY TO THE SUBDIVIDER IF THE CITY MAKES A DETERMINATION THAT PURSUANT TO GOVERNMENT CODE SECTION 86477.5 THE SAME PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST.

LINE AND CURVE TABLES FOR SHEET 3 ONLY

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N47°07'45"E	111.00'
L2	N85°05'14"W	52.00'
L3	N83°31'12"W	52.00'
L4	N81°53'10"W	52.00'
L5	N80°12'16"W	64.00'
L6	N78°16'32"W	64.00'
L7	N76°20'47"W	64.00'
L8	N74°25'03"W	64.00'
L9	N72°29'18"W	64.00'
L10	N70°33'33"W	64.00'
L11	N68°37'49"W	64.00'
L12	N66°51'03"W	64.00'
L13	N67°50'38"W	30.04'
L14	N65°09'13"W	95.42'
L15	N16°46'10"E	67.08'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L16	N24°51'48"W	37.37'
L17	N66°29'47"W	23.21'

RADIAL BEARINGS		
LINE #	DIRECTION	
R1	N85°05'03"W	
R2	N84°53'34"W	
R3	N1°29'03"E	
R4	N4°01'25"E	

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	380.00'	3°48'11"	25.22'
C2	55.00'	89°53'48"	85.33'
C3	1000.00'	4°21'30"	76.07'
C4	658.00'	14°42'14"	188.48'

TRACT 4279 RIVER ISLANDS - PHASE 2 WEST VILLAGE UNIT 5

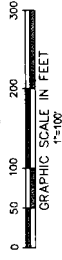
A PORTION OF RANCHO EL PESQUERO, BEING A
SUBDIVISION OF TRACT 4149 (44 MAP 52),
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL 2026

Westwood

Phone (209) 571-1765 1165 Sports Drive, Suite A
Modesto, CA 95350
westwoodgps.com

Westwood Professional Services, Inc.



NOTES

1. SEE SHEET 2 FOR REFERENCES.
2. ALL DIMENSIONS ARE PER (R1), UNLESS NOTED OTHERWISE.

BASIS OF BEARINGS

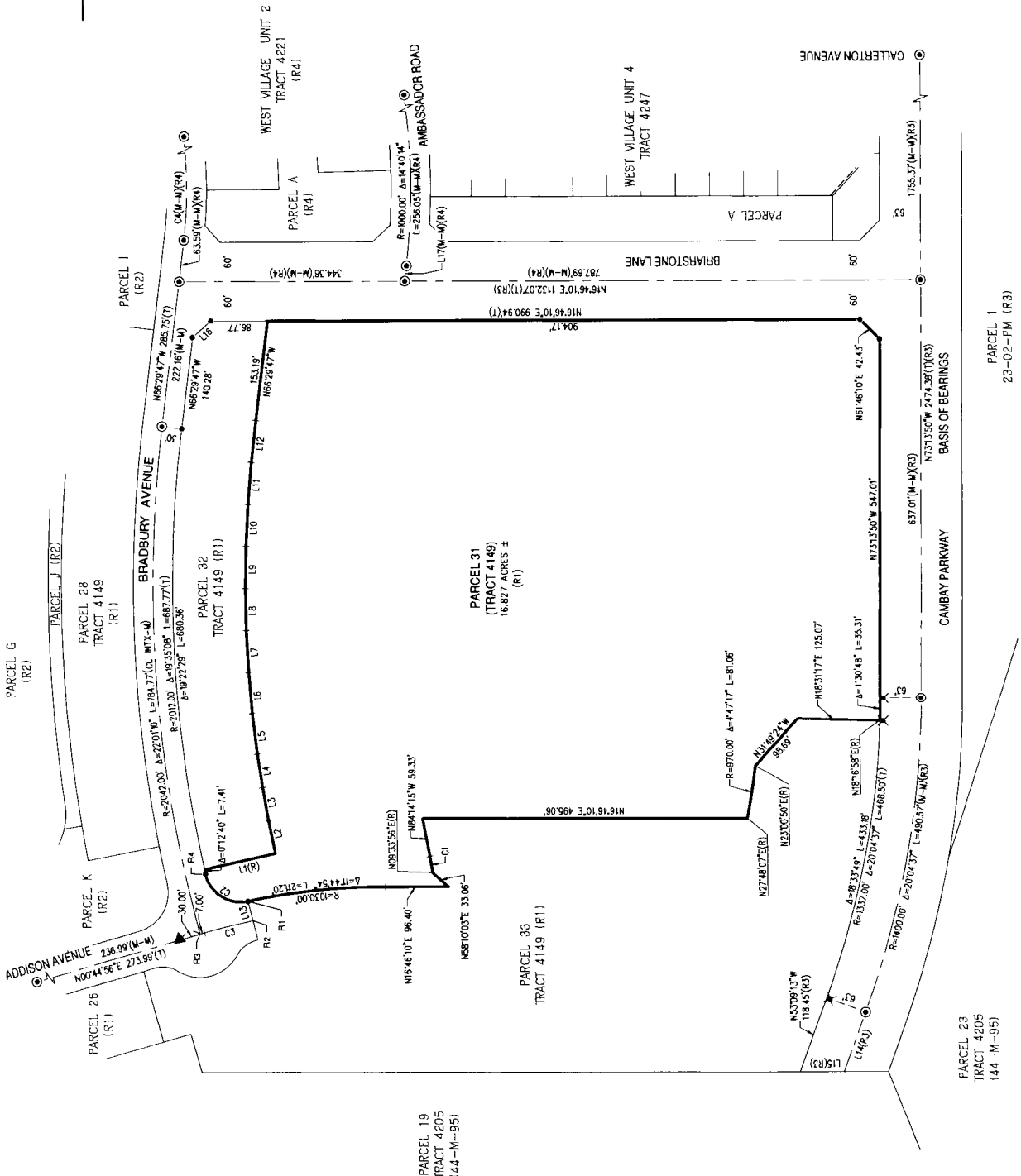
THE BEARING OF NORTH 73°33'50" WEST BETWEEN FOUND MONUMENTS ALONG
CAMBAY PARKWAY AS SHOWN PER 23-02-PM, FILED DECEMBER 5, 2023, IN
BOOK 27 OF PARCEL MAPS, AT PAGE 81, RECORDS OF SAN JOAQUIN COUNTY,
WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP (ZONE 3, NAD83).
ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

MONUMENTATION NOTES

- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1)
- ⊙ FOUND MONUMENT PER (R1)(R3)
- ✕ FOUND 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ALONG PROPERTY LINE
PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE, 117"
BRASS DISK STAMPED "PLS 7788" PER (R3)
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788" PER (R1)

LEGEND

200.00' (R1)	MEASURED AND RECORD DATA PER REFERENCE SHOWN
(R1)	GRAPHS REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 2
(M-M)	MONUMENT TO MONUMENT
(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



PARCEL 1
23-02-PM (R3)

SHEET 3 OF 7

TRACT 4279 RIVER ISLANDS - PHASE 2 WEST VILLAGE UNIT 5

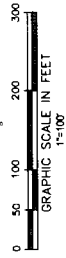
A PORTION OF RANCHO EL PESQUERO, BEING A
SUBDIVISION OF PARCEL 31 OF TRACT 4149 (44 MAP 52),
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA.

APRIL 2026

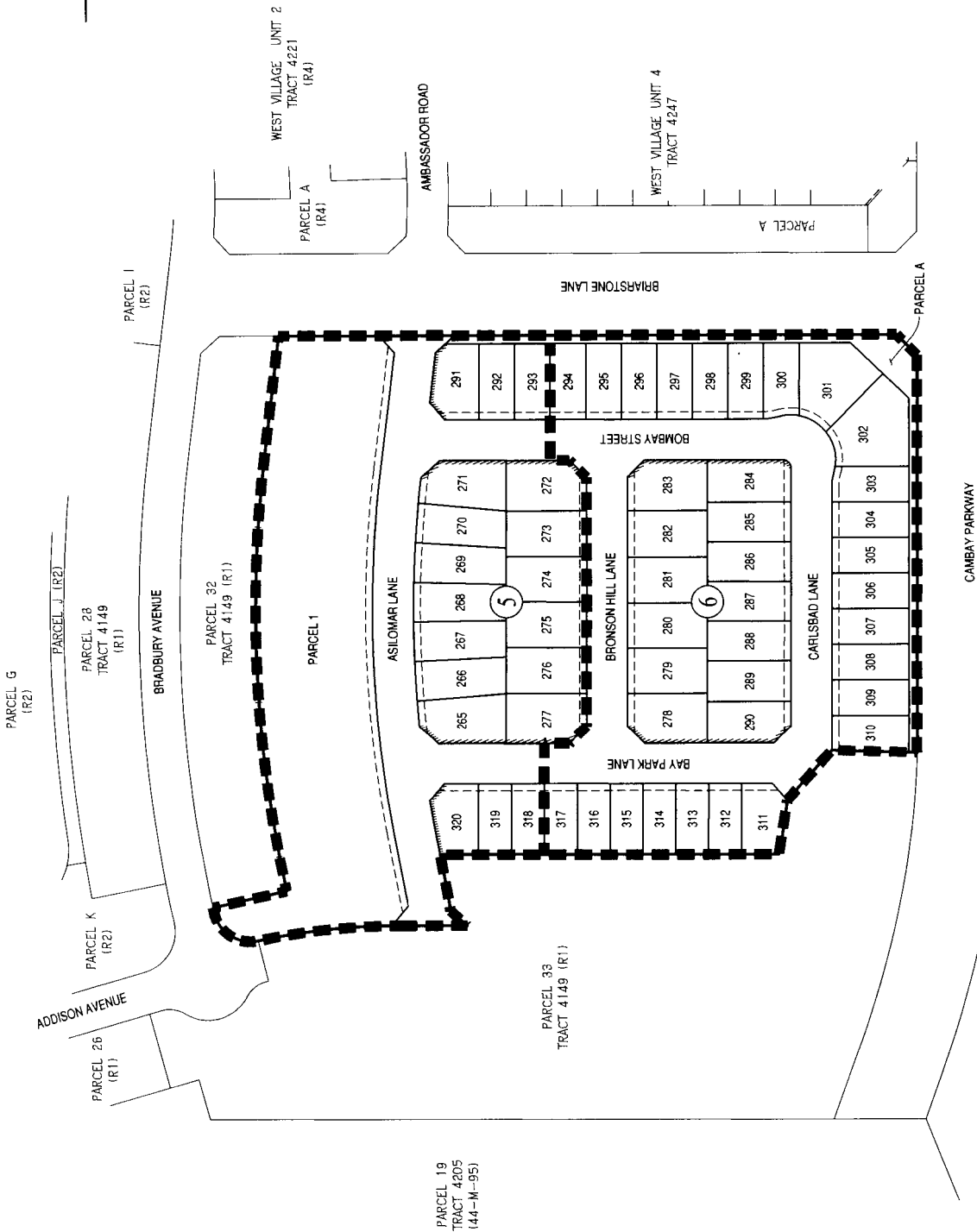
Westwood

Phone (209) 571-1785 1165 Scenic Drive, Suite A
Modesto, CA 95350
westwoodlps.com
Westwood Professional Services, Inc.

SHEET INDEX



LEGEND
BOUNDARY
LOT LINE
ROADWAY EASEMENT
SHEET NUMBER
SHEET UNIT LINE
RESTRICTED ACCESS



PARCEL 1
23-02-PM (R3)

PARCEL 23
TRACT 4205
(44-M-95)

NOTES

1. SEE SHEET 2 FOR REFERENCES.
2. SEE SHEET 3 FOR BAGS OF BEARINGS AND LEGEND.
3. SEE SHEET 7 FOR LINE AND CURVE TABLES.

MONUMENTATION NOTES

- SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "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 FRONT LOT CORNERS.
- SET 1.00" WITNESS CORNER (W.C.), IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE. 1.17" BRASS DISK STAMPED "PLS 7788" PER (R1)&(R2)
- FOUND 1.00" WITNESS CORNER (W.C.), IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE. 1.17" BRASS DISK STAMPED "PLS 7788" PER (R1)&(R2)
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1)&(R2)

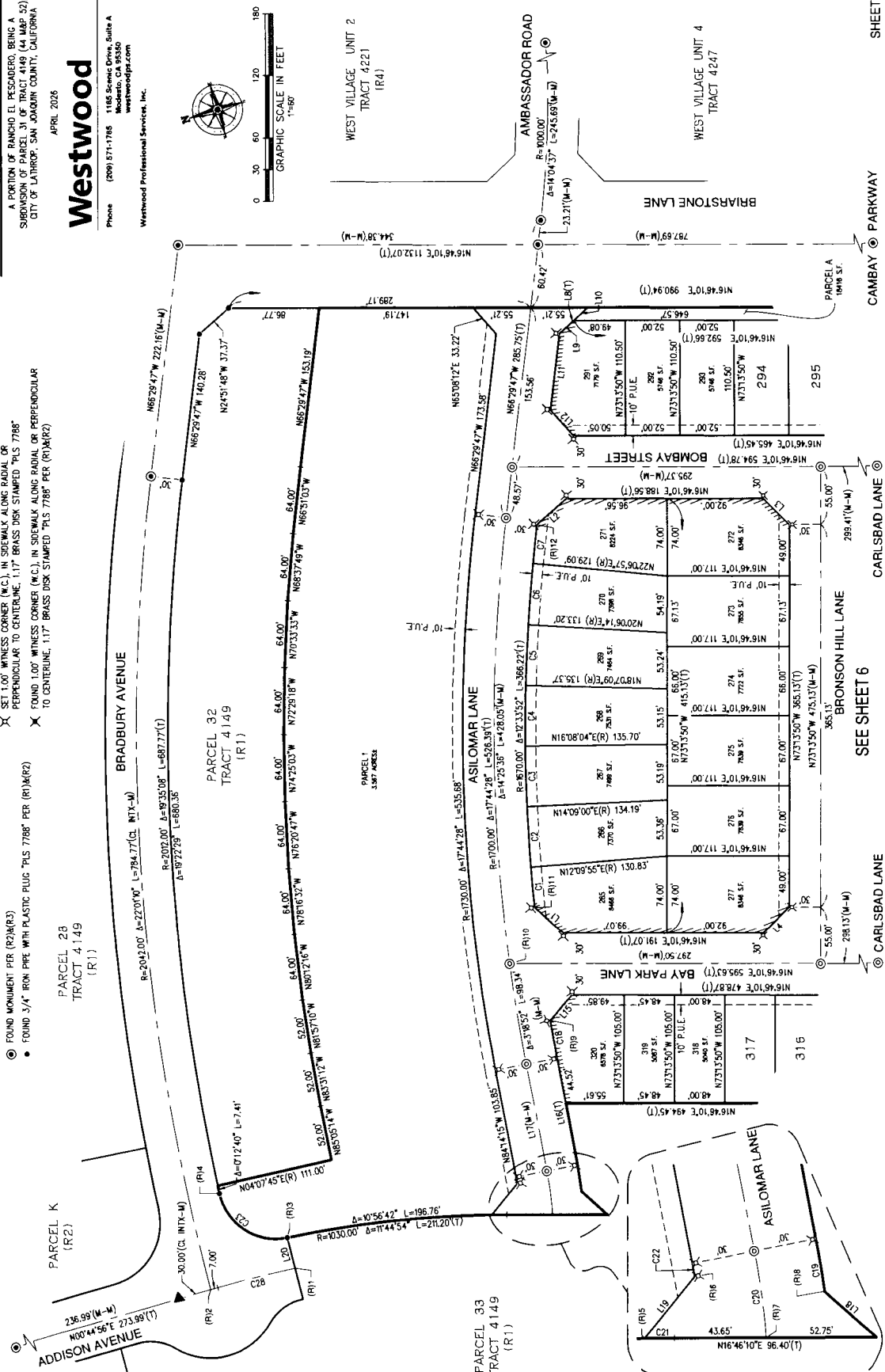
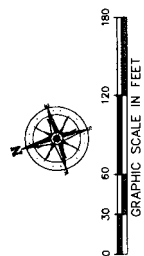
TRACT 4279 RIVER ISLANDS - PHASE 2 WEST VILLAGE UNIT 5

A PORTION OF RANCHO EL PESADERO, BEING A SUBDIVISION OF LANDS OF THE STATE OF CALIFORNIA, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA.

APRIL 2026

Westwood

Phone (909) 571-1786 1166 Science Drive, Suite A
Modesto, CA 95350
westwoodpa.com
Westwood Professional Services, Inc.



SEE SHEET 6

CAMBAY PARKWAY

SHEET 5 OF 7

MONUMENTATION NOTES

- ① SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- ② FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788" PER
- ③ SET 3.00" WITNESS CORNER (W.C.) UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788"
- ④ FOUND MONUMENT PER (R2)(R3)
- ⑤ FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1)(R2)

- 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 100' 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 7788"
- ✗ FOUND 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE. 1.17" BRASS DISK STAMPED "PLS 7788" PER (R1)(R2)

NOTES

1. SEE SHEET 5 FOR REFERENCES.
2. SEE SHEET 6 FOR LINES AND LEGEND.
3. SEE SHEET 7 FOR LINE AND CURVE TABLES.

BRADBURY AVENUE

TRACT 4279 RIVER ISLANDS - PHASE 2 WEST VILLAGE UNIT 5

A PORTION OF RANCHO EL PESQUERO, BEING A
SUBDIVISION OF PARCEL 37 OF TRACT 4149 (44 MAP 52),
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL 2026

Westwood

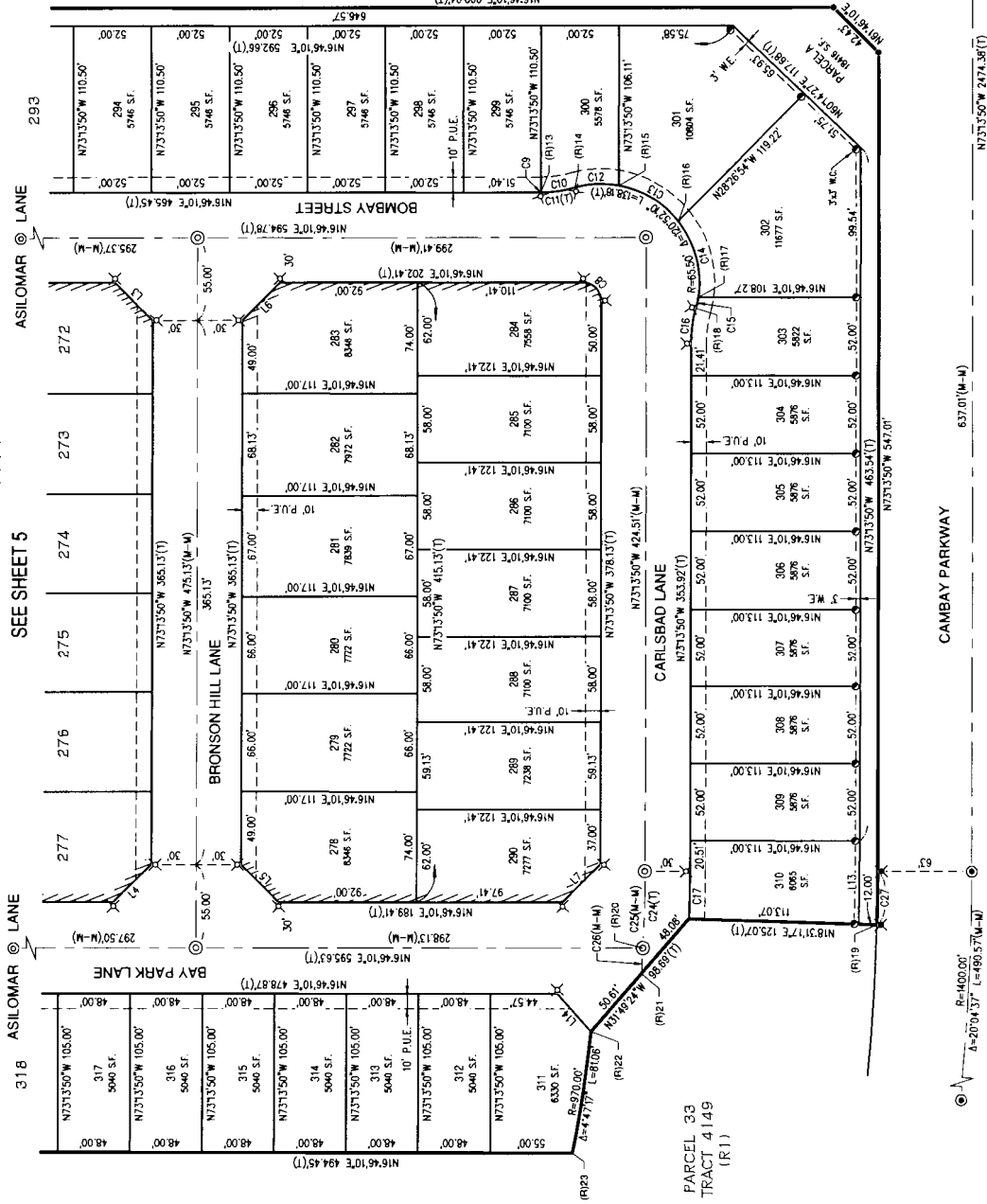
Phone (209) 571-1765
1165 Scenic Drive, Suite A
Lathrop, CA 95250
westwoodplanning.com
Westwood Professional Services, Inc.



WEST VILLAGE UNIT 4
TRACT 4247

CALLETON AVENUE

SHEET 6 OF 7



LINE AND CURVE TABLES FOR SHEETS 5 AND 6 ONLY

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N88°35'13"E	37.26'
L2	N24°42'07"W	37.46'
L3	N61°46'10"E	35.36'
L4	N28°13'50"W	35.36'
L5	N61°46'10"E	35.36'
L6	N28°13'50"W	35.36'
L7	N28°13'50"W	35.36'
L8	N24°51'45"W	37.37'
L9	N24°51'45"W	19.31'
L10	N24°51'45"W	18.06'
L11	N65°29'47"W	73.35'
L12	N65°08'12"E	33.22'
L13	N72°45'16"W	55.46'
L14	N64°31'11"E	33.62'
L15	N32°52'51"W	32.37'
L16	N64°14'15"W	103.85'
L17	N64°14'15"W	103.85'
L18	N68°10'03"E	33.06'
L19	N33°34'43"W	38.05'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	1670.00'	1°19'54"	38.82'
C2	1670.00'	1°59'05"	57.85'
C3	1670.00'	1°59'05"	57.85'
C4	1670.00'	1°59'05"	57.85'
C5	1670.00'	1°59'05"	57.85'
C6	1670.00'	2°00'43"	58.64'
C7	1670.00'	1°16'55"	37.37'
C8	12.00'	90°00'00"	18.85'
C9	87.00'	0°23'46"	0.60'
C10	87.00'	15°02'19"	22.84'
C11	87.00'	15°26'05"	23.44'
C12	65.50'	26°00'17"	29.73'
C13	65.50'	41°12'49"	47.11'
C14	65.50'	46°59'54"	53.73'
C15	65.50'	6°39'10"	7.61'
C16	87.00'	15°26'05"	23.44'
C17	1030.00'	1°45'06"	31.48'
C18	1670.00'	1°16'30"	37.23'
C19	380.00'	3°48'11"	25.22'
C20	350.00'	6°46'54"	41.43'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C21	1000.00'	0°48'11"	14.44'
C22	300.00'	1°05'51"	6.22'
C23	35.00'	88°53'48"	85.33'
C24	1000.00'	3°52'24"	67.60'
C25	1000.00'	2°54'06"	50.64'
C26	1000.00'	0°58'18"	16.96'
C27	1337.00'	1°30'48"	35.31'
C28	1000.00'	4°21'30"	76.07'

RADIAL BEARINGS	
LINE #	DIRECTION
(R)1	N88°35'33"W
(R)2	N1°29'03"E
(R)3	N84°58'44"W
(R)4	N3°55'05"E
(R)5	N74°02'01"W
(R)6	N6°52'38"E
(R)7	N12°32'38"E
(R)8	N8°33'56"E
(R)9	N7°02'24"E
(R)10	N9°04'37"E
(R)11	N19°50'00"E
(R)12	N23°23'53"E
(R)13	N73°37'36"W
(R)14	N88°39'55"W
(R)15	N62°39'38"W
(R)16	N21°26'49"W
(R)17	N25°33'05"E
(R)18	N32°12'15"E
(R)19	N18°15'58"E
(R)20	N19°40'16"E

RADIAL BEARINGS	
LINE #	DIRECTION
(R)21	N20°38'34"E
(R)22	N23°00'50"E
(R)23	N27°48'07"E

TRACT 4279 RIVER ISLANDS - PHASE 2 WEST VILLAGE UNIT 5

A PORTION OF RANCHO EL PESQUERO, BEING A
SUBDIVISION OF PARTS OF TRACT 4279 (MAP 53),
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA.

APRIL 2028

Westwood

Phone (209) 571-1765 1165 Serrano Drive, Suite A
Modesto, CA 95350
westwoodpa.com
Westwood Professional Services, Inc.

Subdivision Improvement Agreement (River Islands Development Area 1, LLC)
Tract 4279 Unit 5

EXHIBIT "B"

TRACT 4279 UNIT 5 AREA

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

LENGTH

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/28/2026

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): _____ E-MAIL ADDRESS: _____ FAX (A/C, No): _____	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A : United Specialty Insurance Company	
		INSURER B : Navigators Specialty Insurance Company	
		INSURER C : Homesite Insurance Company	
		INSURER D : Westfield Specialty Insurance Company	
		INSURER E :	
		INSURER F :	
INSURED River Islands Development Area 1, LLC. 73 W. Stewart Rd. Lathrop, CA 95330		NAIC # 12537 36056 17221 16992	

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	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY ☐ PRO-JECT ☐ LOC OTHER: _____	X	X	ATN2418343P	3/19/2024	3/19/2027	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 0 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B	☐ UMBRELLA LIAB ☒ OCCUR ☒ EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$ _____			LA24FXSZ0GNAHIC	3/19/2024	3/19/2027	EACH OCCURRENCE \$ 3,000,000 AGGREGATE \$ 3,000,000 PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y/N ☐ N/A If yes, describe under DESCRIPTION OF OPERATIONS below			CPX-031171-00	3/19/2024	3/19/2027	Aggregate/Occur \$ 5,000,000
D	Excess Commercial Li			XSL-401098D-00	3/19/2024	3/19/2027	Aggregate/Occur \$ 5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Excess Liability
Gotham Insurance Company
Policy EX202400004746 Eff 3/19/2024 to 3/19/2027
Aggregate/Each Occur \$5,000,000

Tract 4279

City of Lathrop, its officers, City Council, boards and commissions and members thereof, its employees and agents are included as Additional Insureds as SEE ATTACHED ACORD 101

CERTIFICATE HOLDER

CANCELLATION

City of Lathrop
390 Towne Center Drive
Lathrop, CA 95330

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



AGENCY CUSTOMER ID: RIVEISL-01

LENGTH

LOC #: 1

ADDITIONAL REMARKS SCHEDULE

Page 1 of 1

AGENCY Los Angeles-Alliant Insurance Services, Inc.		License # 0C36861	NAMED INSURED River Islands Development Area 1, LLC. 73 W. Stewart Rd. Lathrop, CA 95330
POLICY NUMBER SEE PAGE 1			
CARRIER SEE PAGE 1	NAIC CODE SEE P 1	EFFECTIVE DATE: SEE PAGE 1	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

Description of Operations/Locations/Vehicles:
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.

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.

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

**City of Lathrop, its officers, City Council,
boards and commissions and members thereof,
its employees and agents
390 Towne Centre Drive
Lathrop, CA 95330**

Number of Days Notice

30

All other terms, conditions and exclusions under this policy are applicable to this Endorsement and remain unchanged.

Subdivision Improvement Agreement (River Islands Development Area 1, LLC)
Tract 4279 Unit 5

EXHIBIT “D”
WEST VILLAGE UNIT 5
UNFINISHED IMPROVEMENTS AND
FULL IMPROVEMENTS COST ESTIMATE

EXHIBIT " D "

Westwood

6200 Stoneridge Mall Rd. Suite 300
Pleasanton, CA 94588

main (925) 223-8340

ENGINEER'S BOND ESTIMATE
COST TO COMPLETE
RIVER ISLANDS - PHASE 2 WEST VILLAGE
TRACT 4279

May 21, 2026
Job No.: 25504-86

CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

Item	Description	Quantity	Unit	Unit Price	Amount
1	Striping & Mounments (0% Completion)	1	LS	\$ 20,000.00	\$ 20,000.00
TOTAL COST TO COMPLETE					\$ 20,000.00

Notes:

- 1) Estimate for cost to complete based on contractor's note for Tract 4279 dated 05/21/2026

westwoodps.com
(888) 937-5150

Westwood

6200 Stoneridge Mall Rd. Suite 330
Pleasanton, CA 94588

main (925) 223-8340

DRAFT ENGINEER'S OPINION OF PROBABLE COST
PHASE 2 WEST VILLAGE
TRACT 4279 (56 LOTS)
RIVER ISLANDS
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

May 21, 2026
Job No.: 25504-86

Item	Description	Quantity	Unit	Unit Price	Amount
<u>ROADWAY</u>					
1	Fine Grading	177,300	SF	\$ 0.45	\$ 79,785.00
2	4.5" AC Paving	92,600	SF	\$ 2.25	\$ 208,350.00
3	8" Aggregate Base	92,600	SF	\$ 1.20	\$ 111,120.00
4	Vertical Curb and Gutter (<i>with AB cushion</i>)	1,720	LF	\$ 15.00	\$ 25,800.00
5	Rolled Curb and Gutter (<i>with AB cushion</i>)	3,870	LF	\$ 15.00	\$ 58,050.00
6	Concrete Sidewalk	29,000	SF	\$ 5.00	\$ 145,000.00
7	Driveway Approach	56	EA	\$ 600.00	\$ 33,600.00
8	Handicap Ramps	12	EA	\$ 2,500.00	\$ 30,000.00
9	Survey Monuments	6	EA	\$ 300.00	\$ 1,800.00
10	Traffic Signing & Striping	3,020	LF	\$ 5.00	\$ 15,100.00
11	Dewatering (<i>budget</i>)	3,020	LF	\$ 100.00	\$ 302,000.00
Subtotal Roadway					\$ 1,010,605.00
<u>STORM DRAIN</u>					
12	15" Storm Drain Pipe (<i>polypropylene</i>)	130	LF	\$ 18.00	\$ 2,340.00
13	18" Storm Drain Pipe (<i>polypropylene</i>)	390	LF	\$ 20.00	\$ 7,800.00
14	24" Storm Drain Pipe (<i>polypropylene</i>)	630	LF	\$ 31.00	\$ 19,530.00
15	30" Storm Drain Pipe (<i>polypropylene</i>)	350	LF	\$ 45.00	\$ 15,750.00
16	36" Storm Drain Pipe (<i>polypropylene</i>)	190	LF	\$ 60.00	\$ 11,400.00
17	Catch Basins (<i>type I inlet over type I manhole base</i>)	9	EA	\$ 2,800.00	\$ 25,200.00
18	Catch Basins (<i>type I inlet over type II manhole base</i>)	2	EA	\$ 5,000.00	\$ 10,000.00
19	Manholes (<i>type I</i>)	1	EA	\$ 3,000.00	\$ 3,000.00
20	Manholes (<i>type II</i>)	1	EA	\$ 5,000.00	\$ 5,000.00
Subtotal Storm Drain					\$ 100,020.00
<u>SANITARY SEWER</u>					
21	8" Sanitary Sewer Pipe	2,800	LF	\$ 28.00	\$ 78,400.00
22	Manholes	13	EA	\$ 4,000.00	\$ 52,000.00
23	Sewer Service	56	EA	\$ 600.00	\$ 33,600.00
Subtotal Sanitary Sewer					\$ 164,000.00
<u>WATER SUPPLY</u>					
24	8" Water Line (<i>including all appurtenances</i>)	3,010	LF	\$ 32.00	\$ 96,320.00
25	GV	16	EA	\$ 1,550.00	\$ 24,800.00
26	Water Service	56	EA	\$ 2,000.00	\$ 112,000.00
27	Fire Hydrants	5	EA	\$ 4,000.00	\$ 20,000.00
Subtotal Water Supply					\$ 253,120.00

westwoodps.com
(888) 937-5150

Westwood

6200 Stoneridge Mall Rd. Suite 330
Pleasanton, CA 94588

main (925) 223-8340

Item	Description	Quantity	Unit	Unit Price	Amount
<u>MISCELLANEOUS</u>					
28	Soundwall	637	LF	\$ 320.00	\$ 203,840.00
Subtotal Miscellaneous					\$ 203,840.00
29	Dry Utilities	1	LS	\$ 980,000.00	\$ 980,000.00
SUBTOTAL CONSTRUCTION COST					\$ 2,711,585.00
20% CONTINGENCY					\$ -
TOTAL CONSTRUCTION COST (nearest \$1,000)					\$ 2,712,000.00

Notes:

- 1) Unit prices are based on estimated current construction costs and no provision for inflation is included.
- 2) This estimate does not include surveying, engineering, clearing, grading, erosion control, landscaping, irrigation, or street trees.
- 3) Dry utilities estimate is from Power Systems Design.

westwoodps.com
(888) 937-5150

**JOINT ESCROW INSTRUCTIONS
RECORDATION OF FINAL MAPS
(RIVER ISLANDS AT LATHROP)**

July 13, 2026

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 4279; Escrow No. 1214024153

Dear Lori:

This letter constitutes the joint escrow instructions ("**Escrow Instructions**") of River Islands Development Area 1, 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, 2026, 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, 2027, 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 RIDA3 for recordation in the Official Records of San Joaquin County, California ("**Official Records**").

B.1. One original Final Map for Tract 4279, executed and acknowledged by the City (provided to title by City).

B.2. 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. 19 (provided to title by City).

B.3. 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 RIDA3).

B.4. 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 RIDA3).

B.5. 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 RIDA3).

JOINT ESCROW INSTRUCTIONS RECORDATION OF FINAL MAPS (RIVER ISLANDS AT LATHROP)

The documents listed in Items B.1, B.2, B.3, B.4 and B.5 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) and (iv) Consent to, and Ballot in favor of, Annexation of Real Property to Improvement Area No. 2 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, 2023-2 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 (sdelloso@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 RIDA3, 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 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 **\$51,382.50**, 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 **13.26** 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 (sdelloso@riverislands.com); (b) Debbie Belmar

JOINT ESCROW INSTRUCTIONS RECORDATION OF FINAL MAPS (RIVER ISLANDS AT LATHROP)

(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 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 1, LLC
73 W. Stewart Road
Lathrop, CA 95330
Attn: Susan Dell'Osso

E.5. Notify Susan Dell'Osso (sdelloso@riverislands.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@sigov.org) of the completion of the Transaction;

**JOINT ESCROW INSTRUCTIONS
RECORDATION OF FINAL MAPS
(RIVER ISLANDS AT LATHROP)**

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
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 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: _____

**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

NINETEENTH 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. 19

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 Nineteenth 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 Nineteenth 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: _____, 2026.

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. 19
ASSESSOR'S PARCEL NUMBER(S) AND OWNER(S) OF LAND
WITHIN ANNEXATION NO. 19 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	213-610-32, 213-610-33

EXHIBIT B
CITY OF LATHROP
COMMUNITY FACILITIES DISTRICT NO. 2023-1
(RIVER ISLANDS PUBLIC SERVICES AND FACILITIES #2)
ANNEXATION NO. 19

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 2025-26)*	Maximum Services Special Tax in Tax Zone 1 After the Trigger Event (Fiscal Year 2025-26)*
<u>Residential Property:</u> Single Family Detached Property Single Family Detached Property Single Family Detached Property Single Family Detached Property Single Family Detached Property Single Family Detached Property Single Family Attached Property Multi-Family Property	Greater than 7,000 SqFt 5,801 to 7,000 SqFt 4,801 to 5,800 SqFt 4,000 to 4,800 SqFt Less Than 4,000 SqFt Not Applicable Not Applicable	\$472.44 per SFD Lot \$381.44 per SFD Lot \$349.96 per SFD Lot \$297.46 per SFD Lot \$276.46 per SFD Lot \$0.00 per Unit \$0.00 per Unit	\$224.06 per SFD Lot \$180.90 per SFD Lot \$165.98 per SFD Lot \$141.08 per SFD Lot \$131.12 per SFD Lot \$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, 2026, 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 2025-26)*	Maximum Facilities Special Tax in Tax Zone 1 After the Trigger Event (Fiscal Year 2025-26)*
<u>Residential Property:</u>			
Single Family Detached Property	Greater than 7,000 SqFt	\$0.00 per SFD Lot	\$248.38 per SFD Lot
Single Family Detached Property	5,801 to 7,000 SqFt	\$0.00 per SFD Lot	\$200.54 per SFD Lot
Single Family Detached Property	4,801 to 5,800 SqFt	\$0.00 per SFD Lot	\$183.98 per SFD Lot
Single Family Detached Property	4,000 to 4,800 SqFt	\$0.00 per SFD Lot	\$156.38 per SFD Lot
Single Family Detached Property	Less Than 4,000 SqFt	\$0.00 per SFD Lot	\$145.34 per SFD Lot
Single Family Detached Property	Not Applicable	\$0.00 per Unit	\$0.00 per Unit
Single Family Attached Property	Not Applicable	\$0.00 per Unit	\$0.00 per Unit
Multi-Family Property			
Non-Residential Property	Not Applicable	\$0.00 per Non-Residential Square Foot	\$0.00 per Non-Residential Square Foot

** On July 1, 2026, 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.*

TRACT 4279
RIVER ISLANDS - PHASE 2
WEST VILLAGE UNIT 5

A PORTION OF RANCHO EL PESQUERO, BEING A
SUBDIVISION OF PARCEL 31 OF TRACT 4149 (44 MAP 52),
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL 2026

Westwood

Phone (209) 571-1765 1185 Seaside Drive, Suite A
Westwood, CA 95650
westwoodsurvey.com
Westwood Professional Services, Inc.

CITY SURVEYORS STATEMENT

I, DARRYL A. ALEXANDER, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF TRACT 4279, RIVER ISLANDS - PHASE 2, WEST VILLAGE UNIT 5, CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREIN 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 _____, 2026.

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 MARCH 2, 2026. 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, 2027, 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 TESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2026.

DYLAN GRANERD, P.L.S. NO 7788



RECITALS

- 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 BUT NOT LIMITED TO, THE CULTIVATION OF CROPS AND ANIMALS, AND THE OPERATION OF AGRICULTURAL MACHINERY. 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, PLANTING, SPRAYING, IRRIGATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE, PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM DEPRECIATION, AND OTHER ACTIVITIES WHICH 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.
- A SOILS REPORT ENTITLED "GEOTECHNICAL EXPLORATION, RIVER ISLANDS PHASE 1, LATHROP, CALIFORNIA," DATED MARCH 31, 2026, BY JONATHAN J. JOHNSON, INC., HAS BEEN OBTAINED AND IS ON FILE WITH THE CITY OF LATHROP.
- TRACT 4279, RIVER ISLANDS - PHASE 2, WEST VILLAGE UNIT 5, CONTAINS 56 RESIDENTIAL LOTS WITH A TOTAL OF 8,788 ACRES, MORE OR LESS. PARCEL A CONTAINING 0.423 ACRES, MORE OR LESS, PARCEL 1 CONTAINING 3,967 ACRES, MORE OR LESS, AND ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP WHICH INCLUDE 4,089 ACRES, MORE OR LESS AS SHOWN ON THIS FINAL MAP (PLEASE REFER TO THE AREA TABLE BELOW).

TRACT 4279 AREA SUMMARY	
LOTS 265 THROUGH 320	8,788 AC±
PARCEL A	0.423 AC±
PARCEL 1	3,967 AC±
STREET DEDICATIONS	4,089 AC±
TOTAL	16,827 AC±

- BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 1214024153-R, (VERSION 2) DATED MARCH 31, 2026, PROVIDED BY OLD REPUBLIC TITLE COMPANY.

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 MAP 52)
- (R2) TRACT 4155, RIVER ISLANDS - PHASE 2, WEST VILLAGE UNIT 1 FINAL MAP, FILED MARCH 28, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 87, S.J.C.R. (44 MAP 87)
- (R3) PARCEL MAP 23-02-FM, RIVER ISLANDS - PHASE 2, FILED DECEMBER 5, 2023, IN BOOK 27 OF MAPS AND PLATS, PAGE 81, S.J.C.R. (27 MAP 81)
- (R4) TRACT 4271, RIVER ISLANDS - PHASE 2, WEST VILLAGE UNIT 2, FILED OCTOBER 30, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 132, S.J.C.R. (44 MAP 132)
- (R5) TRACT 4246, RIVER ISLANDS - PHASE 2, WEST VILLAGE UNIT 3, FILED APRIL 2, 2025, IN BOOK 44 OF MAPS AND PLATS, PAGE 151, S.J.C.R. (44 MAP 151)

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66423 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

- 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 4279 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:

- PARCEL A FOR PURPOSES OF LANDSCAPE OPEN SPACES INCLUDING PUBLIC UTILITIES FENCE MAINTENANCE, AND APPURTENANCES THERETO, FOR THE BENEFIT OF THE PUBLIC.
- 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.

LINE AND CURVE TABLES FOR SHEET 3 ONLY

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N4°07'45"E	111.00'
L2	N85°05'14"W	52.00'
L3	N83°31'12"W	52.00'
L4	N81°57'10"W	64.00'
L5	N80°12'16"W	64.00'
L6	N78°16'32"W	64.00'
L7	N76°22'47"W	64.00'
L8	N74°25'03"W	64.00'
L9	N72°28'18"W	64.00'
L10	N70°33'37"W	64.00'
L11	N68°37'48"W	64.00'
L12	N66°51'03"W	64.00'
L13	N67°50'38"W	30.04'
L14	N55°09'13"W	95.42'
L15	N16°46'10"E	67.08'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L16	N24°51'48"W	37.37'
L17	N66°29'47"W	23.21'

RADIAL BEARINGS	
LINE #	DIRECTION
R1	N85°05'03"W
R2	N84°53'34"W
R3	N1°29'03"E
R4	N4°01'25"E

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	380.00'	3°48'11"	25.22'
C2	55.00'	88°53'48"	85.33'
C3	1000.00'	4°21'30"	76.07'
C4	658.00'	14°40'14"	188.48'

TRACT 4279 RIVER ISLANDS - PHASE 2 WEST VILLAGE UNIT 5

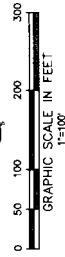
A PORTION OF RANCHO EL PESQUERO, BEING A
SUBDIVISION OF PARCEL 31 OF TRACT 4149 (44 MAP 52),
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL 2026

Westwood

Phone (209) 571-1765 1165 Seane Drive, Suite A
Modesto, CA 95350
westwoodps.com

Westwood Professional Services, Inc.



NOTES

- SEE SHEET 2 FOR REFERENCES.
- ALL DIMENSIONS ARE PER (R1), UNLESS NOTED OTHERWISE.

BASIS OF BEARINGS

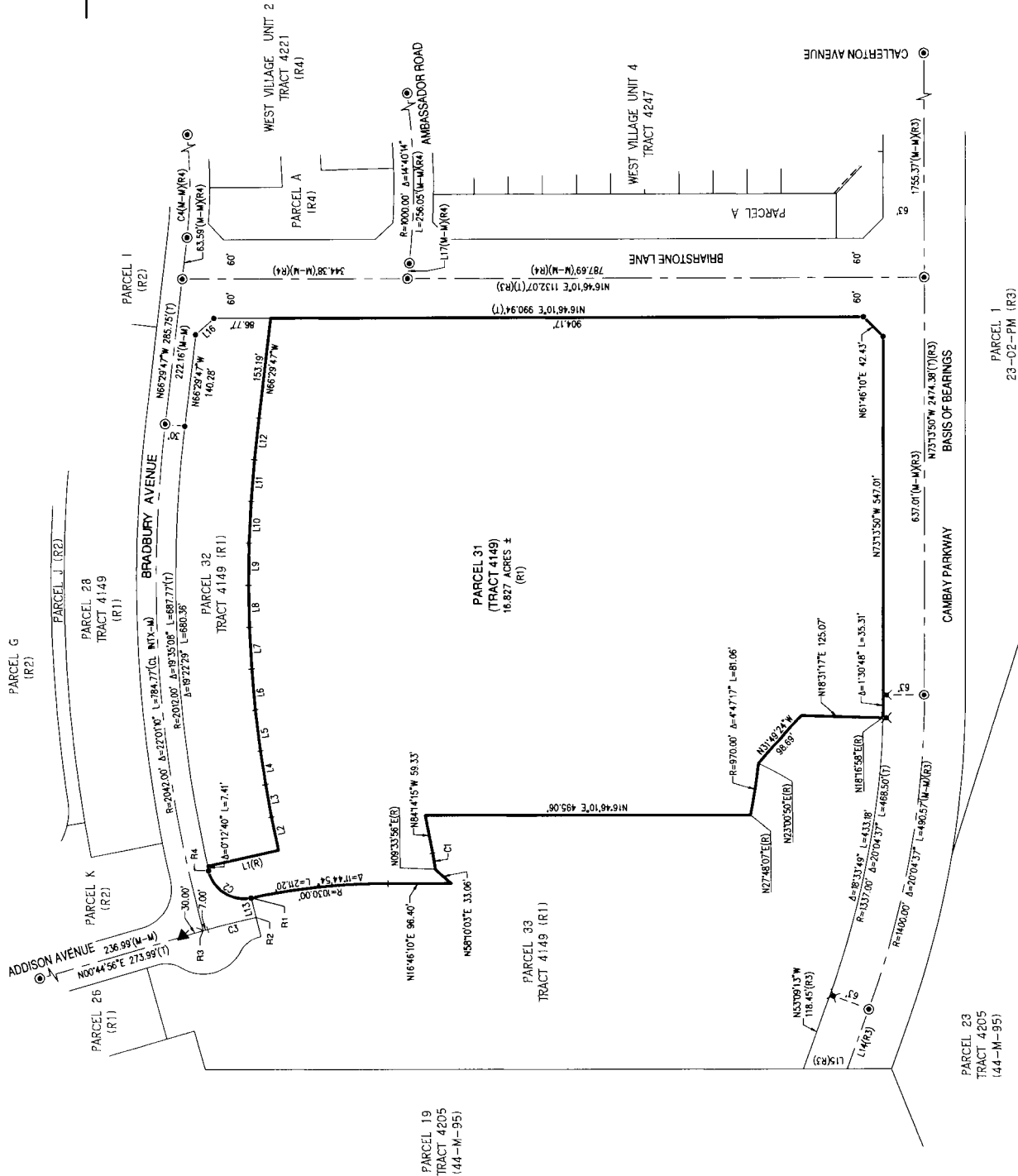
THE BEARING OF NORTH 73°15'00" WEST BETWEEN FOUND MONUMENTS ALONG
CAMBAY PARKWAY AS SHOWN PER 23-02-PM, FILED DECEMBER 5, 2023, IN
BOOK 27 OF PARCEL MAPS, AT PAGE 81, RECORDS OF SAN JOAQUIN COUNTY,
WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP (ZONE 3, NAD83).
ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

MONUMENTATION NOTES

- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1)
- FOUND MONUMENT PER (R1)&(R3)
- FOUND 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ALONG PROPERTY LINE
PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE, 1.17'
BRASS DISK STAMPED "PLS 7788" PER (R3)
- FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788" PER (R1)

LEGEND

200.00' (R1)	MEASURED AND RECORD DATA PER REFERENCE SHOWN
(R1)	DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 2
(M-W)	MONUMENT TO MONUMENT
(R)	RADIAL BEARING
(T)	TOTAL
P.U.E.	PUBLIC UTILITY EASEMENT
W.E.	WALL EASEMENT
L/C	LINE, CURVE
BOUNDARY	LOT LINE OR RIGHT-OF-WAY LINE
-----	EASEMENT LINE
-----	CENTERLINE
////	RESTRICTED ACCESS



PARCEL 1
23-02-PM (R2)

SHEET 3 OF 7

TRACT 4279 RIVER ISLANDS - PHASE 2 WEST VILLAGE UNIT 5

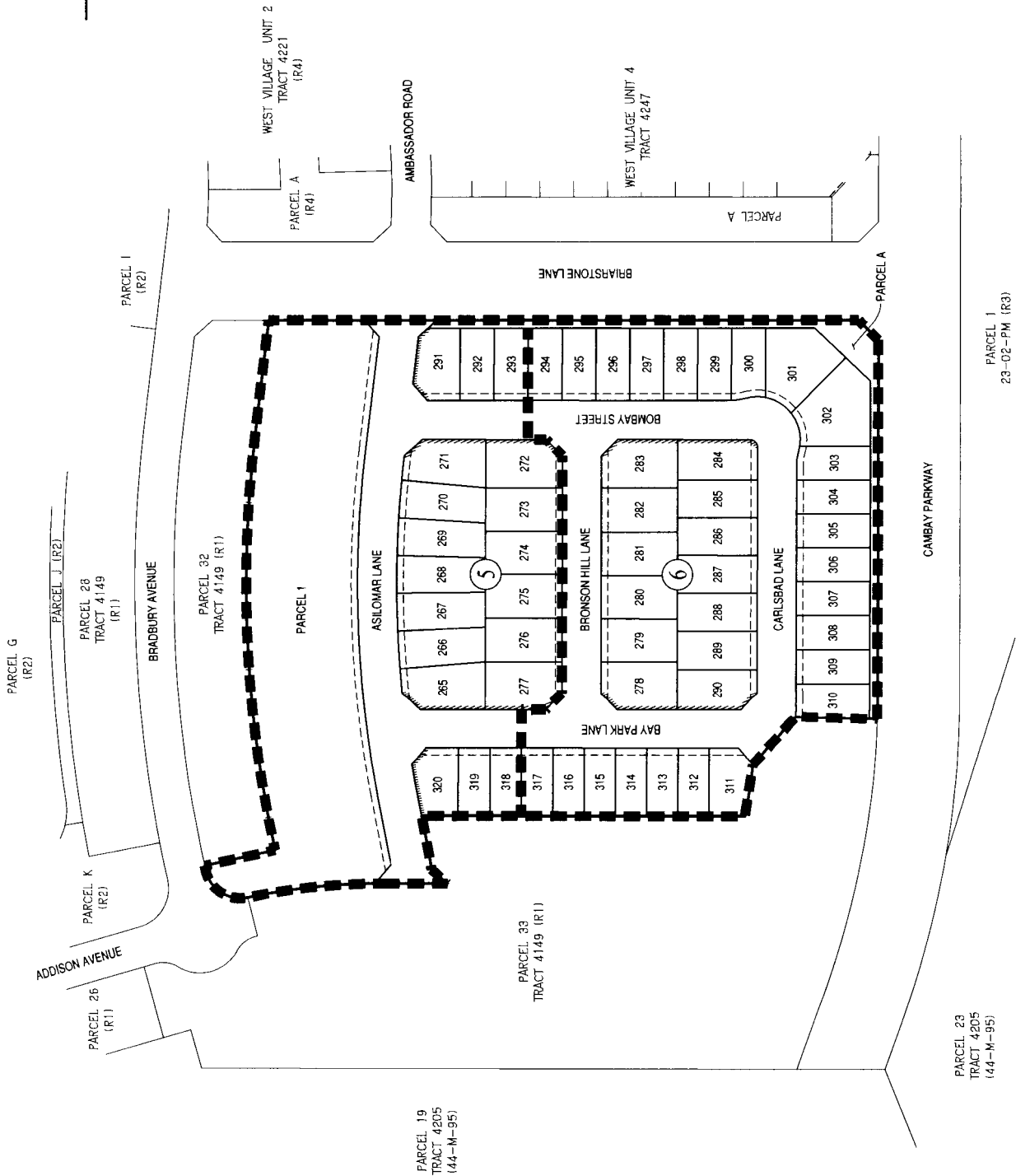
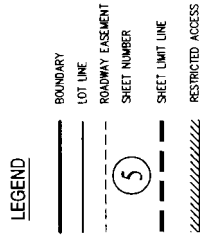
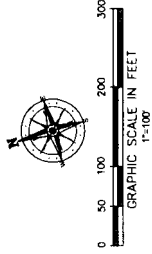
A PORTION OF RANCHO EL PESQUERO, BEING A
SUBDIVISION OF PARCEL 31 OF TRACT 4149 (44 MAP 52),
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA.

APRIL 2026

Westwood

Phone (209) 571-1785 1165 Scenic Drive, Suite A
Modesto, CA 95350
westwoodips.com
Westwood Professional Services, Inc.

SHEET INDEX



NOTES

1. SEE SHEET 2 FOR REFERENCES
2. SEE SHEET 3 FOR BLOCKS OF BEARINGS AND LEGEND.
3. SEE SHEET 7 FOR LINE AND CURVE TABLES.

MONUMENTATION NOTES

- ① SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "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 FRONT LOT CORNERS.
- ✕ SET 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE. 1.17" BRASS DISK STAMPED "PLS 7788" PER (R1)&(R2).
- ✕ FOUND 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE. 1.17" BRASS DISK STAMPED "PLS 7788" PER (R1)&(R2).
- FOUND 3/4" BOM PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1)&(R2).
- FOUND MONUMENT PER (R2)&(R3).
- FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788" PER (R1)&(R2).
- SET 3.00" WITNESS CORNER (W.C.) UNLESS OTHERWISE NOTED. MEASURED ALONG LOT LINE 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" PER (R1)&(R2).
- FOUND MONUMENT PER (R2)&(R3).
- FOUND 3/4" BOM PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1)&(R2).

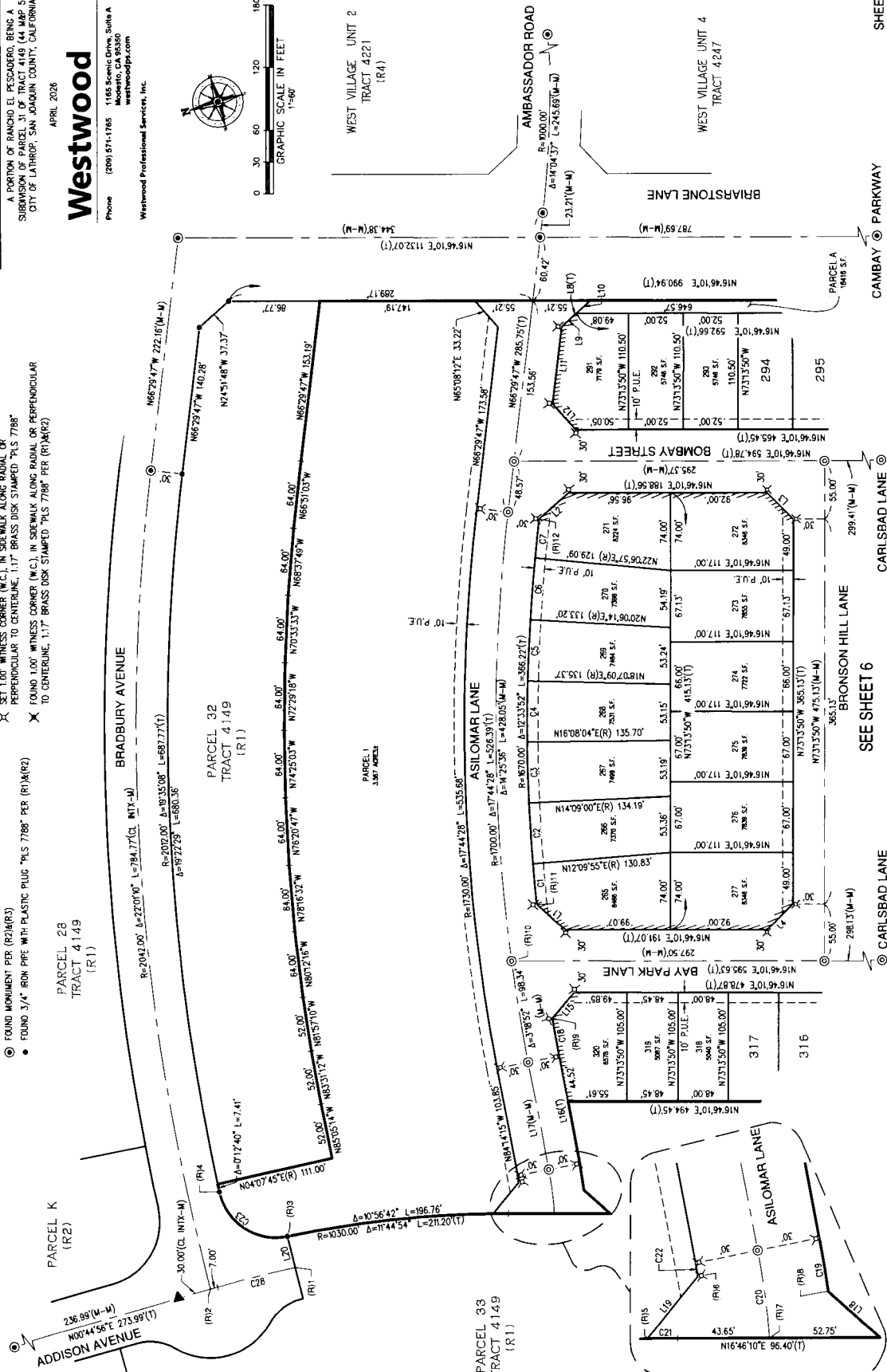
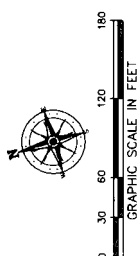
TRACT 4279 RIVER ISLANDS - PHASE 2 WEST VILLAGE UNIT 5

A PORTION OF RANCHO EL PESADERO, BEING A SUBDIVISION OF PARCEL 31 OF TRACT 4149 (44 MAP 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL 2026

Westwood

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Westwood, CA 95350
westwoodpl.com
Westwood Professional Services, Inc.



SEE SHEET 6

CAMBAY PARKWAY

SHEET 5 OF 7

MONUMENTATION NOTES

- SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788" PER
- SET 3.00" WITNESS CORNER (W.C.) UNLESS OTHERWISE NOTED, MEASURED
- FOUND MONUMENT PER (R2)M(R3)
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1)M(R2)

- ✕ 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 FRONT LOT CORNERS.
- ✕ SET 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788" FOUND 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788" PER (R1)M(R2)

NOTES

- 1. SEE SHEET 2 FOR REFERENCES
- 2. SEE SHEET 3 FOR LINE AND CURVE TABLES
- 3. SEE SHEET 7 FOR LINE AND CURVE TABLES

TRACT 4279 RIVER ISLANDS - PHASE 2 WEST VILLAGE UNIT 5

A PORTION OF RANCHO EL PESQUERO, BEING A
SUBDIVISION OF PARCEL 31 OF TRACT 4149 (44 MAP 32),
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL 2026

Westwood

Phone (209) 571-1765 1165 Seaside Drive, Suite A
Modesto, CA 95205
westwoodprofs.com
Westwood Professional Services, Inc.



WEST VILLAGE UNIT 4
TRACT 4247

BRADBURY
AVENUE

AMBASSADOR
ROAD

CALLETON AVENUE



LINE AND CURVE TABLES FOR SHEETS 5 AND 6 ONLY

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N88°35'10"E	37.26'
L2	N24°42'07"W	37.46'
L3	N81°26'10"E	35.36'
L4	N28°13'50"W	35.36'
L5	N81°46'10"E	35.36'
L6	N28°13'50"W	35.36'
L7	N28°13'50"W	35.36'
L8	N24°51'48"W	37.37'
L9	N24°51'48"W	19.31'
L10	N24°51'48"W	18.06'
L11	N65°29'47"W	73.35'
L12	N65°08'12"E	33.22'
L13	N72°45'16"W	55.46'
L14	N64°31'21"E	33.62'
L15	N32°52'51"W	32.37'
L16	N84°14'15"W	103.85'
L17	N84°14'15"W	103.85'
L18	N58°10'00"E	33.06'
L19	N33°34'43"W	38.05'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	1670.00'	1°19'54"	38.82'
C2	1670.00'	1°59'05"	57.85'
C3	1670.00'	1°59'05"	57.85'
C4	1670.00'	1°59'05"	57.85'
C5	1670.00'	1°59'05"	57.85'
C6	1670.00'	2°00'43"	56.64'
C7	1670.00'	1°16'55"	37.37'
C8	12.00'	90°00'00"	18.85'
C9	87.00'	0°23'46"	0.60'
C10	87.00'	15°02'19"	22.84'
C11	87.00'	15°26'05"	23.44'
C12	65.50'	28°00'17"	29.79'
C13	65.50'	41°12'49"	47.11'
C14	65.50'	46°59'54"	53.79'
C15	65.50'	6°39'10"	7.61'
C16	87.00'	15°26'05"	23.44'
C17	1030.00'	1°46'06"	31.48'
C18	1670.00'	1°16'39"	37.23'
C19	380.00'	3°48'11"	25.22'
C20	350.00'	6°46'54"	41.43'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C21	1000.00'	0°48'11"	14.44'
C22	320.00'	1°06'51"	6.22'
C23	55.00'	88°53'48"	86.33'
C24	1000.00'	3°52'24"	67.60'
C25	1000.00'	2°54'06"	50.64'
C26	1000.00'	0°58'18"	16.96'
C27	1337.00'	1°30'48"	35.31'
C28	1000.00'	4°31'30"	76.07'

RADIAL BEARINGS	
LINE #	DIRECTION
(R)21	N20°38'04"E
(R)22	N23°00'50"E
(R)23	N27°48'07"E

RADIAL BEARINGS	
LINE #	DIRECTION
(R)1	N84°53'33"W
(R)2	N1°29'03"E
(R)3	N84°56'44"W
(R)4	N3°55'05"E
(R)5	N74°02'01"W
(R)6	N6°52'36"E
(R)7	N12°32'39"E
(R)8	N8°33'56"E
(R)9	N7°02'24"E
(R)10	N9°04'37"E
(R)11	N10°50'00"E
(R)12	N23°23'53"E
(R)13	N73°37'36"W
(R)14	N88°39'55"W
(R)15	N62°39'38"W
(R)16	N21°26'49"W
(R)17	N25°33'05"E
(R)18	N32°12'15"E
(R)19	N48°16'56"E
(R)20	N19°40'16"E

TRACT 4279 RIVER ISLANDS - PHASE 2 WEST VILLAGE UNIT 5

A PORTION OF RANCHO EL PESCADERO, BEING A
SUBDIVISION OF PARCEL 31 OF TRACT 4149 (44 M89 52),
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL 2026

Westwood

Phone (209) 571-1766 1145 Stearns Drive, Suite A
Merced, CA 95340
westwoodpa.com
Westwood Professional Services, Inc.

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ITEM 4.13

CITY MANAGER'S REPORT JULY 13, 2026 CITY COUNCIL REGULAR MEETING

ITEM: **CREATE CIP WW 26-32 FOR CLSP AND RIVER ISLANDS 2A SEWER PUMP STATION FLOW METER REPAIRS APPROVE MASTER AGREEMENT AND TASK ORDER NO.1 WITH SANBELL FOR ENGINEERING SERVICES AND APPROVE BUDGET AMENDMENT**

RECOMMENDATION: **Adopt Resolution to Create CIP WW 26-32 for CLSP and River Islands 2A Sewer Pump Station Flow Meter Repairs, approve a Master Agreement and Task Order No.1 with Sanbell for Engineering Services, and Approve a Budget Amendment**

SUMMARY:

The flow meters located at the CLSP and River Islands 2A Sewer Pump Stations are currently non-operational and require repair. The flow meters are located in subgrade vaults subject to flooding and inundation, which has rendered the flow meters and associated electrical equipment non-operational.

Staff contacted Sanbell, an engineering firm selected through the City's solicitation for On-Call Architectural and Engineering Professional Services, to provide engineering services for meter vault sealing and flow meter replacement. Sanbell has submitted a proposal to provide these services for a cost of \$60,931. Staff recommend that this work be performed under Task Order No. 1 issued pursuant to a Master Agreement with Sanbell for On-Call Architectural and Engineering Professional Services.

Staff requests that the City Council approve creation of CIP WW 26-32 for CLSP and River Islands 2A Sewer Pump Station Flow Meter Repairs, approve a Master Agreement and Task Order No. 1 with Sanbell for engineering services, and approve a budget amendment.

BACKGROUND:

The flow meters located at the CLSP and River Islands 2A Sewer Pump Stations are currently non-operational and require repair. The flow meters are located in subgrade vaults subject to flooding and inundation, which has rendered the flow meters and associated electrical equipment non-operational.

Staff contacted Sanbell, an engineering firm selected through the City's solicitation for On-Call Architectural and Engineering Professional Services, to provide engineering services for meter vault sealing and flow meter replacement. Sanbell has submitted a proposal to provide these services for a cost of \$60,931. Staff recommend that this work be performed under Task Order No. 1 issued pursuant to

CITY MANAGER’S REPORT
JULY 13, 2026, CITY COUNCIL REGULAR MEETING
CREATE CIP WW 26-32 FOR CLSP AND RIVER ISLANDS 2A SEWER PUMP
STATION FLOW METER REPAIRS APPROVE MASTER AGREEMENT AND TASK
ORDER NO.1 WITH SANBELL FOR ENGINEERING SERVICES AND APPROVE
BUDGET AMENDMENT

PAGE 2

a Master Agreement with Sanbell for On-Call Architectural and Engineering Professional Services.

REASON FOR RECOMMENDATION:

Staff recommend approval of CIP WW 26-32, the Master Agreement and Task Order No. 1 with Sanbell, and the associated budget amendment in order to repair the non-operational flow meters at the CLSP and River Islands 2A Sewer Pump Stations and restore reliable metering operations.

FISCAL IMPACT:

The cost of services under Task Order No. 1 with Sanbell is \$60,931. Staff requests a budget amendment of \$65,000 to allocate appropriations from MBR Capital Replacement Fund 6110 to the new CIP WW 26-32 as follows:

Decrease Appropriations		
6080-50-34-450-20-00		\$127,500
Increase Transfer Out		
6080-99-00-990-90-10		\$127,500
6110-99-00-990-90-10		\$65,000
Increase Transfer In		
6090-99-00-393-00-00	WW 26-32	\$192,500
Increase Appropriation		
6090-80-00-420-12-00	WW 26-32	\$127,500
6090-80-00-420-84-00	WW 26-32	\$65,000

ATTACHMENTS:

- A. Resolution to Create CIP WW 26-32 for CLSP and River Islands 2A Sewer Pump Station Flow Meter Repairs, approve a Master Agreement and Task Order No.1 with Sanbell for Engineering Services and Approve Budget Amendment
- B. Master Agreement with Sanbell for On-Call Architectural and Engineering Services
- C. Task Order No. 1 with Sanbell for Architectural and Engineering Services for the CLSP and River Islands 2A Sewer Pump Station Flow Meter Repairs, CIP WW 26-32

CITY MANAGER'S REPORT

PAGE 3

JULY 13, 2026, CITY COUNCIL REGULAR MEETING

**CREATE CIP WW 26-32 FOR CLSP AND RIVER ISLANDS 2A SEWER PUMP
STATION FLOW METER REPAIRS APPROVE MASTER AGREEMENT AND TASK
ORDER NO.1 WITH SANBELL FOR ENGINEERING SERVICES AND APPROVE
BUDGET AMENDMENT**

APPROVALS



Greg Gibson
Senior Civil Engineer

6/12/2026

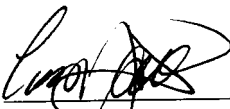
Date



Brad Taylor
Public Works Director/City Engineer

6/18/2026

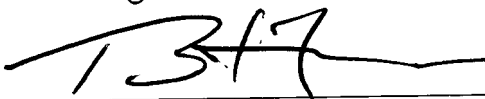
Date



Carl James
Finance Director

6/18/2026

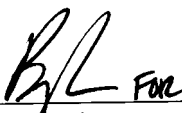
Date



Thomas Hedegard
Deputy City Manager

6/22/2026

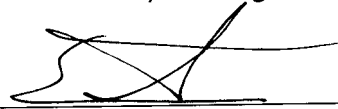
Date



Michael King
Assistant City Manager

6/23/2026

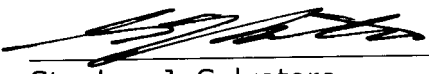
Date



Salvador Navarrete
City Attorney

6-23-2026

Date



Stephen J. Salvatore
City Manager

7.8.26

Date

RESOLUTION NO. 26 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF APPROVING THE CREATION OF CIP WW 26-32 FOR CLSP AND RIVER ISLANDS 2A SEWER PUMP STATION FLOW METER REPAIRS, APPROVING A MASTER AGREEMENT WITH SANBELL FOR ON-CALL ARCHITECTURAL AND ENGINEERING PROFESSIONAL SERVICES, APPROVING TASK ORDER NO. 1 WITH SANBELL FOR ENGINEERING SERVICES RELATED TO CIP WW 26-32, AND APPROVING A BUDGET AMENDMENT

WHEREAS, the flow meters located at the CLSP and River Islands 2A Sewer Pump Stations are currently non-operational and require repair; and

WHEREAS, the flow meters are in subgrade vaults subject to flooding and inundation, which has rendered the flow meters and associated electrical equipment non-operational; and

WHEREAS, staff requested and received a proposal from Sanbell for engineering services related to meter vault sealing and flow meter replacement for the CLSP and River Islands 2A Sewer Pump Station Flow Meter Repairs project; and

WHEREAS, Sanbell submitted a proposal in the amount of \$60,931 for said services; and

WHEREAS, staff recommend that the project be funded through a new capital improvement project designated CIP WW 26-32 and that a budget amendment be approved in the amount of \$65,000 to provide appropriations from the MBR Capital Replacement Fund 6110 for the proposed work as follows:

Decrease Appropriations		
6080-50-34-450-20-00		\$127,500
Increase Transfer Out		
6080-99-00-990-90-10		\$127,500
6110-99-00-990-90-10		\$65,000
Increase Transfer In		
6090-99-00-393-00-00	WW 26-32	\$192,500
Increase Appropriations		
6090-80-00-420-12-00	WW 26-32	\$127,500
6090-80-00-420-84-00	WW 26-32	\$65,000

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lathrop hereby approves the creation of CIP WW 26-32 for CLSP and River Islands 2A Sewer Pump Station Flow Meter Repairs; and

BE IT FURTHER RESOLVED that the City Council hereby approves the Master Agreement with Sanbell for On-Call Architectural and Engineering Professional Services, in substantially the form attached to the staff report, and authorizes the City Manager, or designee, to execute the Master Agreement on behalf of the City, subject to approval as to form by the City Attorney; and

BE IT FURTHER RESOLVED the City Council hereby approves Task Order No. 1 with Sanbell for engineering services related to CIP WW 26-32, in an amount not to exceed \$60,931, and authorizes the City Manager, or designee, to execute Task Order No. 1 on behalf of the City, subject to approval as to form by the City Attorney; and

BE IT FURTHER RESOLVED the City Council hereby approves a budget amendment in the amount of \$65,000 and authorizes the following budget adjustments as detailed above.

The foregoing resolution was passed and adopted this 13th day of July 2026,
by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

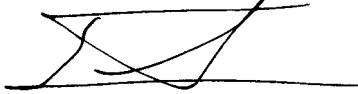
ABSTAIN:

Paul Akinjo, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

ATTACHMENT 'B'

**CITY OF LATHROP
MASTER AGREEMENT FOR ON-CALL ARCHITECTURAL AND ENGINEERING SERVICES
WITH SANBELL**

THIS AGREEMENT, dated for convenience this **July 13, 2026**, is by and between **Sanbell** ("CONSULTANT") and the **CITY OF LATHROP**, a California municipal corporation ("CITY");

RECITALS:

WHEREAS, CONSULTANT is specially trained, experienced, and competent to perform Architectural and Engineering 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 Architectural and Engineering Services, as hereinafter defined, on the following terms and conditions; and

NOW, THEREFORE, CONSULTANT and the CITY agree as follows:

AGREEMENT

(1) Scope of Service

CONSULTANT agrees to perform On-Call Architectural and Engineering Services in conformance with each approved Task Order submitted by the CONSULTANT, attached hereto as incorporated herein by this reference. CONSULTANT agrees to diligently perform these services in accordance with the upmost standards of its profession and CITY'S satisfaction.

(2) Compensation

CONSULTANT agrees to perform On-Call Architectural and Engineering Services per the fee schedule included as Exhibit A dated **November 4, 2025**. City hereby agrees to pay CONSULTANT the amount indicated in each approved Task Order, for the On-Call Architectural and Engineering Services. City agrees to pay CONSULTANT within thirty (30) days of receipt of billings containing all information required per 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 approved Task Order Scope of Work 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 and payment terms prior to the commencement of work.

(3) Effective Date and Term

The effective date of this Agreement is **July 13, 2026** and it shall terminate no later than **June 30, 2028**. This Agreement and any associated Task Orders may be renewed annually after this initial period, at the discretion and written approval of the City. The City shall notify CONSULTANT in writing of the intent to extend the Agreement.

(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. CONSULTANT expressly agrees not to represent, at any time or in any manner, that CONSULTANT is an employee of the CITY.

(5) Billings

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.

(7) Assignment of Personnel

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. The services shall be performed by, or under the direct supervision, of CONSULTANT's Authorized Representative: **Daniel Leary, PE**. CONSULTANT shall not replace its Authorized Representative without the prior written approval by the CITY.

(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 (i) 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) each accident or disease. 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 Liability 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 project or location of the work to be performed under this Agreement or the general aggregate limit shall be doubled. 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 (ISO) 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, officials, 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; ongoing operations using ISO form CG 20 10 (or equivalent) and completed operations using ISO form CG 20 37 (or equivalent) 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, officials, employees, agents, or volunteers.
- (ii) The insurance shall cover on an occurrence basis, and not on a claim made basis.
- (iii) An endorsement must state that coverage is primary insurance and

that no other insurance or self-insurance affected by the CITY will be called upon to contribute to a loss under the coverage.

- (iv) Coverage shall provide and be endorsed to include a waiver of subrogation in favor of the City and its officers, officials, 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, officials, 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.

CONSULTANT, at CONSULTANT'S own cost and expense, shall maintain automobile liability insurance for the period covered by this Agreement in an amount not less than two million dollars (\$2,000,000) each accident, combined single limit coverage for risks associated with the work contemplated by this Agreement. 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 the use of owned, hired, and non-owned automobiles under this Agreement.

Coverage shall be at least as broad as Insurance Services Office Automobile Liability form CA 00 01 (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, officials, employees, agents, and volunteers are to be covered as additional insureds.
- (ii) Coverage shall provide and be endorsed to include a waiver of subrogation in favor of the City and its officers, officials, employees, agents, and volunteers.
- (iii) Insurance is to be placed with California-admitted insurers with a Best's rating of no less than A: VII.
- (iv) Notice of cancellation or non-renewal must be received by CITY at least thirty days prior to such change.

(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

CITY OF LATHROP – SANBELL
MASTER AGREEMENT FOR ON-CALL ARCHITECTURAL AND ENGINEERING SERVICES

(\$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 (5) 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 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), (c), or (d) 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 (5) 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. CONSULTANT's aggregate liability hereunder shall be limited by CITY to \$1,000,000 regardless of the legal theory under which such liability is imposed.

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

(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.

CITY OF LATHROP – SANBELL
MASTER AGREEMENT FOR ON-CALL ARCHITECTURAL AND ENGINEERING SERVICES

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: Sanbell
7077 Koll Center Pkwy, Ste 210
Pleasanton, CA 94566

(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) 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.
- (c) Definitions. The definitions and terms are as defined in these specifications.
- (d) 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.
- (e) 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.
- (f) 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.
- (g) 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.

- (h) 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.
- (i) 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.
- (j) 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.
- (k) 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.
- (l) 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.
- (m) 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.
- (n) 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.
- (o) 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.

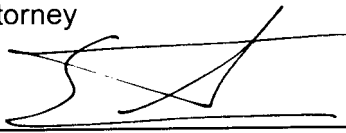
(18) Signatures

The individuals executing this Agreement represent 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 – SANBELL
MASTER AGREEMENT FOR ON-CALL ARCHITECTURAL AND ENGINEERING SERVICES

Approved as to Form:

City of Lathrop
City Attorney



Salvador Navarrete

6.23.2026

Date

Recommended for Approval:

City of Lathrop
Public Works Director/City Engineer

Brad Taylor

Date

Approved by:

City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

Stephen Salvatore
City Manager

Date

CONSULTANT:

Sanbell
7077 Koll Center Pkwy, Ste 210
Pleasanton, CA 94566
Fed ID # _____
Lathrop Business License # _____

Signature

Date

Print Name and Title

Signature

Date

Print Name and Title

INTELLIGENT
INFRASTRUCTURE
ENDURING
COMMUNITIES



STATEMENT OF QUALIFICATIONS

HECKER PASS/ STATE ROUTE 152 ROUNDABOUT • GILROY

November 5, 2025

Statement of Qualifications for On-Call Professional Civil, Transportation, & Utility Engineering Services

SUBMITTED TO:

Mr. Greg Gibson, PE
Senior Civil Engineer, City of Lathrop
390 Towne Centre Drive
Lathrop CA 95330

SUBMITTED BY:

Daniel Leary, P.E., PTOE, QSD, Managing Principal
925.685.4569 | dleary@sanbell.com
7077 Koll Center Parkway, Suite 210 | Pleasanton, CA 94566
www.sanbell.com



Green Parking Lot #1F • UC Merced

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	FEES / BILLING RATES	Separate Submittal



November 5, 2025

Mr. Greg Gibson, P.E.
Senior Civil Engineer
City of Lathrop
Public Works Department
390 Towne Centre Drive
Lathrop, CA 95330

Regarding: Statement of Qualifications for On-Call
Professional Civil, Traffic, Utility Engineering Services

Dear Mr. Greg Gibson, PE,

Sanbell-Bay Area appreciates the opportunity to submit our qualifications to the City of Lathrop for On-Call Professional Civil, Traffic, Utility Engineering and Landscape Architectural Services. We are excited about the possibility for Sanbell to serve Lathrop residents and local business to effectively design safe and maintainable infrastructure and meeting City Council goals for the City-owned and operated facilities.

Firm History and On-Call Engineering Resources

Sanbell is located in Pleasanton & Concord CA and has served the area for the past 42 years. Sanbell currently has 35 on-call services agreements with Northern California cities and agencies. Our Team has extensive resources to meet the City of Lathrop on-call project timelines. Our local engineering leaders at Sanbell are supported our Team which includes the following resources: Sanbell has 14 western US offices, with 300 engineers and team members, and 150+ licensed professionals; all utilizing a Deltek Vantagepoint accounting and project management platform to forecast our company-wide resources and availability to ensure our projects stay on schedule.

Services Required for the RFQ

Sanbell Public Works engineers have the expertise and proficiency to design AC overlays, perform road widening, construct bicycle path facilities, install traffic circles, and execute traffic design. In addition, our team is equipped to conduct roadway assessments, develop utility infrastructure for water, sewer, and storm drain, site designs, and handle landscape projects. Also, Sanbell offers the ability to manage capital projects; prepare plans, specifications, and estimates for Capital Improvement Projects, assist with presentations and recommendations on transportation items to City staff or Administration. Our Team is also ready to provide surveying, concepts, engineering, drafting, cost estimates, and specifications for bidding and construction.

Intelligent Infrastructure. Enduring Communities.

Further, our Team has the skills and background to provide feasibility studies, cost estimates, and cost/benefit analysis, conduct constructability reviews, research existing records of utility companies and agencies, coordinate proposed improvements with existing field conditions, and prepare documentation for obtaining permits from relevant agencies. Moreover, Sanbell maintains the competence and track record to assist the Engineering Services Department and Planning Division with presentations and recommendations to city staff, administration, Planning Commission, and City Council, prepare traffic impact studies for the Engineering and Planning Division, and review development proposals and related traffic impact studies for the Engineering and Planning Division. In addition, our firm is prepared to provide technical support during bidding, participate in pre-bid meetings, prepare addenda, conduct bid analysis, and provide award recommendations.

Also, Sanbell has the qualifications and history to attend construction meetings, respond to RFIs and technical questions, review change orders, invoices, and schedules, and prepare record drawings. Further, we are adept and seasoned at reviewing CIP plans, grading plans, stormwater quality plans, and traffic control plans, as well as ensuring compliance with applicable codes, standards, and regulations.

SOQ Required Sections

List below are sections required in the RFQ:

Qualifications and Team – The proposal package includes a dedicated team for the City of Lathrop projects, detailing their professional backgrounds and relevant experience aligned with the City's specific needs. It describes our firm's capabilities and expertise in providing services for each category listed, with resumes attached for key personnel.

Services and History – The proposal package provides a list of available services, along with listings and descriptions of completed work that support the proposed service categories, including pages of sample projects and a detailed On-Call approach.

References – The proposal package includes references from municipal agencies that can provide information on the quality of our services during the past two years.

Conflict of Interest Statement – Sanbell can confirm we have no recent, current, or anticipated contractual obligations that relate to similar work within the City of Lathrop which may have a potential to conflict with our work on future on-call tasks with the City.

Contract and Insurance Documentation – Sanbell acknowledges review of the City's standard contract for design professional services. We confirm that we will provide and maintain policies of insurance according to the contract. Upon review, we have no concerns with the standard contract and have not submitted a red-lined copy.

Fees/Billing Rates – In a separately sealed envelope, the proposal package provides a fee schedule including hourly rates and titles of staff.

Certificate of Insurance – The Sanbell Team has included a sample insurance certificate in this proposal package.

Statement of Qualifications

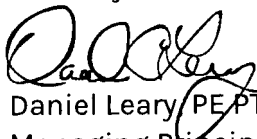
On-Call Professional Civil, Traffic, Utility Engineering Services

Consultant Staff Commitments - Our Key Team Members all have more than 5 projects managed, similar in size and scope. The key team members availability is listed below. They are supported by an organization of 300 engineers, surveyors and team members:

Emma Schoenthal, PE	30% available
Amy Yang, PE	35% available
Manny Abucay, PE	45% available
Thomas Hodge, PE	45% available
Ben Wier, PE	60% available
Anoop Admal, PE	15% available
Erin Claunch, PTOE	40% available
Daniel Leary, PE, PTOE, QSD	25% available
Robert Broestl, PE	25% available

Please feel free to call me with any questions or comments at 925.681.4880 or at dleary@sanbell.com. Thank you for time and consideration to review our qualifications for the City of Lathrop On-Call Engineering.

Sincerely,



Daniel Leary, PE, PTOE, QSD
Managing Principal

About Sanbell

We are Sanbell

Sanbell is built upon decades worth of enduring, intelligent infrastructure designed to make our communities better. Our founding firms: Bellecci & Associates, Sanderson Stewart, Coleman Engineering, Core Design, Jensen Design, & Summit Engineering may have established roots 1000's of miles apart, but we all share these values: honest hard work, integrity, grit, and a spirit of service. With Sanbell you have access to a large pool of industry experts and technical leads. Along with 300+ Cool, Smart, Talented People

Services

Sanbell offers these Design Services for Cities, Town's, and Public Agencies

- Ped/Bike Safety Improvements
- City Surveyor Services
- Civil Infrastruct. Engineering
- Community Planning
- Const. Mgt./Inspection
- Green Infrastructure
- Landscape Architecture
- Multimod. Infrastruct. Eng.
- Public Engagement
- On-Call Services
- Survey | Mapping | GIS
- Traffic Engineering
- Transportation Engineering
- Utility Design, Operations
- Visualization

Let's Get Personal

We have been a fixture in Nor Cal since 1983, with a portfolio of 600+ CIP projects for Cities, Towns, Counties, and Districts. Our Team of engineers & surveyors at Sanbell-Bay Area have been dedicated to serving our local communities for the past 43 years, in all nine counties of the Bay Area and extending into the Valley. Our Team members are local residents in northern California neighborhoods which extend from Santa Rosa to South San Jose, and from Cupertino to Manteca.

CALIFORNIA | COLORADO | MONTANA | NEVADA | TEXAS | WASHINGTON



 Sanbell Offices

14

Offices

ACROSS
THE WEST

300

Team Members

COOL, SMART,
TALENTED PEOPLE

150+

Professionals

LICENSED/CERTIFIED
PROFESSIONALS



Daniel
Leary

Managing Principal

Professional Registration

Professional Engineer
CA #48394
PTOE: 3935 | QSD/P: 24867

MBA: Cal State East Bay

Years Experience

- 27 / 25 years w/Bellecci (dba Sanbell)

Location

- Pleasanton

Role

- County Procedures
- Contract, Billing
- Back-up Project Manager
- Direct Surveyors As Needed
- Sub Coordination (as-needed)
- Close Coordination with Project Manager

* We were the Civil and/or Survey Sub

Education

- BSCE: California Polytechnic State University, San Luis Obispo, CA
- MBA: California State University Hayward, Hayward, CA



Daniel has served as our Director for PW Projects for 25 years. He is a leader in complete streets, Class IV bike lanes, and green infrastructure projects. He received the APWA Nor Cal Transportation Mgr. of the Year award in 2021 and is currently a Planning Commissioner for an Alameda County City. Daniel has been at the forefront of innovative Green Street and Stormwater designs for 18+ years.

Bicycle/Ped Safety/ Complete Streets

- ADA in ROW Ph. I-IV Imp • City of Santa Clara
- C. Costa Blv. Complete Streets • City of Pleasant Hill
- Cycle 10 RRFBS • City of Suisun City
- Galindo St. Class IV Bike/Pave Rehab • Concord
- Hillsdale Sta. Bike Gap Closure • City of San Mateo
- Poplar Ave. Sidewalk Gap Close • City of Sunnyvale
- Saratoga Av./Prospect Rd. Compl. Sts • City of Saratoga
- Stevens Crk Blv. Class IV Bike • City of Cupertino

Pavement & Other Parking Lots

- Diablo-DeLong Ave. Corridor Imp • City of Novato
- Fairmont Ave. Pavement Rehab • Alameda Co. PW
- Fremont Ave. Pave. Rehab. (CIR) • City of Los Altos
- I-House Parking Lot • UC Berkeley
- Lawrence Hall of Science Parking Lot • UC Berkeley
- Maxwell Family Field Parking Garage* • UC Berkeley
- Orchard Garden Park Parking Lot • City of Sunnyvale
- Plaza 3 Parking Lot/Driveways • City of Los Altos

Stormwater & Storm Drainage

- Bernal Park Det. Basins/SD • City of Pleasanton
- Bowers Park Greener Parking Lot • City of Santa Clara
- Burlingame Ave. Rain Gardens • City of Burlingame
- Clark Kerr Campus Storm Drain Imp • UC Berkeley
- E. 14th St. GSI/Corridor Imp. • Alameda Co PW
- Green Infra./SD Drainage • City of Suisun City
- Green Parking Lot F Pilot Project • UC Merced
- Hope Dr. Green Stormwater Imp • City of Santa Clara
- Middlefield Rd. Rain Garden/Ped Imp. • Redwood City
- Mission Blvd. GSI/Corridor Imp. • Alameda Co PW
- San Pablo Av. Streetscape/Raingardens • El Cerrito
- San Tomas/Monroe St. Green Pkg Lot • Santa Clara
- Green Parking Lot (Burlingame) • SFPUC
- Stanton Ave Rain Garden/ Ped Imp. • Alameda Co PW
- Transit Mobility Hub & Green Parking Lot • STA



Anoop
Admal



Mr. Admal is one of our most in demand Engineers. He has been a a QSD/QSP for over a decade. Locally, he was the Project Project Manager for the recently completed Contra Costa Blvd./ Taylor Blvd. Corridor and Intersection Improvement project, for the City of Pleasant Hill.

Principal Engineer I,
QA/QC

Professional Registration

Professional Engineer
CA #76008

Years Experience

- 20 / 19 years with Bellecci (dba Sanbell)

Location

- Pleasanton

Role

- Review PS&E
- Constructibility Review
- Alternatives Development
- Conformity to County Standards
- Lead QA/QC Reviewer

* We were the Civil Sub

Education

- MSCE: Univ. of Memphis, Memphis, TN
- BSCE: Osmania University, India

Bicycle/Ped Safety/ Complete Streets

- ADA in ROW Ph. I-IV Imp • City of Santa Clara
- C. Costa Blv. Complete Streets • City of Pleasant Hill
- Cycle 10 RRFBS • City of Suisun City
- Diablo-DeLong Ave. Corridor Imp • City of Novato
- Downtown Bike/Ped. Imp • City of Concord
- E. 5th St./Vecino Ped. Imp • City of Benicia
- Galindo St. Class IV Bike/Pave Rehab • Concord
- Hillsdale Sta. Bike Gap Closure • City of San Mateo
- Miramonte Ave. Complete Streets • City Mtn. View
- Perry Park Transpo. Improve. • City of Sunnyvale
- Poplar Ave. Sidewalk Gap Close • City of Sunnyvale
- Saratoga Av./Prospect Rd. Compl. Sts • City of Saratoga
- Stevens Crk Blv. Class IV Bike • City of Cupertino
- Transit Mobility Hub (S.City) • Solano Transp Auth

Pavement

- Cleveland Ave. Pavement Rehab • City of Albany
- E. Cypress Rd. Pave. Rehab./Widen • City of Oakley
- Fairmont Ave. Pavement Rehab • Alameda Co. PW
- Fremont Ave. Pave. Rehab. (CIR) • City of Los Altos

Stormwater & Storm Drainage

- Bernal Park Det. Basins/SD • City of Pleasanton
- Bowers Park Greener Parking Lot • City of Santa Clara
- Burlingame Ave. Rain Gardens • City of Burlingame
- E. 14th St. GSI/Corridor Imp. • Alameda Co PW
- Green Infra./SD Drainage • City of Suisun City
- Green Parking Lot F Pilot Project • UC Merced
- Green Parking Lot (Burlingame) • SFPUC
- Hope Dr. Green Stormwater Imp • City of Santa Clara
- Middlefield Rd. Rain Garden/Ped Imp. • Redwood City
- San Pablo Av. Streetscape/Raingardens • El Cerrito
- San Tomas/Monroe St. LID • City of Santa Clara
- Stanton Ave Rain Garden/ Ped Imp. • Alameda Co
- Transit Mobility Hub & Green Parking Lot • STA
- Virginia St. Streetscape/Raingardens • Vallejo



Thomas Hodge

Project Manager,
Professional Eng. I

Professional Registration

Professional Engineer, CA
#82792
QSD/P

Years Experience

- 13 / 2 years with Sanbell

Location

- Concord/Remote

Role

- Project Manager Resource
- Schedule and Budget
- Prepare Specifications
- Prepare Cost Estimates
- Site visits, field investigations
- Meetings w/ clients, stakeholders
- Hydrology/Hydraulic Analysis and Reports
- SWPPP

Education

BSCE: Brigham Young University,
Provo, UT

* Pavement & Water combined into one project

** Non Sanbell projects



Thomas is a highly-skilled civil engineer with extensive knowledge in all phases of development and public works engineering design. His 13 years of expertise drives projects to on-time delivery, within scope, and on budget. Thomas is self-motivated, detail oriented, and performs well under pressure. He has a proven ability to consistently navigate through complex land use and design-related issues. His skills include the ability to effectively coordinate with public agencies, other consultants, and internal staff to meet client's needs. He also is fluent in Spanish, which will be beneficial for open houses and community meetings in some Northern California communities that we serve.

Sanitary Sewer Rehabilitations

- 2025 Urgent Sewer Spot Repairs • City of Berkeley
- 66th St. Sewer Repair & Extension • City of Berkeley
- California St. Sewer Realignment • City of Berkeley
- Sacramento St. Sewer Extension/ Bypass • Berkeley
- Shattuck Av/Adeline Sewer Rehab • City of Berkeley
- Virginia/Parker St. Sewer Rehab • City of Berkeley
- Cordelia Rd. Sewer Main • Suisun City **
- Crystal Springs Sewer Main Repair • City San Bruno
- Foster Road Sewer Repair • Napa Sanitation Dist.**
- I-80 Central Ave Widen/Sewer Realign • City Richmond**
- Knightbridge Pave/Sewer/Wtr • City of American Canyon
- Pueblo Ave. Sanitary Sewer Imp. • Napa Sanit. Dist.**
- Wappo Ave Sewer Rehab • City of Calistoga**
- 30+ Sewer Rehabs • Napa Sanitation District**

Other Experience

- 2024 Annual Pavement • City of San Carlos
- 2023 Pavement Maintenance • City of Millbrae
- 2023 Annual Pavement • City of San Carlos
- 2022-23 Street Rehabilitation • City of San Bruno
- Alberta Way Pave. Rehab Project • City of Concord
- Pavement Maint. Project 2L • City of Concord
- Pavement Maint. Project Ph E. • City of Concord
- Villa Terrace/Bellevue Street Rehab • San Mateo



Emma
Schoenthal

Project Manager,
Professional Eng. I

Professional Registration

Professional Engineer, CA
#96789

Years Experience

• 7/7 years with Bellecci (dba Sanbell)

Location

• Pleasanton

Role

- Lead PM/Day-to-Day Contact
- Invoicing, Schedule
- Budgets, Community Mtgs.
- Direct Surveyors As Needed
- Sub Coordination (as-needed)
- Close Coordination with Client Project Manager/s
- Implement QA/QC

Education

- Bachelor of Science,
Environmental Engineering
Univ. of California, San Diego

* We were the Civil and/or Survey Sub

^ RWC = Redwood City & Sts = Streets



Emma is a gifted engineer, successful Project Manager, who is known for her ability to successfully coordinate key issues with stakeholders during design. Her experience includes design of improvements for our most recent Green Stormwater projects, complete streets, and pavement rehabilitation. She is passionate about projects that improve the environment.

Bicycle/Ped Safety/ Complete Streets

- ADA in ROW Ph. I-IV Imp • City of Santa Clara
- C. Costa Blv. Complete Streets • City of Pleasant Hill
- Cycle 10 RRFBS • City of Suisun City
- Diablo-DeAnza Ave. Corridor Imp • City of Novato
- Downtown Bike/Ped. Imp • City of Concord
- E. 5th St./Vecino Ped. Imp • City of Benicia
- E. 14th St. Class IV Complete Streets • ACPWA
- Galindo Street Class IV Bike/Pave Rehab • Concord
- Hillsdale Sta. Bike Gap Closure • City of San Mateo
- Mission Blvd. Class IV Bike/Complete Streets • ACPWA
- Middlefield Road Complete Streets • Redwood City
- Perry Park Transportation Improve. • City of Sunnyvale
- Poplar Ave. Sidewalk Gap Closure • City of Sunnyvale
- Saratoga Av./Prospect Rd. Compl. Sts • City of Saratoga
- Stanton Ave. Complete Streets • Alameda Co. PW
- Stevens Creek Blvd. Class IV Bike • City of Cupertino
- Transit Mobility Hub (S.City) • Solano Transp Auth

Pavement

- Campanile Way Pavement Rehab • UC Berkeley
- Cleveland Avenue Pavement Rehabilitation • Albany
- Crittenden/Shoreline Bl. Pave. Rehab • Mtn. View
- E. Cypress Rd. Pave. Rehab./Widen • City of Oakley
- Fremont Ave. Pave. Rehab. (CIR) • City of Los Altos
- West Circle Pavement Rehab • UC Berkeley

Utilities/Storm Drainage

- 2025-26 Water Main Ext. • City of Martinez
- 2025 Citywide Waterline Imp. (35k LF) • City of Sunnyvale
- 2022-23 Water Main Ext. • City of Martinez
- Antoinette UG OH Utilities/R 20 • City of South SF
- Ave. 3-1 Water/Sewer Improvements • City of San Bruno
- Bay Point Sewer Point Repairs • Delta Diablo Sanit. Dist
- City Park Storm Drain Channel • City of San Bruno
- E. Cypress Rd 14" Sewer Force Main • City of Oakley
- Green Infra./SD Drainage • City of Suisun City
- Middlefield Rd. Stormwater Planters • Redwood City
- San Tomas/Monroe St. LID • City of Santa Clara*
- Stanton Ave. Stormwater Planters • Alameda Co. PW
- Transit Mobility Hub Storm Drain • Solano Transp. Auth.



Amy
Yang

Prof. Engineer I,
Associate

Professional Registration

Professional Engineer
CA #90849
PMP: 3440753

Years Experience

- 7 / 7 years with Bellecci (dba Sanbell)

Role

- Lead Engineer
- Schedule and Budget
- Design of Improvement Plans
- Prepare Specifications
- Prepare Cost Estimates
- Meetings w/ clients, etc.

* We were the Civil and/or Survey Sub

Education

- MSCE: University of Illinois, Urbana-Champaign, IL
- BSCE: University of Illinois, Urbana-Champaign, IL

Amy is one of the Bay Area Division's most valuable Engineers and Project Managers who epitomizes our next generation of high caliber engineers and leaders. She passed her PE exam quicker than most in our firm's 40+ year history. To expedite a time consuming task, Amy utilized her advanced Excel skills to create a custom formula to automate a previous manual data entry task for a Rule 20 project. Amy earned her PMP® certification which requires a minimum of 4500 hours of project management experience.

Bicycle/Ped Safety/ Complete Streets

- ADA in ROW Ph. I-IV Imp • City of Santa Clara
- C. Costa Blv. Complete Streets • City of Pleasant Hill
- Cycle 10 RRFBS • City of Suisun City
- Diablo-DeAnza Ave. Corridor Imp • City of Novato
- Downtown Bike/Ped. Imp • City of Concord
- E. 5th St./Vecino Ped. Imp • City of Benicia
- E. 14th St. Class IV Complete Streets • ACPWA
- Galindo St. Class IV Bike/Pave Rehab • Concord
- Hillsdale Sta. Bike Gap Closure • City of San Mateo
- Mission Blvd. Class IV Bike/Compl. Streets • ACPWA
- Middlefield Road Complete Streets • Redwood City
- Miramonte Ave. Complete Streets • City Mtn View
- Perry Park Transportation Improve. • City of Sunnyvale
- T Intersect. Median Safety Imp • City of Suisun City
- Poplar Ave. Sidewalk Gap Close • City of Sunnyvale
- Saratoga Av./Prospect Rd. Compl. Streets • City of Saratoga
- Stanton Ave. Complete Streets • Alameda Co. PW
- Stevens Creek Blvd. Class IV Bike • City of Cupertino
- Transit Mobility Hub (Suisun City) • Solano Transp Auth

Pavement

- Cleveland Ave. Pavement Rehab • City of Albany
- Creeks Trail Pave.Maint./Rehab • City of Santa Clara
- E. Cypress Rd. Pave. Rehab./Widen • City of Oakley
- Fairmont Ave. Pavement Rehab • Alameda Co. PW
- Fremont Ave. Pave. Rehab. (CIR) • City of Los Altos
- West Circle Pavement Rehabilitation • UC Berkeley

Utilities/Other

- 2025 Citywide Waterline Imp. • City of Sunnyvale
- 2022-23 Water Main Ext. • City of Martinez
- 2019-20 Citywide Waterline Imp. • City of Sunnyvale
- Antoinette UG OH Utilities/R 20 • City of South SF
- Ave. 3-1 Water/Sewer Improvements • City of San Bruno
- El Monte Fire Station Rule 20A • Town of Los Altos Hills
- Green Infra./SD Drainage • City of Suisun City
- Lincoln Ave. Emerg. Waterline • City of Sunnyvale
- San Tomas/Monroe St. LID • City of Santa Clara*



Robert
Broestl

Principal Engineer
QA/QC

Professional Registration

Professional Engineer
CA #41828

Years Experience

- 30+ / 19 years with Bellecci (dba Sanbell)

Location

- Concord

Role

- Project Management
- City Procedures
- Contract, Billing
- Oversee Design
- Direct Surveyors As Needed
- Manage Subs (if needed)
- Close Coordination with Project Manager/s

Education

- BSCE: The Ohio State University
Columbus, OH

* Pending Council Approval

**won APWA Nor Cal '24 Project of Yr



Mr. Broestl is the most experienced engineer at Sanbell, and he leads our Concord office Public Works Department. Robert is our in-house expert for constructability, and designing pavement rehabilitation, maintenance, and sanitary sewer projects. Robert typically directs field reviews with our design groups, develops design alternatives, QA/QC, and provides project management. Of note, Robert has been working on local projects for 20+ years, including managing our On-Calls with the Cities of Walnut Creek, Concord, and Hercules.

Complete Streets/Pavement Rehab**

- 2020 Annual Pave Rehab. • City of San Carlos
- 2023 Annual Pave. Rehab. • City of San Carlos
- Alberta Way Pave. Rehab /SRTS • City of Concord
- Caltrain Corridor Ped. Imp. Ph II • City of San Bruno
- Dublin Blvd. Complete Streets • City of Dublin
- Meadow Ln./Market St. Paving/SRTS • City of Concord
- Measure Q Pave.Rehab. • City of Concord
- New Railroad Ave. Pave. Rehab • City of Suisun City
- Residential Pave.Maint. Project 2L • City of Concord
- Residential Pave. Maint. Phase E • Concord
- San Carlos Ave. Traffic Calming • City of San Carlos
- San Pablo Ave./SR 123 Rain Gardens • City of El Cerrito
- So. Decoto Green Streets Ph I-II • City of Union City
- Treatment Plant Pave Rehab • Delta Diablo Sanit. Dist.
- W. Leland Pavement Mgt. • City of Pittsburg

Utilities

- Adobe Creek Sewer (Dir. Drill) • City of Los Altos
- 2018 Sanitary Sewer WW219/119 • City of Los Altos
- Structural Reach CAR A Sewer • City of Los Altos
- Broadway Water Main Replace. • City of Millbrae
- Taylor Blvd. Sewer/Water Realign. • City of Millbrae
- Hillcrest Basin Sewer Project • City of Millbrae
- Diamond Blvd./Willow Pass Sewer • City of Concord
- Whitman Rd. Sanitary Sewer • City of Concord **

Local & Other Projects

- Manor Water/Wastewater Rehab • City of Brentwood*
- Brentwood Blvd. Medians • City of Brentwood
- 3rd/Railroad New Mecca Frontage Imp. • City of Pittsburg
- 12 Sewer Rehabs PIC (CM) • Las Gallinas Vly. Sanit. Dist.
- 20+ On-Call Projects (2006-24) • City of Mill Valley
- Alhambra Ave. Sidewalk Gap Closure • City of Martinez
- Big Break/Main St. Bus Stop Project • City of Oakley
- Citywide Street Sign Replacements • City of Oakley
- Country Hills Dr. Soundwall Replacement • City of Antioch
- Old Town Plaza/SD Improvements • City of Pittsburg
- Sidewalk Gap Closure • City of Cotati



Erin Claunch

Assoc. Principal
Dir. of Public Infrastructure
(Rocky Mtn)

Erin oversees the firm's team of multidisciplinary designers of fed, state, & infrastructure projects (MT). From 2008-21, he worked for the City of Billings Public Works, most recently as the City Traffic Engineer where he managed the Traffic Engineering Bureau, staff, and all traffic-related tasks within the City. His duties included site plan review, traffic study review, traffic engineering project management, and citizen complaints. Erin is experienced at preparing PS&E for large municipal multimodal and roadway geometric projects, assisting in design of traffic signals, traffic calming devices, and the electrical elements. He is assisting Sanbell Bay Area on a half dozen current public sector projects in CA.

Professional Registration

Professional Eng. (MT) #65742
PTOE: #2862
Institute of Asset Mgt.
Certification #275317647

Years Experience

- 20/4 years with Bellecci (dba Sanbell)

Location

- Billings

Role

- Senior Project Manager
- Signals/ Lighting
- Schedule and Budget
- Meetings with Designers
- Oversee Creation of Traffic PS&E
- Plan Checks
- QA/QC

Professional/Civic Affiliations

- Institute of Transp. Engineers (ITE), Intermountain Section, Assoc. Member, 2015-present
Section President, 2018-2019
- ITE Montana Chapter, Chapter President/Board Member, 2010-2012

Education

- BSCE: Montana State University, Bozeman, MT (2003)

Experience

- City of Billings Safe Routes to School Update Ph. 2, Billings, MT
- City of Bozeman Fowler Ave. Corridor Connection, Bozeman, MT
- MT State University Grant Street Pedestrian Mall, Bozeman, MT
- Kagy Blvd. Signal & Ped. Hybrid Beacon, Bozeman, MT
- City of Bozeman Griffin Drive from 7th to Rouse Reconstruction, & Manley Griffin Intersection Improvements, Bozeman, MT
- MDT/City of Bozeman Kagy Blvd. So. 19th to Willson, Bozeman, MT
- 19th & Lincoln ADA Crossing and Pedestrian Hybrid Beacon, Bozeman, MT
- City of Belgrade W.O. 22-03 Dry Creek Road, Cruiser Lane, Spooner Road Roundabout, Belgrade, MT
- City of Billings Overlay Striping, Billings, MT
- City of Billings 4th Avenue North and Poly Drive Overlay Striping, Billings, MT
- City of Billings W.O. 23-10 48th and Grand Signal Improvements, Billings, MT
- City of Billings W.O. 21-42 SBURA Gravel Streets Improvements, Phase 1, Billings, MT
- Lockwood Pedestrian Safety District and Non-motorized Plan Update, Yellowstone County, MT
- Yellowstone Co. On-Call Traffic Engineering Services, Billings, MT
- City of Billings Riverfront Park Trail, Billings, MT
- City of Great Falls On-Call Plan Review, Great Falls, MT
- Yellowstone County 56th & Hesper Rd. Roundabout, Billings, MT
- City of Billings Elysian Road/Annafeld Parkway Roundabout, Billings, MT



Manny
Abucay

Associate Principal,
Senior Project Mgr.

Professional Registration

Professional Engineer
CA #87131

Years Experience

- 20/19 years with Bellecci (dba Sanbell)

Location

- Concord

Role

- Lead PM/Day-to-Day Contact
- Project Management
- City Procedures
- Contract, Billing
- Oversee Design
- Direct Surveyors and Design Staff As Needed
- Manage Subs (if needed)
- Close Coordination with Project Manager/s

Education

- BSCE: University of Santa Clara, Santa Clara, CA

* Pending Council Approval

**won APWA Nor Cal '24 Project of Yr

Manny is an Associate Principal known for his outstanding reliability and client management skills. He frequently manages CIP projects for pavement rehab/repair/maintenance, wet utility rehabs, ADA curb ramps, traffic calming/ SRTS, and complete streets. His calm demeanor and dependability are valued by both our employees and clients. One of the sewer rehab projects he managed won an APWA 2024 POY Award. Of most relevance to this contract, Mr. Abucay has been working on many of our recent (Contra Costa County) projects over the past five years. This includes experience from CIP projects for the Cities of Berkeley, Concord, Hercules, and Pittsburg over the past five years.

Complete Streets/Pavement Rehab**

- 2024 Annual Pave Rehab. • City of San Carlos
- 2023 Annual Pave. Rehab. • City of San Carlos
- 2020 Annual Pave. Rehab. • City of San Carlos
- Alberta Way Pave. Rehab /SRTS • City of Concord
- Caltrain Corridor Ped. Imp. Ph II • City of San Bruno
- Dublin Blvd. Complete Streets • City of Dublin
- Hendy Ave. Pave Rehab/ Complete Streets • Sunnyvale
- Meadow Ln./Market St. Paving/SRTS • City of Concord
- Measure Q Pave.Rehab. • City of Concord
- New Railroad Ave. Pave. Rehab • City of Suisun City
- Notre Dame Pavement Rehab • City of Belmont
- Old Bayshore Hwy. Pavement Rehab • Millbrae
- Residential Pave.Maint. Project 2L • City of Concord
- Residential Pave. Maint. Phase E • Concord
- San Carlos Ave. Traffic Calming • City of San Carlos
- So. Decoto Green Streets Ph I-II • City of Union City
- St. Francis Dr. Pavement/Ped Safety Imp. • Petaluma
- Treatment Plant Pave Rehab • Delta Diablo Sanit. Dist.
- W. Leland Pavement Mgt. • City of Pittsburg

Utilities

- 2018 Sanitary Sewer WW219/119 • City of Los Altos
- Adeline St/Shattuck Sewer Rehab • City of Berkeley
- Adobe Creek Sewer (Dir. Drill) • City of Los Altos
- Broadway Water Main Replace. • City of Millbrae
- Diamond Blvd./Willow Pass Sewer • City of Concord
- Hillcrest Basin Sewer Project • City of Millbrae
- Structural Reach CAR A Sewer • City of Los Altos
- Taylor Blvd. Sewer/Water Realign. • City of Millbrae
- Virginia/Parker St. Sewer Rehab • City of Berkeley
- Whitman Rd. Sanitary Sewer • City of Concord **

Other Projects

- Manor Water/Wastewater Rehab • City of Brentwood*
- Ethel Ave. Drainage Improve/Slop Stab. • Mill Valley



Clynton Hébert

Engineer I

Education

BSCE: University of Nevada,
Reno, NV

Years Experience

- 12+ / 1.5 years with Bellecci (dba Sanbell)

Location

- Concord

Role

- Drafting
- Plan & Profiles
- Utility Coordination
- Layout & Grading
- Hydrology & Hydraulic Calcs
- C3 & Stormwater Design
- ADA Design

- * Pavement & Water Main Reh combined in one project
- ** Pavement & Sewer Rehabs combined into one project
- *** Subconsultant to geotech eng.



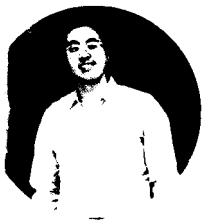
Clynton is a self motivated professional with proven leadership skills. He brings a deep breadth of knowledge gained from over a decade of work with other engineering companies, including an ENR Top 10 Design Firm. He also earned the distinguished Eagle Scout award from the Boy Scouts of America. Clynton has prepared permit applications requiring approval from city, county and highway officials. He has a strong background in site and utility design, grading plans, water quality control, drainage reports, structural plans, wastewater and water developments, transportation and road reconstruction, civil site, demolition, and structural.

Pavement / Roadway Improvements

- 2024 Pavement Rehab • City of San Carlos
- 2023-24 Annual Pavement Rehab • City of San Bruno
- Brittan Ave./San Carlos Ave. Sidewalks • City of San Carlos
- Landing Ln. Pavement Rehab • City of Millbrae
- Knightsbridge Pave.Rehab • City of American Canyon
- Residential Pave. Maintenance Zone 2L • City of Concord
- Residential Pave. Maint. Ph E • City of Concord
- STBG Brace Road Paving Project • Town of Loomis

Utility Design & Other

- Broadway Water Main Replace. • City of Millbrae
- Knightsbridge Water Main* • City of American Canyon
- Landing Ln. Sewer Rehab • City of Millbrae**
- Lindsay Dr. Site Improvements • Private Client
- Sidewalk Gap Closure Project • City of Cotati
- Wally Wackander/Memorial/Ward Creek Trail Repair
Hayward Area Rec & Park District (HARD)***



Edmond Tsui

Assistant Engineer II

Professional Registration

Engineer in Training

Years Experience

- 5/5 years with Bellecci (dba Sanbell)

Location

- Pleasanton

Role

- Base Mapping/Drafting
- Utility Coordination
- Notification to Utility Co's
- Specifications
- Technical/Admin. Assistance

Education

- BSCE: San Jose State University

Edmond is an exceptional Engineer who has demonstrated his versatility, dependability, and he is a previous direct hire Engineering Technician for the City of Palo Alto. His expertise includes collection of GIS data, maps & database updates, layout for water services using AutoCAD Map Civil 3D. He is experienced with working on utility design projects for Cities, Counties, and other agencies in the SF Bay Area. Below is a representative sampling of his relevant experience.

Bicycle/Ped Safety/ Road Improvements

- 2022 Street Resurfacing Project • City of Milpitas
- ADA in ROW Citywide Imp. • City of Santa Clara
- C. Costa Blvd. Bike/Ped. Improve. • City of Pleasant Hill
- Cleveland Ave. Pavement Rehab. • City of Albany
- Creek Trails Pavement Rehab • City of Santa Clara
- Diablo-DeAnza Corridor + Pave. Rehab • City of Novato
- East Cypress Rd. Pavement + Widening • City of Oakley
- Downtown Bike/Pedestrian Improve • City of Concord
- Galindo Pavement Rehab • City of Concord
- Middlefield Rd. Class IV Bike Complete Sts • Red. City
- Mission Blvd. Class IV/Complete Streets • ACPWA
- Mounument Blvd. Pavement Rehab • City of Concord
- Ped. Controlled Crosswalk (HAWK) • City of Patterson
- Peery Park Transportation Improve. • City of Sunnyvale
- Slurry Seal Package 2-A • City of San Mateo
- T- Intersection Improvements • City of Suisun City
- Transit Mobility Hub (S.City) • Solano Transp Auth
- West Circle Pavement Rehabilitation • UC Berkeley

Utility Projects

- 2025 Citywide Waterline Improve • City of Sunnyvale
- 2023 Citywide Waterline Improve • City of Martinez
- 2019-20 Citywide Waterline Imp. • City of Sunnyvale
- Avenues 3-1 Wtr./Sewer Main Imp. • City of San Bruno
- Campus Pressure Zone Water Mains • UC Berkeley
- E. Cypress Utility Improvements • City of Oakley
- El Monte Fire Station 20 Project • Los Altos Hills
- Lincoln & Edgemont Water Main • Jefferson USD
- **Mission Blvd. UUD Project • ACPWA**
- Mission Road Rule 20 Project • So. SF
- Quiet Zone Improvement • City of San Mateo
- Underhill Parking Garage EV Charger • UC Berkeley
- W. Olive Ave. Waterline Replacement • City of Sunnyvale



Nella Desruisseaux

Assistant Engineer I



We are thrilled that Ms. Desruisseaux has joined the Sanbell family. She is an extremely bright Engineer who is working towards her PhD. As a child, Nella used to accompany her father, also a civil engineer, on field site visits growing up in Haiti. This is where she first developed a passion for civil engineering. Her education and training taught her how to find R-values for pavement rehabilitation projects, designing soil solutions for retaining walls and slope stabilization projects. Her most recent projects at have been for utilities, transportation projects, ADA ramps, and grading plans for a variety of CIP projects.

Years Experience

- 3.5/3.5 years w/Bellecci (dba Sanbell)

Location

- Pleasanton

Role

- Base Mapping/Drafting
- Utility Coordination
- Notification to Utility Co's
- Specifications
- Technical/Admin. Assistance

* We were the Civil and/or Survey Sub

Education

MSCE: University of California, Berkeley, CA

BSCE: Wentworth Institute of Technology, Boston, MA

Bicycle/Ped Safety/ Road Improvements

- ADA in ROW Citywide Imp. • City of Santa Clara
- Cleveland Ave. Pavement Rehab. • City of Albany
- Contra Costa Bl./Taylor Imp. • City of Pleasant Hill
- Creek Trails Pavement Rehab • City of Santa Clara
- Diablo /DeLong Pavement/ Complete Streets • Novato
- Downtown Bike/Ped. Improvements • City of Concord
- E. Cypress Widening #247 • City of Oakley
- El Camino Real Buff Bike Lanes • City of San Mateo
- Galindo Pavement Rehab • City of Concord
- Green Infrastructure Imp. • City of Suisun City
- Mounument Blvd. Pavement Rehab • City of Concord
- Peery Park Transportation Imp. • City of Sunnyvale
- Southside Complete Streets * • City of Berkeley
- West Circle Pavement Rehabilitation • UC Berkeley

Utility Design & Other

- 2023 Water Line Replacements • Martinez, City of
- Campus Pressure Zone Water Mains • UC Berkeley
- Centennial SD Rehabilitation • UC Berkeley
- Crystal Springs Road Rule 20 Project • San Bruno
- Donner Path Doorway • UC Berkeley
- El Monte UG Utility Dist. • Town of Los Altos Hills
- Fallon Park Ph III Improve* • City of Dublin
- Lawrence Hall of Science ADA • UC Berkeley
- Lincoln & Edgemont Water Main • Jefferson USD
- **Mission Blvd. Rule 20 Project • ACPWA**
- Mission Road Rule 20 Project • So. SF
- Oxford Fence Project • UC Berkeley
- Richmond Field Sta. Stockpiles • UC Berkeley
- Zellerbach Hall ADA/Ramp • UC Berkeley



Alex
Fong

Principal,
Prof. Land Surveyor II

Professional Registration

Professional Land Surveyor
CA #9252

Years Experience

- 33 /33 years with Sanbell (dba Sanbell)

Location

- Concord

Role

- Survey Manager
- Manage & Schedule Field Crew
- Oversee Basemap Development
- Resolve Field Survey Data
- Locate Property Lines
- Records Search
- Stamp Final Topographic Survey
- Establish and Monitor QA/QC Program

* We were the Civil and/or Survey Sub



Alexander has more than 3 decades of broad experience in boundary resolution, topography, GPS control and construction surveying. He has been in-charge of the union field survey crews and serves as our primary surveyor preparing Sanbell's (formerly Bellecci) office survey maps. He skillfully coordinates between clients and engineers for deadlines during all phases of projects; from up-front mapping to final construction staking. Of note, he has been the PLS in Charge of the majority of the local and other projects listed on this proposal

Complete Streets & Related

- ADA in ROW Ph. I-IV Imp • City of Santa Clara
- Broadway Curb Ramp Imp • City of Redwood City
- C. Costa Blv. Complete Streets • City of Pleasant Hill
- Cycle 10 RRFBs • City of Suisun City
- Diablo-DeLong Ave. Corridor Imp • City of Novato
- Downtown Bike/Ped. Imp • City of Concord
- E. 5th St./Vecino Ped. Imp • City of Benicia
- Galindo St. Class IV Bike/Pave Rehab • Concord
- Mission Blvd. Imp. Const. Staking • Hayward
- Miramonte Ave. Complete Streets • City Mtn View
- Perry Park Transpo. Improve. • City of Sunnyvale
- Poplar Ave. Sidewalk Gap Close • City of Sunnyvale
- Saratoga Av./Prospect Rd. Compl. Sts • City of Saratoga
- Sidewalk Gap Closure • Cotati
- Stevens Crk Blv. Class IV Bike • City of Cupertino
- Transit Mobility Hub (S.City) • Solano Transp Auth
- T Intersect. Median Safety Imp. • City of Suisun City

Stormwater & Storm Drainage

- Bernal Park Det. Basins/SD • City of Pleasanton
- Blanding Ln. Green Parking Lot • Private Client
- Green Infra./SD Drainage • City of Suisun City
- Clark Kerr Campus Storm Drain Imp • UC Berkeley
- E. 14th St. GSI/Corridor Imp. • Alameda Co PW
- Ethel Ave. Drainage Imp./Slop Stab. • Mill Valley
- Middlefield Rd. Rain Garden/Ped Imp. • Redwood City
- Mission Blvd. GSI/Corridor Imp. • Alameda Co PW
- San Pablo Av. Streetscape/Raingardens • El Cerrito
- San Tomas/Monroe St. LID • City of Santa Clara
- SF Water HQ LID Imp. (Burlingame) • SF Water
- Stanton Ave Rain Garden/ Ped Imp. • Alameda Co
- Virginia St. Streetscape/Raingardens • Vallejo



Daniel Takacs

Associate,
Survey Technician III

Daniel is an LSIT, and graduate of California State University, Chico. He studied geography and took coursework in remote sensing, field techniques, water resource policy and planning, and AutoCAD. His typical survey projects include creation of Topographic Surveys, Legal Descriptions, Plat Maps, Easement Maps, and updates of Final Maps for private development projects. He is proficient in the latest version of AutoCAD and has experience using ArcMap for GIS surveying projects, as well as Adobe Illustrator and Photoshop. Daniel has proven himself to be a dependable surveyor and is a quick learner. He was promoted to a firm Associate due to his outstanding performance.

Professional Registration

Land Surveyor in Training, CA #8999

Years Experience

- 8 / 8 years with Bellecci (dba Sanbell)

Location

- Concord

Role

- Computations: Survey Plat & Record Plat Preparation
- Maintain Client Contacts
- Boundary Analysis Calculations
- Layout of Final Maps
- Assist Land Surveying Manager in With Budgets & Schedules
- Prepare Cutsheets Using Field Data
- Firm Leadership

Education

- BA: Geography
California State University, Chico

* We were the Civil and/or Survey Sub

** Not consecutive

Ped Improvements/Roads/ Complete Streets

- ADA in ROW Ph. I-IV Imp • City of Santa Clara
- C. Costa Blv. Complete Streets • City of Pleasant Hill
- E. 14th St. Class IV Complete Streets • ACPWA
- Laurel Street Record of Survey • City of Los Altos
- Peery Park Transportation Imp. • City of Sunnyvale
- Saratoga Av./Prospect Rd. Complete Sts. • City of Saratoga
- Stevens Crk Blv. Class IV Bike • City of Cupertino

Other

- Bechtel Engineering Ctr. Renovation • UC Berkeley
- Police Headquarters Building Topo • City of San Pablo
- North Field Athletic Building Topo. Survey • UC Berkeley
- UVA Creekside (Albany) Record of Survey • UC Berkeley
- Vandengate Subdivision • Private

Utilities

- Whitman Rd. Sewer Improve. • City of Concord
- Structural Reach Sewer ROW Survey • City of Los Altos
- Fairview Waterline CIP # 592-59202 • City of Brentwood



Dave
McMurdo

Party Chief

Professional Registration

Chief of Party

Years Experience

- 30 (30 years with Bellecci (dba Sanbell))

Location

- Concord

Role

- Primary Field Survey Crew
- Locate Benchmarks
- Survey Data Collection
- Maintain Field Notes
- Close Coordination with Survey Manager & Technician/s

* We were the Civil and/or Survey Subconsultant

David first started with Bellecci close to three decades ago as a field surveyor and ascended to the position of Party Chief with Engineers and Operators Local 3. He has surveyed in extremely diverse and challenging locations, including waist deep bodies of water, on active railways, in marinas, along State Routes, in downtown shopping districts, at major universities, in City/ rural parks, and K-12 campuses, military bases, and in locations with pollutant or contaminant sources. David's role will be to collect field data such as visible utilities, as well as, location of structures, monuments, and site feature elevations needed to create topographic and other field surveying tasks.

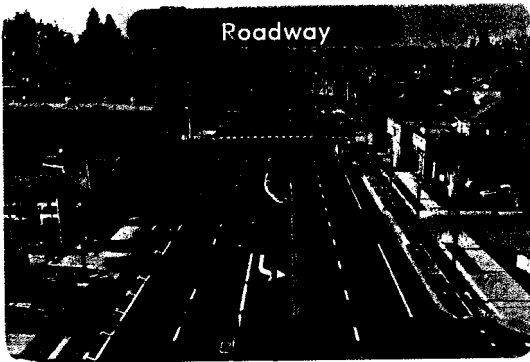
Experience

- Bernal Park Expansion • City of Pleasanton
- Botanical Gardens Parking Lot • UC Berkeley
- Lawrence Hall of Science Parking Lot • UC Berkeley
- Maxwell Family Field Parking Garage* • UC Berkeley
- Sustainable Parking Lot #F • UC Merced
- Vasco ACE Train Station Parking Lot • City of Livermore
- Webster St. (SR 61)/Willie Stargell • City of Alameda

Other Experience

- Webster/Willie Stargell Improve. • City of Alameda
- Neptune Park Improvements • City of Alameda*
- Tinker Avenue Improvements • City of Alameda
- Marina Village Parkway Survey • City of Alameda
- Mariner Square & Marina Vlg. Survey • City of Alameda
- Harbor Bay Ferry Terminal Parcel • City of Alameda
- Alameda Map Ck. 11349 • City of Alameda
- Marina Village Parkway Survey • City of Alameda
- 420 Grand LLA • City of Alameda
- Esperanza Parking Lot • Alameda Housing Authority
- Alameda Hotel Design & Survey • Private Client
- H.A.R.D. • Palma Ceia Park Topo Survey
- Mission Blvd. Construction Staking • City of Hayward
- H.A.R.D. • Kenneth Aitken Center Topo Survey
- H.A.R.D. • Greenridge Park Property Line Survey
- H.A.R.D. • Palma Ceia Park Topo Survey
- H.A.R.D. • Ward Creek/Memorial Trail Damage*
- Grant Non-potable Wtr. Const Staking • Brentwood

SIMILAR PROJECTS

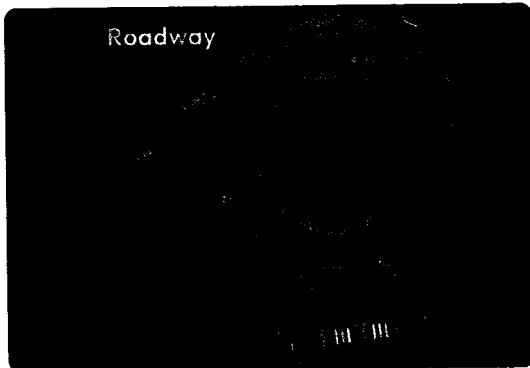


Construction: \$17M
Completed: Winter 2022

E. 14th Corridor Improvements/Pavement Rehab We were selected to design and provide surveying for approx. 1 mile of complete streets and pavement rehabilitation on this regional corridor. The project includes Class IV protected bike lanes, new sidewalks, curb, driveway conforms, artwork, and pedestrian safety improvements. E. 14th also featured bulb-outs, raised curb medians, and improved sidewalks/crosswalks.

Key Staff: Leary, Admal, Yang, Schoenthal, Fong

Alameda County Public Works Agency
Amber Lo, Deputy Director
510-670-5485 | amberl@acpwa.org

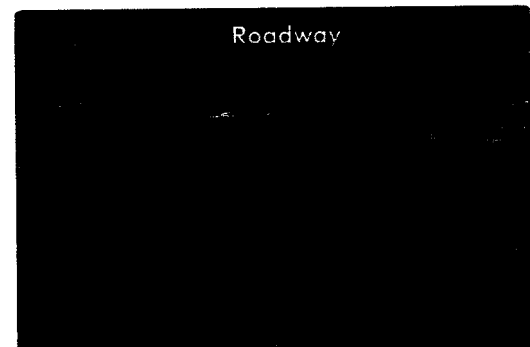


Construction: \$1.1M
Completed: 2022

Hecker Pass/ SR 152 Roundabout We were selected to design and provide surveying for this State Route roundabout with solar-powered speed feedback signs, rumble strips, and a flashing signal light to alert drivers to slow down. Our design protected both edges of a drainage ditch and constructed a bike exit into the adjacent Class I trail. The project was a collaboration with the City, Caltrans, and a developer.

Key Staff: Leary, Admal, Fong

City of Gilroy
Gary Heap*, PE, PW Project Mgr.
408 • 399 • 5773 (*Mr. Heap is now Town Eng. for Los Gatos)



Construction: \$5.5M
Completed: (Substantially) 02/25

Monument Blvd. Pavement Rehab We designed and surveyed this major City Arterial. It features asphalt concrete grinding/removal, asphalt concrete installation, rubberized AC, dig out repairs, utility cover lowering, restoring to grade, survey monument adjustments, curb ramp & sidewalk improvements at select locations, pedestrian pushbutton relocations, traffic striping and markings.

Key Staff: Leary, Admal, Schoenthal, Fong

City of Concord
Aldrich Bautista, PE, Project Mgr.
925-671-3028 | aldrich.bautista@cityofconcord.org



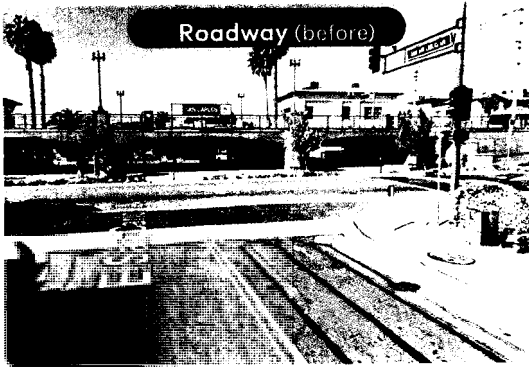
Construction: \$1.2M
Completed: Winter 2022

Fremont Avenue Pavement Rehabilitation We were selected to design and provide surveying for 1-mile+ of pavement rehab. along this main arterial for the City. This OBAG project rehabilitated a 4,200 LF segment, and added complete streets treatments for this project.

Key Staff: Leary, Admal, Yang, Schoenthal, Fong

City of Los Altos
Aida Fairman, PE, Public Works Director
650 • 947 • 2780 | afairman@losaltosca.gov

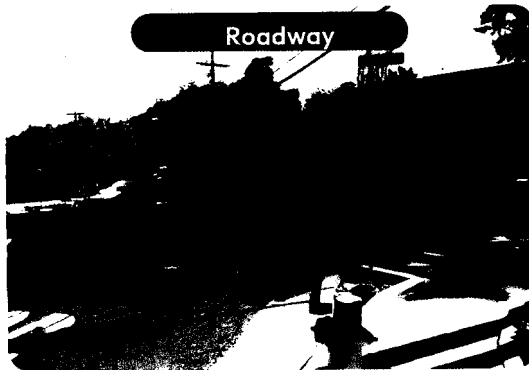
SIMILAR PROJECTS



Construction: \$4.8M (est).
Completed: Fall 2024

2023 Annual Pavement Rehab (C9416 23) We were selected to design various pavement rehab methods. We investigated & quantified pavement failures, non-compliant ADA ramps, and prepared a report w/ repair options. Final PS&E includes 2", 3", 3.5" & 5" AC grind, 6" deep base repairs, ADA curb ramps, valley gutters, PCC sidewalk, driveways, striping, and signing. Key Staff: Broestl, Abucay, Boyer, Fong, Choy, Hebert

City of San Carlos
Evan Cai, Project Manager
650-802-4196 | ecai@cityofsancarlos.org

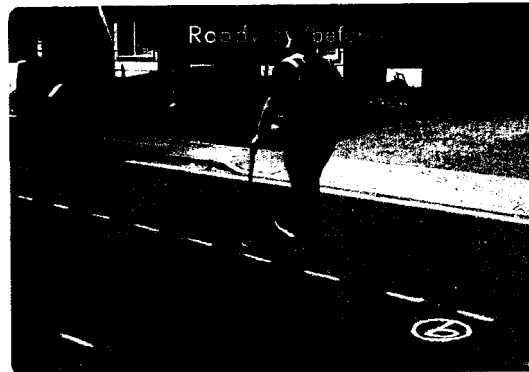


Construction: \$4.49M
Completed: 2022

2022 Annual Pavement Rehab (C9416) We were selected to design various pavement rehab methods for approx. 5 miles of various treatments, including 3.5" AC Grind & Inlay, 6" Base Repairs. Work included ADA curb ramp improvements for compliance, replacement or repair of damaged concrete curbs, gutters and sidewalks, grinding and/or overlay of asphalt concrete pavement section.

Key Staff: Broestl, Abucay, Boyer, Fong, Choy, Hebert

City of San Carlos, Evan Cai, Project Manager
650-802-4196 | ecai@cityofsancarlos.org

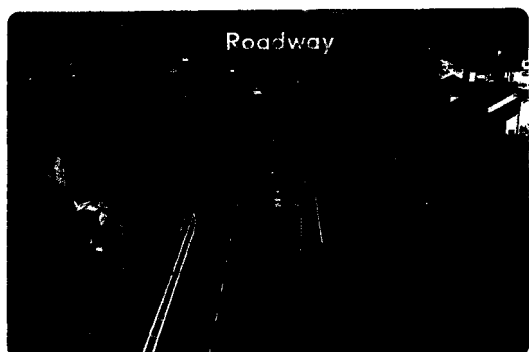


Construction: \$5.4M (est).
Completed: Fall 2024

2022-23 Street Rehab Project Management, Design, & Survey to rehab pavement on approx. 4.13 miles of city streets, and Caltrans permit, and basis of design report. The rehabilitation methods included drainage improvements, 6"-8" AC grind, 2.5" and 3.5" AC inlay/overlay, 6" deep asphalt concrete base repair, over 2,900 LF of PCC curb ramps, 1,706 SF of PCC sidewalks, & driveways.

Key Staff: Broestl, Abucay, Boyer, Fong, Choy, Hebert

City of San Bruno
Dalia Manaois, PE, Principal Civil Engineer
650-616-7047/650-616-7065 | dmanaoissanbruno.ca.gov



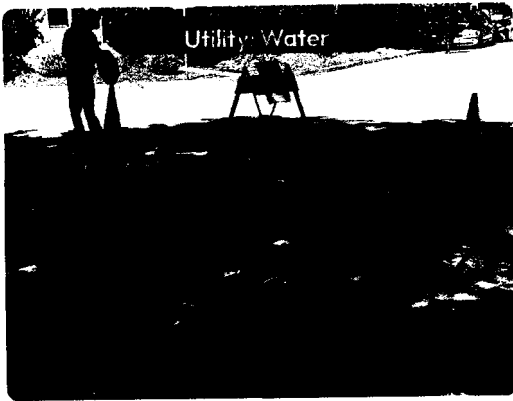
Construction: \$587k
Completed: Spring 2022

New Railroad Avenue Pavement Rehabilitation Project Management, Design, & Survey for pavement rehab a 2" asphalt concrete pavement overlay, as well as pavement grinding, full depth asphalt repair, adjusting utility covers to grade, replacing pavement markings/striping, and ADA curb ramps. The City complimented us for our high quality plans and how the project was "nearly perfect".

Key Staff: Broestl, Abucay, Boyer, Fong

City of Suisun City
Nick Lozano, Project Manager
707 • 421 • 7344 | nlozano@suisun.com

SIMILAR PROJECTS



Construction: \$6.09M (low bid)
Completed: Summer 2023

2020/21 Citywide Annual Waterlines We were selected to design approximately 15K lineal feet of water mains, at 11 City-wide locations, including valves and fire hydrants; tie-in of new mains to existing mains, replacement of service laterals up to existing water meters, and replacement of non-radio-read water meters. We are also designing the City's 2025 Water Main project, approximately 36k LF.

Key Staff: Leary, Admal, Yang, Schoenthal, Fong

City of Sunnyvale

Marlon Quiambao, PE, Project Manager

408 • 730 • 2751 | mquiambao@sunnyvaleca.gov



Construction: \$3.5M est.
Completed: in Const. 02/25

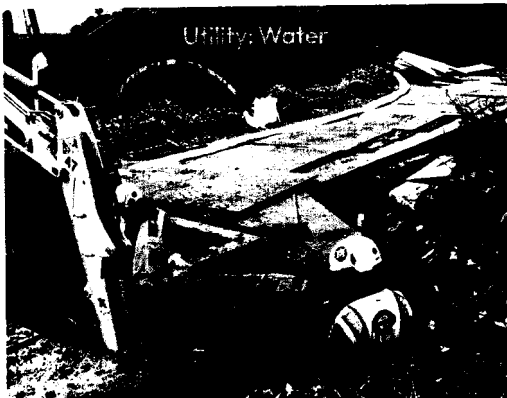
2023 Water Main Extension We were selected to design approx. 8,500 LF of water main to address undersized, aging, and deteriorating pipelines. The project consists of water main replacement, valves, fire hydrants, tie-in of new mains to existing mains, replacement of laterals up to existing water meters, blow-offs, air release valves, fittings, and associated appurtenances. We are also designing their 2025 Water project.

Key Staff: Leary, Admal, Yang, Schoenthal, Fong

City of Martinez

Joe Enke, PE, Public Works Director

925 • 372 • 3524 | jenke@cityofmartinez.org



Construction: \$1.47M
Completed: in Construction 02/25

Pressure Reducing Stations/Water Mains We were selected to survey and design upgrades at five campus locations. Scope included preparing PS&E and cost estimates for the installation of above ground back-flow preventers (BFP), where possible, adjacent to existing underground water system vaults on campus. Additional work involved field meetings with UC Berkeley staff to review the proposed site plans, and type of BFP proposed. Key Staff: Leary, Admal, Schoenthal, Fong

UC Berkeley Capital Projects

Don Irby, Project Mgr.

510 • 664 • 4929 | dirby@berkeley.edu



Construction: \$10M
Completed: Spring 2024

Avenues 3-1 Sewer & Water Mains We were selected to survey and design this large utility improvement project. It featured 6,700 LF of water pipeline and 6,500 LF of sewer pipeline for the following segments: 4360 LF of 6", 1720 LF of 8", and 1030 Lineal feet (LF) of 14".

Key Staff: Leary, Admal, Yang, Schoenthal, Fong

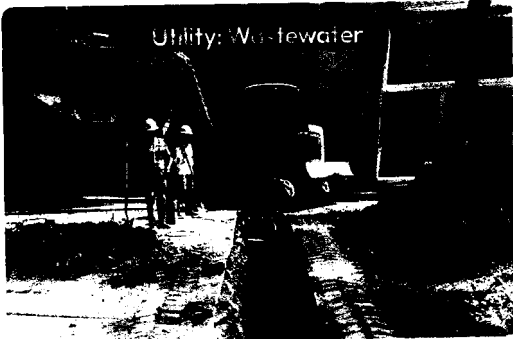
City of San Bruno

Dalia Manaois*, PE, Principal Civil Engineer

650-616-7047/650-616-7065 | dmanaois@sanbruno.ca.gov

(*Original reference is no longer w/ the City)

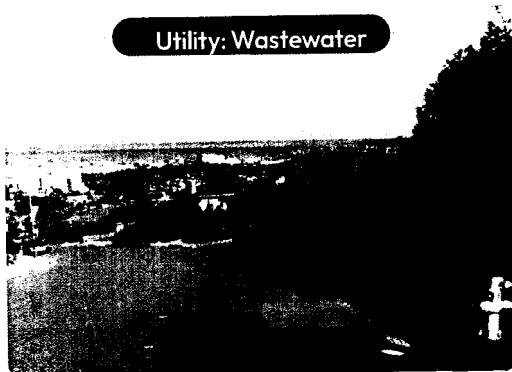
SIMILAR PROJECTS



Construction: \$1.8M est.
Completed: Winter 2023

First St. Sewer System Repair W0100121 We were selected to design relocation/realign the sewer main in downtown to the center of the street. Part of sewer was under existing sidewalk, or near curb & gutter. We designed approx. 1,500 LF of 8" SDR-26, new manholes, 20 laterals, & sewer bypass system. The project improves maintenance access, clearances between existing utilities, and can accommodate future street improvements.
Key Staff: Broestl, Abucay, Boyer, Fong, Choy, Hebert

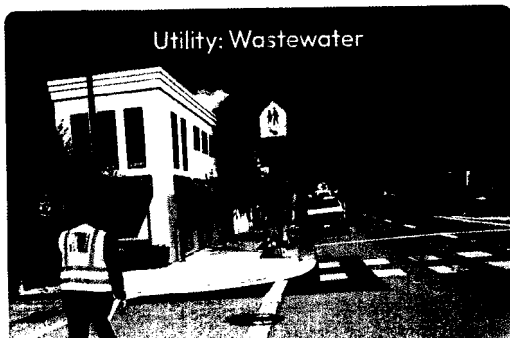
City of Los Altos
Aida Fairman, PE, Public Works Director
650 • 947 • 2780 | afairman@losaltosca.gov



Construction: \$1.4M (low bid)
Completed: Summer 2022

Misc. Sewer Rehabilitation Project
Project Management, Design, & Survey for approx. 5,700 LF sewer pipeline in multiple citywide locations. This included trenchless & open trench construction to install new manholes, laterals, sewer segments in 6" & 8" size, and abandon in place 970 LF of 6" main.
Key Staff: Broestl, Abucay, Boyer, Fong

City of Millbrae
Bill Giang*, PW Dept.
* Mr. Giang now works for the City of Mountain View
bill.giang@mountainview.gov | 650 • 903 • 6276



Construction: \$4.5M
Completed: 2024

Virginia & Parker Street Sanitary Sewer Rehab
Project Management, Design, & Survey for approx. 6,900 LF of high priority capacity sewer upsizing and rehabilitation of approximately 5,000 LF of sanitary sewer mains. One sewer segment crosses San Pablo Avenue (SR 123). This project required close coordination with Caltrans, BART, and EDMUD.
Key Staff: Broestl, Abucay, Boyer, Fong, Hodge, Hebert

City of Berkeley
Felix Meneau, Project Manager
510 • 981 • 6399 | fmeneau@berkeleyca.gov

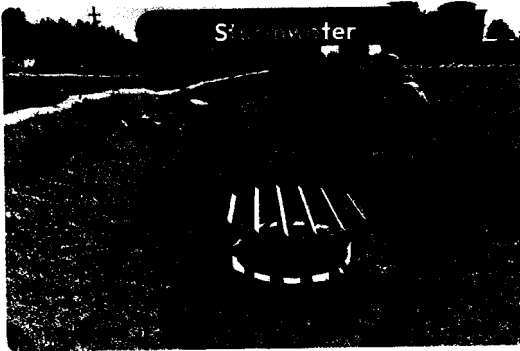


Construction: \$2.6M
Completed: Summer 2021

Sewer System Repair - Structural Reach: W00100119/W219
Project Management, Design, & Survey to upsize 6" pipes to 8", and 8" to 12". The project utilized HDPE pipe and the pipe reaming method. Approximately 5,044 LF of improvements were built at 14 different citywide locations. We prepared a Basis of Design Report at 65%. A topo survey and coordination with the geotechnical engineer were also part of our scope.
Key Staff: Broestl, Abucay, Boyer, Fong

City of Los Altos
Aida Fairman, PE, Public Works Director
650 • 947 • 2780 | afairman@losaltosca.gov

SIMILAR PROJECTS



Construction: \$768k
Completed: 11/24

Green Infrastructure/Amtrak Park & Ride:

We were selected to provide Project Management, Design, & Survey for green stormwater bioretention/ trash capture for this 3.6 ac lot in the Caltrans ROW. It will improve quality of stormwater entering the Suisun Marsh.

Key Staff: Leary, Admal, Yang, Schoenthal, Fong

City of Suisun City

Nick Lozano, Project Manager

707 • 421 • 7340 | nlozano@suisun.com



Construction: \$1.1M
Completed: Spring 2024

Arroyo Seco Storm Drain Imp. We were selected to provide Project Management, Design, & Survey for approx. 800 LF of new storm drain pipe, and replace existing sewer pipe and waterline. The project included pavement rehab for the section of street where the utility work was performed. The project will reconfigure the storm drain inlet, storm drain manhole and pipe on Arroyo Seco.

Key Staff: Broestl, Abucay, Boyer, Fong, Choy, Hebert

City of Millbrae: Bill Giang*, PW Dept.

* Mr. Giang now works for the City of Mountain View
bill.giang@mountainview.gov | 650 • 903 • 6276



Construction: \$328k (low bid)
Completed: Spring 2022

2020 Annual Storm Drainage Imp. (C9531-20) We were selected to provide Project Management, Design, & Survey for for five locations: Arguello Park/ Carmelita Dr. / Roland Ave./ Brittan Ave./ and El Camino Real (SR 82). We designed improvements to: storm drain channels & headwall; SD inlets & pipes; storm drain system; and a rear yard drain with road improvements to maintain the existing storm drain system.

Key Staff: Broestl, Abucay, Boyer, Fong

City of San Carlos

Evan Cai, Project Mgr. (orig. PM no longer w/ City)

650-802-4196 | ecai@cityofsancarlos.org



Construction: \$380k
Completed: 2023 (Design)

Clark Kerr Campus Building 25 Storm Drainage: We designed solutions to address ground water seepage and surface runoff into old buildings. The design called for a joint trench along the bottom of the large slope with perforated and solid pipes, in addition to surface drainage ditches and inlets. A soldier pile wall system was designed to allow for waterproofing of an adjacent building.

Key Staff: Leary, Admal, Yang, Schoenthal, Fong

UC Berkeley - Capital Projects

Jim Wert, Project Manager

510 • 292 • 0322 | jwert@berkeley.edu

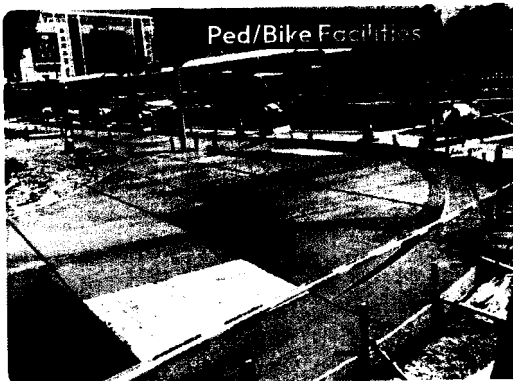
SIMILAR PROJECTS



Construction: \$250k
Completed: Spring 2024

SRTS/Cycle 10 RRFB Ped. Safety Improvements We were selected to survey and design 3 non-signalized crossing locations near Suisun Elementary and Dan O Root Health & Wellness Academy. The project is installing RRFB, high-vis crosswalks, warning signs, bulbouts, and ADA Ramps. An increase in pedestrian awareness was needed to improve safety at the pedestrian crossings near schools.
Key Staff: Leary, Admal, Yang, Schoenthal, Fong

City of Suisun City
Nick Lozano, Project Manager
707 • 421 • 7340 | nlozano@suisun.com



Construction: \$11.4M (all 4 phases)
Completed: Ph I: 09/22 | Ph II: 02/23 | Ph III & IV: Fall 2023

ADA in the ROW: Ph I-IV We were selected to survey and design approx. 350 ADA barrier removals near Levi's Stadium, home for the 2026 Super Bowl. The project featured business parks, a VTA light rail stop. 200+ sites were enhanced w/ sidewalks, ADA curb ramps, driveways, asphalt repairs, ped. street crossings, parking lots, landscaping, rail crossings, and traffic signals.
Key Staff: Leary, Admal, Yang, Schoenthal, Fong

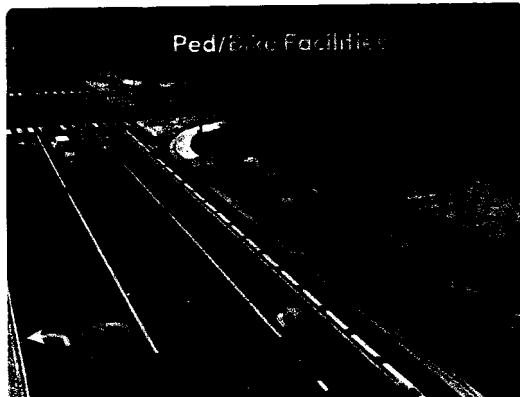
City of Santa Clara
Vincent Luchessi, Senior Civil Engineer
(408) 615-3012 | vluchessi@santaclaraca.gov



Construction: \$8M(St.) / \$7.6M (R20)
Completed: Spring 2021 (Street)

Middlefield Rd. Complete Streets/Sidewalk Level Bikeway We were selected to survey and design complete streets, pavement rehab, bicycle/pedestrian safety, and create a Rule 20A UUD. The bike/ped improvements features an RRFB, half mile long sidewalk level, separated bike route, bicycle detection, accessible pedestrian signals, and emergency vehicle preemption system. The Rule 20A phase was constructed separately. Key Staff: Leary, Admal, Yang, Schoenthal, Fong

City of Redwood City
Mr. Peter Delgado, City Project Manager
650 • 780 • 7373 | pdelgado@redwoodcity.org



Construction: \$811k
Completed: Winter 2019

Stevens Creek Blvd, Class IV Bikeway: We designed new Class IV bike lanes, intersection bulbouts, curb returns, curb ramps, raised buffer island, and signal modifications at three intersections. This quick-build type project was partly funded by Apple, Inc. to improve multi-modal access to their "spaceship" Cupertino campus. We implemented quick build measures to reduce construction costs and traffic impacts on this arterial. Key Staff: Leary, Admal, Yang, Schoenthal, Fong

City of Cupertino
John Raaymakers, PE, PW Project Mgr.
408 • 777 • 3100 | johnr@cupertino.org

AWARDS

Belmont, City of

Belmont Pavement Rehabilitation 2015

- 2016 APWA Silicon Vly Project of the Year (Sustainable/Green \$2M-\$5M)

Burlingame, City of

Burlingame Avenue Streetscape Project *

- 2015 APWA Silicon Vly Project of the Year (Sustainable/Green \$5M-\$25M)

Easton Addition|Ray Park Sewer Rehab CM- Phil

- 2018 APWA Silicon Vly Project of the Year (Utilities <\$2M)

Concord, City of

Ellis Lake Park New Playground/Restrooms

- 2018 APWA Northern CA (Structures <\$5M)
- Whitman Road SS - Project of the Year

Davis, City of

Third St. Corridor/Complete Streets Project *

- 2019 APWA Sac. Project of the Year (Transportation/Streetscape)

El Cerrito, City of

San Pablo Ave. (SR 123) Rain Gardens & Streetscape: 2012*

- 2012 ICMA Program Excellence Award In Community Sustainability

Santa Clara, City of

San Tomas Expressway / Monroe Street New Park Project *

- 2019 APWA Silicon Vly Project of the Year (Environmental/ Parks)

Suisun City

Cycle 10/ SRTS

- Safety Project of the Year
Solano Transportation Authority (STA)
November 2024

Highway Beautification Project (Hwy. 12)

- Project Delivery of the Year
Solano Transportation Authority (STA)
November 2024

Sunnyvale, City of

Hendy Avenue Complete Streets and Pavement Rehabilitation (Fed. funded)

- 2016 APWA Silicon Vly Project of the Year (Transportation \$2M-\$5M)

Orchard Gardens Park Expansion*

- 2016 APWA Silicon Valley Honor Award (Environmental/Parks<\$2M)

University of California, Berkeley

CA Memorial Stadium Seismic Renovation*

- "Best of the Best Projects" - ENR Magazine: 2013
- ENR Best Sports/Entertai. Project: 2013
- SCUP/ AIA Excellence In Arch. Honor Award: 2013
- Berkeley Design Advocates Award For Design Excellence

Vallejo, City of

Downtown Streetscape Phase I-III (10+ Blocks)

- Solano Transportation Authority, TLC Award: 2013



**City of Patterson**

Tiffany Rodriguez, Capital Projects Manager
 tirodriguez@ci.patterson.ca.us

209 • 895 • 8075

City of Suisun City

Nick Lozano, Project Manager
 nlozano@suisun.com

707 • 421 • 7344

City of Redwood City

Mr. Peter Delgado, City Project Manager
 pdelgado@redwoodcity.org

650 • 780 • 7373

City of Saratoga

Mr. Macedonia Nunez, PE, Project Manager
 mnunez@saratoga.ca.us

408 • 868 • 1218

City of Oakley

Billilee Saengchalern, Engineering Manager
 saengchalern@ci.oakley.ca.us

925 • 625 • 7154

City of Santa Clara

Vincent Luchessi, Senior Civil Engineer
 vluchessi@santaclaraca.gov

408 • 615 • 3012

City of Los Altos

Aida Fairman, PE, Public Works Director
 afairman@losaltosca.gov

650 • 947 • 2780

City of San Carlos

Vatsal Patel, Project Mgr.
 vpatel@brentwoodca.gov

925 • 516 • 5307

(* Mr. Patel Now works for the City of Brentwood)

SCOPE OF WORK APPROACH

Below is the general and approach and methods Sanbell will follow for a typical On-Call Project. This narrative, along with a project specific scope of work and approach, will be adjusted after we receive a TBD On-Call task order and confirm details about the project and the City goals.

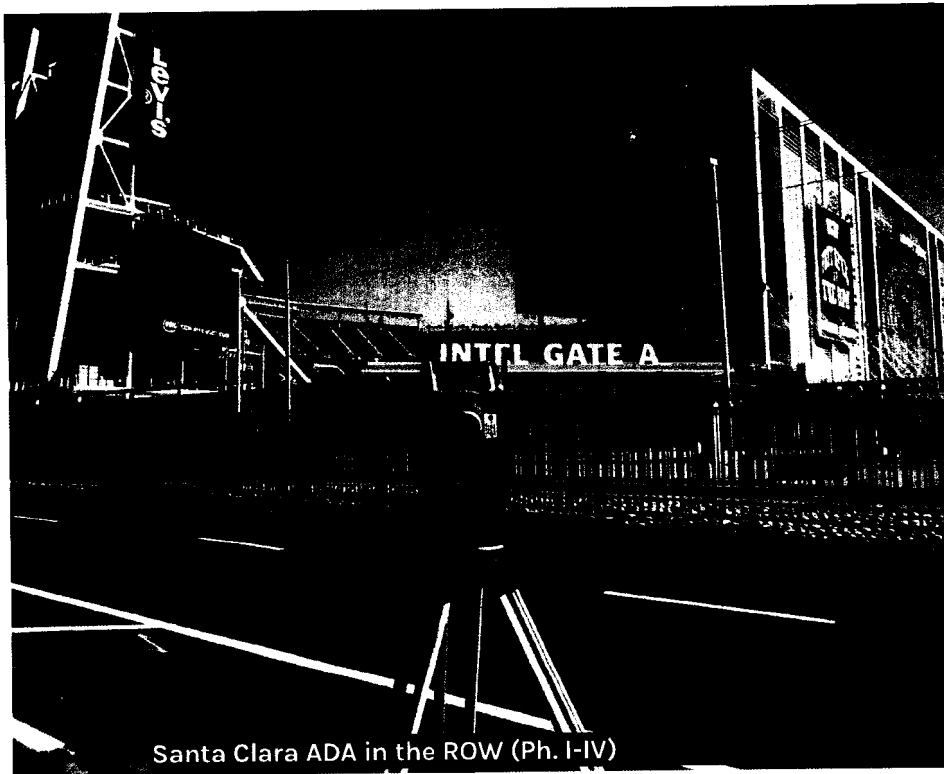
Methodologies

Design Base Map and Field Survey

Sanbell will provide field surveying and base mapping for the On-Call Project. We have in-house Sanbell Local 3 union field surveyors with more than 20 years of experience, utilizing the latest Trimble total station and GPS field survey equipment. Our surveyors will use GPS to establish the project survey control from our subscribed California GNSS network (or another method as determined by the surveyor). The CAD drawing will be completed by office survey staff under the direction of a PLS.

The field surveying will commence after an online aerial survey is mapped in CAD, to be used for the up-front design of the project. This step will finalize the limits of work in preparation for the field surveying.

Following preliminary layout preparation by the design team, focused topographic survey points will be collected at select project areas to capture surface conforms identified by the engineer. Items included in the supplemental survey may include street corners, ground shots, trees (over 6" diameter), fences, visible utilities, edges of concrete hardscape, surface-evident utilities, top-of-curb locations, inlet dips, and other critical locations. The supplemental topographic survey CAD file will include annotations, topographic points with elevations, street names, north arrow, scale, basis of bearing, and the Sanbell standard border.



Santa Clara ADA in the ROW (Ph. I-IV)

Right-of-Way Mapping Process

As part of the topographic survey mapping, the Sanbell survey department will perform right-of-way mapping research. Our survey department will use Parcel Quest or similar tools to download record maps. Approximate property line locations will be added to the project survey base map using street widths, aligning property lines at the back of walk, centerline setbacks, and fences. Since this project does not anticipate right-of-way acquisition, the property lines will be shown using the best available information. We will also review maps received from the City to include street right-of-way lines in CAD.

SCOPE OF WORK APPROACH

Utility Letters and Mapping

Sanbell will prepare utility letters with an attached project utility mapping limits-of-work exhibit. Some utility request letters will be prepared on City letterhead to minimize fees for utility mapping. Sanbell will coordinate with utility owners, including City-owned facilities, within the project limits to obtain copies of their utility base maps. Existing utility locations from available record information will be added to the base map. Sanbell will conduct field reconnaissance of the project limits as part of the engineer's field investigation, in combination with the field survey crew. The utility notes will state actions required by the contractor or utility company.

Engineering and Design

30% Design – Establishing Design Solutions and Projected Costs

Successful public works projects begin with an early understanding of and stakeholder buy-in for the proposed engineering solution, project limits, and anticipated construction costs. As the design consultant, the Sanbell Team will develop a clear preliminary design plan supported by alternatives analysis, with enough detail to communicate the recommended design to the City project manager and stakeholders. The design team will present the recommended design and costs to the City project manager for approval before proceeding to the 30% design phase. The 30% design phase will include preliminary site investigations and utility evaluations. PDF format design layouts at 1" = 10' scale will be prepared for easier review.

Community Meeting Approach

The community meeting presentation will focus on informing attendees about the City's efforts to notify the public, the meeting's purpose, and methods for submitting feedback. Key topics will include project goals, budget, funding source, schedule, limits of work, design overview, and construction impacts. The presentation will consist of 10-15 slides, followed by a Q&A session and an open house for detailed discussions.

Recommended approach:

1. **Mini Open House:** A 30-minute informal period for attendees to speak with the design team and City staff before the presentation.
2. **Slide Deck Loop:** A revolving slide show of key project details displayed before the presentation.
3. **Presentation:** A 15-min. session covering project goals, purpose, public input needs, & next steps.
4. **Brief Q&A:** A 15-minute session addressing general questions.
5. **Open House:** A 45-60 minute session for 1-on-1 discussions using long-scale plots of the project.



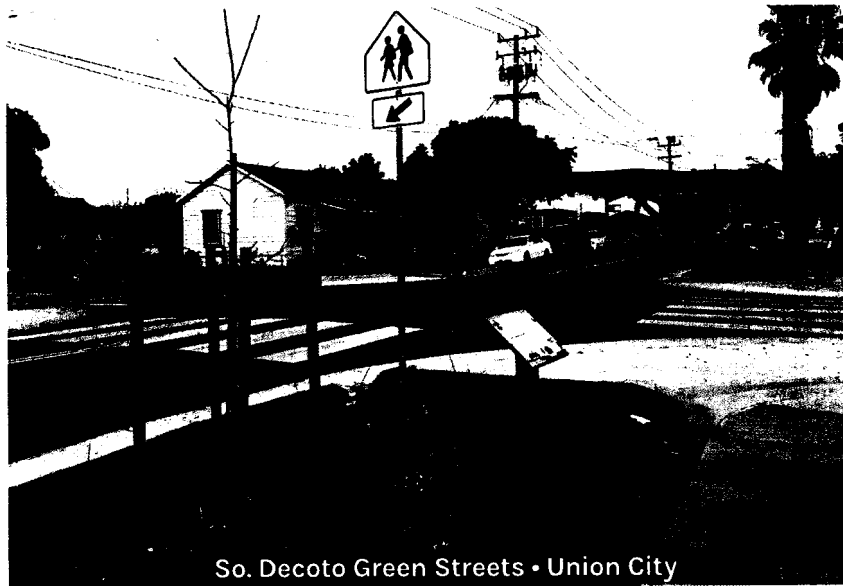
SCOPE OF WORK APPROACH

Development of PS&E

Following the City's approval of the proposed layout, the design team will incorporate feedback from the 30% design review to develop the **60%, 90%, 100%**, and final bid construction documents. The **60%** submittal will focus on grading, layout, utilities, and other design elements necessary for a comprehensive construction cost estimate. Specifications will be prepared in the City's format. Detailed ADA grading, technical specifications, and measurement/payment clauses will be included in the 100% designs.

Stormwater Treatment Documentation

Sanbell will prepare a stormwater treatment summary memorandum as part of the 30% submittal. The purpose is to review May 2022's MRP 3.0 requirements related to the On-Call Project and document the strategy for LID (Low Impact Development) improvements. The memorandum will include coordination with the City PM to finalize stormwater treatment measures within the budget.



Quality and Completeness

The following quality control procedures will ensure project accuracy and reliability:

- **PS&E Review:** Conducted by a PE not part of the design team.
- **Constructability/Bidability Review:** Focused on minimizing change orders and contractor claims.
- **Inter-Discipline Review:** Ensures coordination among design elements (e.g., civil, traffic).
- **Management Review/Contract Scope:** Ensures adherence to the original project approach and deliverables.

Peer Reviewer

The peer reviewer for the On-Call Project will be Robert Broestl, PE, a Sanbell Principal with 25+ years of public works engineering experience. Key review items include:

- Trench details and utility layouts.
- Pedestrian and bicycle safety during construction.
- Compliance with City standards and plans.
- Utility mapping and conflict resolution.
- Sight distance and ADA path of travel.

SCOPE OF WORK APPROACH

Communication Strategy

The Sanbell PM will lead effective communication throughout the design process. City On-Call project elements such as design alternatives, schedule, project costs, budget, and meetings will be effectively communicated by the Consultant to the City. We recommend regular project meetings between the design team and the City. Standing project meetings result in a smooth ebb and flow for the project coordination, with project decision makers remaining in sync.

- o Project Development Team (PDT) Meeting Every Two Weeks - City PM & Sanbell PM
- o Page-Turn Review Meeting for each submittal
- o Monthly project invoice reporting using Vantagepoint Deltek, including project resource management tools

Technique to Meet Aggressive Schedule

We have found one of the best strategies for meeting aggressive schedules is to maximize the production period for each submittal, and to keep the design momentum. One measure we have implemented on public agency projects is to conduct a “Page-Turn Review Meeting”. The process is as follows:

- Deliver one set of PDF plans & specifications to each key City reviewer on the morning of the submittal date
- The design team and the key City team members will meet in-person or by video conference on the submittal day to review the plans and specs. The Design Team will perform a “page turn” and present the drawings sheet- by sheet. One Bellecci team member will record the comments from City team members. The review meeting may be video remote as appropriate.
- Following the “Page Turn Review Meeting,” City staff will still have two to three weeks to complete their review. Meanwhile the design team will have in hand most of the major comments and concerns of City Staff. Therefore, the plan production period can commence the next working day.
- The implementation of “Page-Turn Meetings” into the design schedule will increase the production time of the overall project schedule, while also maintaining the momentum and continuity of the consultant design team members assigned to the On-Call project.

Tools to Track Project Progress and Costs

Sanbell utilizes the latest accounting software Deltek Vantagepoint which allows our Project Managers to track staff time, and the time spent on a specific project. Sanbell’s monthly goal is to prepare invoices within the first five to seven days of each month, to keep the in-house Team of engineers and project managers informed of the project status, and to provide clients with current budget information and reporting. The Consultant’s Project Manager will notify the City Project Manager whenever there are changes to the project schedule.

Bid Support and Construction Services

Sanbell will provide bid support to the City’s construction management team during the bidding period. Services include responding to RFIs, issuing addendum narratives, and clarifying requested information. During construction, Sanbell will offer design support, review submittals, respond to RFIs, conduct site visits, and prepare record drawings as requested.

Billing Rates



	Jan 1, 2026 to Dec 31, 2026	Jan 1, 2027 to Dec 31, 2027	Jan 1, 2028 to Dec 31, 2028
Engineering Services			
Engineering Technician	\$108	\$114	\$118
Staff Engineer I	\$146	\$150	\$158
Staff Engineer II	\$162	\$168	\$174
Staff Engineer III	\$176	\$186	\$192
Staff Engineer IV	\$190	\$198	\$206
Project Engineer I / Project Manager I	\$184	\$192	\$200
Project Engineer II / Project Manager II	\$224	\$230	\$236
Senior Engineer I / Senior Project Manager	\$228	\$236	\$242
Senior Engineer II / Senior Project Manager	\$242	\$250	\$256
Principal Engineer I	\$260	\$268	\$276
Principal Engineer II	\$288	\$294	\$300
Construction Services			
Public Works Inspector	\$176	\$186	\$192
Senior Public Works Inspector	\$190	\$198	\$206
Public Works Inspector Assistant	\$146	\$150	\$158
Construction Manager	\$228	\$236	\$242
Administrative	\$116	\$120	\$124
Resident Engineer	\$224	\$230	\$236
Land Surveying Services			
Safety Monitor/Flag Person	\$128	\$136	\$136
Staff Surveyor I	\$146	\$150	\$158
Staff Surveyor II	\$184	\$192	\$200
Professional Land Surveyor I	\$240	\$246	\$250
Professional Land Surveyor II	\$256	\$264	\$270
Survey, Party Chief II	\$196	\$206	\$216
Survey, Journeyman Rodman	\$130	\$138	\$146
Survey, Apprentice I	\$84	\$96	\$104
Survey, Apprentice II	\$90	\$106	\$112
Survey, Apprentice III	\$110	\$124	\$132
Survey, Apprentice IV	\$126	\$134	\$144
2-Man Survey Crew	\$326	\$344	\$362
3-Man Survey Crew	\$436	\$468	\$494
Drone Photography/Videography	\$240	\$246	\$250
Graphic Artist	\$154	\$170	\$170
Legal & Expert Services			
Document Review and Case Meetings	\$270	\$390	\$400
Depositions and Trial Testimony	\$446	\$468	\$472

Client authorized overtime work will be charged at 135% of

Expenses

Bond	\$0.50/SF	\$0.50/SF	\$0.50/SF
Mylar	\$18/SF	\$18/SF	\$18/SF
Large Format Color Presentation	\$3.00/SF	\$3.00/SF	\$3.00/SF
Company Vehicle at Site	\$16/hr	\$17/hr	\$18/hr
Color Copies - 8.5x11	\$1.50/EA	\$1.50/EA	\$1.50/EA
Color Copies - 11x17	\$2.5/EA	\$2.5/EA	\$2.5/EA
Other Direct Project Expenses	Cost + 10%	Cost + 10%	Cost + 10%
Subcontractors	Cost + 10%	Cost + 10%	Cost + 10%
Outside Printing & Delivery Service	Cost + 10%	Cost + 10%	Cost + 10%

ATTACHMENT 'C'

CITY OF LATHROP

**TASK ORDER NO. 1 PURSUANT TO MASTER CONSULTING AGREEMENT
WITH SANBELL, DATED JULY 13, 2026**

**TO PROVIDE ON-CALL ARCHITECTURAL AND ENGINEERING CONSULTING SERVICES
FOR METER VAULT AND FLOW METER REPLACEMENT SERVICES, CIP WW 26-32**

THIS TASK ORDER NO. 1, dated for convenience this **13th day of July 2026**, is by and made and entered into by and between **Sanbell** ("CONSULTANT"), and the **City of Lathrop**, a California municipal corporation of the State of California ("CITY");

RECITALS:

WHEREAS, on **July 13, 2026**, CONSULTANT entered into a Master Agreement ("AGREEMENT") with the CITY, by which the CONSULTANT has agreed to provide professional architectural and engineering services on an on-call, as-needed basis; and

WHEREAS, CONSULTANT is specially trained, experienced, and competent to perform on-call architectural and engineering consulting services, which are required by this agreement; and

WHEREAS, CONSULTANT is willing to render such on-call architectural and engineering services, as hereinafter defined, on the following terms and conditions.

NOW, THEREFORE, CONSULTANT and the CITY agree as follows:

AGREEMENT

(1) Incorporation of Master Agreement

This Task Order No. 1 hereby incorporates by reference all terms and conditions set forth in the Master Agreement for On-Call Architectural and Engineering Consulting Services dated **June 8, 2026**, unless specifically modified by this Task Order.

(2) Scope of Service

CONSULTANT agrees to perform 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 agrees to diligently perform these services in accordance with the upmost standards of its profession and to CITY's satisfaction.

(3) Effective Date and Term

The effective date of Task Order No. 1 is **July 13, 2026**, and it shall terminate no later than **June 30, 2027**.

(4) Compensation

CITY hereby agrees to pay CONSULTANT hourly rates and other charges not to exceed \$41,460 for the base scope fee design and construction support services and \$19,471 for the Optional Services for a total of \$60,931 for the On-Call Architectural and Engineering Consulting Services described in Exhibit "A" of Task Order No. 1 pursuant to the Proposal for Meter Vault Sealing and Flow Meter Replacement Services dated **May 20, 2026** and

CITY OF LATHROP – SANBELL

TASK ORDER NO. 1 TO PROVIDE ARCHITECTURAL AND ENGINEERING SERVICES FOR
METER VAULT SEALING AND FLOW METER REPLACEMENT SERVICES

the Master Agreement dated **July 13, 2026**. 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 beyond what is expressed in this agreement and Exhibit "A", unless CITY has authorized representative has executed a written change order or authorization describing the extra work and payment terms prior to the commencement of the work.

(5) 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 documents and insurance have been received. CITY shall not be obligated to pay CONSULTANT for any services prior to issuance of the Notice to Proceed.

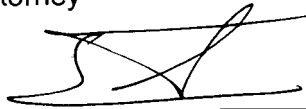
(6) Signatures

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 – SANBELL
TASK ORDER NO. 1 TO PROVIDE ARCHITECTURAL AND ENGINEERING SERVICES FOR
METER VAULT SEALING AND FLOW METER REPLACEMENT SERVICES

Approved as to Form:

City of Lathrop
City Attorney



Salvador Navarrete

6-23-2026

Date

Recommended for Approval:

City of Lathrop
Public Works Director/City Engineer

Brad Taylor

Date

Approved by:

City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

Stephen J. Salvatore
City Manager

Date

Consultant:

Sanbell
7077 Koll Center Pkwy., Ste 210
Pleasanton, CA 94566
Fed ID # _____
Lathrop Business License # _____

Signature

Date

Print Name and Title

Signature

Date

Print Name and Title



May 20, 2026

Mr. Gregory Gibson
City of Lathrop – Public Works Department
390 Towne Center Drive
Lathrop, CA 95330

Subject: Proposal for Meter Vault Sealing and Flow Meter Replacement Services

Dear Mr. Gibson,

Sanbell is pleased to submit our proposal to provide engineering services for the rehabilitation of the CLSP and River Islands 2A sewer pump station flow meter vaults for the City of Lathrop. Our team understands the City is seeking assistance to investigate existing conditions, prepare recommendations, and develop plan and specifications for sealing the vaults and restoring the damaged flow meter equipment.

Sanbell, along with Domenichelli and Associates, Inc. (D&A) and A.T.E.E.M. Electrical Engineering, brings extensive experience in utility infrastructure and multidisciplinary coordination for public agency projects.

Please see attached our proposed scope of work and budget for your consideration. We appreciate the opportunity to support the City on this project and look forward to working with you. Should you have any questions or require additional information, please feel free to contact us.

Sincerely

Daniel Leary, PE PTOE QSD
Managing Principal

Intelligent Infrastructure. Enduring Communities.



DOMENICHELLI AND ASSOCIATES, INC. CIVIL ENGINEERING

SCOPE OF WORK

**City of Lathrop - Meter Vault Repair
Sealing and Meter Replacement**

May 19, 2026

Sanbell
Attn: Daniel Leary, P.E.

Daniel,

Domenichelli and Associates, Inc. (D&A) is pleased to submit the attached Proposal in response to your request for assistance on the lift station meter vault repair project for the City of Lathrop. Our point of contact will be Daryl Heigher, at DarylH@daengineering.net.

Our team will be led by Daryl Heigher, who has 30 years of experience managing and designing structural and mechanical engineering projects. Our team will also include Juan Mercado as an assistant engineer and drafter.

Our preferred electrical engineering sub-consultant is A T.E.E.M., a firm with whom we have developed strong working relationships over many years. A T.E.E.M. Electrical Engineering will provide an evaluation of the electrical system to provide a solution for reconnecting existing equipment.

Thank you for the opportunity to provide a proposal for the engineering services for the City's project. If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joe Domenichelli', is written over a horizontal line.

Joe Domenichelli, P.E. – President,
Domenichelli and Associates, Inc.
Office: (916) 933-1997 Cell: (916) 716-4207



DOMENICHELLI AND ASSOCIATES, INC. CIVIL ENGINEERING

Project Understanding

SCOPE OF WORK

D&A understands that the City of Lathrop is interested in rehabilitating flow meter vaults at two of their sewage pump stations. The vaults have been flooded and the electrical equipment contained therein has been compromised.

The City would like us to prepare drawings and specifications to seal the vaults. Electrical equipment replacement will be handled via a narrative description to be included on the civil drawings.

D&A would like to plan a site visit to see the two sites and to be able to ask the City questions regarding the vaults and verify why the vaults flooded and how to repair/seal them.

Electrical Scope:

1. A short descriptive paragraph directing the contractors work on replacing the flowmeters at each site. The text will be included on the civil drawings.
2. Costs do not include site visit. A TEEM may require a site visit as the project progresses and will negotiate those costs at that time.
3. Design including site plans, and specifications are not included in this quote.

Fee Estimate

The costs presented below are for the initial investigation and an initial estimated budget for the civil plans and specifications. Based upon what is found in the initial investigation, the budget for the project may need to be revised.

Tasks		Labor				Total	
		QA/QC/PIC	PM/PE	Staff Engineer 1		Electrical Engineering	
		\$226	\$215	\$152			
Task 1: Project Management							
1.1	Project Management & Coordination	2	4		6	\$1,311	\$1,311
1.2	Meetings (2 Virtual)		2	2	4	\$734	\$734
	Subtotal Task 1:	2	6	2	10	\$2,046	\$2,046
Task 2: Review Available Information and Perform Site Investigation							
2.1	Background Information Review		8	8	16	\$2,938	\$5,138
2.2	Field Investigation & Site Visit		6	6	12	\$2,203	\$2,203
	Subtotal Task 2:	0	14	14	28	\$5,141	\$7,341
Task 3: Design							
3.1	Civil Design		16	80	96	\$15,620	\$15,620
3.2	Electrical Evaluation		4		4	\$860	\$4,160
	Subtotal Task 3:	0	20	80	100	\$16,480	\$19,780
Totals		2	40	96	138	\$23,667	\$29,167

10% has been added to the subconsultant costs

Client: City of Lathrop
Proposal for: Sealing & Meter
Replacement



#		TASKS	LABOR									
		Task Description	Principal Engineer II	Principal Engineer I	Senior Engineer II	Senior Engineer I	Proj Eng II/Proj Mngr II	Project Engineer I	Staff Engineer IV	Staff Engineer III	Staff Engineer II	Staff Engineer I
			\$288	\$260	\$242	\$228	\$224	\$184	\$190	\$176	\$162	\$146
1		Project Management		2				4				
2		Project Management + Site Investiagtion + Design										
3		Bid Support Services (T&M) - ALW		1				1				
4		Construction Assistance (T&M) - ALW		1								
OPTIONAL SERVICES												
5		Allowance for additional design, identified during	1					2				
6		Add CA Allowance, if needed	1.0					2				

Notes:

Distribution of Hours may vary during the performance of the services
Billing rates will have 4% escalation at each calendar year

05/20/2026 - v1

SUBCONSUL										Mark	ODCs	Total
Engineering Tech / Admin	Prof Land Surv =	Prof Land Surv -	Staff Surveyor =	3-person survey crew	2-person survey crew	Total Hours	Total Labor Costs	Domenichelli	ATEM	10% Mark Up	Other Direct Costs	Total Fee
8						14	\$2,120			\$0	\$400	\$2,520
						0	\$0	\$23,667	\$5,500	\$2,917		\$32,084
2						4	\$660	\$800	\$400	\$120		\$1,980
2						3	\$476	\$3,000	\$1,000	\$400		\$4,876
\$41,460												
4						7	\$1,088	\$7,500	\$2,500	\$1,000	\$300	\$12,388
4						7	\$1,088	\$4,200	\$1,250	\$545		\$7,083

ITEM 4.14

CITY MANAGER'S REPORT JULY 13, 2026 CITY COUNCIL REGULAR MEETING

ITEM: **FIND THAT A PORTION OF PARCEL B OF TRACT 4219, VILLAGE 21 IS NO LONGER NEEDED FOR ITS DEDICATED PURPOSE AND ACCEPT AN IRREVOCABLE OFFER OF DEDICATION OF ROAD RIGHT-OF-WAY FOR THE CAUFIELD WAY EXTENSION FROM CALIFIA, LLC**

RECOMMENDATION: **Adopt Resolution to Find that a Portion of Parcel B of Tract 4219, Village 21 is No Longer Needed for its Dedicated Purpose and Accept an Irrevocable Offer of Dedication of Road Right-Of-Way for the Caufield Way Extension from Califia, LLC**

SUMMARY:

The Final Map for Tract 4219, River Islands Phase 2, Village 21 (Tract 4219) was approved by City Council on June 3, 2024 and recorded on July 2, 2024 in Book 44 of Maps and Plats at Page 104, San Joaquin County Records. As part of that map, Parcels A through I, including Parcel B, were dedicated in fee to the City of Lathrop for purposes of open space, landscaping, public utilities, fence maintenance, and appurtenances thereto, for the benefit of the public. The Tract 4219 Final Map expressly provides that the City shall reconvey any such parcel to the subdivider if the City determines, pursuant to Government Code Section 66477.5, that the same purpose for which the property was dedicated does not exist. The public improvements associated with Tract 4219 have not yet been accepted by the City.

A portion of Parcel B must now be dedicated as road right-of-way to allow for the extension of Caufield Way, which will provide the Village 21 neighborhood with direct vehicular access to River Islands Parkway. Staff requests that City Council find that the subject portion of Parcel B is no longer needed for its originally dedicated purpose of open space, landscaping, public utilities, fence maintenance, and appurtenances thereto, and instead is needed for road right-of-way purposes consistent with the planned circulation system for the River Islands Phase 2 project. Upon that finding, Califia, LLC, as the original subdivider of Tract 4219, will offer the subject strip as an Irrevocable Offer of Dedication of road right-of-way to the City of Lathrop. The Irrevocable Offer of Dedication is included as Attachment "B."

Staff recommend that City Council adopt the Resolution included as Attachment "A" making the finding contemplated in the Tract 4219 Final Map's reconveyance clause and accept the Irrevocable Offer of Dedication of road right-of-way for the Caufield Way extension from Califia, LLC.

JULY 13, 2026 CITY COUNCIL REGULAR MEETING

FIND THAT A PORTION OF PARCEL B OF TRACT 4219, VILLAGE 21 IS NO LONGER NEEDED FOR ITS DEDICATED PURPOSE AND ACCEPT AN IRREVOCABLE OFFER OF DEDICATION OF ROAD RIGHT-OF-WAY FOR THE CAUFIELD WAY EXTENSION FROM CALIFIA, LLC

BACKGROUND:

On June 14, 2021, the City of Lathrop 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 March 25, 2024, City Council approved Tract 4205 Woodlands East LLFM to create 23 undevelopable parcels. The Final Map for Tract 4219, Village 21 was subsequently approved by City Council on June 3, 2024, subdividing Parcel 9 of Tract 4205 into 133 residential lots and Parcels A through I, which were dedicated in fee to the City of Lathrop for purposes of open space, landscaping, public utilities, fence maintenance, and appurtenances thereto, for the benefit of the public.

The Tract 4219 Final Map dedicated Caufield Way as a public right-of-way easement to the City of Lathrop. However, the dedication of Caufield Way as shown on the Final Map does not extend through Parcel B to connect with River Islands Parkway. As a result, the Village 21 neighborhood currently lacks a direct roadway connection to River Islands Parkway via Caufield Way. To complete this connection, a portion of Parcel B must be dedicated as road right-of-way, extending Caufield Way from its current terminus through Parcel B to River Islands Parkway.

Government Code Section 66477.5 provides that if a local agency has determined that the same public purpose for which a dedication was required does not exist, it shall reconvey the property to the subdivider. The Tract 4219 Final Map includes an express reconveyance clause referencing Government Code Section 66477.5, stating that the City shall reconvey any dedicated parcel to the subdivider upon such a finding. Because the subject strip of Parcel B is needed for road right-of-way rather than the open space, landscaping, public utilities, fence maintenance, and appurtenances purposes for which it was originally dedicated in fee, the City Council is requested to make the finding contemplated in that reconveyance clause. Concurrently, Califia, LLC, as the original subdivider, will execute and deliver the Irrevocable Offer of Dedication of the subject strip as road right-of-way to the City of Lathrop pursuant to Government Code Section 7050, with the reconveyance and rededication occurring as part of this Council action.

REASON FOR RECOMMENDATION:

Making the finding under Government Code Section 66477.5 and accepting the Irrevocable Offer of Dedication of road right-of-way for the Caufield Way extension is necessary to establish the City's legal right-of-way interest over the subject portion of Parcel B, enabling the design, permitting, and construction of the Caufield Way extension. Completing this connection will provide the Village 21 neighborhood with direct access to River Islands Parkway, improving circulation for residents.

JULY 13, 2026 CITY COUNCIL REGULAR MEETING

FIND THAT A PORTION OF PARCEL B OF TRACT 4219, VILLAGE 21 IS NO LONGER NEEDED FOR ITS DEDICATED PURPOSE AND ACCEPT AN IRREVOCABLE OFFER OF DEDICATION OF ROAD RIGHT-OF-WAY FOR THE CAUFIELD WAY EXTENSION FROM CALIFIA, LLC

FISCAL IMPACT:

There is no fiscal impact to the City associated with the finding or acceptance of this Irrevocable Offer of Dedication. All costs related to the design and construction of the Caufield Way extension improvements have been and will be paid for by Califia, LLC

ATTACHMENTS:

- A. Resolution to Find that a Portion of Parcel B Of Tract 4219, Village 21 is No Longer Needed For Its Dedicated Purpose and Accept an Irrevocable Offer of Dedication of Road Right-Of-Way for the Caufield Way Extension from Califia, LLC
- B. Irrevocable Offer of Dedication of Road Right-of-Way — Caufield Way Extension — Parcel B, Tract 4219, Village 21

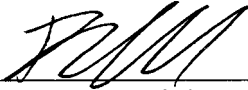
CITY MANAGER'S REPORT

PAGE 4

JULY 13, 2026 CITY COUNCIL REGULAR MEETING

FIND THAT A PORTION OF PARCEL B OF TRACT 4219, VILLAGE 21 IS NO LONGER NEEDED FOR ITS DEDICATED PURPOSE AND ACCEPT AN IRREVOCABLE OFFER OF DEDICATION OF ROAD RIGHT-OF-WAY FOR THE CAUFIELD WAY EXTENSION FROM CALIFIA, LLC

APPROVALS:



Bellal Nabizadah
Assistant Engineer

7/1/26
Date



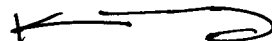
Brad Taylor
Public Works Director / City Engineer

7/1/2026
Date



Thomas Hedegard
Deputy City Manager

7/1/2024
Date



Michael King
Assistant City Manager

7.1.2026
Date



Salvador Navarrete
City Attorney

7.6.2026
Date



Stephen J. Salvatore
City Manager

7.8.26
Date

RESOLUTION NO. 26-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO FIND THAT A PORTION OF PARCEL B OF TRACT 4219, VILLAGE 21 IS NO LONGER NEEDED FOR ITS DEDICATED PURPOSE AND ACCEPT AN IRREVOCABLE OFFER OF DEDICATION OF ROAD RIGHT-OF-WAY FOR THE CAUFIELD WAY EXTENSION FROM CALIFIA, LLC

WHEREAS, on June 14, 2021, the City of Lathrop 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, the City of Lathrop City Council approved West Village Large Lot Final Map (LLFM) 4149; and

WHEREAS, on March 25, 2024, the City of Lathrop City Council approved Woodlands East LLFM 4205; and

WHEREAS, the Final Map for Tract 4219, River Islands Phase 2, Village 21 (Tract 4219) was approved by the City Council on June 3, 2024 and recorded on July 2, 2024 in Book 44 of Maps and Plats at Page 104, Official Records of San Joaquin County; and

WHEREAS, as part of the Tract 4219 Final Map, Parcels A through I, including Parcel B, were dedicated in fee to the City of Lathrop for purposes of open space, landscaping, public utilities, fence maintenance, and appurtenances thereto, for the benefit of the public; and

WHEREAS, the Certificate of Dedication on the Tract 4219 Final Map includes a reconveyance clause referencing Government Code Section 66477.5, stating that the City of Lathrop shall reconvey the property to the subdivider if the City makes a determination that the same purpose for which the property was dedicated does not exist; and

WHEREAS, the Tract 4219 Final Map dedicated Caufield Way as a public right-of-way easement to the City of Lathrop, but that dedication does not extend through Parcel B to connect with River Islands Parkway, and the Village 21 neighborhood currently lacks a direct roadway connection to River Islands Parkway via Caufield Way; and

WHEREAS, a portion of Parcel B must be dedicated as public road right-of-way in order to extend Caufield Way from its current terminus through Parcel B to River Islands Parkway and thereby improve vehicular access and circulation for the Village 21 neighborhood; and

WHEREAS, staff has requested that the City Council find that the subject portion of Parcel B is no longer needed for its originally dedicated purpose of open space, landscaping, public utilities, fence maintenance, and appurtenances thereto,

and instead is needed for public road right-of-way purposes consistent with the circulation system planned for River Islands Phase 2; and

WHEREAS, concurrent with such determination, Califia, LLC, a California limited liability company and the original subdivider of Tract 4219, has prepared an Irrevocable Offer of Dedication of the subject strip as public road right-of-way for the Caufield Way extension to the City of Lathrop, pursuant to Government Code Section 7050; and

WHEREAS, the Irrevocable Offer of Dedication of Road Right-of-Way for the Caufield Way Extension, describing the subject portion of Parcel B is attached to the City Manager's Report as Attachment "B"; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Lathrop as follows:

1. City Council hereby finds that the specific strip of land within Parcel B of Tract 4219, Village 21, as more particularly described in Exhibit "A" to the Irrevocable Offer of Dedication attached to the City Manager's Report that accompanied this Resolution, is no longer needed for the purposes of open space, landscaping, public utilities, fence maintenance, and appurtenances thereto, for the benefit of the public, as described in the Tract 4219 Final Map, and that the strip is instead needed for public road right-of-way purposes to accommodate the Caufield Way extension.
2. City Council hereby accepts the Irrevocable Offer of Dedication of public road right-of-way for the Caufield Way extension over the subject strip of land within Parcel B of Tract 4219, Village 21, from Califia, LLC, a California limited liability company, in substantially the form attached as Attachment "B" to the July 13, 2026 City Manager's Report, pursuant to Government Code Section 7050.
3. The City Manager, or their designee, is authorized to execute the Irrevocable Offer of Dedication and any related documents in substantially the form attached, and to take all actions necessary to implement this Resolution, including processing any related title documentation consistent with the reconveyance clause on the Tract 4219 Final Map

PASSED AND ADOPTED by the City Council of the City of Lathrop this 13th day of July 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

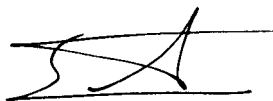
ABSENT:

Paul Akinjo, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

" B "

**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 27383)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**IRREVOCABLE OFFER OF DEDICATION OF EASEMENT
FOR PUBLIC ROADWAY AND PUBLIC UTILITY EASEMENT PURPOSES
(TRACT 4219 – OFFSITE ROADWAY DEDICATION – CAUFIELD WAY)**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Califia, LLC, a California 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 EXHIBITS "A" AND "B" 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 July, 2026

CALIFIA, LLC
a California limited liability company

By: _____
Name: Susan Dell'Oso, President

(Notary Acknowledgment Required for Each Signatory)

EXHIBIT "A"

LEGAL DESCRIPTION
IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY PURPOSES
CAUFIELD WAY
RIVER ISLANDS-PHASE 2
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

CERTAIN REAL PROPERTY SITUATED IN THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF PARCEL B, AS SAID PARCEL IS SHOWN ON THE MAP ENTITLED "TRACT 4219, RIVER ISLANDS-PHASE 2, VILLAGE 21 FINAL MAP", FILED JULY 2, 2024, IN BOOK 44 OF MAPS AND PLATS, AT PAGE 104, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE MONUMENT AT THE INTERSECTION OF CAUFIELD WAY AND BARNETT STREET, AS SAID MONUMENT IS SHOWN ON SAID MAP OF TRACT 4219;

THENCE, SOUTH 17° 28' 50" EAST FOR A DISTANCE OF 30.00 FEET TO THE NORTHERLY LINE OF SAID PARCEL B, ALSO BEING THE **POINT OF BEGINNING**;

THENCE, ALONG SAID NORTHERLY LINE OF SAID PARCEL B, NORTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1026.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 17° 23' 12" EAST, THROUGH AN ANGLE OF 03° 44' 32", AND AN ARC DISTANCE OF 67.01 FEET;

THENCE LEAVING SAID NORTHERLY LINE, SOUTH 29° 01' 07" WEST FOR A DISTANCE OF 41.30 FEET;

THENCE SOUTH 17° 28' 50" EAST FOR A DISTANCE OF 52.26 FEET;

THENCE SOUTH 60° 50' 55" EAST FOR A DISTANCE OF 43.62 FEET TO THE SOUTHERLY LINE OF SAID PARCEL B;

THENCE, ALONG SAID SOUTHERLY LINE, SOUTHWESTERLY ALONG A CURVE HAVING A RADIUS OF 913.00 FEET, FROM WHICH POINT THE CENTER OF SAID CURVE BEARS SOUTH 13° 16' 31" EAST, THROUGH AN ANGLE OF 08° 24' 38", AND AN ARC DISTANCE OF 134.02 FEET;

THENCE LEAVING SAID SOUTHERLY LINE, NORTH 25° 53' 15" EAST FOR A DISTANCE OF 43.62 FEET;

THENCE NORTH 17° 28' 50" WEST FOR A DISTANCE OF 52.38 FEET;

THENCE NORTH 63° 53' 09" WEST FOR A DISTANCE OF 41.37 FEET TO THE NORTHERLY LINE OF SAID PARCEL B;

THENCE, ALONG SAID NORTHERLY LINE OF SAID PARCEL B, NORTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1026.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 21° 07' 43" EAST, THROUGH AN ANGLE OF 03° 44' 31", AND AN ARC DISTANCE OF 67.01 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 10,104 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.

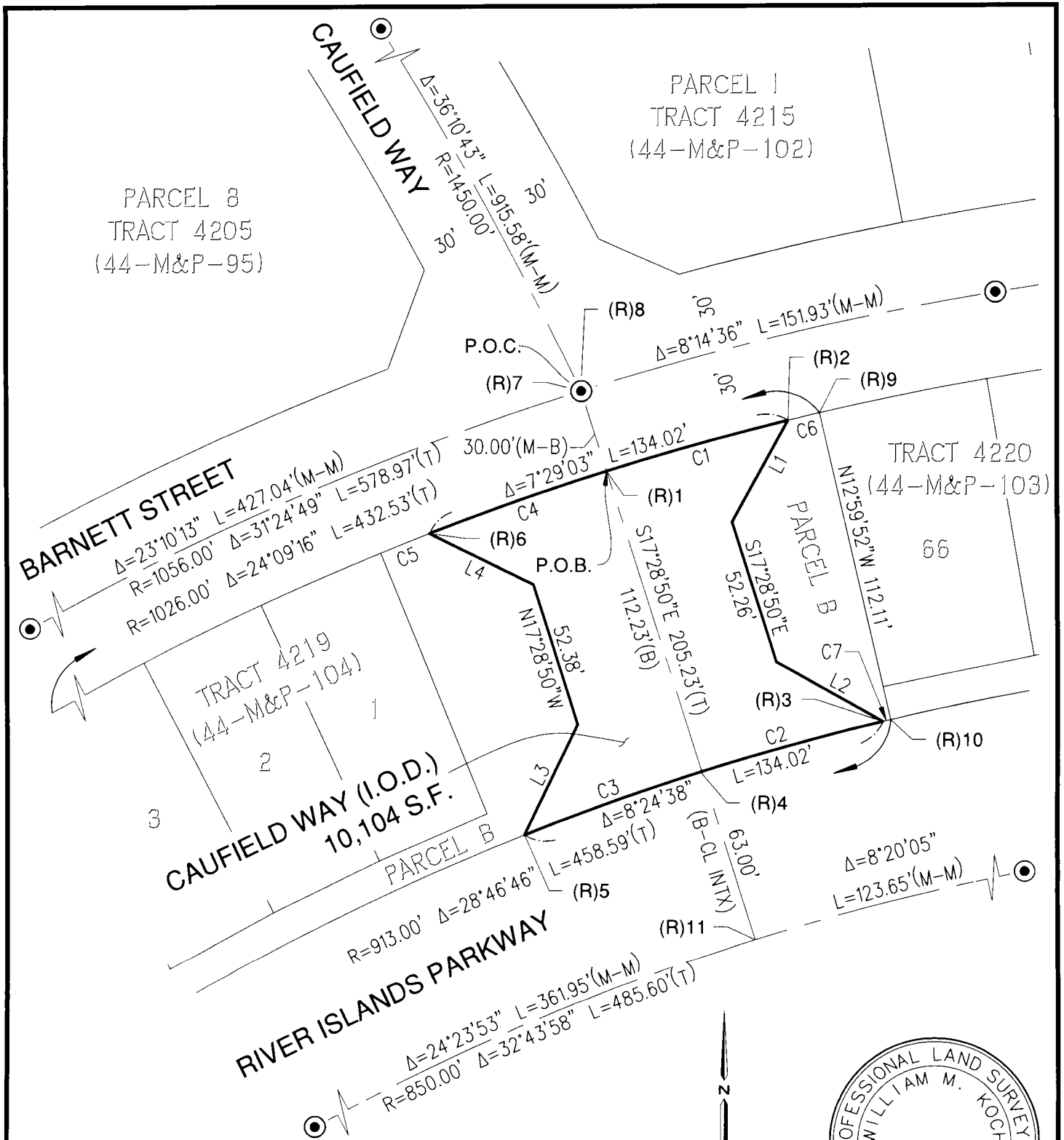
END DESCRIPTION

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

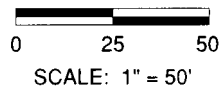


DATE



NOTES

1. SEE SHEET 2 FOR LEGEND.
2. SEE SHEET 2 FOR LINE & CURVE TABLES.



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
CAUFIELD WAY
RIVER ISLANDS PHASE 2
CITY OF LATHROP SAN JOAQUIN COUNTY CALIFORNIA

SCALE: 1" = 50'

DRAWN BY: BK

FILE: 25504_TRACT 4219_VILLAGE 21_CAUFIELD 100.DWG

DATE: 5/12/2026 SHEET: 1 OF 2

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S29°01'07"W	41.30'
L2	S60°50'55"E	43.62'
L3	N25°53'15"E	43.62'
L4	N63°53'09"W	41.37'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	1026.00'	3°44'32"	67.01'
C2	913.00'	4°12'19"	67.01'
C3	913.00'	4°12'19"	67.01'
C4	1026.00'	3°44'31"	67.01'
C5	1026.00'	1°02'34"	18.67'
C6	1026.00'	0°38'48"	11.58'
C7	913.00'	0°10'33"	2.80'

RADIAL BEARINGS	
LINE #	DIRECTION
(R)1	S17°23'12"E
(R)2	S13°38'40"E
(R)3	S13°16'31"E
(R)4	S17°28'50"E
(R)5	S21°41'10"E
(R)6	S21°07'43"E
(R)7	S64°16'06"W
(R)8	S17°23'21"E
(R)9	S12°59'52"E
(R)10	S13°05'58"E
(R)11	S17°28'50"E

LEGEND

-  - I.O.D. EASEMENT LINE
-  - EX. LOT LINE
- I.O.D. - IRREVOCABLE OFFER OF DEDICATION FOR ROADWAY PURPOSES
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- (R) - RADIAL BEARING
- XX M&P YY - IN BOOK XX MAPS AND PLATS AT PAGE YY, S.J.C.R.
- (T) - TOTAL
- (M-M) - MONUMENT TO MONUMENT
- (M-B) - MONUMENT TO BOUNDARY
- (B) - BOUNDARY
- (B-CL INTX) - BOUNDARY TO CENTERLINE INTERSECTION
-  - FOUND MONUMENT IN STANDARD CITY OF LATHROP MONUMENT WELL, STAMPED "PLS 7788"

Westwood

Westwood Professional Services, Inc.

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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
CAUFIELD WAY
RIVER ISLANDS PHASE 2
CITY OF LATHROP SAN JOAQUIN COUNTY CALIFORNIA

SCALE: N/A

DRAWN BY: BK

FILE: 25504_TRACT 4219_VILLAGE 21_CAUFIELD 100.DWG

DATE: 5/12/2026

SHEET: 2 OF 2

ITEM 5.1

CITY MANAGER'S REPORT JULY 13, 2026 CITY COUNCIL REGULAR MEETING

ITEM: PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER AN ORDINANCE OF THE CITY OF LATHROP TO AMEND SECTION 10.24.030 TO TITLE 10 ("VEHICLES AND TRAFFIC") OF THE LATHROP MUNICIPAL CODE TO DESIGNATE NO PARKING AREAS ON YOSEMITE COURT AS NO PARKING OF VEHICLES OVER 5 TONS

RECOMMENDATION: City Council to Consider the Following:

1. Hold a Public Hearing; and
 2. Introduction and First Reading of an Ordinance to Amend Section 10.24.030 to Title 10 ("Vehicles and Traffic") of the Lathrop Municipal Code to Designate No Parking Areas on Yosemite Court as no Parking of Vehicles Over 5 Tons
-

SUMMARY:

Staff has identified a necessary amendment to the Lathrop Municipal Code Section (LMC) 10.24.030 titled "Designated No Parking Areas" to amend Yosemite Court from the list of prohibited zones to better align with the operation of the local businesses.

Staff request that City Council hold a public hearing, consider all information and public testimony and, if determined to be appropriate, adopt the proposed Ordinance (Attachment A) to amend Section 10.24.030 of the Lathrop Municipal Code.

BACKGROUND:

Pursuant to California Vehicle Code (CVC) Section 22507, the City is required to establish no parking areas within City limits by Ordinance. Section 10.24.030 of the LMC allows the Lathrop Police Department to enforce the no parking areas.

Staff has identified necessary amendment to LMC Section 10.24.030 to remove the total parking prohibition on Yosemite Court because this street serves a mix of industrial and commercial uses. Staff recommends replacing the current total ban with a specific weight-based restriction prohibiting the parking of vehicles over 10,000 pounds (or 5 tons) to support safer streets and addresses littering and loitering concerns by restricting heavy commercial vehicle storage while accommodating the parking needs of the adjacent business uses. Staff is requesting that City Council consider the approval of the proposed Ordinance to amend LMC Section 10.24.030 to modify street sections as described in Exhibit A to Attachment A.

JULY 13, 2026 CITY COUNCIL REGULAR MEETING**PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER AN ORDINANCE OF THE CITY OF LATHROP TO AMEND SECTION 10.24.030 OF THE LATHROP MUNICIPAL CODE TO DESIGNATE NO PARKING AREAS ON YOSEMITE COURT AS NO PARKING OF VEHICLES OVER 5 TONS****REASON FOR RECOMMENDATION:**

Approval of the Ordinance will modify the no parking areas. This action is consistent with the intended and planned use of the roadways, shoulders, and street frontages. Staff recommends that Council approve the modifications to the existing parking restrictions in the Lathrop Municipal Code as described in Exhibit A to Attachment A.

FISCAL IMPACT:

There is sufficient funding in Street Fund 2080 to cover the various costs associated with the additions and modifications to the no parking areas, including installation of signs.

ATTACHMENTS:

- A. An Ordinance to Amend Section 10.24.030 to Title 10 ("Vehicles and Traffic") of the Lathrop Municipal Code to Designate No Parking Areas on Yosemite Court as no Parking of Vehicles Over 5 Tons
 - Exhibit A: Section 10.24.030 Designated No Parking Areas.

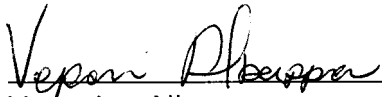
CITY MANAGER'S REPORT

PAGE 3

JULY 13, 2026 CITY COUNCIL REGULAR MEETING

PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER AN ORDINANCE OF THE CITY OF LATHROP TO AMEND SECTION 10.24.030 OF THE LATHROP MUNICIPAL CODE TO DESIGNATE NO PARKING AREAS ON YOSEMITE COURT AS NO PARKING OF VEHICLES OVER 5 TONS

APPROVALS:



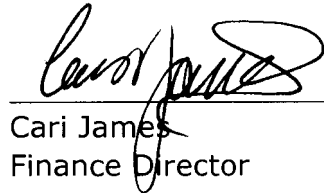
Veronica Albarran
Assistant Engineer

06/29/2026
Date



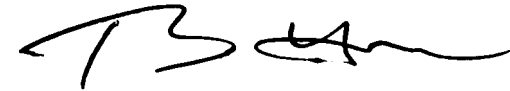
Brad Taylor
Public Works Director/City Engineer

6/30/2026
Date



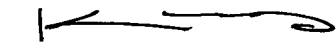
Cari James
Finance Director

7/7/2026
Date



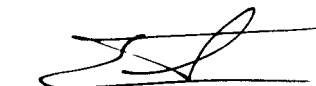
Thomas Hedegard
Deputy City Manager

7/7/2026
Date



Michael King
Assistant City Manager

7.1.2026
Date



Salvador Navarrete
City Attorney

7-6-2026
Date



Stephen J. Salvatore
City Manager

7.8.26
Date

ORDINANCE NO. 26-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LATHROP TO AMEND SECTION 10.24.030 TO TITLE 10 ("VEHICLES AND TRAFFIC") OF THE LATHROP MUNICIPAL CODE TO DESIGNATE NO PARKING AREAS ON YOSEMITE COURT AS NO PARKING OF VEHICLES OVER 5 TONS

WHEREAS, pursuant to California Vehicle Code (CVC) Section 22507, the City is required to establish No Parking Areas within the City limits by ordinance; and

WHEREAS, staff has identified necessary modifications to the Lathrop Municipal Code Section (LMC) 10.24.030 titled "Designated No Parking Areas" to modify Yosemite Court from the list of prohibited zones to better align with the street's commercial and industrial uses; and

WHEREAS, staff request that City Council consider amending LMC Section 10.24.030, as shown in Exhibit A incorporated by reference herein.

NOW, THEREFORE, BE IT ORDAINED that the City Council of the City of Lathrop does hereby approve amending Section 10.24.030 entitled "Designated No Parking Areas" of the Lathrop Municipal Code as shown in Exhibit A, incorporated by reference herein.

Section 1. The Lathrop Municipal Code is hereby amended as shown in Exhibit A, attached hereto and incorporated by reference herein.

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, 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. 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 introduced at a regular meeting of the City Council of the City of Lathrop on the 13th day of July 2026, and was **PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Lathrop on the _____ day of _____ 20____, by the following vote, to wit:

AYES:

NOES:

ABSENT:

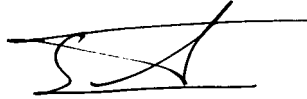
ABSTAIN:

Paul Akinjo, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas
City Clerk



Salvador Navarrete
City Attorney

Language Removed will be shown in ~~strickethrough~~
Revised Language will be shown in underline

EXHIBIT A

Title 10. Vehicles and Traffic

Chapter 10.24 PARKING

[...]

§ 10.24.030 Designated No Parking Areas

Upon amendment by ordinance prohibiting parking on certain streets and/or highways within the corporate limits of the City, as depicted below, the Director of Public Works is directed to place appropriate signs and/or markings sufficient to give adequate notice of such no parking areas. Until appropriate signs and/or markings sufficient to give adequate notice of such no parking areas, as depicted below, is provided by the Director of Public Works, no enforcement of the provisions of this section shall occur.

Pursuant to the provisions of the California Vehicle Code, the following no parking zones (unless noted as time-limited parking) are created or affirmed if previously created in the corporate limits of the City of Lathrop:

Street	Side	Location
Academy Drive	North	Beginning at the centerline of Somerston Parkway, thence running easterly to the centerline of River Bend Drive, an approximate distance of 2,000 feet.
Barbara Terry Boulevard	Both	Beginning at the centerline of Spartan Way, thence running easterly to the centerline of Sunol Street, an approximate distance of 5,860 feet.
Bewick Drive	Both	Beginning at the centerline of Warbler Place, thence running southerly to the centerline of Isidore Way, an approximate distance of 170 feet.
Bluebird Street	Both	Beginning at the centerline of Spartan Way, thence running southerly to the centerline of Osprey Drive, an approximate distance of 180 feet.
Bosch Avenue	Both	Beginning at the centerline of Middlebury Drive, thence running northerly to the centerline of Mulholland Drive, an approximate distance of 1,850 feet.
Briarstone Lane	Both	Entire length.
Brookhurst Boulevard	Both	Beginning at the centerline of Manthey Road, thence running westerly to the centerline of McKee Boulevard, an approximate distance of 1,350 feet.
Business Park Court	Both	Entire length.
Callerton Avenue	Both	Entire length.
Cedar Ridge Court	Southwest	Beginning from the south end of the driveway to 14917 Cedar Ridge Court, thence running easterly an approximate distance of 30 feet.
Central Pacific Street	Both	Beginning at the centerline of Spartan Way, thence running southerly to the centerline of Albany Street, an approximate distance of 200 feet.
Christopher Way	Both	Beginning at the centerline of D'Arcy Parkway, thence running southwesterly an approximate distance of 3,000 feet.
Commercial Street	Both	Beginning at the centerline of Academy Drive, thence running northerly to the centerline of Marina Drive, an approximate distance of 1,300 feet.
Crescent Moon Drive	North	Beginning at the centerline of McKee Boulevard, thence running easterly, an approximate distance of 50 feet.
D'Arcy Parkway	North	Entire length.
D'Arcy Parkway	South	Beginning at the centerline of Harlan Road, thence running easterly, an approximate distance of 450 feet. Allow 30 minute parking.
D'Arcy Parkway	South	Beginning at 450 feet east of the centerline of Harlan Road Boulevard, thence running easterly, an approximate distance of 6,300 feet.
Dell'Osso Drive	Both	Entire length.

Street	Side	Location
Dos Reis Road	Both	Entire length.
Fifth Street	East	Beginning at the centerline of Thomsen Road, thence running southerly an approximate distance of 165 feet.
Fifth Street	West	Beginning at the centerline of Mingo Way, thence running southerly to the centerline of Louise Avenue, an approximate distance of 500 feet.
Fifth Street	West	Beginning at the centerline of N Street, thence running southerly to the centerline of O Street, an approximate distance of 400 feet. Prohibit parking between the hours of 8:30 a.m. to 2:30 p.m., Monday through Friday. Allow temporary loading/unloading of vehicle passengers between the hours of 8:00 a.m. to 8:30 a.m. and 2:30 p.m. to 3:00 p.m., Monday through Friday. Allow parking between the hours of 3:00 p.m. and 8:00 a.m., Monday through Friday and anytime on Saturday and Sunday.
Golden Spike Trail	West	Beginning at the centerline of Brookhurst Boulevard, thence running north an approximate distance of 750 feet. Prohibit parking from the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. Allow parking between the hours of 5:00 p.m. to 8:00 a.m., Monday through Friday and anytime on Saturday and Sunday.
Golden Spike Trail	East	Beginning at the centerline of Brookhurst Boulevard, thence running north an approximate distance of 250 feet. Prohibit parking from the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. Allow parking between the hours of 5:00 p.m. to 8:00 a.m., Monday through Friday and anytime on Saturday and Sunday.
Golden Valley Parkway	Both	Entire length within city limits.
Glacier Street	Both	Entire length.
Harlan Road	Both	Beginning at the northerly city limits, thence running south to cul-de-sac.
Haverhill Lane	Both	Entire length.
Howland Road	Both	Entire length.
Imperial Drive	West	Beginning at the centerline of Holborn Drive, thence running southerly to Marina Drive roundabout, an approximate distance of 65 feet.
Isidore Way	Both	Beginning at the centerline of Stanford Crossing, thence running westerly to the centerline of Loon Street, an approximate distance of 930 feet.
Jefferson Way	Both	Entire length.
Johnson Ferry Road	Both	Beginning at the centerline of Golden Spike Trail, thence running easterly to centerline of Colonial Trail, an approximate distance of 1,815 feet.
Lakeside Drive	Both	Entire length.
Lathrop Road	Both	Beginning at the centerline of Golden Valley Parkway, thence running easterly to the eastern city limits an approximate distance of 9,500 feet.
Locomotive Street	Both	Beginning at the centerline of Golden Valley Parkway, thence running westerly to the centerline of Saybrook Street, an approximate distance of 200 feet.
Louise Avenue	Both	Entire length.
Madruga Road	Both	Beginning at the centerline of Yosemite Avenue, thence running westerly to the centerline of Glacier Street, an approximate distance of 770 feet.
Manthey Road	Both	Beginning at south city limits, thence running northerly to city limits an approximate distance of 28,400 feet.
Marina Drive	Both	Beginning at the centerline of Somerston Parkway, thence running easterly to the centerline of River Bend Drive, an approximate distance of 2,400 feet.
Marina Drive	South	Beginning at the centerline of Leto Way, thence running westerly to the centerline of Silver Springs Way, an approximate distance of 1,050 feet.
McKee Boulevard	Both	Beginning at the centerline of Crescent Moon Drive, thence running northerly and southerly an approximate distance of 85 feet.
McKinley Avenue	Both	Entire length within City limits.
Mossdale Road	Both	Entire length within city limits.
Murphy Parkway	Both	Beginning at the centerline of D'Arcy Parkway, thence running northerly to the end.
Murphy Parkway	Both	Beginning at the centerline of Tesla Drive, thence running northerly to the centerline of D'Arcy Parkway, an approximate distance of 1,500 feet. Allow parking during the hours from 6:00 a.m. to 10:00 p.m. Prohibit parking from 10:00 p.m. to 6:00 a.m. Prohibit parking of vehicles over 5 tons.

Street	Side	Location
Tesla Drive	Both	Beginning at the centerline of Harlan Road, thence running easterly to the centerline of Murphy Parkway, an approximate distance of 1,530 feet.
Tesla Drive	Both	Beginning at the centerline of Murphy Parkway, thence running easterly to the centerline of Christopher Way, an approximate distance of 1,900 feet. Allow parking during the hours from 6:00 a.m. to 10:00 p.m. Prohibit parking from 10:00 p.m. to 6:00 a.m. Prohibit parking of vehicles over 5 tons.
O Street	North	Beginning at an approximate distance of 125 feet east of the centerline of Halmar Lane, thence running easterly an approximate distance of 680 feet to Fifth Street. Prohibit parking from the hours of 8:30 a.m. and 2:30 p.m., Monday through Friday. Allow temporary loading/unloading of vehicle passengers from the hours of 8:00 a.m. and 8:30 a.m. and 2:30 p.m. to 3:00 p.m., Monday through Friday. Allow parking between the hours of 3:00 p.m. to 8:00 a.m., Monday through Friday and anytime on Saturday and Sunday. Prohibit parking anytime 50 feet east and west of the centerline of Matador Way.
O Street	South	Beginning at an approximate distance of 90 feet west from the centerline of Matador Way, thence running west an approximate distance of 40 feet.
Oberlin Avenue	Both	Beginning at the centerline of Marina Drive, thence running northerly to the centerline of Garden Farms Avenue, an approximate distance of 1,400 feet.
Old Harlan Road	Both	Entire length, north and south of Lathrop Road.
Old Harlan Road	Both	Entire length south of Louise Avenue.
Old Harlan Road	East	Beginning at the centerline of Louise Avenue, thence running north an approximate distance of 310 feet. Allow parking during the hours from 6:00 a.m. to 10:00 p.m. Prohibit parking from 10:00 p.m. to 6:00 a.m. Prohibit parking of vehicles over 5 tons.
Old Harlan Road	West	Beginning at an approximate distance of 100 feet south from the centerline of South Harlan Road, thence running south an approximate distance of 100 feet. Allow parking during the hours from 6:00 a.m. to 10:00 p.m. Prohibit parking from 10:00 p.m. to 6:00 a.m. Prohibit parking of vehicles over 5 tons.
Paradise Road	Both	Entire length within city limits.
Pleasant Road	Both	Beginning at the centerline of Isidore Way, thence running southerly to the centerline of Folktale Way, an approximate distance of 180 feet.
Quartz Way	East	Beginning at the southerly boundary of 13580 Quartz Way (lot 15), thence running southerly to the northern boundary of 13590 Quartz Way (lot 14), an approximate distance of 20 feet for Emergency Vehicle Access.
Riptide Way	Both	Entire length.
River Islands Parkway	Both	Entire length within city limits.
Roll Tide Way	Both	Entire length.
Roth Road	Both	Entire length within city limits.
Sadler Oak Drive	Both	Entire length.
Sandhill Crane Road	Both	Entire length.
Seventh Street	Both	Beginning at the centerline of Fifth Street, thence running easterly along Seventh Street for an approximate distance of 600 feet.
Sierra Mar Road	Both	Beginning at the centerline of Barbara Terry Boulevard, thence running westerly to the centerline of Testarossa Street, an approximate distance of 175 feet.
Somerston Parkway	Both	Entire length.
Somerville Street	Both	Entire length.
Spartan Way	Both	Beginning at the centerline of Golden Valley Parkway, thence running westerly to an approximate distance of 850 feet north of the centerline of Hidden Cove Place.
Stanford Crossing Drive	Both	Entire length.
Stewart Road	Both	Beginning at a point 550 feet north of the centerline of the Union Pacific Railroad tracks (formerly southern Pacific Railroad tracks), thence running southerly along Stewart Road an approximate distance of 1,450 feet to the centerline of Manthey Road.
Stonebridge Lane	Both	Beginning at a point that is on the east right-of-way line of Harlan Road, thence running easterly to the centerline of Slate Street, an approximate distance of 2,400 feet.

Street	Side	Location
Thomsen Road	Both	Beginning at the east right-of-way of Harlan Road, thence running easterly for an approximate distance of 200 feet.
Thomsen Road	South	Beginning at a point approximately 200 feet east of the right-of-way of Harlan Road, thence running easterly an approximate distance of 400 feet to the centerline of Lisa Lane. Allow parking during the hours from 6:00 a.m. to 10:00 p.m. Prohibit parking from 10:00 p.m. to 6:00 a.m.
Thomsen Road	North	Beginning at a point approximately 200 feet east of the right-of-way of Harlan Road, thence running easterly an approximate distance of 200 feet. Allow parking during the hours from 6:00 a.m. to 10:00 p.m. Prohibit parking from 10:00 p.m. to 6:00 a.m.
Top of San Joaquin River levee in RD-17 and all levee access points	Both	Beginning at the northern city limit line, following the levee until the centerline of Manthey Road.
Towne Centre Drive	Both	Beginning at the centerline of Manthey Road, thence westerly to the centerline of Golden Valley Parkway. Allow parking for up to two hours between 6:00 a.m. to 10:00 p.m. Prohibit parking between the hours of 10:00 p.m. and 6:00 a.m.
Towne Centre Drive	Both	Beginning at the centerline of Golden Valley Parkway, thence running westerly an approximate distance of 400 feet.
Winton Avenue	Both	Entire length.
Woodfield Drive	Both	Beginning at the centerline of Lathrop Road, thence running northerly to the centerline of Long Barn Drive, an approximate distance of 450 feet.
Yosemite Avenue	North	Beginning at the centerline of McKinley Avenue, thence running easterly to city limits.
Yosemite Avenue	Both	Beginning at the centerline of McKinley Avenue, thence running westerly to the centerline of Jefferson Way.
Yosemite Court	Both	Entire Length, prohibit parking of vehicles over 5 tons.

The public works director is hereby directed to erect appropriate signage and/or markings to indicate the existence of these no parking zones. In erecting signage on roads with unimproved shoulders, the signs shall be placed at the edge of the right-of-way. Until and unless appropriate signage and/or markings are erected, no enforcement of these no parking zones shall occur. Payment for such signage shall come from account 208-5010. (Ord. 93-104; Ord. 99-166; Ord. 08-282 § 1; Ord. 09-288 § 1; Ord. 09-296 § 1; Ord. 10-301 § 1; Ord. 10-302 § 1; Ord. 11-304 § 1; Ord. 11-306 § 1; Ord. 11-309 § 1; Ord. 12-317 § 1; Ord. 13-325 § 1; Ord. 14-336 § 1; Ord. 17-382 § 1; Ord. 18-389 § 1; Ord. 20-417 § 1; Ord. 22-430 § 1; Ord. 24-454, 1/8/2024; Ord. 25-465, 4/14/2025; Ord. 25-468, 7/14/2025)

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ITEM: PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER STATUS OF CITY OF LATHROP EMPLOYEE VACANCIES AND RECRUITMENT AND RETENTION EFFORTS AS REQUIRED BY ASSEMBLY BILL 2561 (GOVERNMENT CODE SECTION 3502.3)

RECOMMENDATION: City Council to Consider the Following:

- 1. Hold a Public Hearing; and**
- 2. Adopt Resolution Accepting the Status of City of Lathrop Employee Vacancies and Recruitment and Retention Efforts as Required by Assembly Bill 2561 (Government Code Section 3502.3)**

SUMMARY:

In accordance with Assembly Bill 2561 (AB 2561) codified as California Government Code 3502.3 which requires public employers to present the status of vacancies and recruitment and retention efforts at a public hearing at least once per fiscal year, prior to the adoption of the budget. This bill also entitles the recognized employee organizations to be present at the hearing. Representatives for the recognized employee organizations, Service Employees International Union (SEIU) 1021, Lathrop Mid-Manager's and Confidential Employee's Association (LMCEA) and Lathrop Police Officer's Association (LPOA) were notified of tonight's Public Hearing. If they elect to, a representative for bargaining units have the right to make a presentation during the Public Hearing. Additionally, if the number of vacancies within a single employee organization meets or exceeds 20% of the total number of authorized full-time positions, the City, upon request of the recognized employee organization, is required to include additional information about the vacancies during the public hearing.

This presentation is for informational purposes only regarding the status of the City's vacancies, recruitment and retention efforts. Council may identify any necessary changes to policies, procedures and recruitment activities that may lead to obstacles in the hiring process.

BACKGROUND

Assembly Bill 2561 added section 3502.3 to the Government Code. This section mandates the following:

1. Public Agencies shall present the status of vacancies and recruitment and retention efforts during a public hearing before the governing board at least once per fiscal year.
2. If the governing board will be adopting an annual or multi-year budget during the fiscal year, the presentation shall be made prior to the adoption of the final budget.

JULY 13, 2026 CITY COUNCIL REGULAR MEETING**CONSIDER STATUS OF CITY OF LATHROP EMPLOYEE VACANCIES AND RECRUITMENT AND RETENTION EFFORTS AS REQUIRED BY ASSEMBLY BILL 2561 (GOVERNMENT CODE SECTION 3502.3)**

3. During the hearing, the public agency shall identify any necessary changes to policies, procedures, and recruitment activities that may lead to obstacles in the hiring process.
4. The recognized employee organization for a bargaining unit shall be entitled to make a presentation at the public hearing at which the public agency presents the status of vacancies and recruitment and retention efforts for positions within that bargaining unit.

Additionally, if the number of job vacancies within a single employee organization meets or exceeds 20 percent of the total number of authorized full-time positions, the City is required to notify the appropriate bargaining unit and, upon request, include additional information during the public hearing. The vacancy rate does not exceed 20% for any of the bargaining units. We are currently at an overall vacancy rate of 5.59% for all budgeted positions.

Vacancies Rates

The position information and vacancy rates for each of the recognized employee organizations as of June 30, 2026 are as follows:

	Budgeted FTE	Active FTE	Total Vacancies	Vacancy Rate
Unrepresented	18	17	1	5.56
Part-Time	9.8	7.66	2.14	21.84
SEIU	81	77	4	4.94%
LMCEA	45	41	4	8.89%
LPOA	41	40	1	2.44%
TOTAL	194.80	182.66	12.14	6.23%
Position Control Approved Over-Hire				
LPOA – Over-Hire	2	0	2	N/A

Changes to Policies and Procedures

There are no changes being recommended to policies or procedures which would have an impact on recruitment and retention efforts at this time for any of the recognized employee organizations.

Recruitment and Retention Efforts

All City positions are posted on the City website and Governmentjobs.com. The City has been utilizing Governmentjobs.com as a platform to post recruitments and accept applications for all positions since 2019. Additionally, the City posts open positions on industry specific job boards such as American Society of Civil Engineers, American Public Works Association, Parks and Recreation Association and the Commission on Peace Officer Standards and Training (POST), as appropriate to the recruitment.

JULY 13, 2026 CITY COUNCIL REGULAR MEETING**CONSIDER STATUS OF CITY OF LATHROP EMPLOYEE VACANCIES AND RECRUITMENT AND RETENTION EFFORTS AS REQUIRED BY ASSEMBLY BILL 2561 (GOVERNMENT CODE SECTION 3502.3)**

Currently, the City contracts with CalPERS to offer medical plans to our employees and retirees. Vision and dental plans are offered through Principal Insurance. Currently, the City provides a base contribution of \$2,187/month towards medical, dental and vision premiums. This amount is determined by the negotiated Memorandum of Understanding (MOU) with each of the three bargaining units.

Recruitment and Retention Incentives**Lathrop Mid-Managers and Confidential Employees Association and Service Employees International Union, Local 1021**

In June 2026, the City Council approved the execution of the Memorandum of Understanding with Lathrop Mid-Managers and Confidential Employees Association and Service Employees International Union, Local 1021. Benefits negotiated are used as recruitment and retention incentives and include:

COLA	4% increase effective the first full pay period in July 2026 and July 2027
Health Insurance Contributions	City contribution towards medical, dental and vision for 2026 is \$2,187. Additional contributions towards health insurance includes tiered dependent coverage contributions: • Employee plus one: \$200/month • Employee plus Family: \$300/month
Post Retirement Medical	Post-retirement medical options based on vesting scale
Stand-by Pay	Increased to \$5.00/hour
Bilingual Pay	\$60/month
Vacation Buy-Back	Year-end vacation cash out options for both exempt and non-exempt employees
Tuition Reimbursement	Up to \$3,000 per calendar year
Boot Allowance	Annual allowance up to \$350 for employees required to wear protective footwear
Cafeteria Benefit	Employee's may elect to use up to 35% of the City's health plan contribution to the Cafeteria Benefits Plan as a cash payment, 457 plan contribution or payment towards a dependent day care plan
Sick Leave Conversion	the ability to convert up to 40 hours of sick leave to vacation per calendar year

JULY 13, 2026 CITY COUNCIL REGULAR MEETING

CONSIDER STATUS OF CITY OF LATHROP EMPLOYEE VACANCIES AND RECRUITMENT AND RETENTION EFFORTS AS REQUIRED BY ASSEMBLY BILL 2561 (GOVERNMENT CODE SECTION 3502.3)

Lathrop Police Officers Association:

Negotiations are still in progress with the Lathrop Police Officers Association. Existing benefits negotiated through the current MOU which are being used for recruitment and retention incentives include:

Health Insurance Contributions	City contribution towards medical, dental and vision for 2026 is \$2,187
Post Retirement Medical	Post-retirement medical options based on vesting scale
Stand-by Pay	\$3.00/hour
Bilingual Pay	Qualified employees shall receive 2.5% of their regular pay rate
Vacation Buy-Back	Year end vacation cash out option
Tuition Reimbursement	Up to \$3,000 per calendar year
Uniform Allowance	\$1,200 Annually
Cafeteria Benefit	Employee's may elect to use up to 35% of the City's health plan contribution to the Cafeteria Benefits Plan as a cash payment, 457 plan contribution or payment towards a dependent day care plan
Sick Leave Conversion	The ability to convert up to 40 hours of sick leave to vacation per calendar year
Special Assignment Pay	Employees assigned to a specialized identified in the MOU shall receive an additional 5% of their regular pay rate
Education Incentive	There is a 2.5% incentive on the existing salary step for sworn employees who possess an Associates of Arts degree and 5% incentive on existing salary step and range for sworn employees with a Bachelor's Degree or higher with a maximum benefit amount of 5%
Shift Differential	An employee who works graveyard shift receives an additional five percent (5%) of their base hourly rate for each hour actually worked
Cafeteria Benefit	Employee's may elect to use up to 35% of the City's health plan contribution to the Cafeteria Benefits Plan as a cash payment, 457 plan contribution or payment towards a dependent day care plan
Deferred Compensation Contribution	Classic CalPERS members receive a \$3,000 annual contribution to their Deferred Compensation plan
Hiring Bonus	\$2,500 hiring bonus upon successful completion of the Field Training period

JULY 13, 2026 CITY COUNCIL REGULAR MEETING**CONSIDER STATUS OF CITY OF LATHROP EMPLOYEE VACANCIES AND RECRUITMENT AND RETENTION EFFORTS AS REQUIRED BY ASSEMBLY BILL 2561 (GOVERNMENT CODE SECTION 3502.3)**

Additionally, Resolution 24-5469 was approved by the City Council on February 12, 2024 and provides a forgivable loan of \$10,000 to encourage public safety personnel to live within the City. The funds are to be used for a down-payment on a home in the City and the loan is forgiven at rate of 10% each year if staff retains their primary residence in Lathrop and remains a full-time employee of the City.

REASON FOR RECOMMENDATION:

Annual reporting is a requirement of Government Code Section 3502.3. This report is being provided to meet this requirement.

FISCAL IMPACT:

Staff time to prepare this report.

ATTACHMENTS:

- A. Resolution to Accept the Status of the City of Lathrop Employee Vacancies and Recruitment and Retention Efforts Required by Assembly Bill 2561 (Government Code Section 3502.3)

CITY MANAGER'S REPORT

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JULY 13, 2026 CITY COUNCIL REGULAR MEETING

**CONSIDER STATUS OF CITY OF LATHROP EMPLOYEE VACANCIES AND
RECRUITMENT AND RETENTION EFFORTS AS REQUIRED BY ASSEMBLY BILL
2561 (GOVERNMENT CODE SECTION 3502.3)**

APPROVALS:



Juliana Burns
Director of Human Resources

7/7/2026

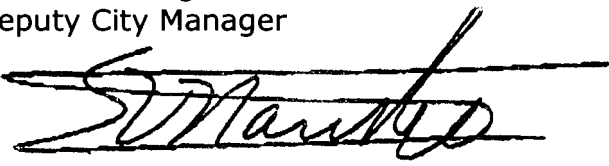
Date



Thomas Hedegard
Deputy City Manager

7/7/2026

Date



Salvador Navarrete
City Attorney

7/7/2026

Date



Stephen J. Salvatore
City Manager

7.8.26

Date

RESOLUTION NO. 26-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO ACCEPT THE STATUS OF THE CITY OF LATHROP EMPLOYEE VACANCIES AND RECRUITMENT AND RETENTION EFFORTS REQUIRED BY ASSEMBLY BILL 2561 (GOVERNMENT CODE SECTION 3502.3)

WHEREAS, in September 2024, Governor Newsom approved Assembly Bill (AB) 2561 which requires public employers to present the status of vacancies and recruitment and retention efforts at a public hearing at least once per fiscal year; and

WHEREAS, during the hearing, the public agency shall identify any necessary changes to policies, procedures, and recruitment activities that may lead to obstacles in the hiring process; and

WHEREAS, AB 2561 requires that the recognized employee organization for a bargaining unit shall be entitled to make a presentation at the public hearing at which the public agency presents the status of vacancies and recruitment and retention efforts for positions within that bargaining unit; and

WHEREAS, if the number of job vacancies within a single employee organization meets or exceeds 20 percent of the total number of authorized full-time positions, the City is required to notify the appropriate bargaining unit and, upon request, include additional information during the public hearing; and

WHEREAS, a Public Hearing notice was published with the Manteca Bulletin on July 1, 2026; and

WHEREAS, representatives of Service Employees International Union (SEIU) 1021, Lathrop Mid-Manager's and Confidential Employee's Association (LMCEA) and Lathrop Police Officer's Association (LPOA) were notified of the Public Hearing; and

WHEREAS, the vacancy rate does not meet or exceed 20% for any of the bargaining units; and

WHEREAS, the City has identified recruitment and retention efforts.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop does hereby accept the status of the City of Lathrop employee vacancies and recruitment and retention efforts as required by Assembly Bill 2561 (Government Code Section 3502.3)

The foregoing Resolution was passed and adopted this 13th day of July 2026,
by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

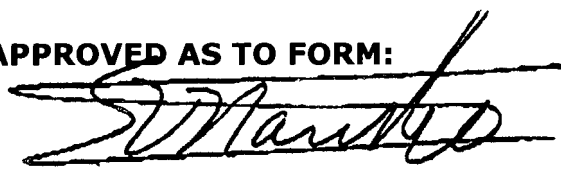
ABSTAIN:

Paul Akinjo, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney