



## PLANNING COMMISSION STAFF REPORT

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**DATE:** August 20, 2025

**APPLICATION NO:** Amendment to River Islands Community Stadium – Conditional Use Permit No. CUP-24-31 & Site Plan Review No. SPR-24-32

**LOCATION:** 17375 Islanders Way (APN: 213-740-01)

**REQUEST:** Planning Commission to consider Adoption of a Resolution to approve an Amendment to the River Islands Community Stadium Conditional Use Permit No. CUP-24-31 and Site Plan Review No. SPR-24-32 to allow for the construction and operation of an Amphitheater/Event Center in place of a Community Stadium, located in the River Islands Town Center District, to host concerts, plays, and various community-wide events.

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**APPLICANT:** River Islands Development, LLC  
73 W. Stewart Road  
Lathrop, CA 95330

**PROPERTY OWNER:** Califia, LLC  
73 W. Stewart Road  
Lathrop, CA 95330

**CEQA STATUS:** The proposed project falls within the scope of the previously certified Subsequent Environmental Impact Report (SEIR) (SCH No. 1993112027) for the River Islands at Lathrop Project; therefore, no further environmental review is required in accordance with the California Environmental Quality Act.

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### SUMMARY:

The applicant is requesting approval of the Amendment to the River Islands Community Stadium Conditional Use Permit No. CUP-24-31 and Site Plan Review No. SPR-24-32 to allow for the construction and operation of an Amphitheater/Event Center in place of a Community Stadium, located in the River Islands Town Center District of River Islands Phase 1, to host concerts, plays, and various community-wide events.

Staff recommends the Planning Commission adopt Resolution No. 25-18 to approve an Amendment to the River Islands Community Stadium Conditional Use Permit No. CUP-24-31 and Site Plan Review No. SPR-24-32 to allow the construction and operation of the River Islands Amphitheater/Event Center in place of a Community Stadium.

## **SITE DESCRIPTION**

The River Islands Town Center District is generally located at the northeast corner of the River Islands Phase 1 development, with River Islands Parkway traversing the District, Somerston Parkway marking its westerly boundary, Old River its northern boundary, the San Joaquin River its eastern boundary, and the Community at South River Bend neighborhood its southern boundary. The District already contains two schools, the River Islands Welcome Center, the City Police Station, temporary soccer fields and Islanders Field (see Attachment 4).

On March 25, 2024, the City Council approved the Final Map for Tract 4167 within the Town Center District of Phase 1 for the River Islands project. The extensions of Commercial Street and Garden Farms Avenue and utility improvements for the Town Center District were subsequently constructed. The River Islands Amphitheater/Event Center proposal comprises of a 6.7-acre site area (within a 90-acre parcel), which will be located (where the temporary soccer fields currently exist) approximately 630 feet north of River Islands Parkway, at the northeast corner of the recently completed Commercial Street and Garden Farms Avenue roadway extensions, and west of Islanders Way and Islanders Field (see Attachment 5).

## **BACKGROUND**

In 2003, the River Islands project received various major entitlements including Certification of a Subsequent Environmental Impact Report (SEIR), revised West Lathrop Specific Plan (WLSP), Urban Design Concept (UDC), and Phase 1 Preliminary Development Plan (PDP). The project envisioned Phase 1 to be developed with an Employment Center, a Town Center, residential development, commercial development, schools, open space, and sports facilities.

At its May 30, 2018 meeting, the City Planning Commission approved the Town Center Plan, which provided a conceptual layout of the Town Center District that would include a variety of uses, including residential, mixed use, two community parks, and various amenities. The approval of the original Town Center Plan layout allowed for the relocation of the Welcome Center and associated overflow parking area, the temporary soccer fields, and the development of a baseball stadium. At that same meeting, River Islands Development, LLC. (the developer of the River Islands at Lathrop master planned community), had also received approval of a Conditional Use Permit to construct and operate the baseball stadium for the Town Center. Since then, the baseball stadium was constructed and has been operating (providing organized and competitive baseball programs) since 2020 and is known today as “Islanders Field”.

At its March 20, 2024 meeting, the City Planning Commission approved the Neighborhood Development Plan (NDP) for the Town Center District, which complements the River Islands Urban Design Concept (UDC) in directing development for the Town Center District and provides guidance as to how the public facilities for the Town Center (i.e. parks, open space and trails, roadway facilities, etc.) will be designed and constructed by the master developer. Additionally, at its April 17, 2024, meeting, the City Planning Commission approved the Town Center Design Guidelines and Development Standards (DG/DS) document to establish specific architectural design guidelines and development standards for the Town Center District. The Town Center NDP and DG/DS replaced the previous 2018 Town Center Plan.

Amendments to the Town Center NDP and DG/DS documents are currently being processed under a separate project, which include revisions to various exhibits and diagrams that illustrate the updated layout for the Town Center District, including the addition of the proposed Amphitheater/Event Center in place of the previously approved Community Stadium.

## ANALYSIS

At its regular meeting of April 17, 2024, the City Planning Commission adopted PC Resolution No. 24-5, approving the River Islands Community Stadium Project (Conditional Use Permit No. CUP-24-31 and Site Plan Review No. SPR-24-32). The applicant is now requesting a revision to CUP-24-31 and SPR-24-32, which involves the construction of an Amphitheater/Event Center in lieu of a community stadium. The proposed Amphitheater/Event Center proposes to accommodate up to 3,850 attendees and will be used to host concerts, plays, and various community-wide events. The revision to the previously approved Conditional Use Permit No. CUP-24-31 and Site Plan Review No. SPR-24-32 entitlements requires the applicant to secure the approval of an Amendment to CUP-24-31 and SPR-24-32.

As the project site area is currently being utilized as temporary soccer fields, the north half of the site will be replaced with the Amphitheater/Event Center while the south half of these fields (south of the future extension of Garden Farms Avenue) will remain utilized for soccer until such time in the future when it may develop with a more permanent use.

### Conditional Use Permit Considerations

The project site and the adjacent surrounding properties are designated for Mixed Use development and are zoned “MU-RI, Mixed Use Town Center”. Assembly uses are considered conditionally permitted uses in the MU-RI zone and the use of the Amphitheater/Event Center is considered as an assembly use. The proposed amendment to CUP-24-31 and SPR-24-32 is intended to host the following events/activities within the Amphitheater:

- Private recreation activities – e.g., soccer practices/games
- Educational/civic gatherings – e.g., graduations, State of the City presentations, National Night Out
- Cultural events – e.g., Lathrop Days

- Charitable events – e.g., Heart Walks
- Entertainment events – e.g., plays and concerts of up to 3,400 attendees, social gatherings, private parties, weddings
- Community events – e.g., Movies in the Park, Farmers Market, Garage Sales.

The applicant would be permitted to host these events and activities daily between 7 am – 10 pm. Any other activity/event desired to be held at the amphitheater that is not listed with this CUP request would need the approval of separate Temporary Use Permit as determined by the Community Development Director. The proposed CUP for the Amphitheater/Event Center has no expiration date once the use is constructed and operational since it is a permanent use.

#### Town Center Off-Street Parking and Traffic

The project will utilize the shared parking areas that will be constructed for the entire Town Center District. The Lathrop Municipal Code and River Islands Town Center Neighborhood Development Plan (NDP) do not contain minimum on- and off-street parking requirements for the proposed Amphitheater/Event Center use. In January 2024, a Shared Parking Analysis was prepared by Hexagon Transportation Consultants to study shared on- and off-street parking for the anticipated residential, mixed use and commercial uses in the area north of River Islands Parkway Town Center District. This study accounted for each land use's individual peak parking demand and each land use parking demand was analyzed by the hour to determine if the shared parking proposed in each land use area is sufficient to meet parking demand.

As noted in the Shared Parking Analysis (Attachment 7), there are a total of 1,914 on- and off-street parking spaces in the north of River Islands Parkway area of the Town Center District. Based on the estimated parking demand of anticipated uses, the analysis showed that the projected 1,914 parking spaces were sufficient to support the Town Center uses, the River Islands Community Stadium, and the Islanders Field Stadium events. This study was reviewed by the City Engineer and was included as part of the Town DG/DS document that the City Planning Commission approved on April 17, 2024.

Hexagon Transportation Consultants revised the previously approved Shared Parking Analysis on August 12, 2025 to study the overall on and off-street parking that would be required for the commercial areas (north of River Islands Parkway) with the replacement of the River Islands Community Stadium to the River Islands Amphitheater/Event Center. The analysis found that there are 1,872-spaces which is sufficient to support the Amphitheater/Event Center capacity of 3,400 and to accommodate the parking demand for the balance of the remaining Town Center uses including an event at Islanders Field.

To further reduce the parking demand during scheduled events, when an Islanders Field Stadium event is scheduled, the maximum permitted Amphitheater/Event Center attendance shall be limited to 3,400 attendees, unless there is a three-hour offset between the beginning of the Amphitheater event and the conclusion of the Islanders Field event adding up to 3,850 attendees.



Additionally, the applicant will be required to prepare and maintain a City-approved master Traffic Management Plan (TMP) for use with any event over 1,000 attendees. The TMP will be required to address the following traffic and parking concerns:

- Staffing plan (including crossing guards), traffic control devices, and lane use
- Pedestrian circulation, ADA access, and emergency access provisions
- Shuttle routes, pick-up/drop-off locations, and staging areas
- Off-site parking locations and proof of parking agreements (if applicable)
- Wayfinding/signage plan and real-time communication protocols with the City
- Traffic incident management protocols for roadway disruptions, accidents, or emergency situation during event operations
- Traffic signal timing modifications to minimize congestion and ensure safe dispersal of pedestrians and vehicles
- Distribution of vehicle egress from the parking areas to each of the three exit points (Somerston Parkway, Commercial Street, and Islanders Way)

The TMP will be required to be prepared and sealed by a California-licensed traffic engineer in accordance with the California MUTCD and City standards. The TMP will be required to be submitted to and approved by the City Engineer 30 days prior to the first event at the Amphitheater/Event Center and will be required to be updated as needed to reflect changing conditions, operations, or City requirements.

In addition to the expected amount of traffic to be generated by land uses within the Town Center District that was previously analyzed in the SEIR for River Islands Phase 1, it is expected that it is highly unlikely that the event/activities associated with the Amphitheater/Event Center would create significant traffic impacts.

The amendment to the CUP allows for special consideration of the proposed Amphitheater/Event Center and to determine land use compatibility of the Amphitheater/Event Center for the subject site. In granting the proposed amendment to the CUP, the Planning Commission must make certain findings as contained in Section 17.112.060 of the Lathrop Municipal Code (which are included in the attached Resolution). Staff supports the proposed Amendment to the CUP for the following reasons:

- The Amphitheater/Event Center is similar to the Community Stadium project in that it will serve as a catalyst for other future development within the Town Center District such as the possibility of restaurants, hotel, offices, and other commercial opportunities to serve Lathrop residents.

- Use of the Amphitheater (through events and activities) is similar to the Community Stadium project in that it will provide opportunities for Lathrop residents to gather and connect with each other, thereby fostering a sense of community, creating a feeling of place and destination for the Town Center.
- The Amphitheater/Event Center use is similar to the Community Stadium project in that it is consistent with both the planned future uses of the vicinity and the existing residential uses to the west and southeast.
- The Amphitheater/Event Center is similar to the Community Stadium project in that it will not substantially change the intensity or character of the Community Stadium use that was previously approved by the City.

#### Site Plan Review Considerations

Site Plan Review No. SPR-24-32 was required for the review and approval of the architecture and aesthetics associated with the improvements for the formerly proposed community stadium. SPR-24-32 was approved to allow the construction and use of the following: a 3,730-seat stadium with a 689 sq.ft. entry gateway structure, stadium lighting, an artificial turf (“field turf”) athletic field, two sets of bleachers (12,750 sq.ft and 7,450 sq.ft, respectively), two sets of locker rooms (6,256 sq.ft. and 3,462 sq.ft. respectively), two concessions buildings, restroom facilities, landscaping, lighted parking lot areas (approximately 244 parking spaces), and storage buildings.

Under the proposed amendment, the applicant will be utilizing some of the structures that were previously approved for the Community Stadium project including: an entry gateway structure (772 sq. ft.), stage with electronic video board (7,322 sq. ft.), men’s restrooms (417 sq. ft.), women’s restrooms (542 sq. ft.), equipment room (354 sq. ft.), green room (840 sq. ft.), administration building (840 sq. ft.), and concessions building (574 sq. ft.). Additional permanent restrooms may also be required in the future per the conditions of approval for the project.

It is anticipated that the project improvements are expected to be constructed in four phases as follows:

- Phase 1: Initial site development (grading, utilities, and entry structure)
- Phase 2: Performance stage, green room, administration building, restrooms, and equipment/electrical room
- Phase 3: Fencing, parking, and storage area within the lawn area
- Phase 4: Future concessions building and additional restroom buildings

It is anticipated that the facility will start construction in Fall of 2025 and be operational by the Summer of 2026. Staff supports the proposed architecture and aesthetics for this project as the improvements are designed meet the intent of both the Town Center Neighborhood Development Plan (NDP) and the Town Center Design Guidelines and Design Standards (DG/DS).

STDRC Recommendation

The Amendment to the River Islands Community Stadium Conditional Use Permit No. CUP-24-31 and Site Plan Review No. SPR-24-32 was presented to the Stewart Tract Design Review Committee (STDRC) on August 5, 2025. The STDRC voted unanimously to recommend the City Planning Commission approve the Amendment to allow for the construction of the project and related event/activities.

Public Notice

Pursuant to Lathrop Municipal Code (LMC) Section 17.112.160, minor revisions to a previously approved Conditional Use Permit, as determined by the Planning Commission, may be approved without a public hearing, provided that the Commission can determine that the revisions will not substantially change the intensity or character of the use as previously approved by the City.

Staff's justification for considering the proposed Amendment as being "minor" in nature and that the Amendment will not substantially change the intensity of or character of the previously approved use is based on the following reasons:

- The overall site footprint from the original project has been reduced.
- The number of structures/buildings has been reduced.
- Access to the project site remained unchanged.
- The proposed Amphitheater/Event Center use is similar to the original Community Stadium use. The applicant is only removing the football field component and the bleachers that accommodate seating.

As such, since public hearing noticing is not required for the proposed Amendment to CUP-24-31 and SPR-24-32, no notices were sent to the adjacent property owners regarding this proposed Amendment. However, staff did include the proposed Amendment on the posting of the Planning Commission's Agenda for their August 20, 2025 meeting on the City's website, at City Hall, and three (3) other City-owned facilities available to the public. In addition, subscribers to the Planning Commission agenda were also notified.

## **CEQA REVIEW**

Environmental review for the River Islands project as a whole was completed in the certified Subsequent Environmental Impact Report (SEIR) for the River Islands at Lathrop Project in February 2003 (State Clearinghouse No. 1993112027). The SEIR considered the full range of potential environmental effects of urban development of the entire River Islands Project. The proposed project falls within the scope of the previous SEIR and does not require further environmental review under the California Environmental Quality Act (CEQA).

## **RECOMMENDATION:**

Staff recommends that the Planning Commission Adopt Resolution No. 25-18, thereby approving an Amendment to the River Islands Community Stadium Conditional Use Permit No. CUP-24-31 and Site Plan Review No. SPR-24-32 to allow for the construction and operation of an Amphitheater/Event Center in place of a Community Stadium, located in the River Islands Town Center District, to host concerts, plays, and various community-wide events, subject to the Conditions of Approval listed as Attachment 2 of the August 20, 2025 staff report.

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**Approvals:**



Savannah Hudson, Contract Planner

8/13/25

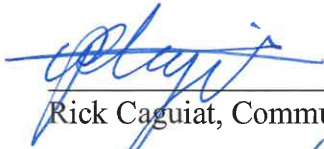
Date



James Michaels, Senior Planner

8/13/2025

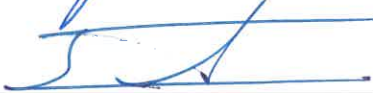
Date



Rick Caguiat, Community Development Director

8/13/25

Date



Salvador Navarrete, City Attorney

8.13.2025

Date

**Attachments:**

1. PC Resolution No. 25-18
2. Amended Consolidated Conditions of Approval – Amendment to Conditional Use Permit No. CUP-24-31 & Site Plan Review No. SPR-24-32
3. STDRC Recommendation Letter dated August 5, 2025
4. Vicinity Map – River Islands Town Center District
5. Aerial Site Map – Proposed Amphitheater/Event Center
6. Project Description, Plans, and Elevations/Renderings
7. Shared Parking Analysis

**CITY OF LATHROP  
PLANNING COMMISSION RESOLUTION NO. 25-18**

**A RESOLUTION OF THE CITY OF LATHROP PLANNING COMMISSION TO  
APPROVE AN AMENDMENT TO CONDITIONAL USE PERMIT NO. CUP-24-31 AND  
SITE PLAN REVIEW NO. SPR-24-32 TO CONSTRUCT AND OPERATE THE RIVER  
ISLANDS AMPHITHEATER/EVENT CENTER IN PLACE OF A COMMUNITY  
STADIUM LOCATED IN THE RIVER ISLANDS TOWN CENTER DISTRICT.**

**WHEREAS**, the City of Lathrop Planning Commission held a meeting to consider the amendment to Conditional Use Permit No. CUP-24-31 and Site Plan Review No. SPR-24-32 request pursuant to the Lathrop Municipal Code; and

**WHEREAS**, on April 17, 2024, the City of Lathrop Planning Commission approved Resolution No. 24-5, approving the River Islands Community Stadium Project (Conditional Use Permit No. CUP-24-31 and Site Plan Review No. SPR-24-32), which consists of the following improvements: a 3,730-seat stadium with an entry gateway structure, stadium lighting, an artificial turf (“field turf”) athletic field, two sets of bleachers, two sets of locker rooms, a press box, two concessions buildings, restrooms, landscaping, lighted parking lot areas, and storage buildings within the 6.7-acre site area; and

**WHEREAS**, the property is located at 17375 Islanders Way (APN: 213-740-01); and

**WHEREAS**, the applicant, River Islands Development, LLC (“RID”), is requesting an amendment to Conditional Use Permit No. CUP-24-31 and Site Plan Review No. SPR-24-32 to allow for the construction and operation of an Amphitheater/Event center in place of a Community Stadium to host concerts, plays, and various community-wide events; and

**WHEREAS**, the project site has a general plan land use designation of “MU-RI, Mixed Use Town Center” and a zoning designation of “MU-RI, Mixed Use Town Center”, which allows for assembly uses subject to City approval of a Conditional Use Permit; and

**WHEREAS**, the project site is designated for Mixed Use in the WLSP and for a variety of urban uses, including entertainment-related, community-oriented uses; and

**WHEREAS**, the project site is protected by accredited levees from a 100-year flood event as defined by FEMA; and

**WHEREAS**, the City of Lathrop Planning Commission approved a Town Center Plan for the River Islands Town Center District in 2018, and recently adopted the Neighborhood Development Plan (NDP) and Architectural Design Guidelines and Development Standards (DG/DS) for the District (in March and April 2024, thereby superseding the Town Center Plan); and

**WHEREAS**, public noticing is not required for the proposed Amendment pursuant to Lathrop Municipal Code Section 17.112.160 as determined by the City Planning Commission; and

**WHEREAS**, the proposed Amphitheater/Event Center project has been reviewed by City staff, who have recommended that the Planning Commission approve the Amendment to CUP-24-31 and SPR-24-32, along with certain conditions of approval that will ensure that the Amphitheater/Event Center project is consistent with the 2022 Lathrop General Plan, the 2003 West Lathrop Specific Plan (WLSP), the Lathrop Municipal Code (LMC), the River Islands Urban Design Concept (UDC), the River Islands Town Center Neighborhood Development Plan (NDP) and Architectural Design Guidelines and Development Standards (DG/DS), and other applicable regulations and standards (conditions included and incorporated herein as Attachment "2"); and

**WHEREAS**, the Planning Commission has reviewed all written evidence and oral testimony presented to date.

**NOW, THEREFORE, BE IT RESOLVED**, the Planning Commission of the City of Lathrop does hereby make the following findings:

1. California Environmental Quality Act (CEQA) Findings. Pursuant to Public Resources Code section 21083.3 and CEQA Guidelines Section 15183, the Planning Commission finds as follows:
  - a) The City Council approved the River Islands (RI) at Lathrop Project, certified the Final Subsequent Environmental Impact Report (SEIR) for the RI at Lathrop Project, adopted the 2003 West Lathrop Specific Plan (WLSP) and the Urban Design Concept, and approved a Phase 1 subdivision map and the 2003 Amended and Restated Development Agreement for the RI at Lathrop Project.
  - b) The above referenced RI Project documents, including the SEIR, have been updated and amended several times thereafter, most recently in 2018 with the adoption of the Sixth Addendum to the SEIR.
  - c) Environmental review for the River Islands project as a whole was completed in the certified Subsequent Environmental Impact Report (SEIR) for the River Islands at Lathrop Project in February 2003 (State Clearinghouse No. 1993112027). The SEIR considered the full range of potential environmental effects of urban development of the entire River Islands Project. The proposed Amphitheater/Event Center project falls within the scope of the previous SEIR and does not require further environmental review under the California Environmental Quality Act (CEQA).

2. Conditional Use Permit Findings. Pursuant to Section 17.112.060 of the Lathrop Municipal Code (LMC), the Planning Commission finds as follows:

- a) That there are circumstances or conditions applicable to the land, structure or use which makes the granting of a use permit necessary for the preservation and enjoyment of a substantial property right. *The River Islands developer is creating new recreational, educational, cultural, social, and entertainment opportunities for its residents and the Amphitheater/Event Center use will become essential component of the River Islands community.*
- b) That the proposed location of the conditional use is in accordance with the objectives of the City's zoning ordinance and the purposes of the district in which the project site is located. *The River Islands Town Center District is envisioned as a central, intensively-used community center and gathering place, which includes amphitheaters and event centers. Furthermore, the Amphitheater/Event Center is consistent with the Mixed-Use land use designations of the WLSP and the City of Lathrop General Plan, and is also consistent with the development standards for the "MU-RI, Mixed Use Town Center" zoning district, which allows for assembly uses.*
- c) That the proposed use will comply with each of the applicable provisions of the LMC. *Assembly uses are a conditionally permitted use in the "MU-RI, Mixed Use Town Center" area, and the proposed Conditions of Approval require that the project conforms to the development requirements and guidelines of the LMC.*

3. Site Plan Review Findings. Pursuant to Section 17.100.050 of the Lathrop Municipal Code (LMC), the Planning Commission finds as follows:

- a) The proposed Site Plan Review complies with all applicable provisions of Chapter 17.100, and the proposed project as conditioned, is consistent with Chapter 17 Zoning of the Lathrop Municipal Code (LMC), with the provisions of the "MU-RI, Mixed Use Town Center" zoning district, and other applicable land use standards and regulations;
- b) The propose Site Plan Review is consistent with the site improvements listed in Chapter 17.100 (a. through i.) and improvements are such that: traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, and will not have adverse effects on surrounding properties.
- c) The proposed lighting for the project is so arranged to deflect away from adjoining properties.
- d) The proposed Site Plan Review is compatible with surrounding land uses and the conditions of approval made a part of the proposed project by this resolution (Attachment "2") are reasonable to ensure the project will not be detrimental to the health, safety and general welfare of the City.



**BE IT FURTHER RESOLVED**, based on the findings set forth in this resolution, evidence in the staff report, evidence presented during the public hearing, and pursuant to its independent review and consideration, the Planning Commission hereby approves the proposed Amendment to Conditional Use Permit (CUP-24-31) and Site Plan Review (SPR-24-32) subject to the Conditions of Approval listed as Attachment 2 of the August 20, 2025 Staff Report, incorporated by reference herein.

**PASSED AND ADOPTED** by the Planning Commission of the City of Lathrop at a regular meeting on the 20<sup>th</sup> day of August, 2025 by the following vote:

AYES:

NOES:

ABSTAIN:


ABSENT:

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George Jackson, Chair

ATTEST:

APPROVED AS TO FORM:



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Rick Caguiat, Secretary

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Salvador Navarrete, City Attorney

## Community Development Department – Planning Division

Amended Consolidated Conditions of ApprovalAugust 20, 2025

**Project Name:** River Islands ~~Community Stadium~~ Amphitheater/Event Center  
**File Number:** Amendment to Conditional Use Permit No. CUP-24-31 & Site Plan Review No. SPR-24-32  
**Project Address:** 17375 Islanders Way (APN: 213-740-01)

Removed Conditions of Approval are represented in ~~red strikethrough~~ and have been completed and/or are no longer relevant. Added language is represented in blue underline.

The following list of conditions shall be incorporated into the final construction plans and development phases of the project. The list of conditions are not intended to be all-inclusive or a comprehensive listing of all City or district regulations. The following comments and conditions of approval are based on the application and diagrams submitted on ~~February 26, 2024~~ July 30, 2025.

**Project Description**

Amendment to the River Islands Community Stadium Conditional Use Permit No. CUP-24-31 and Site Plan Review No. SPR-24-32 to allow for the construction and operation of an Amphitheater/Event Center in place of a Community Stadium, located in the River Islands Town Center District of River Islands Phase 1, to host concerts, plays, and various community-wide events. The original approval for CUP-24-31 and SPR-24-32 allowed for the construction and operation of a Community Stadium for sports and community related events. The proposed amphitheater/event center will accommodate up to 3,400 attendees with concurrent events at Islanders Field Stadium, and 3,850 maximum attendees with a three (3) hour offset in events at the two facilities as described in these conditions of approval. The Amphitheater/Event Center will have with no fixed seating, and will be used for concerts, plays, and small community events. Proposed structures under the Amendment include an entry gateway (772 sq. ft.), stage with electronic video board (7,322 sq. ft.), men's restrooms (417 sq. ft.), women's restrooms (542 sq. ft.), equipment room (354 sq. ft.), green room (840 sq. ft.), administration building (840 sq. ft.), and concessions building (574 sq. ft.). The project will utilize the shared parking areas that will be constructed for the entire Town Center District.

**CEQA Determination**

Environmental review for the River Islands project as a whole was completed in the certified Subsequent Environmental Impact Report (SEIR) for the River Islands at Lathrop Project in February 2003 (State Clearinghouse No. 1993112027). The SEIR considered the full range of potential environmental effects of urban development of the entire River Islands Project. The proposed project falls within the scope of the previous SEIR and does not require further environmental review under the California Environmental Quality Act (CEQA).

## PLANNING

1. The use of the amphitheater/event center shall be permitted to operate daily between 7 am – 10 pm, to host the following events/activities: all sports-related and private recreation activities ~~including such as football and~~ soccer practices/games, educational or civic gatherings such as graduations, ~~or~~ State of the City presentations, ~~civic events such as~~ and National Night Out, cultural events such as Lathrop Days, charitable events such as Heart Walks, entertainment events such as plays and concerts of up to ~~500~~ 3,400 attendees, unless otherwise increased to 3,850 under certain conditions, social gatherings such as private parties and weddings, and community events such as Movies in the Park, Farmers Market, and Garage Sales.

Approval of a separate Temporary Use Permit (TUP) shall be required for any event or activities not listed above as determined by the Community Development Director to analyze traffic, noise, parking, policing and other issues of significance.

2. The applicant shall demonstrate how the existing bus stop areas along Riverfront Drive and Islanders Way will be utilized and monitored (i.e., signage, striping) on the Building Permit plan.
3. Events shall comply with the City's Noise Ordinance, Chapter 8.20 of the Lathrop Municipal Code. The project shall comply with all applicable site development provisions contained in the River Islands Town Center District Design Guidelines and Development Standards (DG/DS), River Islands Urban Design Concept (UDC), West Lathrop Specific Plan (WLSP), and the Lathrop Municipal Code including but not limited to parking, lighting, landscaping, etc.
4. The applicant shall coordinate with the San Joaquin Valley Air Pollution Control District to comply with District rules and regulations including but not limited to Rule 8021, Dust Control Plan, and Rule 9510, Indirect Source Review. The applicant shall provide proof of compliance prior to the issuance of a grading permit or building permit.
5. All areas not used for structures, parking, driveways, walkways, or other hardscape shall be landscaped and maintained by the property owner per Section 17.92.030 (A) (1) of the Lathrop Municipal Code to the satisfaction of the City.
6. The applicant shall submit appropriate plans to the Building Department for plan check and building permit. Final site plan, building elevations, landscaping and irrigation, exterior lighting and detailed site improvement plans, etc. shall be reviewed and approved by the Planning Division. Any significant change or modification to the approved plan is subject to review and approval by the Planning Division.
7. Landscaping and irrigation shall be consistent with the City's Water Conservation Requirements (LMC 17.92.060) and the State Water Efficient Landscape Ordinance (AB 1881). The applicant shall include with the landscape and irrigation plan a water efficient landscape worksheet with water budget calculations identifying the water allowance and estimated water use.
8. The applicant/property owner shall ensure the entire site including landscaping areas shall be maintained in a healthy, weed free condition to the satisfaction of the City.

9. It shall be the responsibility of the applicant/property owner to ensure that any building or parking area lighting including security lighting associated with the project, be arranged so as to not cast light onto adjoining properties.
10. A final site lighting photometric plan with detailed specifications of all lighting fixtures, poles, and wall packs as well as a manufacture's catalogue sheet containing photometric data, shall be provided with the Building Permit plan submitted for City review and approval. Parking lots, driveways, trash enclosure/areas shall be illuminated during the hours of darkness with a minimum maintained one foot-candle of light and an average not to exceed four foot-candles of light. The illumination shall not exceed ten (10) foot-candles in any one location.
11. No signs are approved with this entitlement. For any exterior signs desired for the project, a separate sign permit application shall be submitted to the Planning Division for review and approval prior to installation. All signage must be in accordance with the applicable standards of the Lathrop Municipal Code.
12. Bicycle parking shall be installed consistent with Chapter 17.76.120 of the Lathrop Municipal Code (LMC).
13. Roof-mounted mechanical equipment shall be screened from public view so as not to be visible from the public right-of-way. Screening materials shall be compatible with the architectural style, materials and colors of the building upon which the equipment is located. This shall be subject to the review and approval by the Community Development Director or designee.
14. Ground-mounted equipment that is not required to be visible, shall be screened from public view so as not to be visible from the public right-of-way using the most practical means of screening, such as landscaping, a freestanding wall/fence, matching paint. This shall be subject to the review and approval by the Community Development Director or designee.
15. Unless otherwise specified, all conditions of approval shall be completed prior to the issuance of any grading permit, ~~or~~ building permit, [or certificate of occupancy as applicable.](#)
16. The applicant shall be responsible for contacting all appropriate utility companies to obtain their agreement for extension and/or relocation of services necessary to serve the development.
17. Trash enclosure(s) shall include, but not be limited to, a covered roof, metal gates, and have three solid walls. Details and/or alternative designs or location of the enclosure(s) shall be subject to review and approval of the Planning, Building, and Public Works Departments. The trash enclosure design, material, and color shall match or compliment the main buildings.
18. The applicant shall comply with the San Joaquin County Environmental Health Department (EHD) requirements which include, but are not limited to the following:
  - a. The applicant shall provide written confirmation from the water providers that improvements have been constructed or financial arrangements have been made for any improvements required by the agency and that the agency has or will have the capacity to serve the proposed development. Said written confirmation shall be submitted prior to the issuance of a building permit (San Joaquin County Development Title, Section 9-602.010).

- b. Any geotechnical drilling shall be conducted under permit and inspection by the Environmental Health Department (San Joaquin County Development Title, Section 9-601.010(b) and 9-601.020(i)).
  - c. Any existing wells or septic systems to be abandoned shall be destroyed under permit and inspection by the EHD (San Joaquin County Development Title, Section 9-605.010 & 9-601.020).
19. The Conditional Use Permit and Site Plan Review shall expire thirty-six (36) months from the date of approval, unless prior to the expiration date a building permit is issued and construction is commenced and diligently pursued toward completion of the site, or a time extension is granted consistent with the policies and procedure of the Lathrop Municipal Code.
20. In the event clarification is required for an interpretation of these Conditions of Approval, the Community Development Director and City Engineer shall have the authority either to administratively clarify the intent and wording of these Conditions of Approval without the requirement of a public hearing or to refer questions regarding the interpretation of these Conditions of Approval to the Planning Commission. If the applicant takes issue with the clarification provided administratively, the applicant shall have the right to appeal the administrative clarification to the Planning Commission. The Community Development Director and City Engineer shall also have the authority to make minor modifications to these conditions provided a request is made in writing by the applicant and it is determined such modifications are consistent with and in furtherance of the underlying intent of the condition being modified.
21. The City of Lathrop may conduct annual and or spot inspections to ensure that compliance with the required site improvements and conditions are being maintained.

## **BUILDING**

1. Special Inspections – As indicated by California Building Code Section 1704, the property owner/developer shall employ one or more special inspectors who shall provide special inspections when required by CBC section 1704. The property owner/developer shall contact the Building Department at time of plan submittal to obtain application for special inspections.
2. All construction associated with this project shall comply with the most recent adopted City and State building codes.
 

California Building Code	California Mechanical Code
California Residential Code	California Plumbing Code
California Electrical Code	California Fire Code
California Green Code	
3. The Title Sheet of the plans shall include:
 

Occupancy Group	Type of Construction
Occupant Load	Height of Building
Description of Use	Floor area of building(s) and/or occupancy group
Allowable Area Analysis	Codes Used

4. The property owner/developer shall ~~be responsible for payment of school impact fees~~ implement the agreement with Banta Unified School District regarding payment and collection of school impact fees prior to the issuance of a building permit.
5. Dimensioned building setbacks and property lines, street centerlines and distances between buildings and structures shall be provided on the project site plan.
6. The project shall be designed to conform with energy conservation measures articulated in Title 24 of the California Code of Regulations and address measures to reduce energy consumption such as flow restrictors for toilets, low consumption light fixtures, and insulation and shall use to the extent feasible draught landscaping.
7. All property lines and easements shall be shown on the site plan. A statement shall be provided that indicates such lines and easements are shown is required.
8. Public and private site improvements shall be designed in accordance with the Americans with Disabilities Act and Chapter 11 of the California Building Code. The site plan shall include a site accessibility plan identifying exterior routes of travel and detailing running slope, cross slope, width, pedestrian ramp, curb ramps, handrails, signage and truncated domes. The path of travel shall be provided from the public right of way and accessible parking to building. The design professional shall ensure that the site accessibility plan is compliance with the latest Federal and State regulations.
9. At the time of building permit application submittal, a design professional shall be required to prepare the formal construction plans for proposed improvements per the Business and Professions' Code.
10. A site accessibility plan shall be required per the attached policy from the link below: [https://www.ci.lathrop.ca.us/sites/default/files/fileattachments/building\\_division/page/24708/site\\_accessibility\\_plan\\_requirements.pdf](https://www.ci.lathrop.ca.us/sites/default/files/fileattachments/building_division/page/24708/site_accessibility_plan_requirements.pdf)
11. Grading permits shall be stand-alone Public Works permit, no on-site improvements. Site improvements shall be subject to approval of a separate permit obtained through the Public Works Department.

## **PUBLIC WORKS**

1. Prior to Issuance of a Final Certificate of Occupancy, the applicant shall ~~provide record~~ provide record all access and utility easements ~~as needed to ensure access, and utility easements to the satisfaction of the City Engineer.~~
- ~~2. The Applicant shall enter into a Community Facilities District (CFD) to fund the maintenance of public utilities and infrastructure prior to occupancy.~~

~~3. Should at any time proposed use creates peak hour (AM/PM) traffic impacts to the surrounding area at the written determination of the City Engineer or at such time the first permanent retail, service, office, mixed-use or high density residential use is proposed for the Town Center, the applicant shall retain a qualified traffic engineer to provide a Traffic Study of the Town Center, including the community stadium, to determine any adverse impacts and propose relevant mitigations. Any mitigations proposed and deemed relevant by the City Engineer shall become conditions of approval to the first permanent, retail, office, mixed-use or high density residential use established within the Town Center.~~

#### 4. Traffic

- a) The Applicant shall prepare and maintain a City-approved Traffic Management Plan (TMP) for use with any event over 1,000 attendees. The TMP shall be prepared by a registered California traffic engineer in accordance with MUTCD and City Standards. The TMP shall be submitted to and approved by the City Engineer 30 days prior to the first event and shall be updated as needed to reflect changing conditions, operations, or City requirements.
- b) The TMP shall include, at a minimum:
  1. Staffing plan (including crossing guards), traffic control devices, and lane use.
  2. Pedestrian circulation, ADA access, and emergency access provisions.
  3. Shuttle routes, pick-up/drop-off locations, and staging areas.
  4. Off-site parking locations and proof of parking agreements (if applicable).
  5. Wayfinding/signage plan and real-time communication protocols with the City.
  6. Traffic incident management protocols for roadway disruptions, accidents, or emergency situation during event operations.
  7. Traffic signal timing modifications to minimize congestion and ensure safe dispersal of pedestrians and vehicles.
  8. Distribution of vehicle egress from the parking areas to each of the three exit points (Somerston Parkway, Commercial Street, and Islanders Way).
- c) Prior to any organized event of 500 attendees or more, the applicant shall notify the City Engineer and Community Development Director no later than 7 days prior to the event with expected attendance and basic operational details. This notice is for operation readiness only and does not require resubmittal of the approved TMP unless the City Engineer determines changes are needed.
- d) When an Islanders Field Stadium event is scheduled, the maximum permitted Amphitheater Event attendance shall be limited to 3,400 attendees, unless there is a three-hour offset between the conclusion of the Islanders Field Stadium event and the beginning of the Amphitheater event, in which case, the Amphitheater attendance shall be limited to 3,850 attendees (maximum attendance).
- e) The Applicant shall install a traffic signal at the intersection of Commercial Street and River Islands Parkway prior to the first event held at the Amphitheater.



- f) The Applicant shall coordinate with the City for the installation of a fiber-optic connected surveillance system within public streets of the Town Center District, providing live access to the City's Traffic Operations Center and Police Department, prior to the first event held at the Amphitheater.
- g) The Applicant shall install roll curb or 3.5" vertical curb, in compliance with 2024 City Standard Detail F-1, and visual cues on either side of the paseo that divides the Amphitheater and the commercial uses to the south of the Amphitheater to prohibit general vehicle access but permit emergency vehicle access. The paseo is a pedestrian-priority space intended to promote safe, convenient pedestrian access, and to accommodate outdoor community and event activities. Design shall include utilities that support event related activities (electrical power and lighting) integrated to avoid surface cabling and to keep clear the emergency access. The aesthetic treatment, including enhanced concrete finishes, lighting, and site furnishings, shall be consistent with and complementary to surrounding features, to be finalized during the improvement plan phase.
- h) If an event exceeds the available parking, a Temporary Use Permit shall be submitted to the city to review parking, circulation, and traffic safety.

## 5. Mapping

- a) The applicant shall revise the proposed "blanket" Public Utility Easement (PUE) to accurately depict the new boundaries of the Amphitheater.
- b) A parcel map creating a separate legal parcel for each site shall be recorded prior to issuance of a certificate of occupancy for the Amphitheater.

## 6. Storm Water - Construction

- a) For sites greater than one (1) acre in size, the applicant shall complete a SWPPP, obtain a WDID number and list the number on the improvement plans, and submit the SWPPP to the City for review and approval.

## 7. Sewer

- a) The applicant shall be required to connect to the City sewer system prior to issuance of the certificate of occupancy for the project.
- b) The applicant shall secure sufficient sewer capacity for the project and pay all connection fees and reimbursements prior to issuance of the first building permit.
- c) Wastewater from concession stands shall drain to grease interceptor if there is any food preparation.
- d) Applicant shall construct additional permanent restrooms if events with over 2000 attendees are scheduled ten (10) or more times during a calendar year. Otherwise, the use of chemical toilets on a case-by-case basis can be employed for larger events in conjunction with the permanent restrooms shown on the approved site plan.

## 8. Potable Water

- a) The applicant shall be required to connect to the City water system for irrigation and domestic supply. All groundwater wells on site shall be abandoned under a permit from San Joaquin County prior to connecting potable water to the site, if applicable.
- b) The applicant shall secure sufficient water capacity for the project and pay all connection fees and reimbursements prior to issuance of the first building permit.

## 9. Storm Drain

- a) The applicant shall be required to connect to the storm drain and pay all applicable connection fees.
- b) The applicant shall be required to implement post-construction BMPs on-site. The applicant shall refer to City standards for design and calculation requirements.
- c) The applicant shall submit a storm water plan that shows the post construction storm water treatment.
- d) The project shall comply with the Multi-Agency Post Construction Stormwater Manual.

## 10. Recycled Water/Non-Potable Irrigation

- a) The applicant shall be required to connect to the River Islands non-potable water system for irrigation supply.
- b) The applicant shall irrigate the Amphitheater field with non-potable water.

## 11. Solid Waste

- a) The applicant shall install trash enclosures for this project. Each trash enclosure shall be constructed with three solid walls, and a fourth wall with a gate and a roof. Each trash enclosure shall also include a man-door and hose-bib.
- b) The applicant shall install sewer drain in trash enclosure with grease interceptor.

## 12. General Comments

- a) The applicant shall retain the services of a California licensed civil engineer to design the utility plans for sewer, water storm drain lines and systems.
- b) The applicant shall ensure that all off-site and on-site improvements comply with City Standards and with the City's Storm Water Development Standards.
- c) The parking areas and drive aisles on site shall be paved with asphalt concrete.
- d) Hydrology and hydraulic calculations and plans for on-site storm water system shall be submitted to the City for review and approval.
- e) The project shall comply with the Multi-Agency Post Construction Stormwater Manual.
- f) The applicant shall install as part of their onsite improvement all necessary Best Management Practices (BMP's) for post construction in accordance with City guidelines and standards. The BMP's must be in place prior to final occupancy.

- g) The applicant shall underground all existing and new overhead utilities on both sides of the frontage street in compliance with the Lathrop Municipal Code. Overhead power lines in excess of 34.5 KVA are not required to be undergrounded.
- h) The applicant shall be required to install full street frontage improvements including but not limited to curb, gutter, sidewalk, street lights, hydrants, asphalt concrete paving, striping, commercial driveways, and landscaping. The extent of paving shall include one half ultimate street width. Applicant shall submit the off-site plans for approval along with the applicable plan check and inspection fees.
- i) The applicant shall obtain an encroachment permit and bond for all offsite work [that affects the City right of way or PUE](#).
- j) The applicant shall pay all appropriate fees including but not limited to ~~Levee Impact Fee,~~ Capital Facilities Fees, and Plan Check and Inspection Fees.
- k) A geotechnical report shall be submitted for the project, which includes groundwater elevations, percolation rates for retention basins, soil compaction requirements, and recommendations for asphalt paving.
- l) Grading and other construction activities that may cause dust shall be watered to control dust at the City Engineer's direction. A water vehicle shall be available for dust control operations at all times during grading operations. The adjacent public street shall be kept free and clean of any project dirt, mud, materials, and debris.

#### **LATHROP MANTECA FIRE DISTRICT (LMFD)**

- 1. [At the time of Building Permit submittal, the applicant shall provide a life safety plan, an exiting plan showing areas of refuge, and lighting plans in compliance with California Fire Code Chapter 10. The life safety plan shall illustrate EVA entry points into the amphitheater/event center. EVA entry points shall be a minimum of 20 feet wide.](#)
- 2. [Prior to the first event, the applicant shall coordinate with the Lathrop Manteca Fire District to determine the required number of Fire Watch & EMS personnel for all proposed events](#)
- 3. The project shall conform to the most currently adopted edition of the California Fire Code and all related standards.
- 4. Permits shall be obtained from the fire code official. Permit(s) and fees, shall be paid prior to issuance of any and/or all permits. Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the fire code official. (Permits are to be renewed on an annual basis).
- 5. [Commercial cooking equipment that produce grease laden vapors shall be provided with a Type I Hood, in accordance with the California Mechanical Code, and automatic fire extinguishing system that is listed and labeled for its intended use as follows:](#)
  - a. [Wet chemical extinguishing system, complying with UL 300](#)
  - b. [Carbon dioxide extinguishing systems](#)
  - c. [Automatic fire sprinkler systems](#)

6. Approved automatic sprinkler systems shall be provided as required per the current adopted edition of California Fire Code §903.2. Tenant/Occupant/Owner shall have the responsibility to ensure that the correct fire suppression system is added/modified/tested and accepted by the (AHJ) Fire District. Fire suppression system plans shall be modified under separate fire permit and shall be submitted by a licensed contractor, to the (AHJ) Fire District for review and approval prior to modification. Deferred submittal accepted.
7. An approved fire alarm system shall be installed in accordance with the current adopted editions of CFC §907.2 and NFPA 72.
8. Fire Department Development Fees for all new buildings must be paid in accordance with the City of Lathrop's Ordinance and Resolutions adopting the fee schedule.
9. An approved Fire Flow test shall be conducted prior to ground breaking to determine the allowable Fire Fighting capabilities for the site.
10. An approved water supply for fire protection, either temporary or permanent, shall be made available prior to commencing construction beyond the foundation stage, or as soon as combustible material arrives on the site.
11. Deferred Plan Submittals for Fire Alarm, Fire Sprinklers and Fire Underground shall be submitted directly to the LMFD at [www.lmfire.org/prevention](http://www.lmfire.org/prevention).
12. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30 480 mm) of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.
13. The Fire Department Fire Access Roads shall meet the requirements established by the San Joaquin County Fire Chief's Association.
14. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, a key box is required to be installed in an approved location. Please note that a separate key box will be required for each of the two access points. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official. In addition to key box(es), any automatic gates shall have Opticom access ability to provide necessary access for emergency apparatus.
15. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
16. Other fire & life safety requirements may be required at time of building plan review.

17. Final approval is subject to field inspections. Minimum 48-72-hour notice required prior to any life-safety fire inspections. Other conditions may apply at time of inspections and are subject to correction.

### **LATHROP POLICE DEPARTMENT (LPD)**

1. Prior to the first event, the applicant shall coordinate with the Police Department to determine the required number of police officers and event security personnel for all proposed events.
2. Prior to the first event, the applicant shall coordinate with the Police Department to obtain a Sound Amplification Permit for all future events.
3. The applicant shall coordinate with the Police Department regarding the design of any proposed fencing that abuts the adjacent Redwood Café property (1300 Riverfront Drive).
4. Prior to occupancy, the applicant/property owner shall paint the address of the property of the rooftop of the buildings associated with the project. The numbers shall be at least 3 feet tall, 2 feet wide, 9 inches apart, with 6-inch brush stroke with a color that contrast the roof top, top of numbers/letters should point north.
5. The applicant/property owner shall install dedicated lights in the parking lot that are properly maintained and complies with the Crime Prevention Through Environmental Design (CPTED) standards.
6. The applicant/property owner shall coordinate with the Lathrop Police Department regarding the installation of security cameras covering all ingress and egress to all building(s) and parking areas, which shall be accessible for investigation purposes.
7. An emergency vehicle access (EVA) may be required to allow adequate space for emergency vehicles.
8. Display appropriate signage at the entrance and exits of the property to include, but not limited to: No Loitering, No Overnight Parking, No Semi-Truck Parking, etc.
9. The proposed landscaping for this project shall conform to the following standard Crime Prevention Through Environmental Design (CPTED) measurements:
  - a. Maintain natural visible surveillance to building from parking lot and street.
  - b. Plants taller than 8 feet shall be trimmed up 4 feet from ground.
  - c. Plants under 8 feet shall be trimmed to allow ground level surveillance.

## **ADMINISTRATIVE SERVICES**

1. By exercising this approval, the applicant hereby agrees to indemnify, hold harmless and defend the City, its officers, agents, elected and appointed officials, and employees, from any and all liability or claims that may be brought against the City arising out of its approval of this Conditional Use Permit and Site Plan Review to the fullest extent permitted by law.



**VIA EMAIL**

August 5, 2025

Mr. Rick Caguiat, Director of Community Development  
City of Lathrop  
390 Towne Centre Drive  
Lathrop, CA 95330

Email: [rcaguiat@ci.lathrop.ca.us](mailto:rcaguiat@ci.lathrop.ca.us)

Subject: STDRC Recommendation for Amendments to Town Center DG/DS, Town Center NDP,  
Redwood Café Site Plan Review and Amendment to Community Stadium CUP  
(Amphitheater/Event Center)

Dear Rick:

The STDRC has reviewed the following documents within the Phase I River Islands Town Center:

1. Amended Town Center Architectural Guidelines and Design Standards (DG/DS)
2. Amended Town Center Neighborhood Development Plan (NDP)
3. Redwood Café Site Plan Review Application and associate materials
4. Amendment to Community Stadium Conditional Use Permit (Amphitheater/Event Center Use)

All of these documents were previously submitted to the City for review and processing. The STDRC voted unanimously to recommend approval of these documents to the Planning Commission at their August 20, 2025 meeting.

If you have any questions regarding this letter, please feel free to contact me at (209) 879-7900 or at [sdellosso@riverislands.com](mailto:sdellosso@riverislands.com).

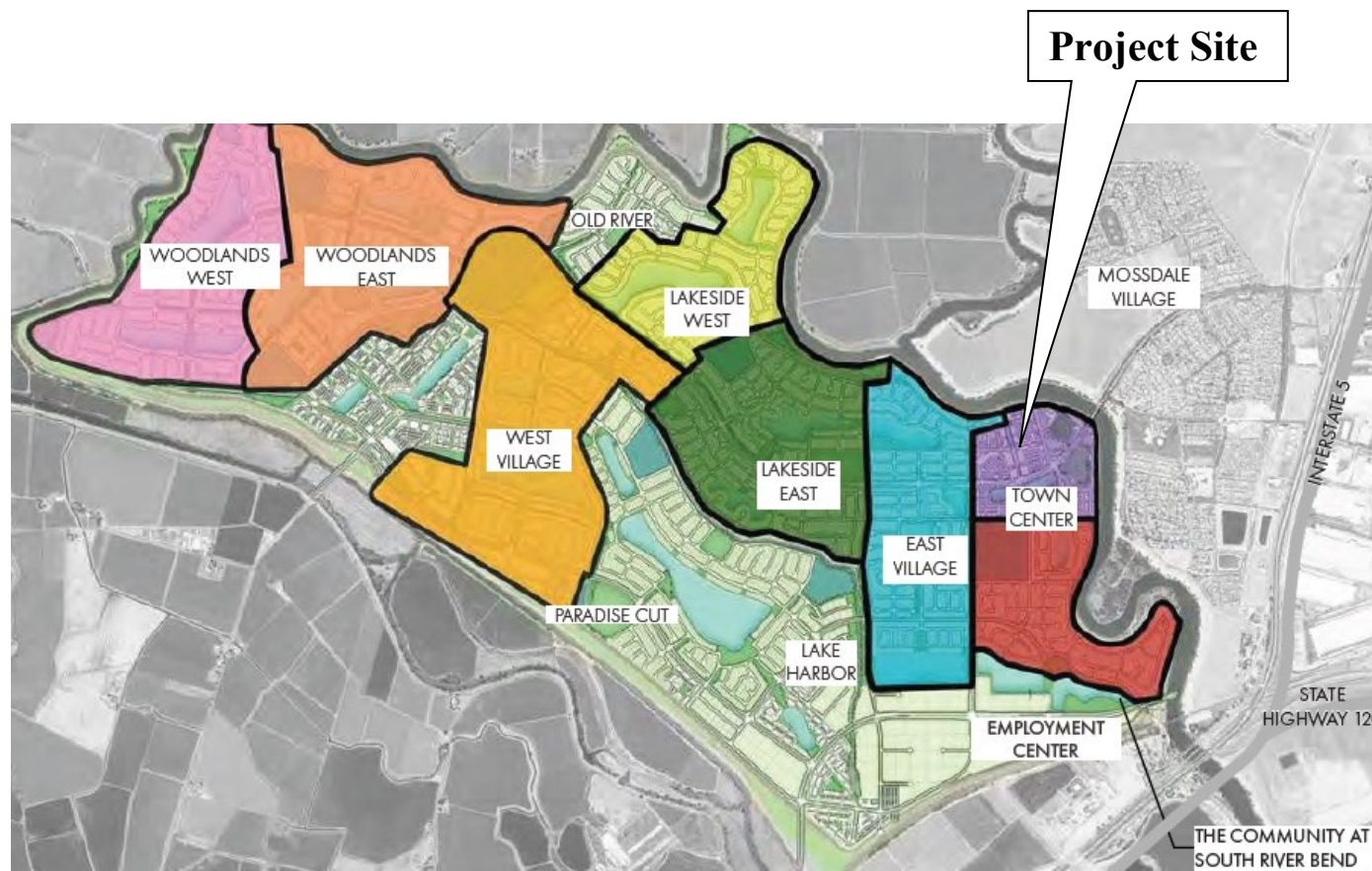
Sincerely,

A handwritten signature in black ink, appearing to read "Susan Dell'Osso", with a long, sweeping horizontal line extending to the right.

Susan Dell'Osso  
President

cc: Brad Taylor, City of Lathrop City Engineer  
James Michaels, City of Lathrop Senior Planner  
Ed Short, City of Lathrop Chief Building Official  
Trent Dadalt, City of Lathrop Associate Planner  
Robert Chen, Westwood Services  
John Zhang, Westwood Services  
Bill Koch, Westwood Services

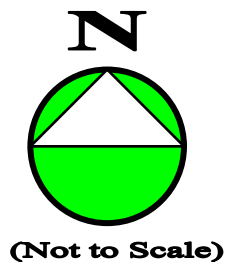




**PLANNING DIVISION**  
**Vicinity Map - River Islands Town Center District**



**Amendment to  
 CUP-24-31 and SPR-24-32  
 Town Center Amphitheater/Event Center  
 17375 Islanders Way  
 APN: 213-740-01**







**PLANNING DIVISION  
Aerial Site Map**



**Amendment to  
CUP-24-31 and SPR-24-32  
Town Center Amphitheater/Event Center  
17375 Islanders Way  
APN: 213-740-01**



**Amendment to Community Stadium Conditional Use Permit  
Town Center Amphitheater and Event Center  
July 2025**

The project involves the conversion of the approved community stadium use to an amphitheater/event center located in the River Islands Town Center District. The new use will utilize a number of structures proposed for the stadium, including restrooms, entry structure, electronic video board, electrical room and in the future, a concession building. The revised use of an amphitheater will be used for similar uses as the stadium, including private recreation and social uses (such as soccer and private parties/wedding), concerts, plays, and other entertainment related events, educational or civic gatherings such as graduations, State of the City presentations, National Night Out, Lathrop Days, charitable events, Movies in the Park, Farmers Market and other community-wide events. As with the stadium, the Amphitheater will accommodate up to 3,400 attendees with existing and shared parking areas but will not contain fixed seating (bleachers). Seating will meet current Fire Code requirements for bonding seats together, however. Events that are expected to exceed 3,400 attendees will utilize off-street parking areas, such as RITECHA parking lots. For off-site parking farther than a mile away from the site, a shuttle will be provided.

The Amphitheater will be flexible in its use, with a raised stage and electronic video board to accommodate musical and other presentation (such as concerts and plays and similar events), but also accommodate smaller community events that can utilize the open natural grass area in a number of ways including the use of temporary structures (tents, pop ups, food trucks, etc.). The open grass area that can be utilized for seating during concerts, etc. can also be utilized for private recreation uses such as soccer.

The initial restroom buildings can accommodate up to 2,000 attendees. For larger events such as concerts, portable chemical toilets can supplement the initial permanent restrooms with additional permanent restrooms added in the future if necessary. The Amphitheater will have a similar but relocated plaza area with a modified parking area that can accommodate a future retail/restaurant that would be separately permitted. As with other Town Center uses, the parking analysis for the Town Center is being adjusted based on this modified use and the report will be provided to the City under separate cover.

Construction Phasing

The construction schedule (phasing) for the project will consist of the following:

- Phase 1:                   Site development (including grading, utilities and entry structure (“Colosseum”).
- Phase 2:                   Performance Stage, green room, administrative room, electrical building and restrooms.
- Phase 3:                   Fencing, for storage area (portion of grass area). parking area,

Phase 4 (Future):      Concessions Building/Additional restroom buildings.

After approval of the CUP Amendment, the improvements could start construction in Fall of this year and be completed for initial use by Summer 2026.

The planned structures to be used by the Amphitheater include the following:

Building 1 - Entry Gateway: 772 SF  
Building 2 - Stage (Non-habitable Structure): 7,322 SF  
Building 3 – Men’s/Single Occupancy Restrooms: 417 SF  
Building 4 – Women’s Restrooms: 542 SF  
Building 5 – Electrical Building 354 SF  
Building 6 - Green Room 840 SF  
Building 7 - Administration 840 SF  
Building 8 - Concessions (Future) 564 SF

Additional permanent restrooms may also be included in the future.

### Project Implementation

The project implementation will be as follows:

Parking will be adjacent to the site (south and east of the subject site) and for certain larger events utilized shared parking allowed in the Town Center. The primary parking lots for the proposed use will include a 128-space lot adjacent to the site, and the already planned 188 parking space lot east of the site. Additional parking spaces will be provided with the 59-space parking area along Riverfront Drive accessible to the site from the north and additional shared parking spaces west of the site. The Town Center Parking Analysis from Hexagon Transportation is pending and will be provided to the City upon completion. A number of parking spaces in the vicinity can be used for special events when held during off-peak hours.

Pedestrian access to the site is from the access road planned that adjoins Islanders Way and part of the 128-space parking lot adjacent to the site on the south and along Islanders Way on the eastern edge of the site. This proposed public road will contain lockable City standard bollards that can be removed during common daytime use for through traffic to use the road to Islanders Way but be blocked from use during special events to allow only pedestrian traffic to and from the Amphitheater to the retail uses and plaza area.

### Security Information

Since the Amphitheater is a specialized use that can have as few as a hundred attendees for a small private event or as many as 3,400 for a large major event, security for the facility will vary with the proposed event being held. When the facility is not being used, existing River Islands security will patrol the site as it does with other areas of the community. For smaller events, including

those being held by approved entities other than a River Islands affiliated entity, security will be provided by that entity based upon the number of estimated attendees and the type of event being held.

For larger major events, such as concerts and similar events, the following guidelines will pertain:

- Safety Review – Before large events, a safety consultant will be employed that will inspect the event area prior to it being held and suggest a logistics plan on where personnel will be assigned for security purposes, including at the main ticketing area and other gates that are for staff, first responders or for emergency exiting only. Both the Lathrop Police Department and Lathrop Police (LPD) and the Lathrop Manteca Fire District (LMFD) shall be consulted in the implementation of the security plan drafted by the consultant.
- Traffic Control – River Islands will either hire trained individuals to conduct traffic and parking lot control during large events or contract with a company with professional parking attendants for this purpose. River Islands will coordinate with LPD, LMFD and City Public Works with traffic control at major intersections in and out of the Town Center area where traffic signals are located. The City may wish to have one or more signals placed in flashing red mode with traffic control at the intersections to lead patrons into the various parking lots and to screen for individuals visiting other areas of the Town Center not attending the major event.
- Security Personnel – River Islands shall either contract with a professional security company for security at the major event or contract with LPD utilizing off-duty officers.
- Emergency Action Plan – Before establishment of the first major event estimated to have 2,000 or more attendees, River Islands will work LMFD to draft an Emergency Action Plan (EAP) which will identify key contact personnel and procedures in the event of emergencies. Evacuation Maps and Fire Access Maps will be created, and those maps are posted in each Key Event Area. All employees must become familiar with the maps as part of the hiring procedures. The key contact information will be provided to the LMFD and LPD prior to event opening. LMFD may also be contracted to provide EMT services for larger events.

### Utility Services

Utility services will be provided to the site from Islanders Way and Garden Farms Avenue that will include City sewer, water and storm drainage, communications, LID electrical service and PG&E gas service. Commercial solid waste service will be provided by Republic Services. A planned “blanket” PUE for utilities to serve this site will be modified and provided to the City Engineer for review and approval and eventual recordation.





SITE LEGEND

ASPHALT

EXISTING ASPHALT

HARDSCAPE (CONC./ASPHALT)

LANDSCAPE

STRUCTURE IN SCOPE OF WORK

UNDEVELOPED AREA

FUTURE STRUCTURE

FIRE ACCESS LANE

WROUGHT IRON FENCE

VINYL SLAT CHAIN LINK FENCE

PROPERTY OWNER:

CALIFIA, LLC

DEVELOPER:

RIVER ISLANDS CONSTRUCTION, LLC  
73 STEWART ROAD, LATHROP, CA 95330

CONTACT:

SUSAN DELL'OSSO, PRESIDENT

SITE ADDRESS:

17375 ISLANDERS WAY, LATHROP, CA 95330

APN:

213-740-01

PROJECT SIZE:

4.56 AC

ZONING:

MU-RI (MIXED USE RIVER ISLANDS)

LAND USE:

MU-RI (MIXED USE RIVER ISLANDS)

AR

ARCHITECHNICA

555 West Benjamin Holt Drive, Suite 423  
Stockton, California 95207  
P: (209) 952-5850  
F: (209) 952-2442  
E: hello@architechnica.net  
www.architechnica.net

LICENSED ARCHITECT

TIMOTHY L. DEARBORN

C-25928

RENEWAL

12 / 2025

STATE OF CALIFORNIA

© 2024 ARCHITECHNICA

RIVER ISLANDS

AMPHITHEATER  
EVENT CENTER

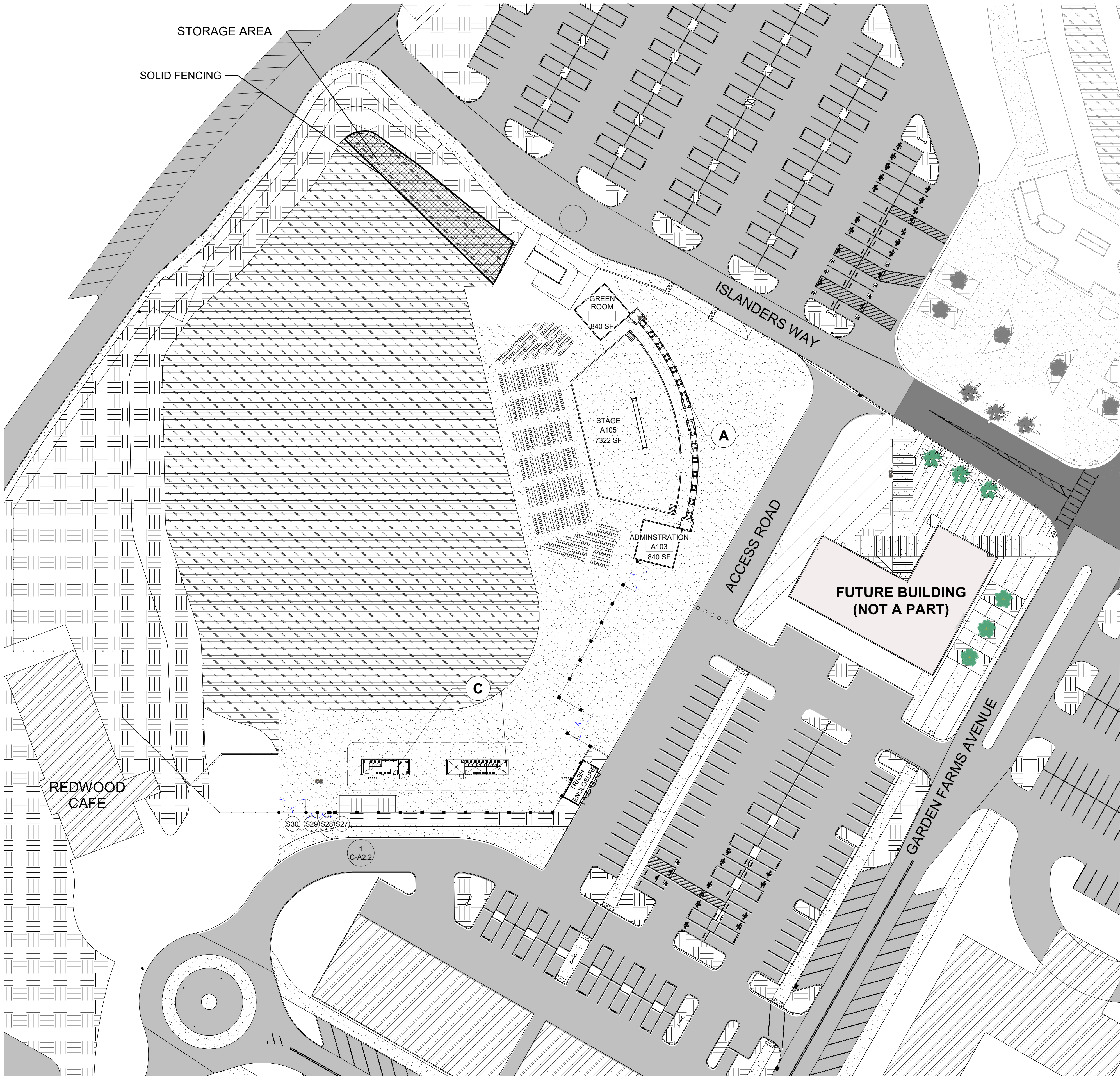
17375 ISLANDERS WAY  
LATHROP, CA 95330

RIVER ISLANDS  
DEVELOPMENT, LLC

REVISIONS	
PROJECT NO:	2025-13
ISSUE SET:	SDs
ISSUE DATE:	05/15/2025
DRAWN BY:	Author

VICINITY PLAN





BUILDING LEGEND	
<b>A</b>	ENTRY GATEWAY <ul style="list-style-type: none"><li>162 SF (772 SF INCLUDES COVERED AREAS)</li><li>1,720 SF (GREEN ROOM AND ADMIN.)</li></ul>
<b>C</b>	RESTROOMS <ul style="list-style-type: none"><li>MENS AND SINGLE OCC - 417 SF</li><li>WOMENS RESTROOM - 542 SF</li></ul>
<b>J</b>	ELECTRICAL ROOM <ul style="list-style-type: none"><li>354 SF (536 SF INCLUDES COVERED AREAS)</li></ul>
<b>TOTAL BUILDINGS = 15,883 SF</b>	
STAGE AND TRASH ENCLOSURES TO BE PERMITTED AS NON-HABITABLE STRUCTURES	
FUTURE PLANNED BUILDINGS <ul style="list-style-type: none"><li>CONCESSIONS-574 SF</li><li>MENS RESTROOM - 390 SF</li><li>WOMENS AND SINGLE OCC - 517 SF</li></ul>	

GATE SCHEDULE								SIGNAGE	
DOOR NO.	ROOM NAME	GATE HEIGHT	OPENING WIDTH	GATE MATERIAL	FINISH	HARDWARE GROUP*	REMARKS	SIGN TEXT	SIGN DETAIL
S6	BLDG. H	6'-0"	3'-0"	OI	PAINT	17	SERVICE		
S7	BLDG. H	6'-4"	8'-0"	METAL DECK	PAINT	18	TRASH SERVICE		
S8	BLDG. H	6'-4"	8'-0"	METAL DECK	PAINT	18	TRASH SERVICE		
S9	BLDG. H	6'-4"	8'-0"	METAL DECK	PAINT	18	TRASH SERVICE		
S12	EAST SERVICE	6'-0"	20'-0"	OI	PAINT	18	SERVICE		
S13	EAST SERVICE	6'-0"	20'-0"	OI	PAINT	18	SERVICE		
S27	SOUTH EGRESS	6'-0"	3'-0"	OI	PAINT	16	PROVIDE PANIC		
S28	SOUTH EGRESS	6'-0"	8'-0"	OI	PAINT	19	PROVIDE PANIC		
S29	SOUTH EGRESS	6'-0"	8'-0"	OI	PAINT	19	PROVIDE PANIC		
S30	SOUTH SERVICE	6'-0"	20'-0"	OI	PAINT	18	SERVICE		
NOTE: GATE SCHEDULE IS SUBJECT TO CHANGE AS PER EGRESS REQUIREMENTS OF LATHROP MANTECA FIRE DISTRICT									
								EXIT	1 / A11.1
								EXIT	5 / A11.1
									12 / A1.4
									12 / A1.4
									12 / A1.4
									12 / A1.4
								EXIT	5 / A11.1

SITE LEGEND	
	ASPHALT
	EXISTING ASPHALT
	CONCRETE OR ASPHALT
	LANDSCAPE (SEE REDWOOD CAFE PLANS)
	AMPHITHEATER GRASS
	STORAGE AREA
	STRUCTURE IN SCOPE OF WORK
	UNDEVELOPED AREA
	FUTURE STRUCTURE
	FIRE ACCESS LANE
	WROUGHT IRON FENCE
	VINYL SLAT CHAIN LINK FENCE
	SOLID FENCING (MATERIAL TO BE DETERMINED)
	KEYED BOLLARD
	PLAZA PALM TREE (LOCATIONS TO BE DETERMINED)

1 SITE PLAN - AMPHITHEATER/EVENT CENTER  
1" = 40'-0"



555 West Benjamin Holt Drive, Suite 423  
Stockton, California 95207  
P: (209) 952-5850  
F: (209) 952-2442  
E: hello@architechnica.net  
www.architechnica.net



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CONSULTANT



AMPHITHEATER/  
EVENT CENTER

17375 ISLANDERS WAY  
LATHROP, CA 95330

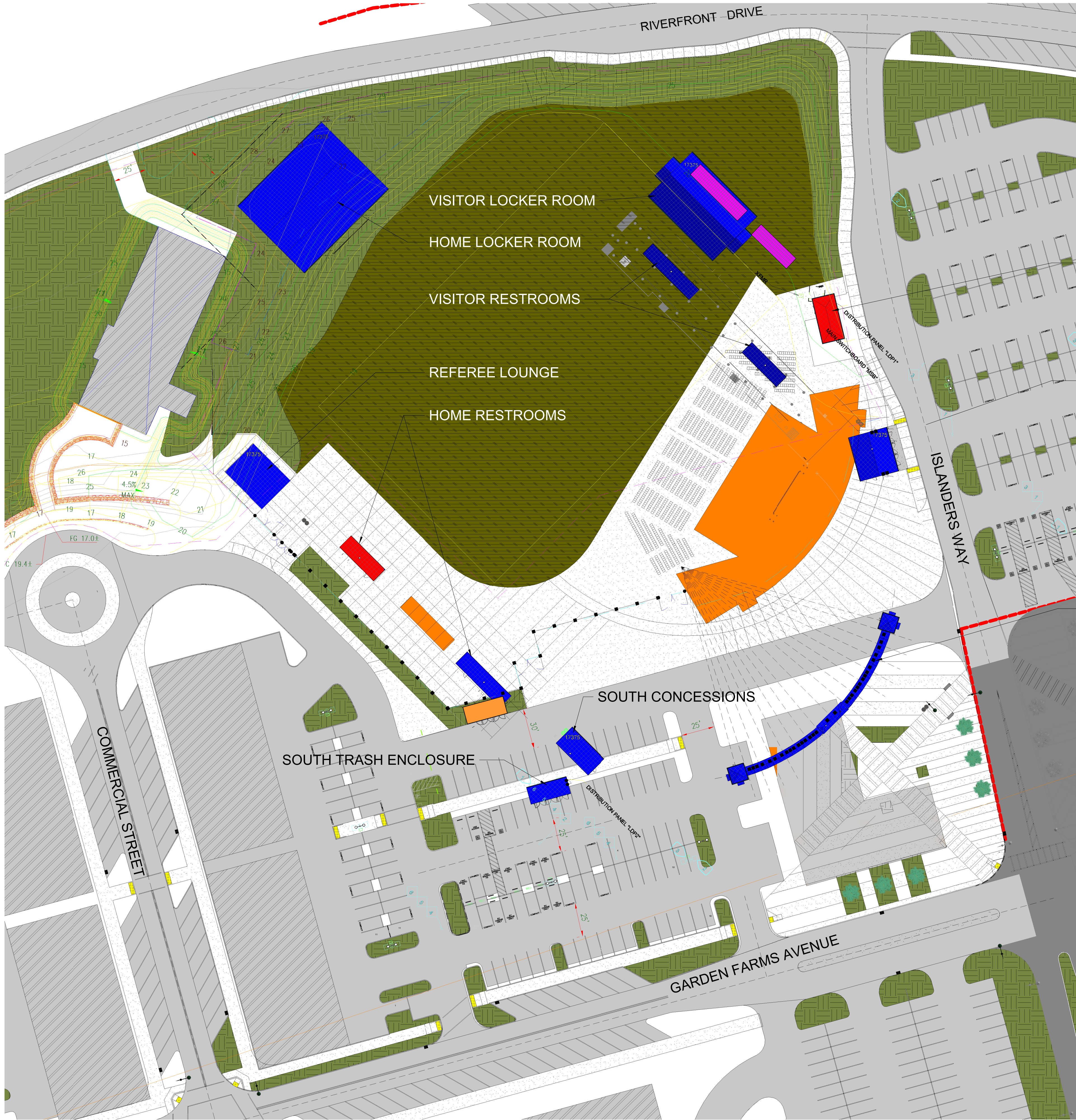
RIVER ISLANDS  
DEVELOPMENT, LLC

REVISIONS	

PROJECT NO: 2025-13  
ISSUE SET: SDs  
ISSUE DATE: 05/15/2025  
DRAWN BY: Author

SITE PLAN  
AMPHITHEATER/  
EVENT CENTER





- PROPOSED STRUCTURE LOCATION
- FORMER STRUCTURE LOCATION
- STRUCTURE TO REMAIN IN SAME LOCATION
- FUTURE STRUCTURE (SUBJECT TO CHANGE)

ELECTRICAL BUILDING

NORTH CONCESSIONS AND TRASH ENCLOSURE

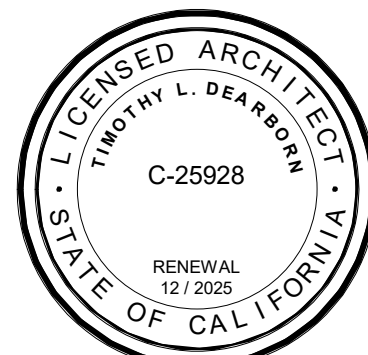
ENTRY GATEWAY

#### SITE LEGEND

- ASPHALT
- EXISTING ASPHALT
- HARDSCAPE (CONC./ASPHALT)
- LANDSCAPE
- STRUCTURE IN SCOPE OF SORK
- UNDEVELOPED AREA
- FUTURE STRUCTURE
- FIRE ACCESS LANE
- WROUGHT IRON FENCE
- VINYL SLAT CHAIN LINK FENCE
- PATH OF TRAVEL (P.O.T.): THE ACCESSIBLE PATH OF TRAVEL AS INDICATED IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAXIMUM SLOPE EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE. SURFACE IS SLIP RESISTANT, STABLE, FIRM, AND SMOOTH. CROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN DIRECTION OF TRAVEL IS LESS THAN 5% U.O.N. P.O.T. SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO A MINIMUM OF 80" AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80".



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AMPHITHEATER/  
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RIVER ISLANDS  
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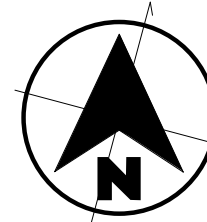
REVISIONS	

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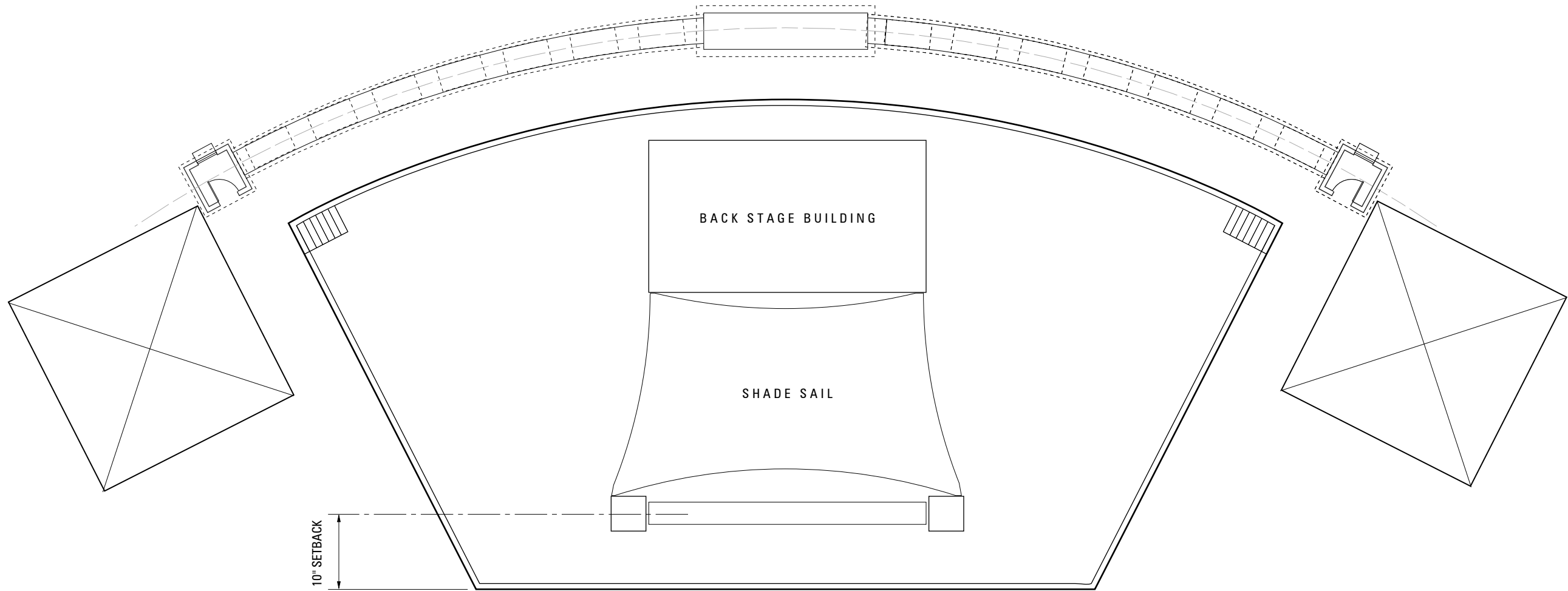
SITE PLAN  
COMPARISON

A1.3

1 SITE PLAN - PREVIOUS STADIUM AND PLANNED AMPHITHEATER/ EVENT CENTER LOCATION COMPARISON  
1" = 40'-0"







STAGE ELEVATION

SCALE: 1/16" = 1'-0"



1051 46th Avenue  
Oakland, Ca 94601  
T. 510.533.7693  
F. 510.533.0815  
www.arrowsigncompany.com

Project

## River Islands

17375 Islanders Way  
Lathrop California

Date:

5-23-25

Sales:

☐ Tom Salmon

Design:

☐ Charlie Stround

File Name/Location:

2025/R/River Islands Event Center Sign

Rev.	Date	Description
A	6-23-25	Relocate sign structure
B	6-24-25	Relocate shade structure
C	6-27-25	Revise placement, shade sails

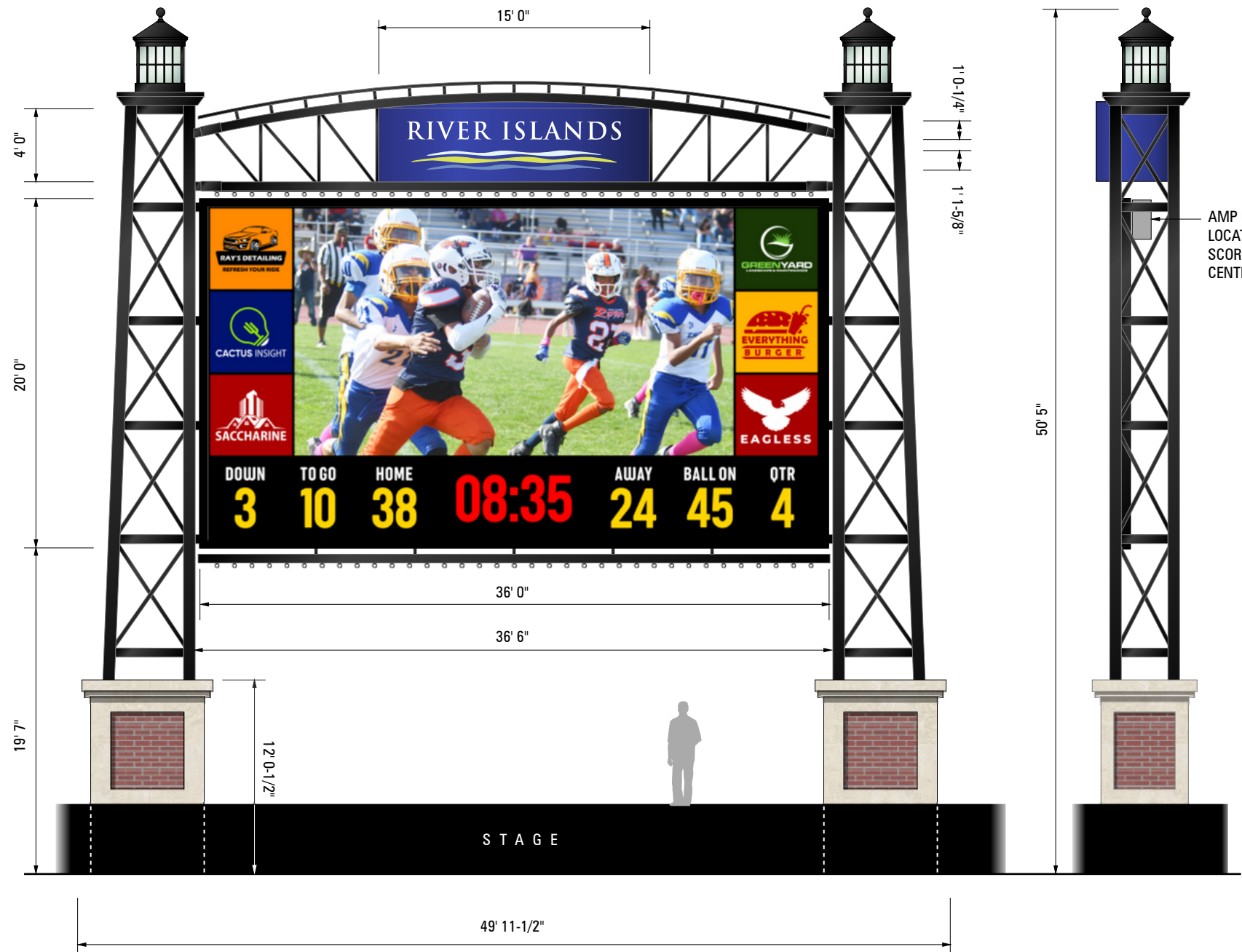
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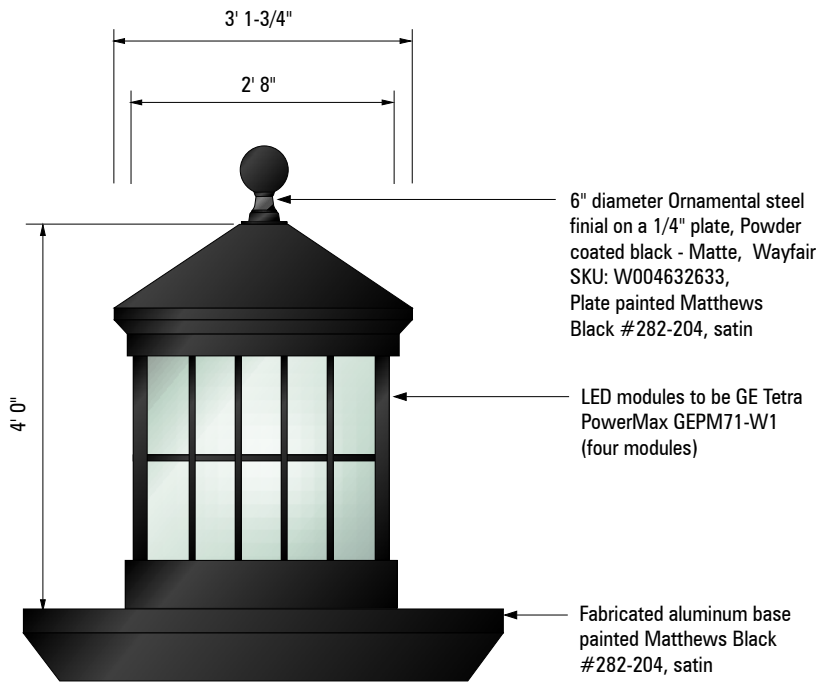
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50526





**A SIGN ELEVATION** SCALE: 1/8" = 1'-0"



**LANTERN DETAIL** SCALE: 1/2" = 1' 0"

Manufacture and install one (1), single faced, scoreboard structure as shown

ITEM	DESCRIPTION	VENDOR	SPECIFICATION
Scoreboard	LED	Watchfire	S10mm RGB, 570 x 1050 matrix
Structure	Per engineering	Matthews	Black #282-204, satin
Base	Brick veneer		Arrow to supply concrete board, brick veneer and stucco by others
Column Fixture	Per detail		
String Fixtures	LED	Tokistar	Exhibitor EX-BK-12-WW-C (warm white)
River Islands Cabinet	LED	Watchfire	Speaker Cabinet
River Islands Face	Perforated Vinyl	Watchfire	Colors per River Islands colors
Filler on top of River Islands cabinet	Aluminum	Matthews	MP11976 "Blue Bike", satin
LED Electrical Requirements	240 VOLT 4 WIRE 156.0 amps (156.00 per face)		

**SQUARE FOOTAGE SUMMARY**

River Islands Cabinet	60 square feet
Scoreboard	720 square feet
Total Square Footage	780 square feet



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Project  
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5-23-25

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Project

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17375 Islanders Way  
Lathrop California

Date:  
5-23-25

Sales:  
☐ Tom Salmon

Design:  
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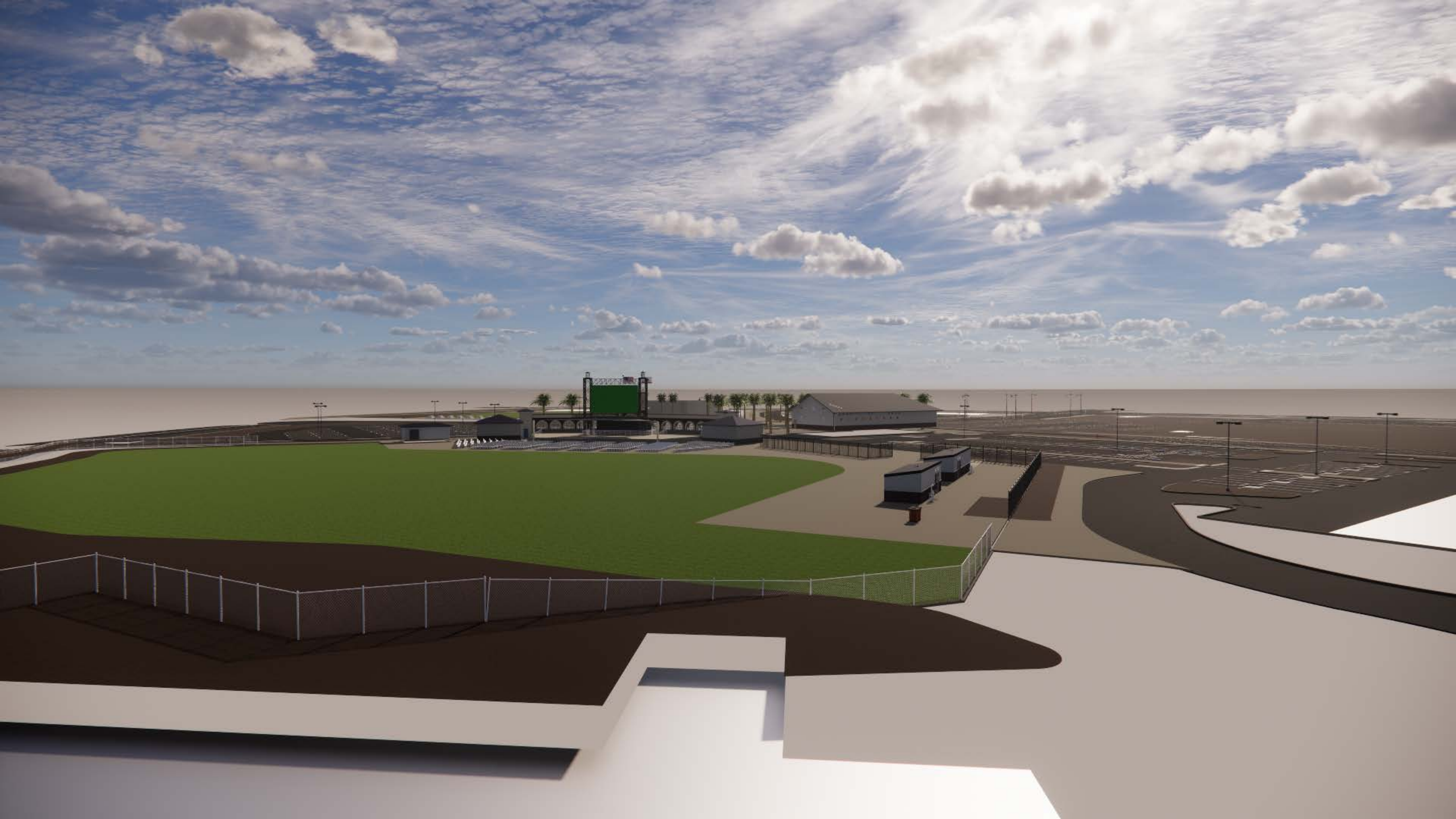












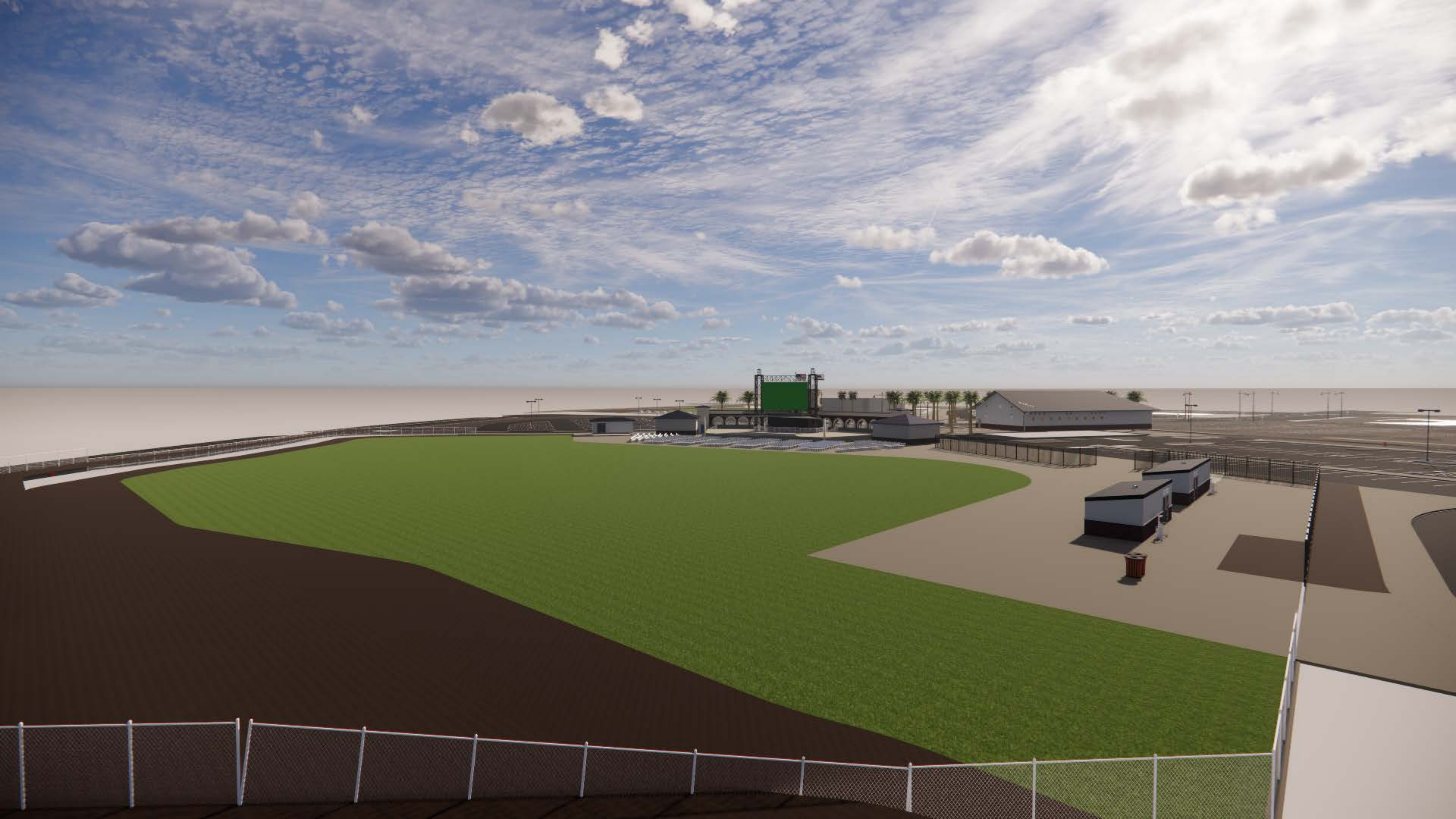




















# HEXAGON TRANSPORTATION CONSULTANTS, INC.

## Draft Memorandum

**Date:** August 12, 2025  
**To:** Ramon Batista  
**From:** At van den Hout and Huy Tran, T.E.  
**Subject:** Town Center (River Islands Lathrop) Shared Parking Analysis

## Introduction

Hexagon Transportation Consultants, Inc. has completed a shared parking study for Areas 1 through 8 of the River Islands Town Center development plan dated June 11, 2025. The purpose of the analysis was to determine whether the 1,872 parking spaces provided within Areas 1 through 8 (including 233 on-street parking spaces) would be sufficient to accommodate peak parking demand during the busiest times of day on both weekdays and weekends. The analysis accounted for parking demand from all planned land uses, except for the baseball fields, as games are not typically held on weekdays or every weekend.

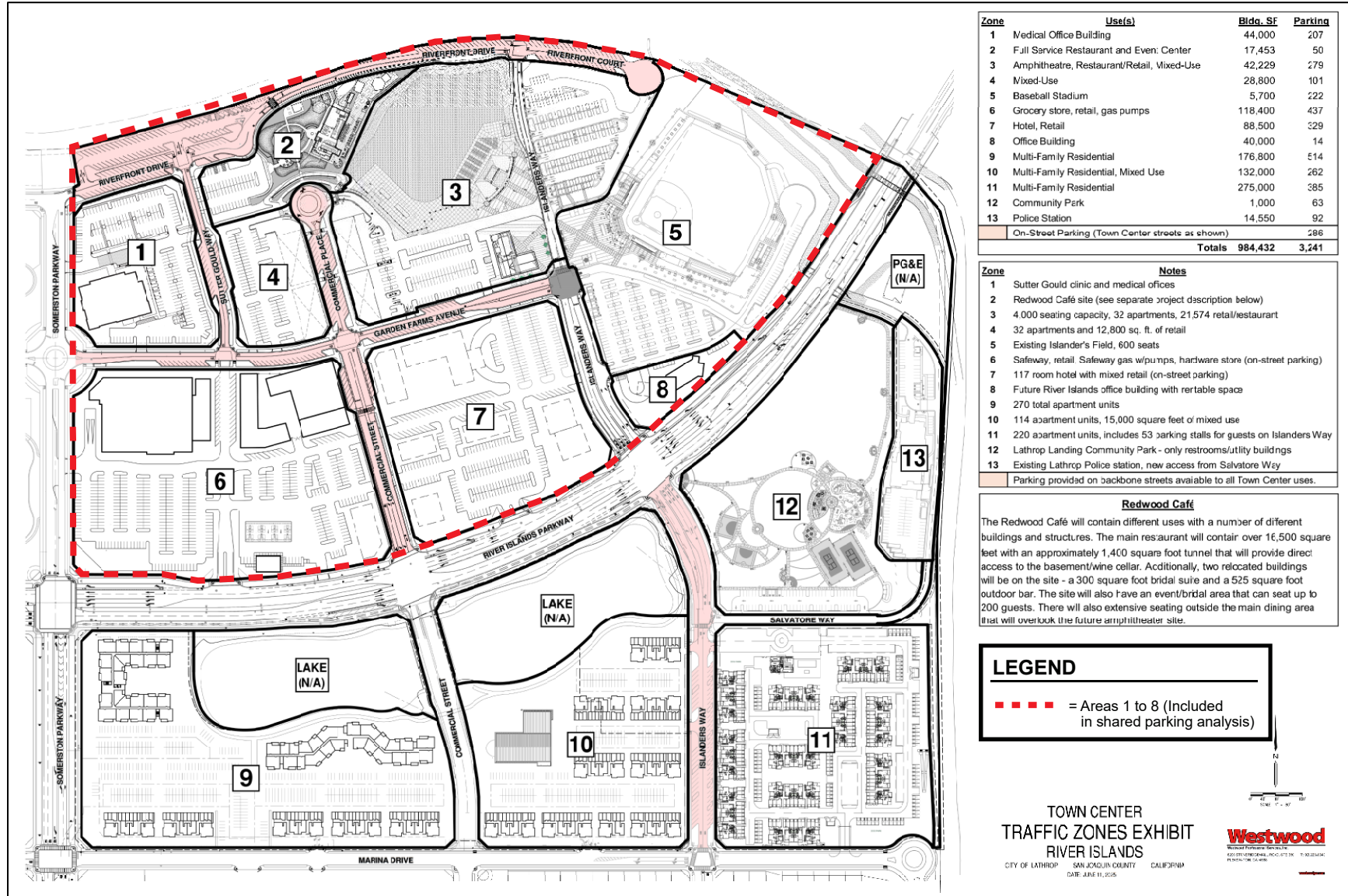
The initial analysis assumed a 4,000-seat amphitheater, which resulted in the projected parking demand exceeding the available parking supply. To align with the available parking supply of 1,872 spaces, the amphitheater's seating capacity was reduced to 3,400 seats. The analysis that follows outlines the methodology and results used to determine the seat reduction. The areas evaluated under this study include the following land uses. See Figure 1 and Table 1.

**Table 1**  
**Town Center Land Use Plan for Development Areas 1 through 8**

Area	Proposed Land Uses	Size
1	Medical Office	44,000 square feet
2	Restaurant	17,325 square feet
3	Apartments	32 units
3	Retail/Restaurant	21,574 square feet
3	Amphitheatre	3,400 seats
4	Apartments	32 units
4	Retail	12,800 square feet
5	Baseball Field	600 Seats
6	Grocery Store, Retail, Gas Pumps	118,400 square feet
7	Hotel	117 rooms
7	Retail	43,500 square feet
8	Office	40,000 square feet

The areas include a mix of land uses that generate peak parking demand at different times of the day. For example, residential parking demand typically peaks in the late evening, whereas office parking demand is highest during standard working hours. As a result, the total parking demand at any given time is expected to be lower than the sum of the peak demands for each individual land use. To evaluate the adequacy of the 1,872 parking spaces, a shared parking analysis was conducted to estimate the project's hourly parking demand.

**Figure 1**  
**Project Site Plan**



## Analysis Methodology

The shared parking analysis was conducted in two steps:

1. Individual peak parking demand for each land use was estimated using parking generation rates published in the Institute of Transportation Engineers (ITE) Parking Generation, 6<sup>th</sup> Edition. For land uses not included in the ITE manual, parking rates from the Urban Land Institute's Shared Parking, 3<sup>rd</sup> Edition, were utilized.
2. To account for hourly fluctuations in parking utilization, each land use's parking demand was adjusted based on time-of-day variations. Hourly parking demand is expressed as a percentage of the peak demand, commonly referred to as diurnal factors. Diurnal factors published in the Urban Land Institute's Shared Parking, 3<sup>rd</sup> Edition, were applied to the peak demand estimates for each land use to calculate hourly demand profiles. The total project parking demand for each hour was determined by summing the individual land use demands. The maximum hourly parking demand was then compared to the proposed parking supply to assess adequacy.

## Peak Parking Demands

Peak parking demands were calculated by multiplying the size of each land use component by the respective peak-hour parking demand rate, which is typically based on the 85<sup>th</sup> percentile to support parking design. The following assumptions were made for the applied parking rates:

- **Retail Uses:** The project's retail components – including the restaurant, grocery store, gas station, hardware store, and general retail – are expected to function collectively as an integrated shopping center. Therefore, parking demand for these uses was calculated using ITE Land Use Code 820 (Shopping Center, greater than 150,000 square feet).
- **Medical Office:** Although ITE does not publish weekend parking rates for medical offices, it recommends applying 22 percent of the weekday peak rate to approximate weekend demand. This adjustment was used to estimate weekend peak demand.
- **Office:** Office uses are assumed to be closed on weekends.
- **Amphitheater:** The parking demand for the amphitheater reflects a 20 percent reduction to account for internal capture, including patrons who also visit on-site retail and restaurant uses during the same trip, as well as project residents and other on-site users who are anticipated to walk rather than drive. These factors reduce the overall parking demand, specifically attributable to the amphitheater.
- **Baseball Fields:** Parking demand at the baseball fields includes both employees and visitors.

## Individual Land Use's Peak Parking Demand

This study evaluated the peak parking demand for each proposed land use on both typical weekday and weekend days. Table 2 summarizes the estimated peak parking demand by land use type. Based on these estimates, the project is expected to require 2,254 parking spaces on a typical weekday and 2,189 parking spaces on a typical weekend day, based on the peak parking demand of each individual land use. These projected demands would exceed the 1,872 parking spaces provided by the project.

However, the individual land use estimates represent isolated peak conditions and are not additive for the purposes of shared parking. Because each land use type would reach its peak demand at different times of day, the shared parking analysis presented in the following section provides a more accurate estimate of the project's actual parking demand.

## Hourly Project Parking Demand with Shared Parking

This shared parking analysis assumes that all parking spaces on the site would be unreserved. Additionally, the analysis is divided into non-event-day and event-day scenarios. The only difference between the two is the inclusion of amphitheater and baseball parking demands in the event-day scenario. While amphitheater and baseball events are expected to occur infrequently, the event-day scenario represents the worst-case conditions for the study area and provides a conservative basis for evaluating peak parking needs.

### Non-Event Day Scenario

As shown in Figure 2, the project's parking demands on non-event days are estimated to peak at 2:00 PM, with demand reaching 955 spaces on weekdays and 812 spaces on weekends. Both peak demands would be substantially lower than the 1,872 parking spaces provided, indicating that adequate parking would be available to accommodate non-event-day conditions.

### Event-Day Scenario

As shown in Figure 3 below, event-day conditions represent a conservative scenario in which events at the amphitheater and baseball field are assumed to occur at full attendance, overlapping with typical daily demands. On both weekdays and weekends, parking demand would reach its peak at 8:00 PM, with 1,713 spaces on weekdays and 1,872 spaces on weekends. In each case, the total demand would be at or below 1,872 parking spaces, indicating sufficient capacity to accommodate event-day conditions.

Based on the parking analysis, a "large event" at the amphitheater would be defined as one with more than 3,400 attendees. Islanders Field would not be used at the same time as amphitheater events exceeding this threshold unless there is at least a 3-hour stagger between events. With staggered scheduling, the amphitheater can accommodate up to 3,850 attendees, and baseball games should conclude by 5:00 PM to allow time for traffic to clear before amphitheater arrivals begin. (see Figure 4).

## Conclusions

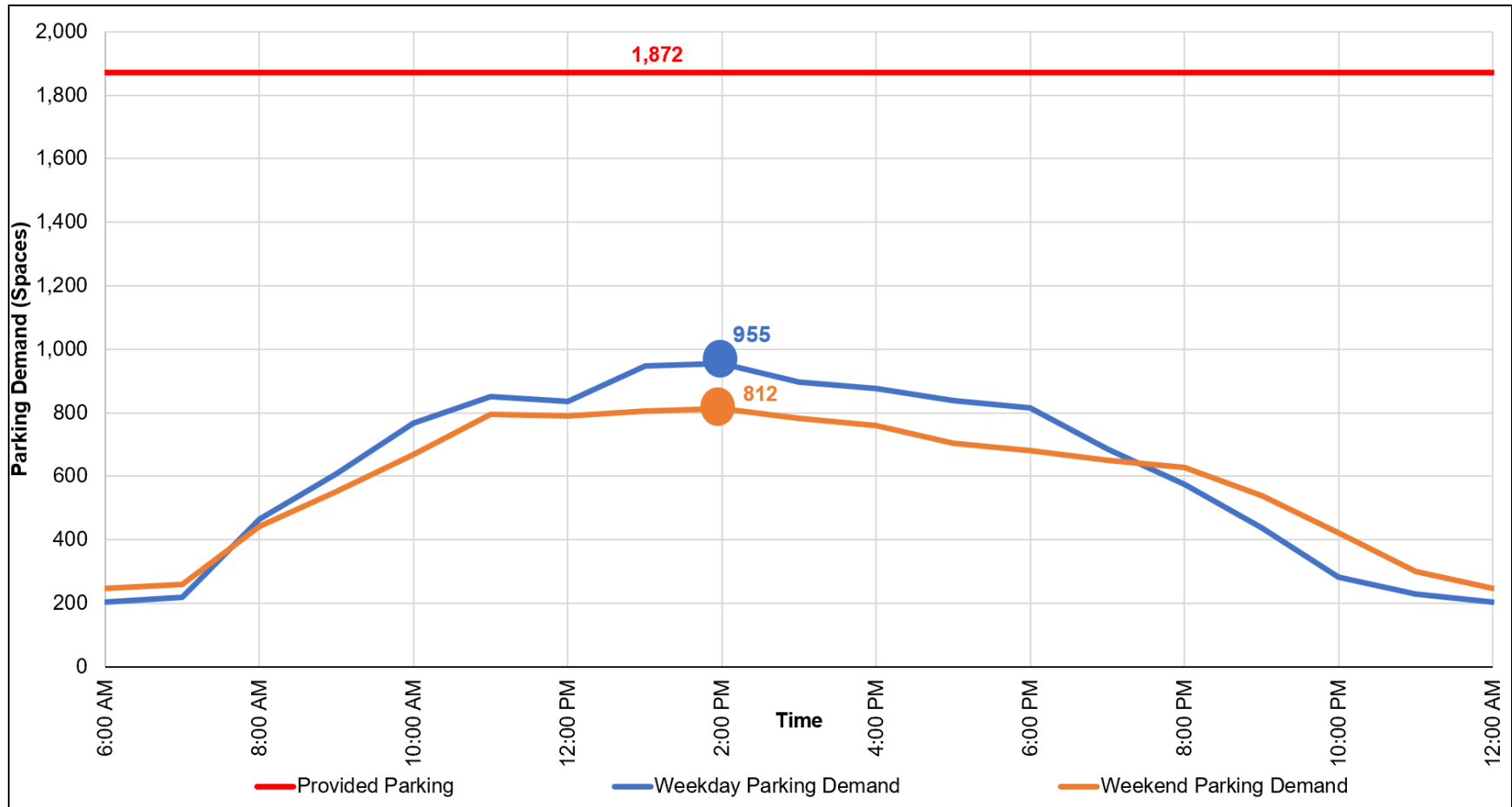
Hexagon conducted a shared parking analysis for Areas 1 through 8 of the River Islands Town Center development plan dated June 11, 2025. The study utilized the 85<sup>th</sup> percentile parking demand rates published by the Institute of Transportation Engineers (ITE) and the Urban Land Institute (ULI). The analysis evaluated peak parking demand under an event-day scenario in which the 3,400-seat amphitheater and 600-seat baseball field would operate at full capacity. The results show that parking demand would reach 955 spaces on non-event days and 1,872 spaces on event days. In both scenarios, the projected demand would remain at or below the 1,872 spaces, indicating that the available parking supply would be adequate to serve the Town Center under both conditions. Additionally, with a 3-hour stagger between amphitheater and baseball field events, the amphitheater could accommodate up to 3,850 attendees.

**Table 2**  
**Individual Land Use's Peak Parking Demand**

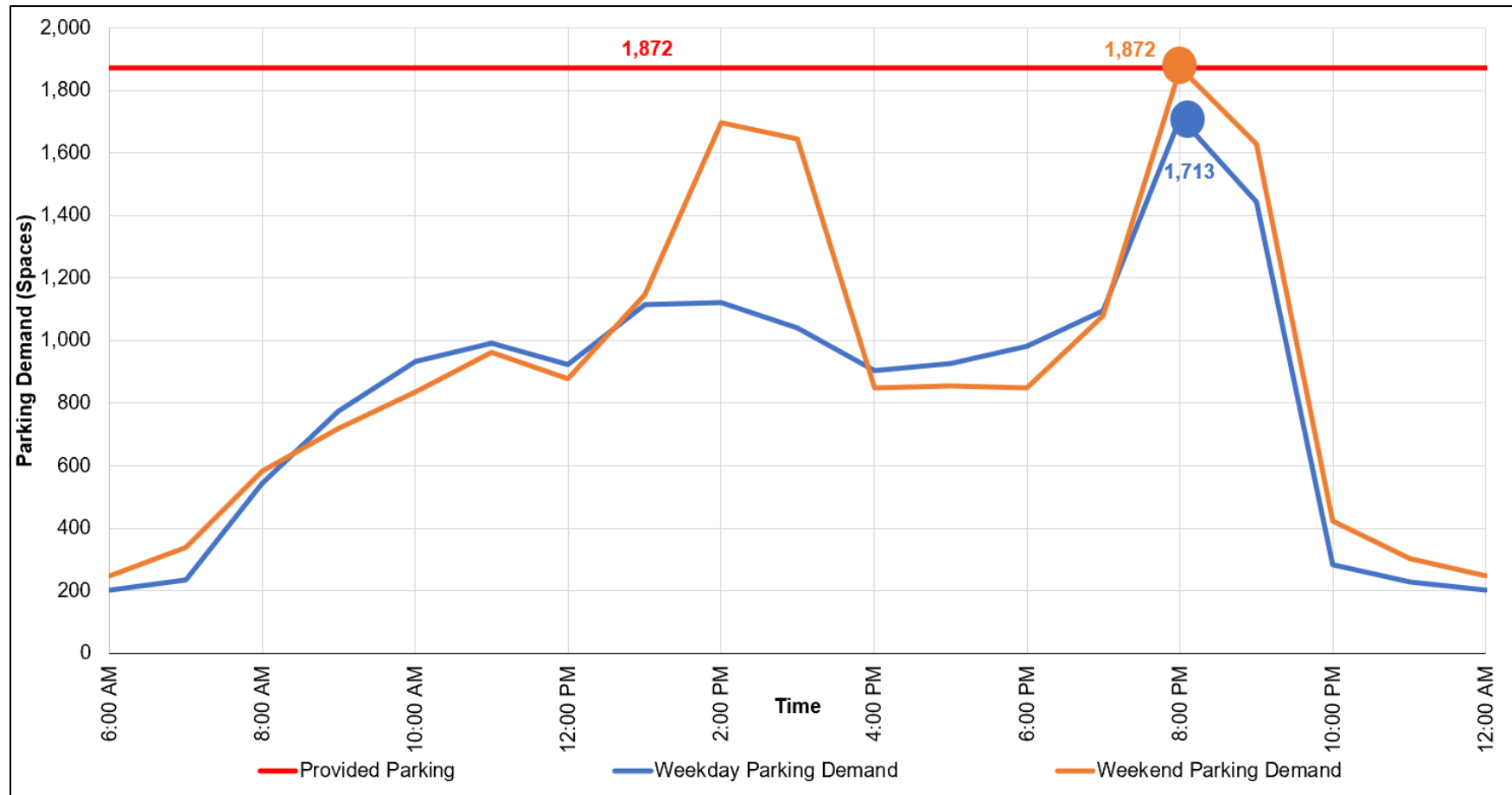
Proposed Land Uses	Sizes	Rate Sources	Peak Parking Demand				
			Weekday		Weekend		
			Rates <sup>1</sup>	Spaces	Rates <sup>1</sup>	Spaces	
Residential	64 units	ITE 220 <sup>2</sup>	Multifamily Housing (Low-Rise)	1.59	102	2.05	131
Medical Office <sup>4</sup>	44,000 square feet	ITE 720 <sup>2</sup>	Medical-Dental Office Building	4.28	188	0.94	41
Office <sup>5</sup>	40,000 square feet	ITE 710 <sup>2</sup>	General Office Building	2.98	119	--	--
Retail <sup>6</sup>	213,599 square feet	ITE 820 <sup>2</sup>	Shopping Center (>150k)	2.72	581	3.08	658
Hotel	117 rooms	ITE 310 <sup>2</sup>	Hotel	0.87	102	0.98	115
Amphitheater <sup>7</sup>	3,400 seats	ULI	Outdoor Amphitheater	0.37	1,006	0.40	1,088
Baseball Field (Visitors) <sup>8</sup>	600 seats	Lathrop	Auditoriums and Similar	0.25	150	0.25	150
Baseball Field (Employees) <sup>8</sup>		Code/ULI	Establishments	1 per 100 seats	6	1 per 100 seats	6
Total Parking Spaces Required Without Shared Parking					2,254		2,189
Total Provided Parking Spaces					1,872		1,872
Sufficient Parking Provided?					No		No
<u>Notes:</u> The total parking demand shown in this table represents the sum of each land use's individual peak demand and does not account for variations in time-of-day usage or the effects of shared parking. 1. Parking demand rates are expressed per unit, room, seat, or 1,000 square feet. 2. Peak Demand Source – Based on 85 <sup>th</sup> percentile parking demand rates from ITE's Parking Generation, 6 <sup>th</sup> Edition and parking requirements from ULI's Shared Parking, 3 <sup>rd</sup> Edition. 4. Medical Office (Weekend) – Weekend rates are not published by ITE; Saturday demand is assumed at 22% of weekday peak. 5. Office (Weekend) - Office uses are assumed to be closed on weekends. 6. Retail land use includes restaurants, grocery stores, gas stations, hardware stores, and general retail. 7. Amphitheater Adjustment – A 20% internal capture reduction is applied per ULI's Shared Parking, 3 <sup>rd</sup> Edition, to account for shared trips between the amphitheater and complementary uses. 8. Baseball Field – Parking demand is based on the City of Lathrop's parking code. Employee estimates are derived from ULI's Shared Parking, 3 <sup>rd</sup> Edition, assuming one employee per 100 seats.							



**Figure 2**  
**Non-Event-Day Hourly Project Parking Demand with Shared Parking**



**Figure 3**  
**Event-Day Hourly Project Parking Demand with Shared Parking (with 3400-Seat Amphitheater and 600-Seat Baseball Field)**





**Figure 4**  
**Event-Day Hourly Project Parking Demand with Shared Parking**  
**(3-Hour Baseball Stagger – Amphitheater 3,850 Attendees)**

