

## RIVER ISLANDS

# C U R R E N T S



## OPEN LETTER FROM SUSAN DELL'OSSO PRESIDENT, RIVER ISLANDS DEVELOPMENT

Susan Dell'Ossso

As a development team, we spend a lot of our time balancing our daily roles with planning for the future. Having worked on the step-by-step process of gaining approvals for River Islands for over 30 years, I can attest both to the hard work and the excitement inherent in the envisioning a community of this size and scale. I can also share that it is a process that reminds its participants of the importance of getting things right, right from the start.

River Islands has been incredibly fortunate to have worked side by side with the City of Lathrop every step of the way, culminating in the approvals we received in late June that will allow us to speak with confidence about our next 20 years of development.

In a Council Meeting that was months in the planning, The Lathrop City Council approved the General Plan Amendment, Specific Plan Amendment, Environmental Impact Report, the Vesting Tentative Map, Urban Design Concept and Development Agreement Update, having received recommendations from City Staff and having no opposition to the reports, plans and amendments presented for River Islands' future growth.

I believe that this might have been the most comprehensive set of approvals achieved at one time in the history of development in California. These kinds of decisions are not a matter of good luck, but a testimony to the way that the City of Lathrop has worked with us through all levels of detail, large and small, to ensure that River Islands represents the highest level of thought and care in all that we do, today and in the future.

The lead story in this issue of The Currents details some of the highlights of our Phase II development plan. This issue also shares the story of the City of Lathrop being one of the State's most financially healthy cities—an important distinction for our residents, because it lends confidence in having funding for fire, police, road maintenance and other essential services into our shared future.

All the best—

Susan Dell'Ossso

President, River Islands Development

## UNANIMOUS APPROVAL FOR PHASE II PLANS AT RIVER ISLANDS

In mid-June, the City of Lathrop unanimously approved River Islands' plans for Phase II of its development, bringing to a conclusion an approvals process now over 30 years in the making, for one of the largest mixed use masterplans in Northern California.

With the approval of Phase II, River Islands will add to its existing plan:

- 13 more lakes, for a total of 26 lakes throughout the community
- A second downtown retail area
- Four more K-8 schools
- A High School
- More sports parks, community parks and neighborhood parks, totaling 160 acres
- The completion of an 18-mile trail system that rings the entire community, allowing people to traverse all of River Islands without crossing a major street
- An additional 700 acres of open space, adding up to approximately 40% of the project's total acreage
- The creation of a Transit-Oriented District (TOD) to provide higher-density housing and commuter-serving commercial and retail adjacent to the future Valley Link station, which will be located within the River Islands Business Park.

After the meeting, Susan Dell'Osso said, "This set of approvals is an enormous step forward not just for our project and the City of Lathrop, but for the entire region. River Islands has been a pioneer in creating an amenities-rich lifestyle for residents of all ages. Now, with our game plan in place for the second half of our development, we can move ahead with confidence in our ability to deliver upon our vision of the community's future."

## LATHROP NAMED ONE OF THE STATE'S FINANCIALLY HEALTHIEST CITIES

In early September, the Manteca Bulletin reported that out of 423 cities studied in California, Lathrop was ranked Number 13 for its Financial Health. Reporter Jason Campbell wrote: "Using data from the 2019- 2020 fiscal year, Lathrop ranked 13<sup>th</sup> in the State of California—aided by robust growth in the residential, commercial and industrial sectors that have allowed the city to build healthy reserves while maintaining the essential city services that residents demand."

The article continued: "The city's long-term debt accounts for only 21% of its overall revenues—about half of the total set forth by the auditor's office to earn the designation 'low risk'. And while other municipalities in the area have massive unfunded pension liabilities looming on the horizon, Lathrop has a relatively low pension burden—not just currently but moving into the future as well." To read the article in its entirety, go to [MyRiverIslands.com](http://MyRiverIslands.com).

Susan Dell'Osso added, "This is such positive recognition for the City, and a testament to the outstanding work of City Manager Steve Salvatore and the supportive and cohesive City Council led by Mayor Sonny Dhaliwahi."

## CELEBRATE OUR COMMUNITY AT ISLANDERS DAY, OCTOBER 16<sup>th</sup> AT ISLANDERS FIELD.

Everyone who lives at River Islands is invited to Islanders Day, a celebration of all of the things that make River Islands such a special place to live. The date is Saturday, October 16, from 11 am till 2 pm. The location is our own Islanders Field. Community volunteers will be manning the barbecues to provide lunches of hot dogs, chips and a cold drink, the Sunrise Rotary will be providing dessert. Booths will be set up for information and sign ups, including Neighborhood Watch, and other community-serving organizations and activities. There will be lawn games for the kids, and an area for residents to showcase their home-produced goods. Our sister company, Priest Ranch Winery, will journey down from the Napa Valley to offer a taste of some of its most popular vintages. This event is planned to bring neighbors together, introduce them to the groups that serve them, and enjoy an afternoon together in the sunshine! We look forward to seeing you there!

## THIRD K-8 UNDER CONSTRUCTION FOR 2022-2023 SCHOOL YEAR



The third campus of the River Islands Academies is now under construction, with a timeline set for completion for the academic year beginning in August, 2022. Now that the charter schools at River Islands have been brought together under the “Academies”

designation, all three of the schools will be operated as campuses with the same organizational structure, curricula, culture and teacher training. All of the schools are authorized by Banta Unified School District, under the direction of Banta Superintendent Rechelle Pearlman, and River Islands Academies’ Executive Director Brenda Scholl. The Banta Board of Trustees includes in its elected membership three River Islands residents, Joshua Anderson, Gene Neely and Doug Diestler, and a member from Lathrop, Karen Dell’Osso.

## COMMUNITY MEETING SCHEDULED TO DISCUSS ELEMENTARY AND HIGH SCHOOL PLANS OCTOBER 19

In late October, every household in River Islands will be receiving a survey to help in the planning of the new high school—its academic programs, the phasing of facilities, extra curriculars and importantly, how the culture of our charter K-8 schools can become part of a top-performing high school geared toward the future.

The leadership of the River Islands Academies has been preparing a presentation for the community to present our ideas, introduce our high school principal, answer your questions and above all, LISTEN to you.

We would like to invite you to a Community Meeting on October 19, at 6:30 pm, to start sharing ideas, and follow up with an online survey to get into the details of planning a unique high school experience for ALL of our students. The meeting will take place in the gym of River Islands Technology Academy, and COVID protocols for masking will be followed.

Please save the date and spread the word! We will offer more information at [MyRiverIslands.com](http://MyRiverIslands.com) and at [riacademies.net](http://riacademies.net) in the days ahead.

## WELCOME CENTER GETS A WELCOME SURPRISE



Recently, when the Welcome Center needed an additional staffer, our own information specialist Tiana Gatan was surprised when the professional staffing agency sent out one of its newest agents, Tiana’s own father. Shown here, Tiana and her father, Mario Gatan. The Welcome Center is open Tuesday through Sunday from 12 – 5; in addition, Tour Maps and current price sheets are always stocked next to the front door.

## THANK YOU, STOCKTON SYMPHONY!

Thanks to the Stockton Symphony for providing us with three outstanding musical performances this summer. We look forward to more opportunities for collaboration in the future!



*Shown here,  
Music Director  
& Conductor  
Peter Jaffe and  
Symphony CEO  
Philip West.*



## NEW NEIGHBORHOODS COMING THIS FALL

At River Islands, there is a constant change in the makeup of the neighborhoods being offered, as communities approach sell-out, start their preview showings or celebrate Grand Openings. Coming in early November are the Grand Openings of the models at Cardiff by Signature Homes and Balboa by Kiper Homes. Both neighborhoods have been selling during their Preview Showings, and early buyers are excited to see the models of the homes they have purchased. Our residents' website [MyRiverIslands.com](http://MyRiverIslands.com) will have details on the dates and times of the openings.

Two all-new neighborhoods will start their Preview Showings in October, with Waypointe by The New Home Company and Avalon by Trumark Homes. The New Home Company has had sales people at a trailer location for information, and now has pricing and a list of homes available for sale. Avalon by Trumark Homes will welcome a new homebuilding company into our community with some of the largest homes available at River Islands, being built on large lots. Avalon is being built in a parkside setting, near to the now closing-out Breakwater neighborhood.



*Waypoint Plan 2—The Lakeside Collection*



*Avalon Plan 1—California Modern Farmhouse*

## FARMERS MARKET TO RETURN NEXT SPRING

River Islands wants to thank Farmers Market organizer Bill Harlow for a great job in bringing together a great combination of growers, makers and food vendors for a successful season of Saturday Farmers Markets. We were gratified to see so many local producers, and enjoyed meeting River Islands residents with home goods to sell. We will be announcing next year's dates and location in an issue of the Currents in early spring and online at [MyRiverIslands.com](http://MyRiverIslands.com). (Photos courtesy of Koula KM)



## ISLANDERS FIELD OFFERS TOP TALENT AT PLAY

Every weekend, Islanders Field hosts some of Northern California's best high school baseball players for tournaments and tryouts that can quite literally change a young athlete's life.

Whether it's a tournament game between rival schools or carefully coordinated tryouts for college coaches to see the level of talent coming up from the high schools, Islanders Field is open to River Islands residents to enjoy some great talent from the comfort of the stands in the 500-seat stadium.

Admission to the events vary from no cost to about \$5, based on the kind of play scheduled for the day. There is a full food service concession on site, so visitors can enjoy refreshments for an afternoon or evening at the ballpark. Coach Don Johns, who operates Islanders Field, posts a monthly schedule online, at [IslandersField.org](http://IslandersField.org).



## A HALLOWEEN TRADITION: CORN MAZE IS OPENING AT DELL'OSSO FAMILY FARM

It's been 25 years since the Dell'Osso family first opened up its farm for a month long celebration of all things Halloween at its Corn Maze. Millions of families have visited the Farm over these years and many make it an annual tradition, enjoying everything from the interactive children's shows, the pumpkin blasters, the corn maze and haunted house and of course, the apple cider donuts at the General Store.

This year the Farm will be open daily from October 2 – 31, with tickets available online or at the site for the day of admission. A complete schedule of hours of operation and pricing is available online, at [pumpkinmaze.com](http://pumpkinmaze.com).



## RIVER ISLANDER BRINGS A LENDING LIBRARY TO HER NEIGHBORHOOD

Gina Stewart Harmon is a teacher with a mission of instilling a love of reading in everyone with whom she connects. Her neighbors on Channel Court now have a "Once Upon A Time Free Lending Library" storybook box on their street, full of books for their enjoyment.

In early September, Gina invited her neighbors over for a "library dedication" accompanied by cookies and lemonade. The local kids designed and colored their own unique bookmarks as a take-home.

Congrats and thanks to Gina for adding another bright spot to the River Islands community!





## MARTY LURIE INDUCTED INTO BAY AREA RADIO HALL OF FAME

River Islands has had a long and wonderful association with Marty Lurie, host of KNBR's "Talkin' Baseball" shows before each Giants game. In late September, Marty was recognized for his long and successful career with his induction as a sportscaster in the Bay Area Radio Hall of Fame. A former attorney with 25 years in practice, Marty decided to pursue his love of the game instead of legal cases, and became a voice for the Oakland A's before crossing the Bay to talk about his favorite sport on KNBR. During his years of reporting on the Giants, Marty has been presented with three World Series rings.



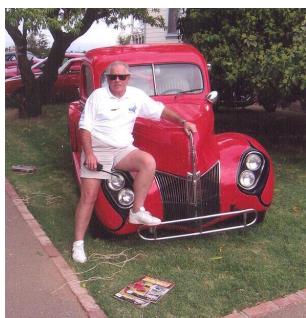
With the excitement around the opening of Islanders Field, Marty came out to River Islands and became a spokesperson for the Islanders lifestyle and its sports events. Said Marty of his induction, "I didn't do it alone. I loved baseball and I loved stories, and that turned into a program."

Congrats to our friend Marty Lurie, and Go Giants!

## NEW TEXTING QR CODE FOR COMMUNITY NEWS AND EVENTS

Given the number of events around River Islands and the amount of time-sensitive news, River Islands now has available a QR code to allow residents to sign up for texts. The texts will come only from the Executive Office or Welcome Center at River Islands, and will focus on sharing news that affects community members and providing information on upcoming community events. This will allow us to update you with news about road closures or detours within the community, dates for the Farmers Market, Holiday events and performances or events scheduled around River Islands. The texts will also announce model home previews and Grand Openings but not ongoing pricing changes. A registration form and a link for the QR code is available at [MyRiverIslands.com](http://MyRiverIslands.com).

## KAR KAPADES BRINGS VINTAGE VEHICLES TO SOCCER FIELDS ON OCTOBER 10



Pete Paulsen's Kar Kapades, a long-established tradition in San Joaquin County, is coming to River Islands on October 10 for a one day showing of American made or powered cars, with food, personalities and a giant raffle. The event is open to the public from 9 AM – 4 PM. Tickets are available at the entry with general admission priced at \$8; kids 10 and under free;

and seniors and members of the military \$5. The event will benefit Bikes for Kids, which refurbishes used bicycles and makes them available to children in need during the holiday season.

Go to [www.paulsenmotorsports.com](http://www.paulsenmotorsports.com) for more information.

## RIVER ISLANDS STUDENT TAKES HOME THE GOLD AT DAYTONA SPEEDWAY

Jace Hale, 10, a student at River Islands Technology Academy, is now the leading contender for the national race car driving championship coming up over Halloween weekend. Congrats on your winning season, Jace, and we wish you well!



*Jace Hale (Hammer) at USAC National Daytona Beach.*