

## RIVER ISLANDS

# C U R R E N T S



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



Election Day is November 3, and as Americans, Californians and residents of San Joaquin County, we have a lot of decisions ahead of us!

With so much media attention focused on the Presidential Election, it is easy to overlook a very important voter measure on the same ballot: Measure V. For residents of River Islands, V stands

for the Value of having one school district for all of our students, from K – 12. V stands for Vocal, engaged parents. And V stands for a Visionary School District: the formation of Banta UNIFIED School District.

For many years, the Banta Elementary School District provided education for its youngest students, who then went on to high school in the neighboring Tracy Unified School District. With the growth of River Islands, and our parents' desire to have their students attend a high school closer to home, we have worked together with Tracy and Banta to expand Banta into a unified school district, **with the authority to charter a high school within our River Islands Academies.**

### *The passage of Measure V means:*

- River Islands students, grades 9 - 12 will be attending a **HIGH SCHOOL** built within River Islands itself;
- The new high school will be chartered and operated by River Islands Academies under Banta Unified School District.
- The advanced, technology-and-arts-rich charter school approach that has shaped the education for our younger students at River Islands will be carried on *seamlessly* into a high school curriculum because the High School will be a part of the River Islands Academies.

This measure represents *years* of planning and coalition building, the result being that both the Tracy Unified District and Banta Elementary School District are in agreement about the importance of expanding Banta's reach into high school education, through our charter Academies program.

The new district would come into being on July 1, 2021; its board and River Islands would focus on the development of a high school campus that would open in our community in August, 2023.

As for the cost, passing Measure V creates Banta Unified School District at no additional cost to the property owners beyond what is assessed in the General Obligation Bonds already in place.

Whether you vote by mail or in person, please make your voice heard!

All the best--

Susan Dell'Osso

President, River Islands Development

**IN MEMORIAM:** William Draa, retired Superintendent of Banta Elementary School District. River Islands lost a staunch supporter and good friend with the passing of William Draa, who passed away in early October. Bill was an integral part of the planning team that envisioned the first charter school for River Islands, and was very proud of the success of the charter system that came into being as a result. Everyone here at the Executive Office will miss him greatly.

## IMPORTANT INFORMATION FOR VOTERS

**VOTER REGISTRATION AND CHANGING YOUR REGISTRATION TO YOUR NEW RIVER ISLANDS ADDRESS** is ongoing until 15 days before Election Day; that means the cut off is October 19.

**IF YOU MISS THE VOTER REGISTRATION DEADLINE**, consider Conditional Voter Registration, which is a safety net for people who miss the registration deadline. This means you can still vote in person with a provisional ballot, which will be counted after the County Elections Office has completed its voter registration verification process. You can actually register and vote on Election Day!

### WHO CAN VOTE?

You can register to vote if:

- You are a US citizen
- You are a resident of California
- You are at least 18 years of age on or before November 3, 2020
- You are not in prison or on parole for a felony conviction
- You are not judged by a court to be mentally incompetent to register to vote

**POLLING PLACES ARE OPEN FROM 7 AM – 8 PM  
ON ELECTION DAY, NOVEMBER 3**

**DON'T FORGET TO UPDATE YOUR VOTER  
REGISTRATION TO YOUR RIVER ISLANDS ADDRESS**

## BEST ONLINE SITES FOR VOTER INFORMATION

There are a number of websites to provide you with voter information, including the following:

**RegisterToVote.ca.gov** This site will actually let you register to vote if you haven't yet moved your registration to River Islands. Deadline for registration is October 19!

**VoterStatus.sos.ca.gov** This site, under the direction of California Secretary of State Alex Padilla lets you check that you are registered, and at what address. It also lets you locate your polling place,

**SJgov.org** This is San Joaquin County's own site, explaining local and county measures and offering a calendar of dates for voter registration.



Welcome to MyRiverIslands.com

## MYRIVERISLANDS.COM YOUR UP-TO-DATE RESOURCE

Among the wishes expressed by our residents in our recent survey, the desire for timely information about the development process was among the most often requested. Our residents' site, MyRiverIslands.com, has been used in recent months to post seasonal information and bulletins. We are retooling MyRiverIslands.com to provide frequent updates of what's being planned and built, with dates to take you into the construction timeline. When will the new Police Administrative Headquarters open? When will we break ground on the new K-8? Are there plans to share yet for the High School? We will be posting news, renderings, videos and announcements in brief at MyRiverIslands.com, starting this month!

## RESULTS ARE IN: RESIDENT SURVEY EXCEEDS EXPECTATIONS

When we sent out the first Resident Survey to 1479 households in early July, we hoped for a 20% return, so we could consider the results representative of our community.

To our surprise and delight, more than 40% of our residents responded, and gave the Executive Team some fascinating data and a very candid look at what you'd like to see as the community matures in the next few years.

### **Here's what the River Islands community looks like, by the numbers:**

- 48% of the respondents identified themselves as first-time buyers
- 42% identified themselves as move-up buyers
- Only 8% of the respondents identified themselves as retirees
- We were reminded that we left out an important subgroup: empty nesters

### **The people who responded to the survey have been in residence long enough to have an opinion:**

- 49% have lived at River Islands for 6 months to 2 years;
- 30% have been residents from 2 to 5 years

### **The household sizes within the community were a surprise to us, with:**

- 37% of the households have 2 members in residence
- 25% of the households have 4 members in residence
- 18% of the households have 3 members in residence
- 14% of the households have 5 members in residence

### **The largest group of residents within River Islands is the “Age 12 and Under” crowd, making up 25% of all residents.**

### **At the homeowner level, River Islands looks like this:**

- 31% are 36 – 45
- 28% are 26 – 35
- 16% are 46 – 55
- 23% are over 55

### **Employment – both by industry and by location—is diverse, with these leading numbers:**

- 23% are medical professionals
- 16% are in the technology field
- 10% are working in government and civil service roles

### **River Islands residents are working in jobs outside of San Joaquin, particularly:**

- 22% in San Francisco
- 20% in Santa Clara
- 12% in Contra Costa
- 11.5% in San Mateo
- 9.5% in Alameda
- 7% in San Joaquin

NOTE: With the “work from home” movement in full swing, we will be interested to see how many of these commuters are able to make use of their home offices in the future.

SURVEY con't...

**Your ideas for the Town Center are diverse, but the attraction of a grocery store led the Top Three for many respondents, as follows:**

- 53%: Grocery Store
- 47%: Restaurants
- 37%: Shopping
- 29% Entertainment
- 20% Recreation
- 12% Medical

**Your decision to purchase a home at River Islands was led by:**

- 14% The price and value of the homes
- 13% The quality of the community
- 10% The schools
- 8% The recreational opportunities
- 8% The future Town Center

**And the reasons you like living at River Islands?**

- 20% The quality of the community
- 18% The lakes and trails
- 15% Great neighbors
- 14% Privacy, quiet and cleanliness

## RESIDENTS SURVEY: WHAT'S NEXT?

What will we do with the results of the survey? The survey is now in the hands of every member of the management team, from the Director of Planning to the Head of CC&Rs Management, and we're talking about what we've learned. The conversation about employment and locations of employment are going into a study about our future business park. The rankings for your desired services at the Town Center will go into our business plan for its creation.

Among the main things we learned from the survey is how important it is to keep you updated on our progress on community features that make a difference in your lifestyle. To that end, we will continue to provide updates about what's coming and when in The Currents. More than that, we will refocus the content of MyRiverIslands.com around a development calendar so you can see what is going to open next month or next year, just to keep you in the loop.

What we can't do is change the development process. Even with a strong relationship with the City of Lathrop and wholehearted support from our Board of Directors, development is slow going. It has taken us more than 30 years to get where we are today... the first 23 of those years before any buildings started. Because of our size and our location, we work under the jurisdiction of Federal, State, regional and local authorities. That takes time, flexibility and the willingness to quite literally, go back to the drawing board.

When we hear, as we did in the survey, very straightforward questions, we wish we had as straightforward of an answer to each, but often times, the answer is: *we're working it*. That doesn't mean that we're going to have an answer or a new best practice within weeks or even months, but once something is on our development timeline, it doesn't get ignored.



SURVEY con't...

Here are a few of your most-often asked questions, whose answers are more complicated than you would think:

**Q: When are we going to get a grocery store?**

**A:** Grocery stores have a formula for acquiring a new location, based primarily on the number of rooftops and the income level of the local area. Whole Foods may have a slightly different formula than Trader Joe's, but in general, they want to make sure that their stores are going to be successful before they build them. We have been told by commercial real estate brokers who represent the grocery business that the rule of thumb is at least 4,000 rooftops.

**Q: Will we be getting a pool or some kind of aquatic park?**

**A:** We have always planned to have a community water feature within River Islands. Developing a business model by which we can operate a pool or aquatic center means also determining a fee schedule that would be acceptable to the community, consulting engineering studies to see where the facility could be built within the community, and staying at the forefront in water park innovation, so we build something that will have enduring appeal.

**Q: Why aren't all of the parks open?**

**A:** The availability of our outdoor amenities is absolutely related to the City's response to COVID. The spaces that are relatively "open spaces" — the trail, the green space in the parks, the lakes—have remained open for community use. The playgrounds, where multiple hands can touch the equipment and basketball courts where play cannot be kept to a six foot distance—those amenities have been closed in keeping with the City's decisions on health and safety. **THEY ARE NOW OPEN AGAIN!**

## THE CURRENTS, NOW IN A DIGITAL FORMAT!

To receive every issue of The Currents in a digital format, send your name and the email address you would like to receive your digital copy to [community@riverislands.com](mailto:community@riverislands.com), and we will convert your subscription from print to digital. Also include your physical address so we can remove you from our mailing list. In the future you will be able to go directly to [MyRiverIslands.com](http://MyRiverIslands.com) and sign-up for your digital copy there.

## WE THANK YOU!

To show our gratitude for your participation in the recent survey, we gave everyone who participated by the deadline an electronic Starbucks gift card. Some hand written emails were harder than others to read. So in the event you did not receive an email from Starbucks in your regular or junk/spam email box, please contact us through our email at [community@riverislands.com](mailto:community@riverislands.com). We will do everything we can to make sure you get yours.

## RIVER ISLANDS WELCOMES COMMUNITY EVENTS COORDINATOR

Please join us in welcoming Krystal Eppler, our new Community Events Coordinator. Krystal has been a part of the River Islands team for some time, directing last year's olive oil pressing and setting up the first Farmers Market for the residents. Krystal is joining us ahead of the holiday season to help create some community-wide celebrations AND help us all contribute to local charitable giving programs. More on Krystal's plans for River Islands holiday events and programs will be posted on [MyRiverIslands.com](http://MyRiverIslands.com) by November 1, so please check with us then!



## NEW AT RIVER ISLANDS: HIDEAWAY BY VAN DAELE



In response to popularity of Castaway, Van Daele Homes is now building Hideaway, a collection of bungalows and carriage flats built in a neighborhood with its own pool, spa and barbeque area. The homes will have 3 and 4 bedrooms in three plans ranging from 1,447 square feet to 1,826 square feet. Preview sales started in August, and models will Grand Open in January. For an appointment to see the new plans and talk to a sales consultant, call 209-302-3092.



## CATALINA GOES SOLAR!

One of the most popular new home neighborhoods in River Islands, Catalina by Kiper Homes, is now offering solar as a standard feature in its neighborhood. The two-story homes offer three to five-bedroom homes and from 1,900 to 2,380 square feet. Catalina's office is open by appointment only, at 209-519-4818.