

## ITEM 4.14

### CITY MANAGER'S REPORT SEPTEMBER 12, 2022 CITY COUNCIL REGULAR MEETING

**ITEM:** ACCEPT PUBLIC OFFSITE LANDSCAPE  
IMPROVEMENTS FROM SOUTH LATHROP LAND, LLC

**RECOMMENDATION:** Adopt Resolution Accepting Offsite Landscape  
Improvements from South Lathrop Land, LLC in the  
South Lathrop Specific Plan Area

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#### **SUMMARY:**

South Lathrop Land, LLC (SLL), the developer for the South Lathrop Commerce Center (SLCC) Project, has constructed the offsite landscape improvements in accordance with their Subdivision Improvement Agreement (SIA) for Parcel Map 17-01, dated September 10, 2018. The approximate value of the improvements proposed to be accepted is \$374,175, as shown in the GASB 34 Report included as Attachment "C". These improvements have been inspected by staff and have been deemed complete and constructed in accordance with City specifications by the City Engineer.

The Performance Bond No. K13490624 in the amount of \$27,338,888.50 and Labor and Materials Bond No. K13490624 in the amount of \$13,669,444.25 are to remain in place for work not completed, including linear park and sidewalk and to guarantee any warranty and maintenance work that may be required within one (1) year of Council acceptance. After the initial one-year warranty period, the costs to maintain these facilities will be funded through CFD No. 2019-01.

Staff recommends City Council accept the completed public improvements in accordance with City specifications.

#### **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 No. VTM 15-94 with Conditions of Approval for development consistent with 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.

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**SEPTEMBER 12, 2022 CITY COUNCIL REGULAR MEETING**  
**ACCEPT PUBLIC OFFSITE LANDSCAPE IMPROVEMENTS FROM SOUTH**  
**LATHROP LAND, LLC**

On January 13, 2020, City Council accepted various offsite improvements from SLL that were constructed in accordance with their SIA and Development Agreement, 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.

Construction of the offsite landscape improvements is complete and the approximate value of the improvements proposed to be accepted is \$374,175, as shown in the GASB 34 report. The costs to maintain these facilities after the first year is funded through CFD No. 2019-01.

Normally, the City would release the performance bond and labor and materials bond once the improvements are accepted by Council and require a one-year warranty bond to secure SLL's obligation to repair construction defects encountered during the one-year warranty bond period. However, in this case, the Performance Bond No. K13490624 in the amount of \$27,338,888.50 and Labor and Materials Bond No. K13490624 in the amount of \$13,669,444.25 provided with the SIA will remain in place to guarantee work not completed and to guarantee any warranty and maintenance work that may be required within one (1) year of Council acceptance.

**REASON FOR RECOMMENDATION:**

Staff has inspected the offsite landscape improvements for the SLCC Development and confirmed that the improvements have been completed in accordance with City specifications and deemed complete by the City Engineer. SLL has submitted lien releases for the improvements being accepted. Staff has received the as-built drawings for said improvements. Staff recommends Council accept the improvements.

**FISCAL IMPACT:**

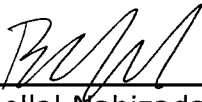
The approximate value of the improvements proposed to be accepted is \$374,175 as shown in the GASB34 Report and the costs to maintain these facilities is funded through CFD No. 2019-01.

**ATTACHMENTS:**


- A. Resolution Accepting Various Offsite Improvements from South Lathrop Land, LLC in the South Lathrop Specific Plan Area
- B. Location Map for the South Lathrop Specific Plan Area
- C. Project GASB 34 Report

**CITY MANAGER'S REPORT**  
**SEPTEMBER 12, 2022 CITY COUNCIL REGULAR MEETING**  
**ACCEPT PUBLIC OFFSITE LANDSCAPE IMPROVEMENTS FROM SOUTH LATHROP LAND, LLC**


**APPROVALS:**

  
\_\_\_\_\_  
Bellal Nabizadah  
Assistant Engineer

8/29/22  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Brad Taylor  
City Engineer

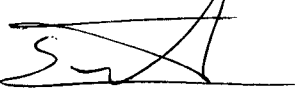
8/29/2022  
\_\_\_\_\_  
Date

 FOR US  
\_\_\_\_\_  
Cari James  
Finance Director

8/29/2022  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Michael King  
Assistant City Manager

8.29.2022  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Salvador Navarrete  
City Attorney

8-25-2022  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Stephen J. Salvatore  
City Manager

9.6.22  
\_\_\_\_\_  
Date

**RESOLUTION NO. 22-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP ACCEPTING PUBLIC OFFSITE LANDSCAPE IMPROVEMENTS FROM SOUTH LATHROP LAND, LLC IN THE SOUTH LATHROP SPECIFIC PLAN AREA**

**WHEREAS**, on July 20, 2015, the South Lathrop Specific Plan was adopted by City Council and annexed to the City of Lathrop on June 14, 2016; and

**WHEREAS**, on April 18, 2016, City Council approved South Lathrop Commerce Center (SLCC) Vesting Tentative Parcel Map No. VTM 15-94 with Conditions of Approval for development consistent with the South Lathrop Specific Plan; and

**WHEREAS**, on January 13, 2020, City Council accepted various offsite improvements from SLL that were constructed in accordance with their Subdivision Improvement Agreement (SIA) and Development Agreement (DA), including the 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**, construction of the offsite landscape improvements is complete and the approximate value of the improvements being accepted is \$374,175, as shown in the GASB 34 report and the costs to maintain these facilities is funded through CFD No. 2019-01; and

**WHEREAS**, the Performance Bond No. K13490624 in the amount of \$27,338,888.50 and Labor and Materials Bond No. K13490624 in the amount of \$13,669,444.25 provided with the SIA will remain in place to guarantee work not completed and to guarantee any warranty and maintenance work that may be required within one (1) year of Council acceptance; and

**WHEREAS**, staff has inspected the offsite landscape improvements for the SLCC Development and confirmed that the improvements have been completed in accordance with City specifications and deemed complete by the City Engineer.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Lathrop does hereby accept the offsite landscape improvements for the SLCC Development.

The foregoing resolution was passed and adopted this 12<sup>th</sup> day of September 2022, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Sonny Dhaliwal, Mayor

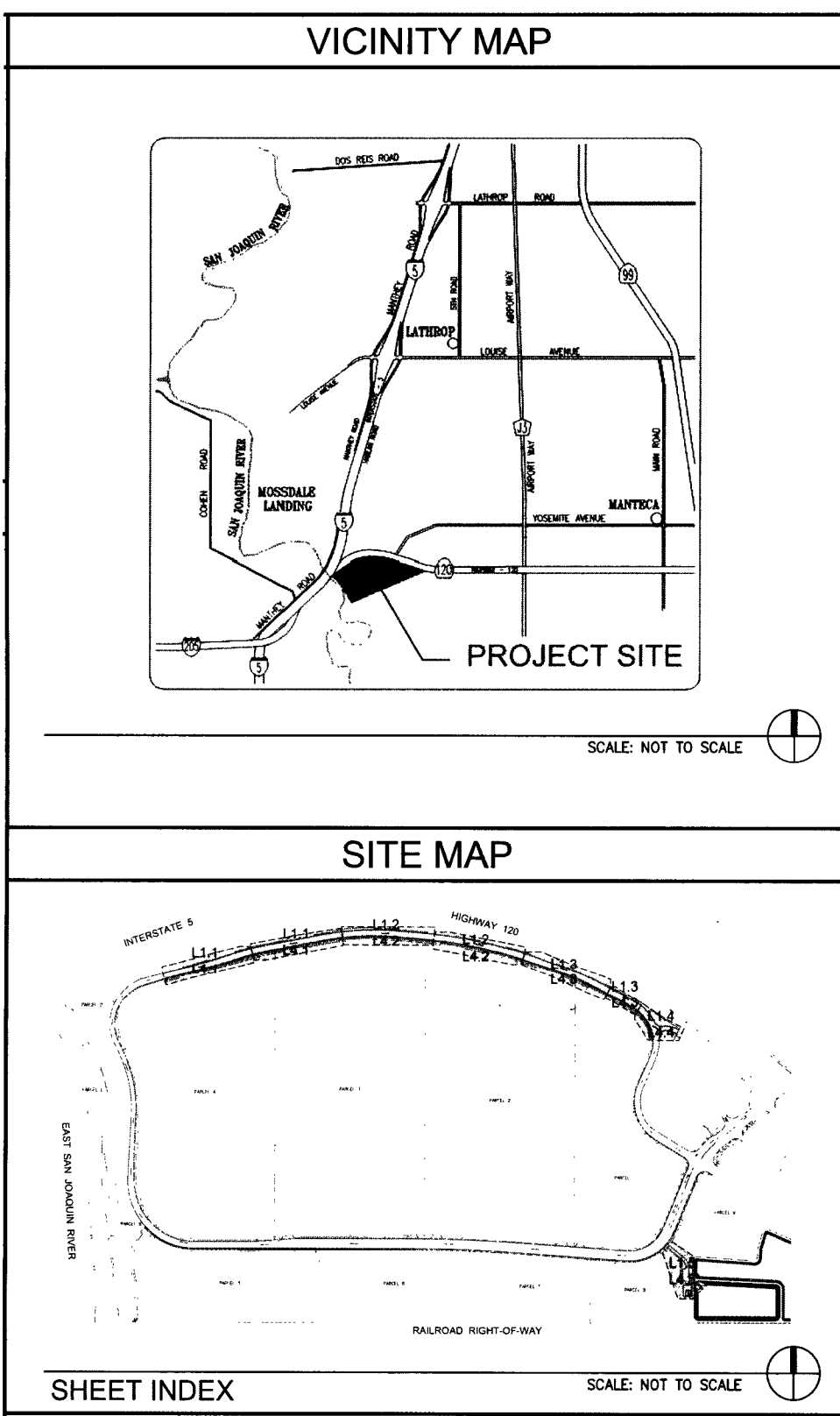
**ATTEST:**

\_\_\_\_\_  
Teresa Vargas, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Salvador Navarrete, City Attorney

# LOCATION EXHIBIT FOR IMPROVEMENTS- SLCC LANDSCAPE



**SOUTH LATHROP COMMERCE CENTER**  
GLACIER ROAD PUBLIC RIGHT-OF-WAY & PUMP STATION

**CITY OF LATHROP PROJECT ACCEPTANCE (GASB 34 REPORT)**  
 Submitted by South Lathrop Land, LLC  
 Costs based on pricing from Grover Landscape dated August 13, 2021 \*  
**August 4, 2022**

	QTY	UNIT	UNIT COST	AMOUNT	TOTAL
<b>Landscape Improvements - Glacier Street (north) and Pump Stations - TriPoint Logistics Center</b>					
Soil Preparation	1.00	LS	\$23,255.00	\$23,255.00	
Irrigation System	1.00	LS	\$228,815.00	\$228,815.00	
Tree and Plant Installation	1.00	LS	\$117,880.00	\$117,880.00	
Hydroseed Meadow Areas	1.00	LS	\$4,225.00	\$4,225.00	
<b>TOTAL HARD COSTS:</b>					<b><u>\$374,175.00</u></b>

**Note:**

\* See attached Revised Landscape Proposal for the South Lathrop Commerce Center - North Glacier & Pump Stations

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