

ITEM 2.5

CITY MANAGER'S REPORT MARCH 25, 2024, CITY COUNCIL SPECIAL MEETING

ITEM:

DISCUSS MODIFICATION TO THE RIVER ISLANDS PHASE 2 PARKS AND OPEN SPACE MASTER PLAN TO ADJUST THE C2 COMMUNITY PARK ACREAGE FROM 22.50 ACRES TO 21.59 ACRES AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE LETTER OF AGREEMENT FOR FIRST PRIORITY USE FOR THE AUXILIARY GYM

RECOMMENDATION:

Adopt a Resolution Approving Modification to the River Islands Phase 2 Parks and Open Space Master Plan to Adjust the C2 Community Park Acreage from 22.50 Acres to 21.59 Acres and Authorize the City Manager to Execute the Letter of Agreement for First Priority Use for the Auxiliary Gym

SUMMARY:

The Parks and Recreation Commission reviewed and recommended City Council approval of the proposed revision to the River Islands Phase 2 Parks and Open Space Master Plan at their special meeting held on March 19, 2024. The proposed modification to the River Islands Phase 2 Parks and Open Space Master Plan would adjust the C2 Community Park acreage from 22.50 acres to 21.59 acres to accommodate space for the River Islands Development LLC., (RID) to construct and operate an auxiliary gym for the benefit of River Islands Academies and the City of Lathrop.

BACKGROUND:

The revised River Islands Phase 2 Parks and Open Space Master Plan is intended to provide a network of master planned parks and open spaces throughout the River Islands development. The park locations and the open space along the river provide opportunities to experience the River Islands community in multiple ways. The Open Space Master Plan delivers spaces that are woven throughout the community at varying scales to support an assortment of passive and active recreation. Several types of sports fields, ample opportunities to enjoy nature, and both pedestrian and bicycle circulation are included, enabling residents to both play and move safely throughout the community.

In June of 2021, the City approved the River Islands Phase 2 Parks and Open Space Master Plan for the River Islands Modified Phase Two Project. A total of 230.29 acres in the River Islands Modified Phase Two area are devoted to a variety of parks. The

MARCH 25, 2024, CITY COUNCIL SPECIAL MEETING**DISCUSS MODIFICATION TO THE RIVER ISLANDS PHASE 2 PARKS AND OPEN SPACE MASTER PLAN TO ADJUST THE C2 COMMUNITY PARK ACREAGE FROM 22.50 ACRES TO 21.59 ACRES AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE LETTER AGREEMENT FOR FIRST PRIORITY FOR AUXILLIARY GYM**

Parks, Linear Parks (trails), and Pocket Parks. There are also over 272 acres of other open space areas, including levees, drainage swales and protected wetlands. It should be noted that the 272 acres of other open space areas does not include lake acreage or any open space in Paradise Cut, an area that is being set aside for eco restoration purposes.

In May of 2022, the City of Lathrop's Community Development Director approved a Substantial Conformance request from RID for the Woodlands East District. The application for Substantial Conformance with VTM 6716 was submitted to include various modifications to the road alignments, lot size, and for the two Neighborhood Parks N5 and N7 to be increased in acreage from 5.39 to 7.8 and 5.12 to 5.4, respectively. These modifications increased the total Neighborhood Park acreage of the development by 5 acres and increased the size of lake L14. A Substantial Conformance was also approved for the Woodlands West District which increased the overall neighborhood park acreage in Phase 2 of River Islands. The total Quimby requirement for Neighborhood parks is now exceeded as a result of the actions taken for the Woodlands East and West Districts.

In January of 2024, the City was approached by RID with a request to build, own, and operate an auxiliary gym for the benefit of the new River Islands High School. The space needed to construct the gym is 0.91 acres. RID proposes to use 0.91 acres of the land previously designated as the future C2 Community Park (Park) by requesting the Council approve a reduction of the park from 22.50 acres to 21.59 acres.

Even with the reduction of 0.91 acres, the Quimby Act requirement for Phase 2 is still satisfied for the Community Park requirements and the condition that community parks are 20 acres or greater in size, is also satisfied for Phase 2. The location of the C2 Community Park remains unchanged as first approved with VTM 6716.

Staff recommends that Council approve the proposed change to the C2 Park acreage. Staff also recommends that the City authorize the City Manager to execute the Letter Agreement for first priority use for auxiliary gym as included in Attachment D.

RECOMMENDATION:

Adopt a Resolution approving the proposed modification to the River Islands Phase 2 Parks and Open Space Master Plan to adjust the C2 Community Park acreage from 22.50 acres to 21.59 acres and authorize the City Manager to execute the Letter Agreement for First Priority Use For Auxiliary Gym.

MARCH 25, 2024, CITY COUNCIL SPECIAL MEETING

DISCUSS MODIFICATION TO THE RIVER ISLANDS PHASE 2 PARKS AND OPEN SPACE MASTER PLAN TO ADJUST THE C2 COMMUNITY PARK

ACREAGE FROM 22.50 ACRES TO 21.59 ACRES AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE LETTER AGREEMENT FOR FIRST PRIORITY FOR AUXILIARY GYM

FISCAL IMPACT:

The City will also be responsible for direct costs associated with janitorial and services during the auxiliary gym's usage. The City may charge fees to program users to offset these expenses.

ATTACHMENTS:

- A. A Resolution of the City Council of the City of Lathrop Approving the Modification to the River Islands Phase 2 Parks and Open Space Master Plan, to Adjust the C2 Community Park Acreage from 22.50 Acres to 21.59 Acres
- B. Parks and Recreation Commission Recommendation for City Council to Approve the Modification to the River Islands Phase 2 Parks and Open Space Master Plan to Adjust the C2 Community Park Acreage from 22.50 Acres to 21.59 Acres
- C. River Islands Phase 2 C2 Community Park Proposed Map Identifying Revision to Remove 0.91 Acres from the C2 Community Park to Accommodate the Gym Location
- D. Letter of Agreement for First Priority Use for the Auxiliary Gym Between the River Islands Development LLC., and the City of Lathrop.

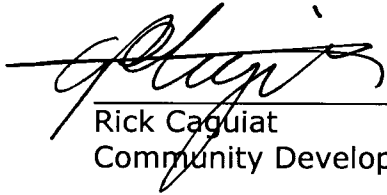
CITY MANAGER REPORT
MARCH 25, 2024, CITY COUNCIL SPECIAL MEETING
DISCUSS MODIFICATION TO THE RIVER ISLANDS PHASE 2 PARKS AND
OPEN SPACE MASTER PLAN TO ADJUST THE C2 COMMUNITY PARK
ACREAGE FROM 22.50 ACRES TO 21.59 ACRES AND AUTHORIZE THE CITY
MANAGER TO EXECUTE THE LETTER AGREEMENT FOR FIRST PRIORITY FOR
AUXILLIARY GYM

APPROVALS:



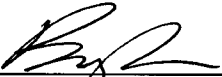
Todd Sebastian
Parks and Recreation Director

3/20/24
Date



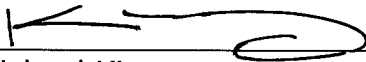
Rick Caquiat
Community Development Director

3/20/24
Date



Brad Taylor
City Engineer

3/20/2024
Date



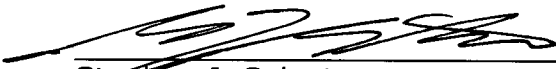
Michael King
Assistant City Manager

3.20.2024
Date



Salvador Navarrete
City Attorney

3-20-2024
Date



Stephen J. Salvatore
City Manager

3.21.24
Date

RESOLUTION NO. 24-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING AN AMENDMENT TO THE RIVER ISLANDS PHASE 2 PARKS AND OPEN SPACE MASTER PLAN TO ADJUST THE C2 COMMUNITY PARK ACREAGE FROM 22.50 ACRES TO 21.59 ACRES AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE LETTER OF AGREEMENT FOR FIRST PRIORITY USE FOR THE AUXILIARY GYM

WHEREAS, in June of 2021, the City approved the River Islands Phase 2 Parks and Open Space Master Plan for the River Islands Modified Phase Two Project. A total of 230.29 acres in the River Islands Modified Phase 2 area are devoted to a variety of parks; and

WHEREAS, in May of 2022, the City of Lathrop's Community Development Director approved a Substantial Conformance request from River Islands Development, LLC., (RDI) for the Woodlands East District. This modification increased the total Neighborhood Park acreage of the development by 5 acres and increased the size of lake L14; and

WHEREAS, in January of 2024, the City was approached by RID with a proposal to build, own, and operate an auxiliary gymnasium for the benefit of the new River Islands High School and the City of Lathrop. The space needed to construct the gymnasium is 0.91 acres, which Council could authorize to be reduced from the C2 Community Park acreage; and

WHEREAS, the proposed modification to the River Islands Phase 2 Parks and Open Space Master Plan would adjust the C2 community park acreage from 22.50 acres to 21.59 acres to allow RID to use the reduced 0.91 acres to construct and operate an auxiliary gymnasium for the benefit of River Islands High School and the City of Lathrop; and

WHEREAS, the Parks and Recreation Commission recommended Council approve the proposed revision to the River Islands Phase 2 Parks and Open Space Master Plan at their special meeting held on March 19, 2024;

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Lathrop does hereby approve the proposed modification to the River Islands Phase 2 Parks and Open Space Master Plan to adjust the C2 Community Park acreage from 22.50 acres to 21.59 acres and authorize the City Manager to execute the letter of agreement for first priority use of the auxiliary gym dated March 25, 2024.

The foregoing resolution was passed and adopted this 25th day of March 2024, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

**CITY OF LATHROP
PARKS AND RECREATION COMMISSION SPECIAL MEETING
TUESDAY, MARCH 19, 2024
6:00P.M.
CITY HALL, COUNCIL CHAMBERS
390 TOWNE CENTRE DRIVE
LATHROP, CALIFORNIA 95330**

MINUTES

1. PRELIMINARY

1.1 CALL TO ORDER – Chair Zien called the meeting to order at 6:11 p.m.

1.2 ROLL CALL

Present: Chair Zien, Vice-Chair Hopping, and Commissioner Sandhu
Absent: Commissioner Smith and Commissioner Datoc

1.3 PLEDGE OF ALLEGIANCE – Chair Zien led the Pledge of Allegiance

1.4 ANNOUNCEMENT(S) BY CHAIR OR DIRECTOR - None

2. PRESENTATIONS - None

3. CITIZEN’S FORUM - None

Persons who wish to speak to the Commission regarding an item that is not on today’s agenda may do so at this time. All public comment must be made in compliance with the Lathrop City Council Handbook of Rules & Procedures.

4. CONSENT CALENDAR

No motion on Consent Calendar Item 4.1 tabled until next meeting.

4.1 APPROVAL OF MINUTES FOR THE PARKS AND RECREATION COMMISSION REGULAR MEETING ON NOVEMBER 2, 2023.

5. SCHEDULED ITEMS

5.1 APPROVE THE MODIFICATION TO THE RIVER ISLANDS PHASE 2 PARKS AND OPEN SPACE MASTER PLAN TO ADJUST THE C2 COMMUNITY PARK ACREAGE FROM 22.5 ACRES TO 21.59 ACRES

Parks, Recreation, and Fleet Services Director Todd Sebastian provided information on the modification to the River Islands Phase 2 Parks and Open Space Master Plan to reduce acreage by 0.91 acres to accommodate space for an auxiliary gymnasium for River Islands High School.

On a motion made by Chair Zien, seconded by Vice-Chair Hopping, the Parks and Recreation Commission recommends the approval of the Modification to the River Islands Phase 2 Parks and Open Space Master Plan to Adjust the C2 Community Park Acreage from 22.5 Acres to 21.59 Acres.

Ayes: Zien, Hopping, Sandhu
Noes: None
Absent: Smith and Datoc
Abstain: None

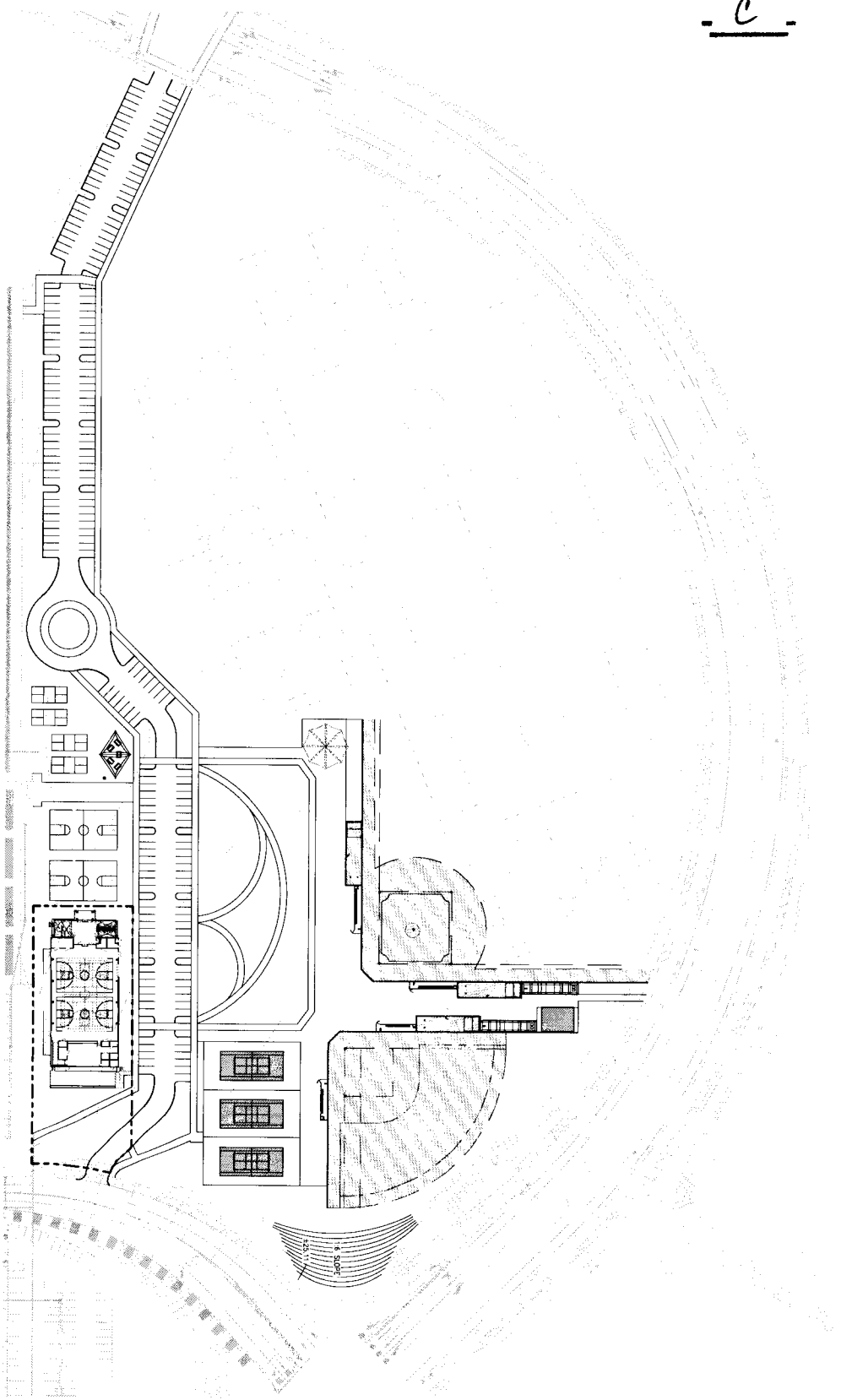
6. COMMISSION COMMUNICATIONS - None

7. ADJOURNMENT – There being no further business, Chair Zien adjourned the meeting at 6:24 p.m.

Todd Sebastian
Director - Parks, Recreation & Fleet Services

- c -

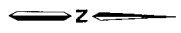
PHASE 2 - G2 COMMUNITY PARK CONCEPT 1



0.91 ACRES AUXILIARY GYMNASIUM

NOTE: THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY. THE EXACT LOCATION AND DIMENSIONS OF THE BUILDING AND OTHER FEATURES SHOWN HEREIN ARE SUBJECT TO CHANGE. CONSULT ONLY WITH THE ARCHITECT FOR THE FINAL DESIGN AND CONSTRUCTION. THIS PLAN SHALL BE USED FOR REFERENCE ONLY. CLIENT'S RESPONSIBILITY FOR THE FINAL DESIGN AND CONSTRUCTION.

SCALE: 1" = 100'





March 25, 2024

Mr. Stephen J. Salvatore
City Manager
City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95220

RE: First Priority Use For Auxiliary Gym

Dear Mr. Salvatore:

Please accept this letter as a commitment from River Islands Development, LLC (RID) regarding the use of a proposed auxiliary gymnasium (gym) within Phase 2 of the River Islands Development.

RID intends to build an auxiliary gym on .91 acres of land that was previously identified as part of the C2 Community Park located adjacent to the River Islands High School.

In the event that construction of the gym has not commenced within 12 months from the date of this letter, RID will apply to the City of Lathrop (City) to amend the Phase 2 Parks and Open Space Master Plan to redesignate the .91 acres back to C2 park acreage.

Upon completion of the gym, RID will make the gym available for use to River Islands Academies (RIA) who may only use the facility for school programs and events.

At times when RIA is not utilizing the gym (which is anticipated to occur on Sundays and at times during the summer break when school is not in session), the City will have first priority use for the gym.

At any time that a third-party requests to use the gym, RID will not make it available to the third party without the City's written permission.

During the time of the City's actual usage, the City will demonstrate that it has adequate insurance coverage and will name RID and its affiliates as additional insured. City shall also be responsible for direct costs associated with janitorial and services during its usage.

In the event that RID considers selling or otherwise transferring the gym to a private entity, the City of Lathrop shall have first right of refusal to purchase the gym on the same terms and conditions as outlined in the sale to the private entity. In the event that RID sells or otherwise transfers the gym to another party, the terms and conditions of this letter agreement will run with the land and be binding on the new party. RID consents to the recordation of this letter on title of the subject property.



Please indicate your acceptance of the terms identified herein, by executing below.

Sincerely,

Susan E. M. Dell'Osso

Accepted:

“CITY”

Stephen J. Salvatore, City Manager
City of Lathrop

**PAGE LEFT
INTENTIONALLY
BLANK**