

RIVER ISLANDS

C U R R E N T S



Susan Dell'Osso,
Project Director

OPEN LETTER FROM SUSAN DELL'OSSO PROJECT DIRECTOR

At the end of February, River Islands hosted a community-wide meeting—the first of its kind—in the multi-purpose room of the River Islands Technology Academy.

Originally, the meeting was envisioned as an event for the community to share its thoughts and ideas about the operation of the Boathouse restaurant and bar. During the planning of the meeting, in the midst of February's downpour, we realized that we would serve the audience well if we added to the agenda a presentation on the status of the levees that protect River Islands from flooding.

I was surprised and impressed to see over 150 residents come out to the meeting, with many more sending in their thoughts via email. There was so much valuable information exchanged that we have included stories on the Boathouse discussion and the presentation on our levees in this issue of *The Currents*. Having Fire Chief Gene Neely and City Engineer Glenn Gebhardt on stage to answer questions gave everyone a deeper understanding of our levees and how they fit into the State of California's flood protection program.

Thanks to all of you who attended, asked questions, stood up and stated your opinions, applauded your neighbors and brought the best ideals of "community" to life. Forty people spoke about the Boathouse and what an asset it can truly become if it is a "good neighbor". By your presence, your words of support and positive ideas, all of you who attended proved just how important "good neighbors" can be.

All the Best—
Susan Dell'Osso
Project Director

ELECTRIC VEHICLE CHARGING STATIONS INSTALLED AT THE WELCOME CENTER

As a benefit for our residents and guests with electric vehicles, River Islands has installed a dual port Level Two charging station at the Welcome Center.

The new charging station will be operated as part of the "Charge Point" network, and a fee structure is being put in place.

The station will be available 24/7, and parking fees will be incurred by those who leave their car in place after it has been charged. The intention is to make this a shared asset and a convenience for our residents and guests of the Welcome Center.



THE BOATHOUSE VISION: A GOOD NEIGHBOR AND AN ASSET TO THE COMMUNITY

During the course of the February 22nd community meeting, forty River Islands residents shared their concerns and ideas for the Boathouse. Among the topics covered was the quality of food and its presentation, service, atmosphere, parking, security, noise, encroachment into the public park next door and the closure of the facility when special events are booked.

The spirit of the meeting was upbeat, and the underlying sentiment expressed was that the Boathouse should not be shut down, but re-positioned to become an asset to the community.

A number of questions were put to Project Director Susan Dell'Oso that night, and Susan responded to some on the Residents' Facebook Page. The questions included the following:

Q: Will the Boathouse stay open?

A: Absolutely. Expect some down time to let changes take place, but the Boathouse is going to remain a part of the lifestyle at River Islands.

Q: How long will it take to make changes to the Boathouse?

A: River Islands is putting together a criteria for determining who might best serve as the Boathouse operator. An RFP is now available at the Executive Office, and behind-the-scenes tours will be scheduled with applicants. Contact Kathy Willows at the Executive Office if you are interested in being considered or want to put an idea forward for an operator: kwillows@riverislands.com

Q: Will the special events already booked be cancelled?

A: No. Any event already on the Boathouse calendar will be honored, and the operator will reach out to those with event reservations to fulfill their event plans.

Q: What about event parking? Security? Noise?

A: River Islands will be working on these issues, and will be updating you on direction in a future issue of *The Currents*, or in the community intranet, set to launch this spring. Some good suggestions were made by residents including requiring valet parking for larger parties and limiting party size to avoid having to shut down the restaurant for events.

Q: How can you create more of a buffer between bar patrons and the park?

A: Some great ideas came out of the discussion, and one that we are interested in pursuing right away is to create a "limit line" painted onto the deck of the restaurant, so that drinks may not be taken into the park.

Another idea worth consideration is that of serving more draft beers, to eliminate broken bottles.

Q: Why are the volleyball courts controlled by the Boathouse?

A: Unlike Michael Vega Park, which is a public park, both the bocce courts and the sand volleyball court are private property, a part of Sunset Point Park, which also includes the Boathouse. When we designed the Boathouse, we thought people would enjoy being able to enjoy a drink while playing bocce or volleyball with their neighbors.

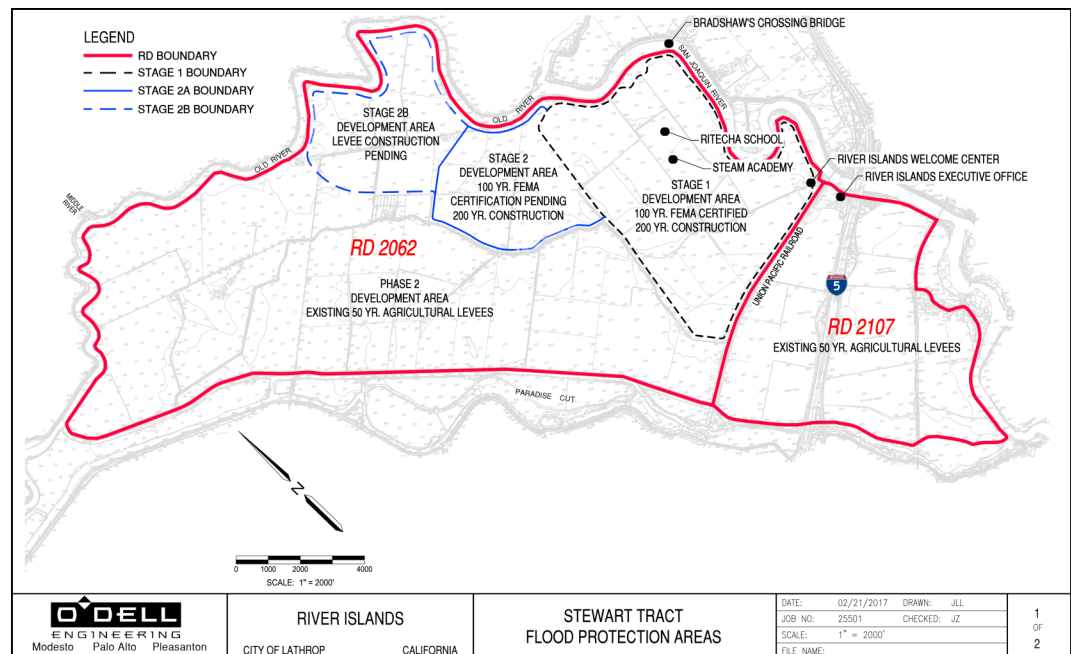
Q: When will boat rentals start?

A: We are working on a program that would provide two different sets of rental fees for residents and for outsiders, to encourage that our own River Islands residents enjoy our lakes on a regular basis. We do not have an operator lined up for this business yet, nor do we have a start date, but with summer coming, we certainly have the will to make it happen!

FLOOD PROTECTION PRESENTATION HIGHLIGHTS

Lathrop Fire Chief Gene Neely, City Engineer Glenn Gebhardt and Susan Dell'Osso provided some background on the levee situation and how our levee is a part of the State's water resource management. Included in their presentation were these interesting facts:

- In a winter season of almost unprecedented rainfall and snow accumulation, reservoirs upstream from River Islands—Don Pedro and New Melones in particular—have a major impact on the water level and flow in the San Joaquin River.
- The Don Pedro Reservoir, which flows down the Tuolumne River to the San Joaquin, has been near or at 100% capacity during the February storms. New Melones Reservoir, which flows down the Stanislaus River to the San Joaquin, is currently at approximately 68% of its capacity but filling gradually each day. New Melones is not currently releasing water from its dam, but it is expected it will by May 1st.
- Reservoirs must open the flood gates at their dams when the reservoirs are nearing capacity to protect the integrity of their dams. However, they must also be cautious to not harm downstream areas. It is the necessary redirection of these waters that directly impacts the stage (height), as well as flow of water in the San Joaquin River.
- Flood protection for the residential areas of River Islands is provided by a local reclamation (levee protection) district called RD 2062. The district includes both urban and agricultural levees, with the urban levee system protecting the current River Islands neighborhoods and schools. These urban levees are among the best in the State; they are certified to a 100-year FEMA urban levee standard, but also constructed to meet the State's more stringent 200-year flood protection standard.
- River Islands will continue to expand the urban levee system over time with each development area in the future and in so doing, meet the 200-year construction standard. Until that time, RD 2062 continues to maintain both its rural and urban levee systems. It is important to note that the rural system was constructed and is maintained at a 50-year rural standard of protection. While maintenance of these rural levees is robust, they were not constructed at the higher level of protection as the urban levee system and are at greater risk for issues because of the high-water conditions in the river.
- Adjacent to River Islands is a separate reclamation district, RD 2107, which is responsible for the portion of the Stewart Tract south of River Islands, bounded by the Union Pacific Railroad tracks, Paradise Cut and the San Joaquin River. The Union Pacific Railroad tracks form the border between RD 2062 and RD 2107. The main difference between the two districts is that RD 2107's levees are all rural in nature and were constructed to the 50-year rural protection standard. While there has been much improvement to the levees in RD 2107 in recent years and they are well maintained, they are not rated for protecting urban development.
- In a community-wide meeting held with River Islands residents on February 22, 2017, Lathrop Manteca Fire District Chief Gene Neely called River Islands "the best protected area in the county". Flood insurance is not required at River Islands.
- Once the rainy season is over, the water level in the San Joaquin River will remain higher than normal, as melting snow turns into runoff flowing into the rivers feeding the San Joaquin. Both RD 2062 and RD 2107 will remain vigilant in protecting its levee systems as a result.
- For daily updates, go to the City of Lathrop website: ci.lathrop.ca.us



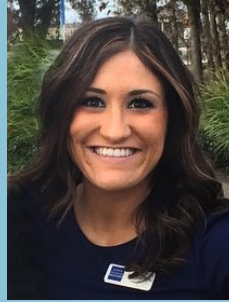
SAVE THE DATE FOR OUR ANNUAL EASTER EGG HUNT



The annual River Islands “Eggstravaganza” will be held on Saturday, April 8 from 10 am -1pm. Mark your calendars for a morning of arts, crafts, games and a visit from the Easter Bunny at Michael Vega Park! More information to come!

RESIDENT STICKERS NOW AVAILABLE

In case you missed the January mailing of resident stickers—or if you need more than two—you can pick them up at the Welcome Center, open daily from 10 -5. The stickers are made to be affixed to the lower part of your car’s front windshield, and helps identify you as a resident to the security staff. The stickers are available at no charge.



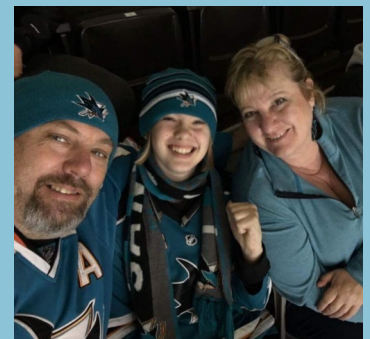
KATI’S CORNER: INTERVIEW WITH WATERPOINTE RESIDENT CHRISTOPHER LEISTER

Chris Leister has been living in the Waterpointe neighborhood for almost two years. In that time, he has really put down roots and “looks forward to coming home” every night. Early on in the homebuying process, Chris and his wife Cathy Henrick decided to forego adding in some of the interior options to focus instead on creating an amazing backyard retreat, with pool and a waterfall, hardscaping and redwood trees. Now it is amazing.

What makes River Islands so special? “I love my neighbors. People around here care; they watch out for each other.” In a funny coincidence, Chris and his wife met their future next door neighbors when they were first visiting the community and touring the Waterpointe models.

Daughter Kaytlin is enjoying her school life at the STEAM academy. “She does really well with a hands-on environment, and she really likes the curriculum.”

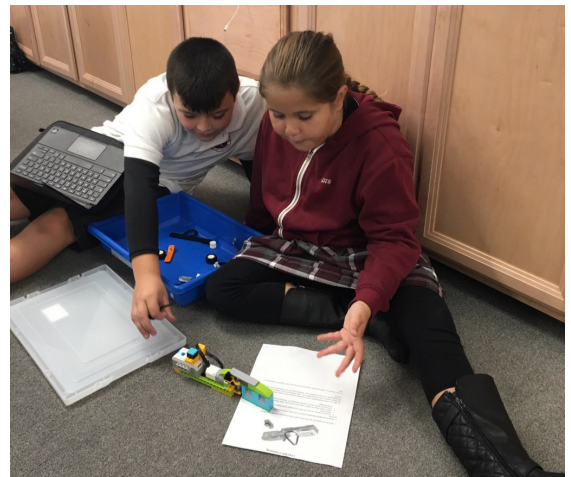
What would Chris like to see at River Islands in the future? He is hopeful that the master plan will one day have its own events for the Fourth of July. And he looks forward to introducing his catering business, Big C Bar-B-Q, to the community.



ROBOTICS PROVIDES HANDS-ON LEARNING AT RIVER ISLANDS TECHNOLOGY ACADEMY

On a recent tour of River Islands Technology Academy, a group of visitors was allowed to go into classrooms representing several different grade levels to see students engaged in a number of activities: an art class for kindergarteners, reading comprehension with the second grade, band class in full swing, and a science class with students using their iPads to create the mathematical formulas and program a wide range of robotic devices. The robotics video is remarkable, and is available here for download:

www.facebook.com/riverislandsatlathrop/posts/1334423766600315



TWO BUILDERS HOST GRAND OPENINGS AT WATERFRONT NEIGHBORHOODS

The New Home Company, an award-winning homebuilder whose Northern California offices are based in Sacramento, is celebrating the Grand Opening of its Tidewater community. Designed in the Savannah architectural style to complement River Islands' San Joaquin Delta location, Tidewater's residents will enjoy lake access and a large neighborhood park. These 4 and 5 bedroom homes offer up to 3,129 square feet. Prices start in the mid- \$400,000s.

Another recently opened community, Crystal Cove is an enclave of 3 to 5 bedroom homes with up to 2,806 square feet of living space and 2 to 3 car garages. Two of the four plans are spacious single story homes. Crystal Cove pricing starts in the mid \$400,000s. Tim Lewis Communities' name is familiar at River Islands; its first neighborhood at River Islands is Shoreline, which is nearing closeout.



Tidewater at River Islands / Plan 2



Crystal Cove at River Islands / The Bahamas

PREVIEW SALES START AT SANDPOINTE

Richmond American Homes is now previewing four new home designs from an on-site trailer. The Sandpointe community will offer three to six bedroom homes, some with second master suites downstairs. Prices are expected to start in the mid-\$400,000s. Among the distinctive features of these homes are an array of energy efficiency features, outdoor living spaces, lofts and guest suites with separate living and kitchenette space, perfect for extended family and guests.



Sandpointe at River Islands / The Thomas

River Islands Realty offers a personal yet professional approach to selling your home within the community. Offering over 25 years of real estate experience and a deep knowledge of the local market, River Islands Realty provides uncommon insight and experience, and understands what it takes to get the best offer in the shortest amount of time. Call us for a free consultation on the local market and home values within River Islands.

Did you know...

- ◆ Over 80% of home buyers said they would accept a smaller yard if the yard was designed for entertainment.
- ◆ The wet bar is back. Up to 31 % of all home buyers want this feature.



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