



River Islands Phase 2

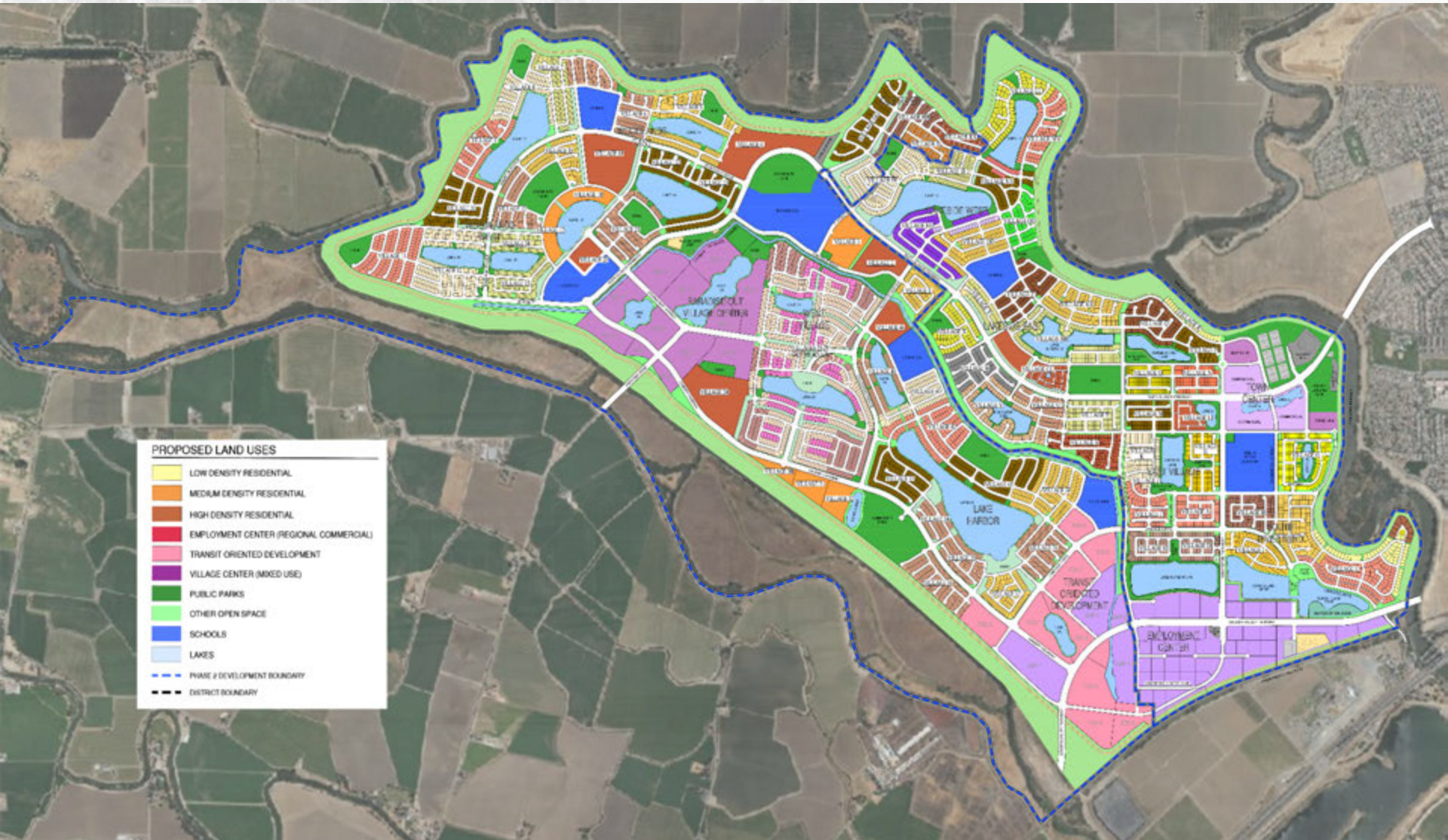
River Islands Phase 2 Woodlands East Neighborhood Development Plan

Lathrop Parks Commission Meeting
March 23, 2023

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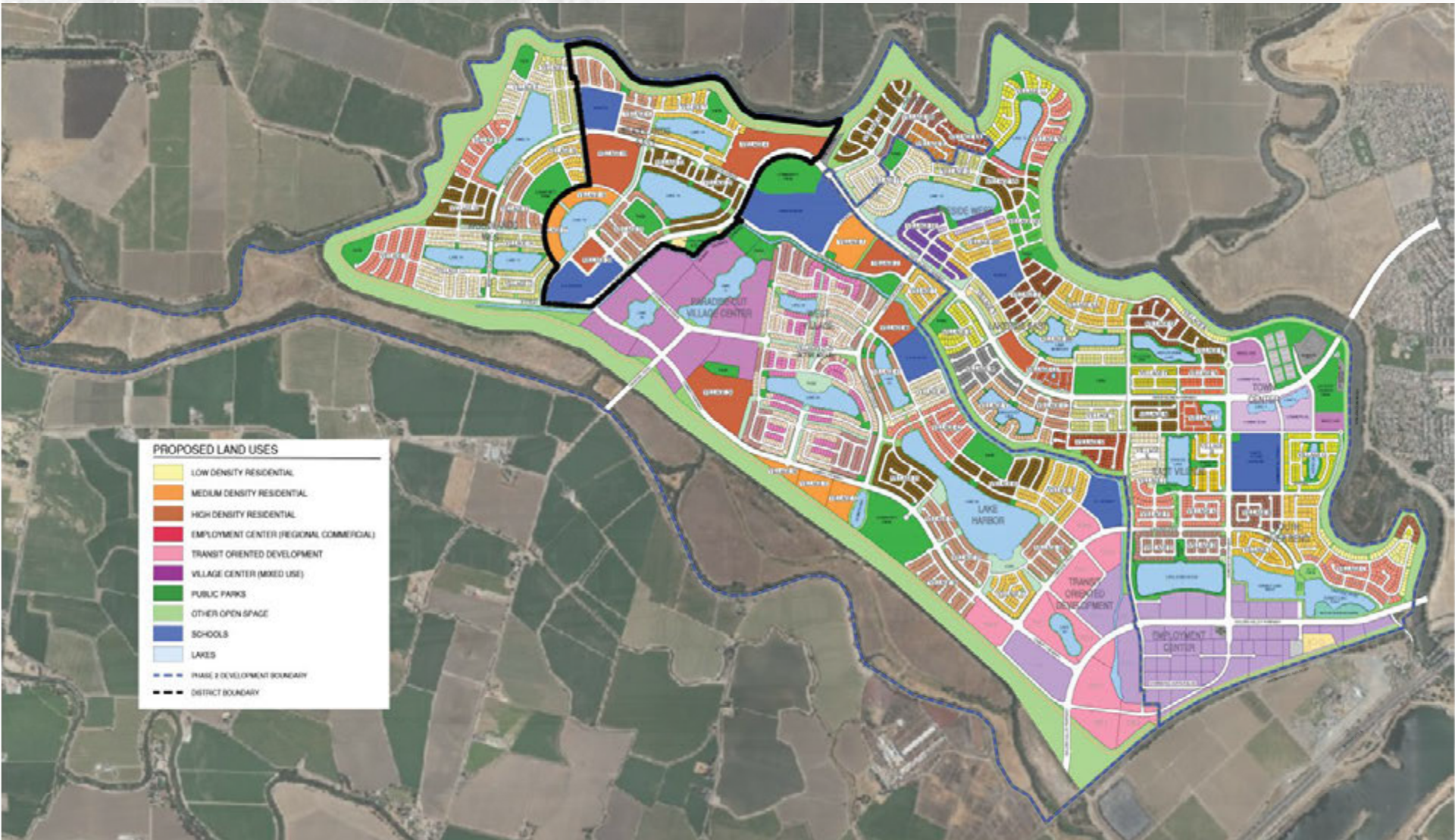
- Ramon Batista, Director of Planning and Entitlements
River Islands
- Chad Kennedy, Principal Landscape Architect
O'Dell Engineering

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Woodlands East District Boundary

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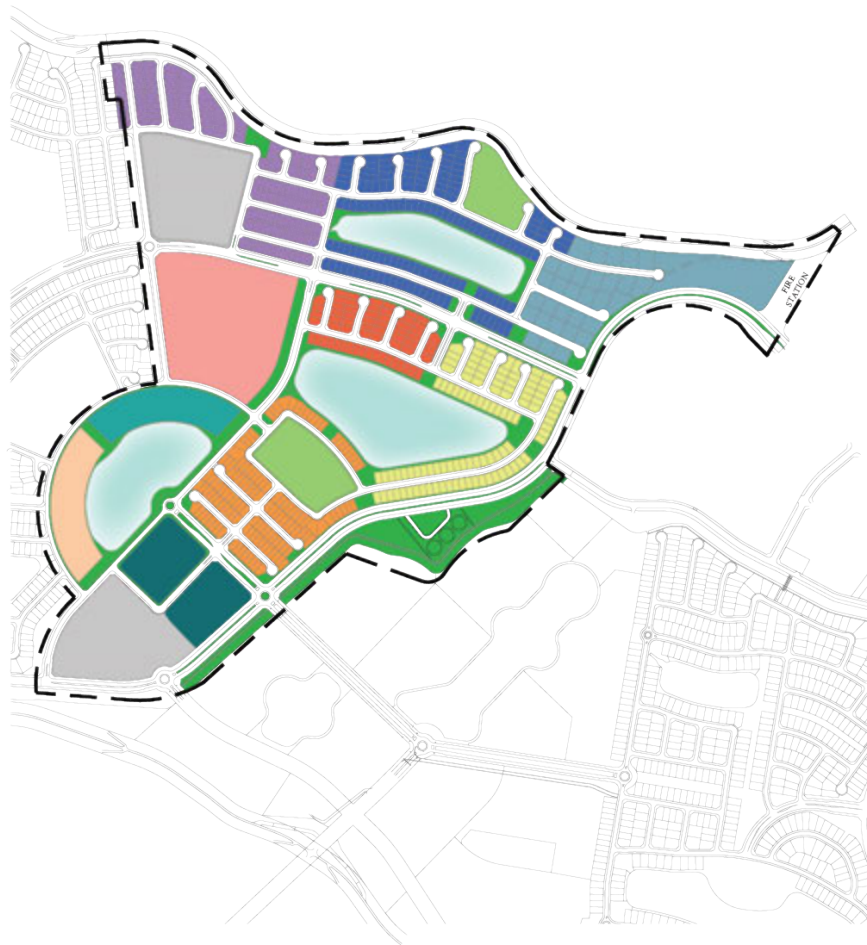
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- The Woodlands East District is one of a number of planning districts in Phase 2 as defined by the West Lathrop Specific Plan (WLSP).
- River Islands requested a Finding of Substantial Conformance for Woodlands East last year, since some lots changed from the tentative map and a neighborhood park location moved in consultation with City staff.
- The Finding of Substantial Conformance was approved by the Community Development Department in May 2022.
- River Islands has graded the Woodlands East area and needs to begin backbone improvements (utilities, roads, etc.) and has prepared improvement plans for these improvements.

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- The NDP for Woodlands East needs to be approved prior to approval of improvements plans.
- The Parks and Recreation Commission must provide a recommendation regarding the NDP prior to its approval.
- The NDP shall include a site plan/design plan of parks in the district. The schematic plans shall include a layout of the amenities proposed for each park in the district.
- River Islands has also updated the Phase 2 Parks Master Plan to reflect the changes proposed in Woodlands East.
- Tonight, the Commission would recommend approval to the NDP to the Planning Commission if the proposed documents meet the minimum requirements of the tentative map conditions and the Quimby Act.

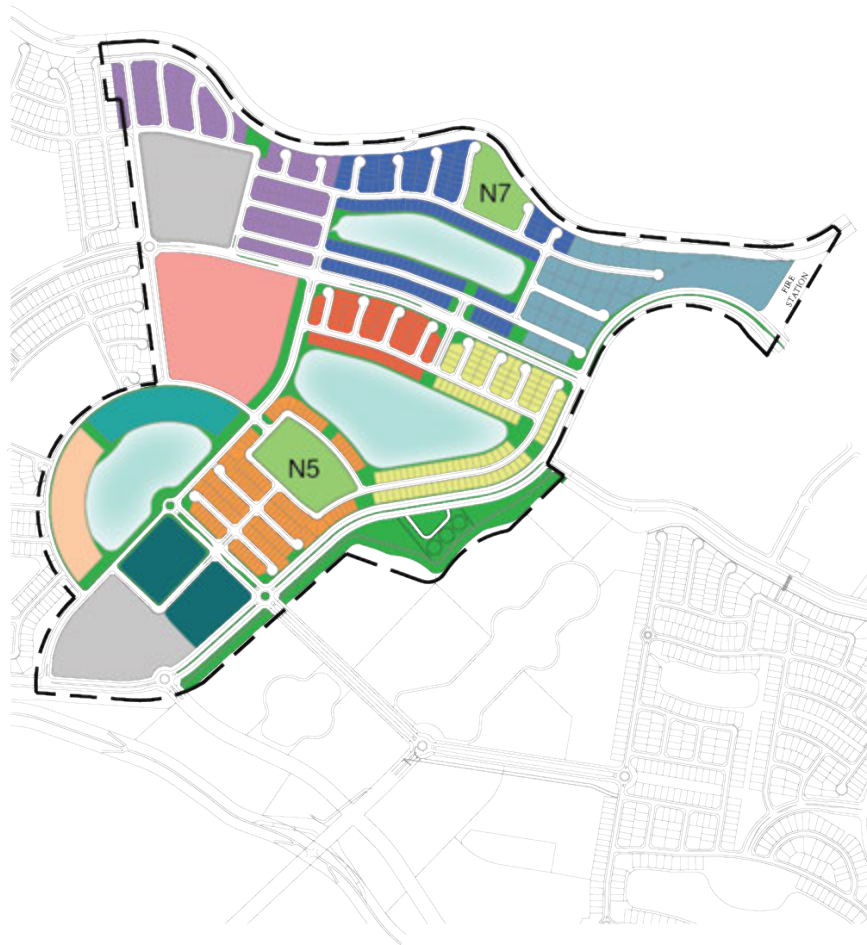
River Islands Phase 2



Lotting Summary

AREA	LOT	PRODUCT TYPE	Units
	VILLAGE 4	SFD CLUSTER	268
	VILLAGE 5	50'X100'	152
	VILLAGE 6	42'X100'	162
	VILLAGE 17	CONDO	139
	VILLAGE 18	CONDO	137
	VILLAGE 19	SFD CLUSTER	249
	VILLAGE 20	SFD CLUSTER	132
	VILLAGE 21	42'X100'	133
	VILLAGE 22	55'X100'	62
	VILLAGE 23	55'X100'	105
	SCHOOLS	N/A	N/A
	NEIGHBORHOOD PARKS	N/A	N/A
	POCKET PARKS/ LINEAR PARKS/ OPEN SPACE	N/A	N/A
	LAKE	N/A	N/A

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N7 – 5.4 Acres

N5 – 7.8 Acres

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For illustrative purposes only



PARK AMENITIES

- Playground
- Basketball Court
- Picnic Tables
- Benches
- Shade Structures
- Agility Course
- Dog Parks

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PARK AMENITIES

- Picnic Tables
- Shade Structures
- Walking Trails
- Playground
- Open Lawn Space
- Levee Trail Access

For illustrative purposes only

Updated Phase 2 Master Parks Plan

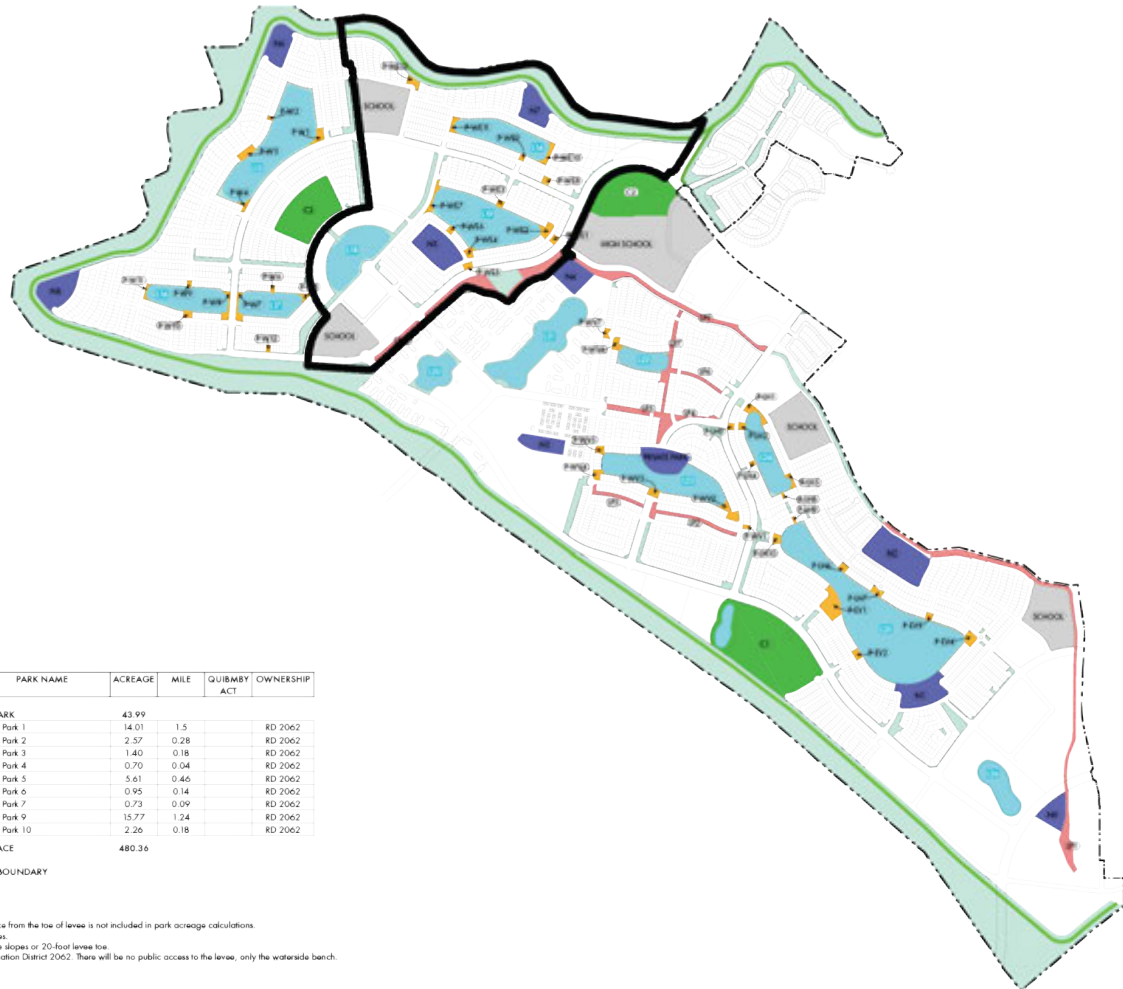
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PARK #	PARK NAME	ACREAGE	QUIBMY ACT	OWNERSHIP
NEIGHBORHOOD PARK		69.23		
N1	Neighborhood Park 1	7.18	x	RD 2062
N2	Neighborhood Park 2	12.47	x	CITY
N3	Neighborhood Park 3	4.0	x	CITY
N4	Neighborhood Park 4	5.4	x	CITY
N5	Neighborhood Park 5	7.8	x	CITY
N6	Neighborhood Park 6	6.5	x	RD 2062
N7	Neighborhood Park 7	5.4	x	RD 2062
N8	Neighborhood Park 8	6.48	x	CITY
N9	Neighborhood Park 9	4.0	x	CITY
	School Sites	10	x	SCHOOL

POCKET PARK		23.17		
P.EV1	Pocket Park - East Village - 1	2.72		
P.EV2	Pocket Park - East Village - 2	0.47		
P.EV3	Pocket Park - East Village - 3	0.31		
P.EV4	Pocket Park - East Village - 4	0.81		
P.LH1	Pocket Park - Lake Harbor - 1	0.94		
P.LH2	Pocket Park - Lake Harbor - 2	0.34		
P.LH3	Pocket Park - Lake Harbor - 3	0.29		
P.LH4	Pocket Park - Lake Harbor - 4	0.19		
P.LH5	Pocket Park - Lake Harbor - 5	0.42		
P.LH6	Pocket Park - Lake Harbor - 6	0.37		
P.LH7	Pocket Park - Lake Harbor - 7	0.49		
P.LH8	Pocket Park - Lake Harbor - 8	0.12		
P.LH9	Pocket Park - Lake Harbor - 9	0.13		
P.LH10	Pocket Park - Lake Harbor - 10	0.51		
P.W1	Pocket Park - Woodland - 1	0.75		
P.W2	Pocket Park - Woodland - 2	0.16		
P.W3	Pocket Park - Woodland - 3	0.87		
P.W4	Pocket Park - Woodland - 4	0.39		
P.W5	Pocket Park - Woodland - 5	0.32		
P.W6	Pocket Park - Woodland - 6	0.2		
P.W7	Pocket Park - Woodland - 7	0.68		
P.W8	Pocket Park - Woodland - 8	0.73		
P.W9	Pocket Park - Woodland - 9	0.22		
P.W10	Pocket Park - Woodland - 10	0.42		
P.W11	Pocket Park - Woodland - 11	0.27		
P.W12	Pocket Park - Woodland - 12	0.22		
P.WE1	Pocket Park - Woodland East - 1	0.36		
P.WE2	Pocket Park - Woodland East - 2	0.89		
P.WE3	Pocket Park - Woodland East - 3	0.33		
P.WE4	Pocket Park - Woodland East - 4	0.52		
P.WE5	Pocket Park - Woodland East - 5	0.4		
P.WE6	Pocket Park - Woodland East - 6	0.3		
P.WE7	Pocket Park - Woodland East - 7	0.73		
P.WE8	Pocket Park - Woodland East - 8	0.38		
P.WE9	Pocket Park - Woodland East - 9	0.22		
P.WE10	Pocket Park - Woodland East - 10	0.68		
P.WE11	Pocket Park - Woodland East - 11	0.5		
P.WE12	Pocket Park - Woodland East - 12	0.66		
P.WV1	Pocket Park - West Village - 1	0.19		
P.WV2	Pocket Park - West Village - 2	1.12		
P.WV3	Pocket Park - West Village - 3	0.57		
P.WV4	Pocket Park - West Village - 4	0.54		
P.WV5	Pocket Park - West Village - 5	0.46		
P.WV6	Pocket Park - West Village - 6	0.65		
P.WV7	Pocket Park - West Village - 7	0.33		
COMMUNITY PARK**		97.44		
C1	Community Park 1	31.93	x	CITY
C2	Community Park 2	22.5	x	CITY
C3	Community Park 3	15.00	x	CITY
C4	Levee Trail	28.00		

PARK #	PARK NAME	ACREAGE	MILE	QUIBMY ACT	OWNERSHIP
LINEAR PARK		43.99			
LP1	Linear Park 1	14.01	1.5		RD 2062
LP2	Linear Park 2	2.57	0.28		RD 2062
LP3	Linear Park 3	1.40	0.18		RD 2062
LP4	Linear Park 4	0.70	0.04		RD 2062
LP5	Linear Park 5	5.61	0.46		RD 2062
LP6	Linear Park 6	0.95	0.14		RD 2062
LP7	Linear Park 7	0.73	0.09		RD 2062
LP9	Linear Park 9	15.77	1.24		RD 2062
LP10	Linear Park 10	2.26	0.18		RD 2062

OPEN SPACE 480.36
 PHASE 2 BOUNDARY



**Community Park 1 acreage does not include wetland area. When a park is adjacent to the levee, a 20' distance from the toe of levee is not included in park acreage calculations.
 **Levee Trail Calculation: Total Linear Feet x 30' width = total sq ft (43,560 sq ft = 1 acre). Total Miles = 7.7 Miles.
 The 30' wide levee trail has been used to calculate acreage of the Quibmy Act and does not include the levee slopes or 20-foot levee toe.
 The applicant intends to regrade the lateral levee into a waterside bench which will be maintained by Reclamation District 2062. There will be no public access to the levee, only the waterside bench.

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- The Quimby Act, contained in the State's Subdivision 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 proposed River Islands Phase 2 program will contain 10,726 dwelling units with 32,178 new residents. The required acreage for Phase 2 as per the Quimby Act is:

PHASE 2 QUIMBY ACT CALCULATION				
	<u>STANDARD</u>	<u>REQUIREMENT</u>	<u>PHASE 2 CALCS</u>	<u>DIFFERENCE</u>
DWELLING UNITS			10,726	
POPULATION	3 per dwelling unit		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	69.23 acres	+4.87 acres
TOTAL C & N PARKS	5 acres/1000	160.89 ACRES	166.67 ACRES	+5.78ACRES

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- Questions?
- Thank you!