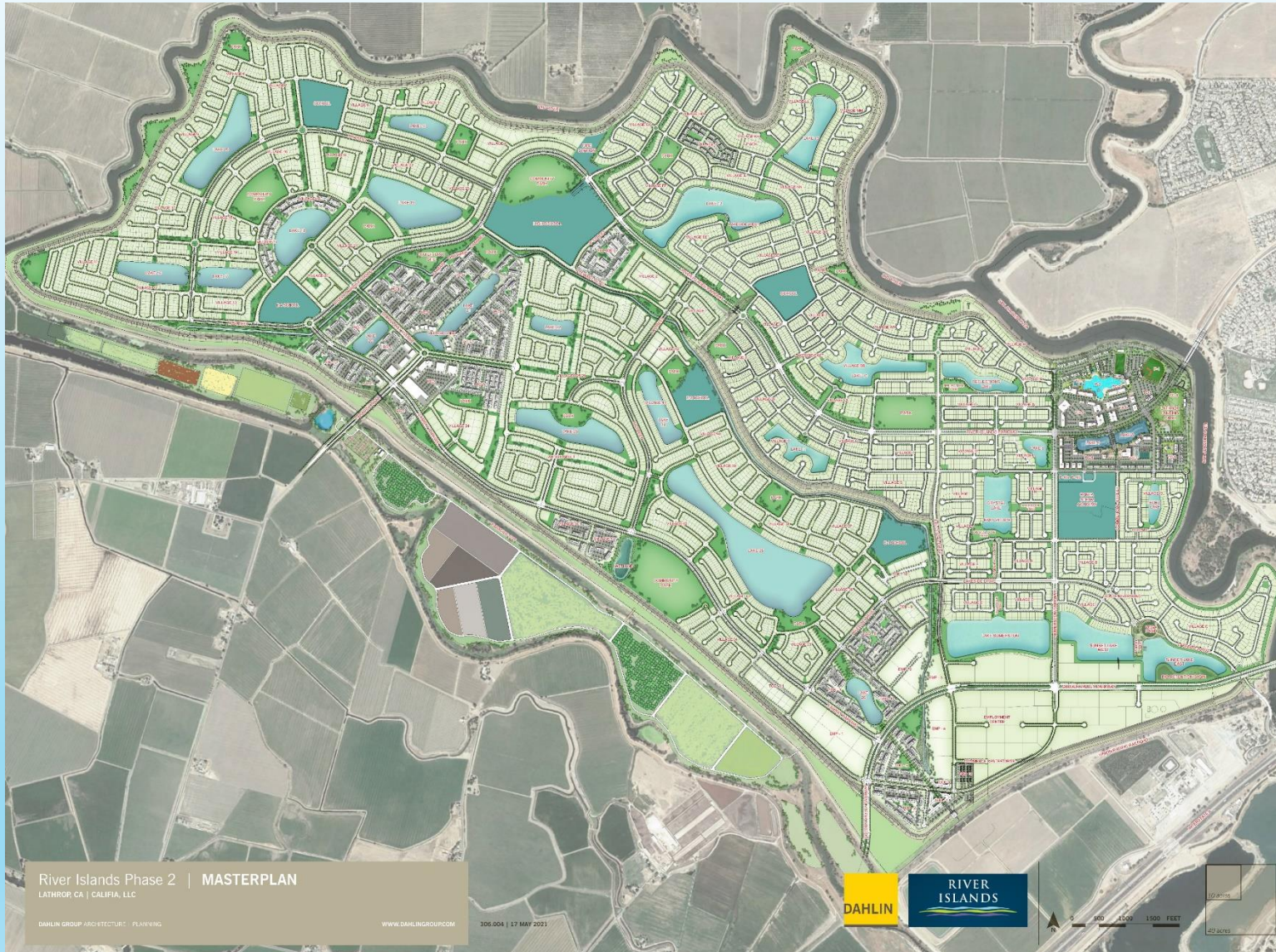




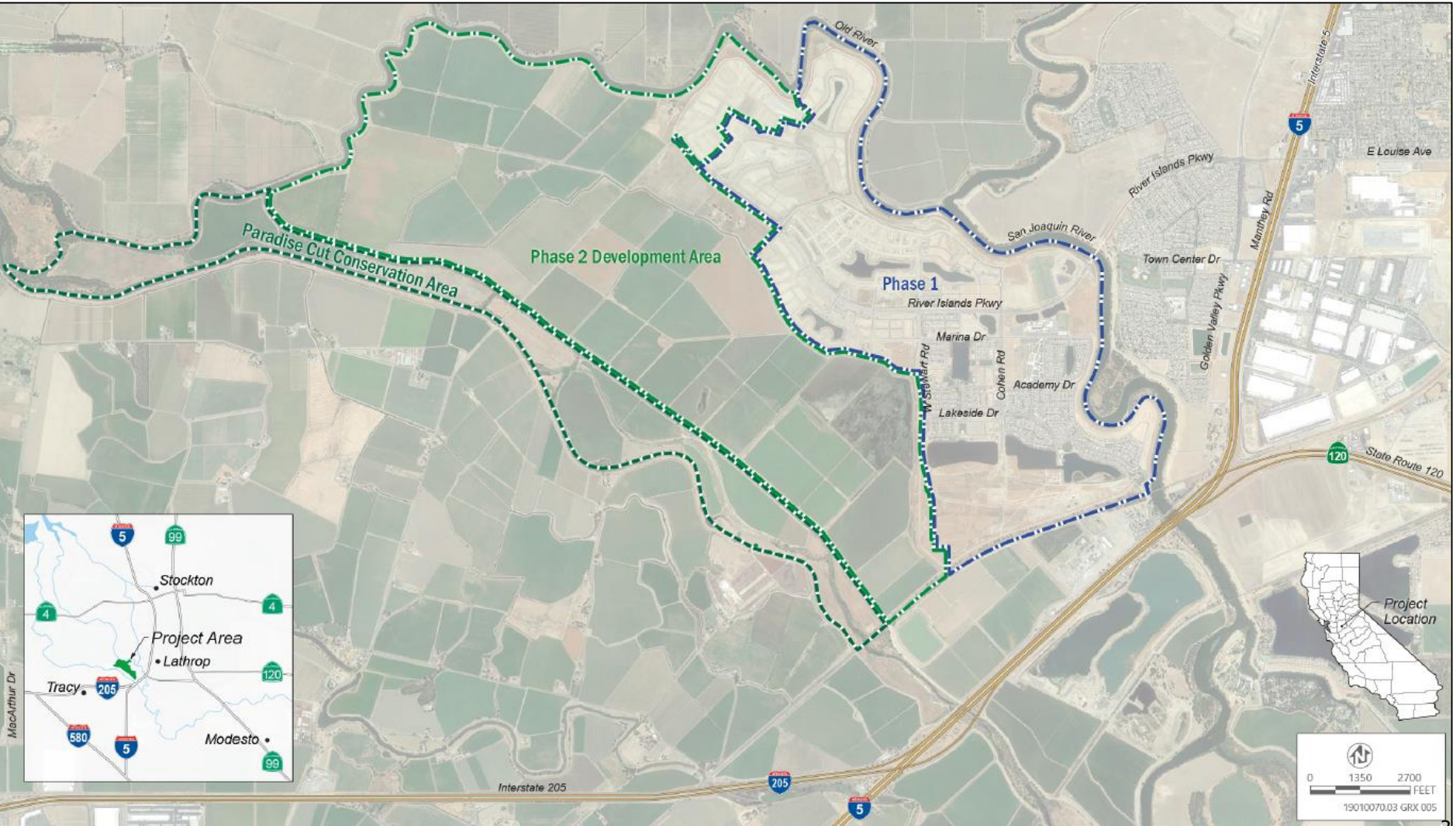
**DISCUSS MODIFICATION TO THE RIVER ISLANDS
PHASE 2 PARKS AND OPEN SPACE MASTER PLAN
TO ADJUST THE C2 COMMUNITY PARK ACREAGE
FROM 22.50 ACRES TO 21.59 ACRES AND
AUTHORIZE THE CITY MANAGER TO EXECUTE THE
LETTER OF AGREEMENT FOR FIRST PRIORITY USE
FOR THE AUXILIARY GYM**

City Council Special Meeting
March 25, 2024 | Item 2.5

River Islands Illustrative Plan



PHASE 1 / PHASE 2

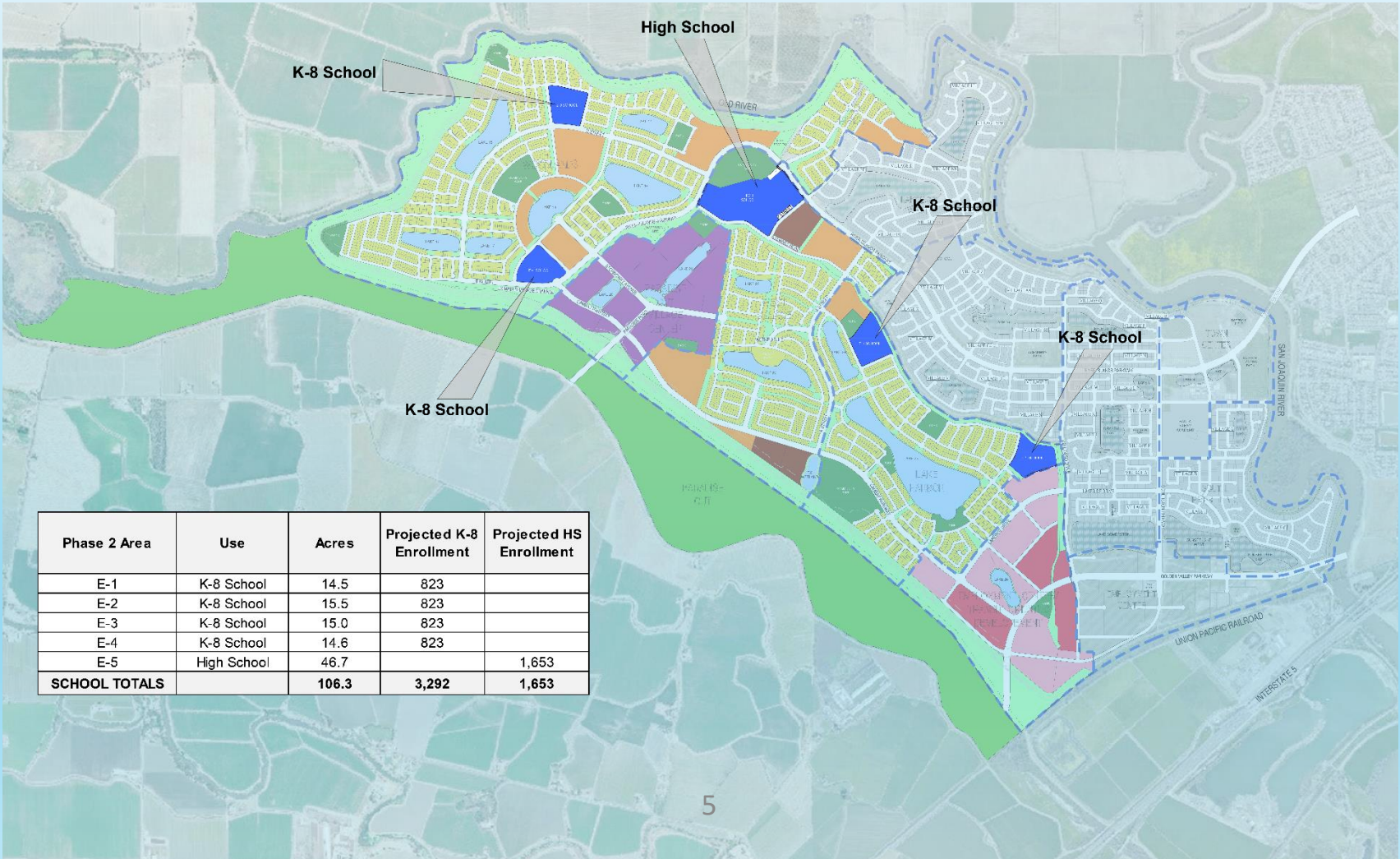




Proposed Project

- ▶ In January of 2024, the City was approached by the River Islands Development Group, 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.
- ▶ The River Islands Development Group proposes to use 0.91 acres of the land previously designated as the future C2 Community Park by requesting 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.
- ▶ The location of the C2 Community Park remains unchanged as first approved.

Phase 2 Schools

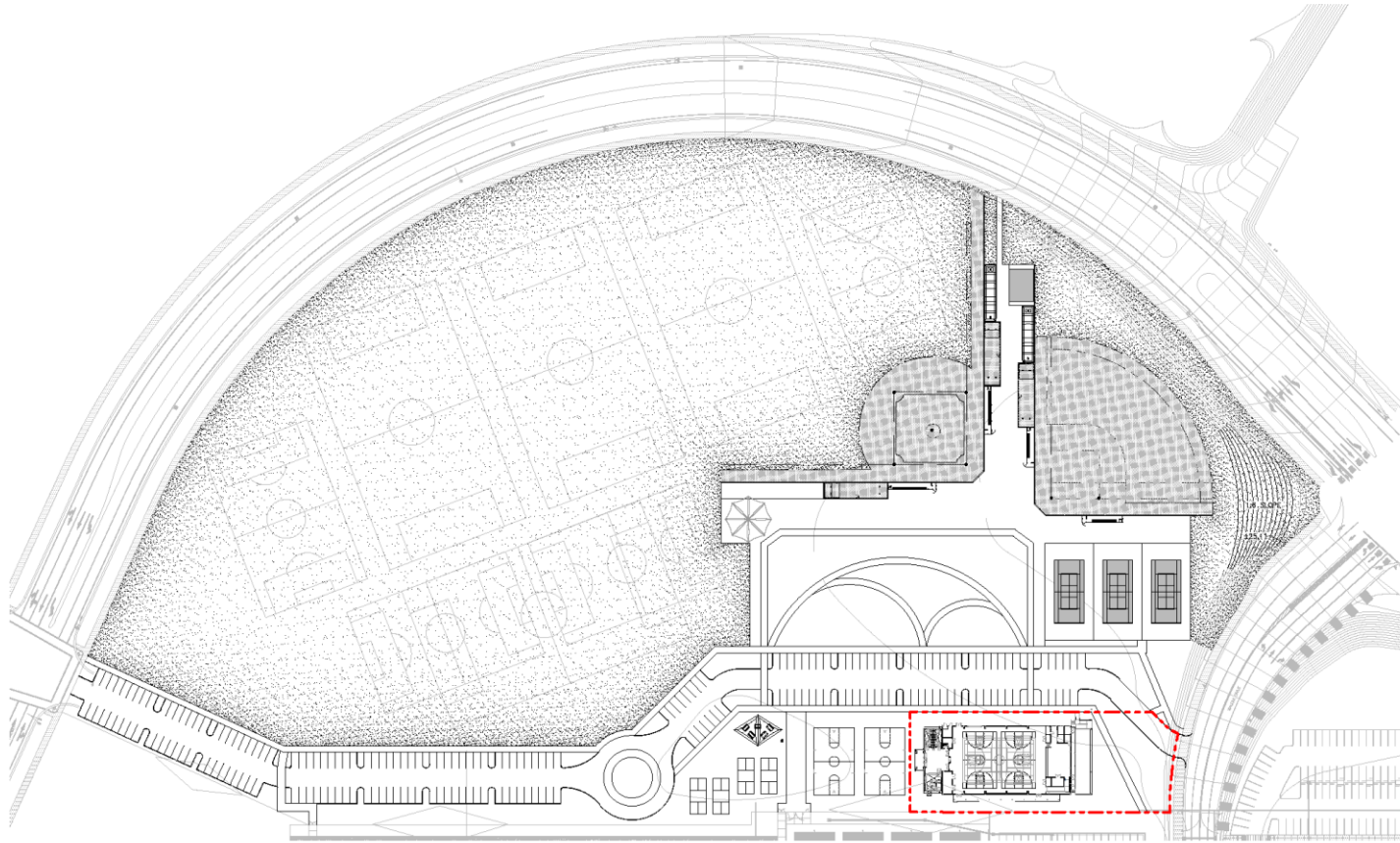


Phase 2 Area	Use	Acres	Projected K-8 Enrollment	Projected HS Enrollment
E-1	K-8 School	14.5	823	
E-2	K-8 School	15.5	823	
E-3	K-8 School	15.0	823	
E-4	K-8 School	14.6	823	
E-5	High School	46.7		1,653
SCHOOL TOTALS		106.3	3,292	1,653

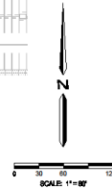
Parks and Open Space



PHASE 2 - C2 COMMUNITY PARK CONCEPT 1

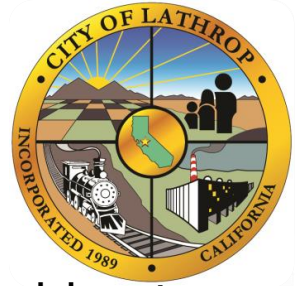


0.91 ACRES AUXILIARY GYMNASIUM



NOTE: THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY. THIS DOCUMENT IS MARKED PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION PURPOSES. ANY IMAGES SHOWN ARE TO CONVEY CONCEPT ONLY. CONSTRUCTION PLANS WILL VARY DEPENDING ON BUDGET, CLIENT DIRECTION, COMMUNITY INPUT AND FINAL MATERIALS SELECTION.





Proposed Project

If the modification to the Master Plan is approved, the City would enter into a Letter of Agreement, which notes the following requirements:

- ▶ In the event that construction of the gym has not commenced within 12 months from the date of this letter, River Islands Development will apply to the City of Lathrop (City) to amend the Phase 2 Parks and Open Space Master Plan to redesignate the 0.91 acres back to C2 park acreage.
- ▶ At times when River Islands Academies 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, River Islands Development will not make it available to the third party without the City's written permission.



Proposed Project Cont.

- ▶ City shall also be responsible for direct costs associated with janitorial and services during its usage.
- ▶ In the event that River Islands Development 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 River Islands Development sells or otherwise transfers the gym to another party, the terms and conditions of the letter agreement will run with the land and be binding on the new party. River Islands Development consents to the recordation on the title of the subject property.

Parks and Open Space



- ▶ The Quimby Act, contained in the State's Subdivision Map Act, requires a minimum of 2 acres of neighborhood park space per 1,000 residents and 3 acres of community park space per 1,000 residents.
- ▶ The required acreage for Phase 2 as per the Quimby Act is:

QUIMBY ACT CALCULATION				
	STANDARD	REQUIREMENT	PHASE 2 CALCS	DIFFERENCE
DWELLING UNITS			10,726	
POPULATION	3.0 per DU		32,178	
COMMUNITY PARKS (C)	3 acres/1000	96.53 acres	97.44 acres	+0.91 acres
NEIGHBORHOOD PARKS (N)	2 acres / 1000	64.36 acres	64.36 acres	+0 acres
TOTAL C & N PARKS	5 ACRES/1000	160.89 ACRES	161.80 ACRES	+0.91 ACRES

- ▶ Even with the reduction of the C2 Community Park acreage from 22.50 acres to 21.59 acres, the Quimby Act requirement for Phase II is still satisfied.



Parks and Recreation Commission

- ▶ On March 19, 2024, the Parks and Recreation Commission held a Special Meeting to discuss a 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 a Letter of Agreement for First Priority Use of the Auxiliary Gym.
- ▶ After reviewing and considering all information provided, the Parks and Recreation Commission voted 3-0 recommending the City Council approve the proposed modification and Letter of Agreement.



Recommendation

- ▶ The Parks and Recreation Commission and Staff recommend the following actions:
 1. 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



Thank you

Questions?