

ITEM 4.14

CITY MANAGER'S REPORT OCTOBER 10, 2022 CITY COUNCIL REGULAR MEETING

ITEM: **APPROVE THE RIVER ISLANDS PHASE 2 WEST VILLAGE PRECISE PLANS FOR RIVER ISLANDS PARKWAY AND CAMBAY PARKWAY AND A COMMON USE AGREEMENT WITH RD 2062**

RECOMMENDATION: **Adopt Resolution Approving the River Islands Phase 2 West Village Precise Plans for River Islands Parkway and Cambay Parkway and a Common Use Agreement with Reclamation District 2062**

SUMMARY:

On June 14, 2021, City Council approved a Vesting Tentative Subdivision Map Tract 6716 for Phase 2 of the River Islands Project. The proposed Precise Plans set the right-of-way alignment, widths, lane configuration and cross-sections for River Islands Parkway (RIP) and Cambay Parkway, which are located adjacent to the West Village neighborhood of River Islands Phase 2, as shown in the Vicinity Map (Attachment E). The Precise Plans are necessary for the City to accept the dedication of right-of-way and improvements for these roadways.

A Common Use Agreement (CUA) is necessary to delineate the obligations and duties of the City and Islands Reclamation District No. 2062 (RD 2062) for a portion of Cambay Parkway that encroaches on the RD 2062 levee easement.

Staff recommends that the City Council approve the Precise Plans for the segments of RIP (Attachment B) and Cambay Parkway (Attachment C) that are adjacent to the West Village neighborhood and a CUA with RD 2062 (Attachment D).

BACKGROUND:

On June 14, 2021, City Council approved a Vesting Tentative Subdivision Map (VTM) Tract 6716 for Phase 2 of the River Islands Project with associated Conditions of Approval (COA). Prior to the approval of a Neighborhood Design Plan (NDP), the COA associated with VTM Tract 6716 require the approval of a precise plan for any adjacent arterial roadway. In addition, Section 12.12.120 of the Lathrop Municipal Code requires a Precise Plan to be approved prior to the dedication of land for street purposes and prior to the issuance of building permits within an adjacent neighborhood. The portions of RIP and Cambay Parkway that are included in the Precise Plans are adjacent to the West Village NDP, which is currently being processed for approval.

CITY MANAGER'S REPORT **Page 2**
OCTOBER 10, 2022 CITY COUNCIL REGULAR MEETING
APPROVE THE RIVER ISLANDS PHASE 2 WEST VILLAGE PRECISE PLANS FOR
RIP AND CAMBAY PARKWAY AND A CUA WITH RD 2062

A portion of Cambay Parkway encroaches into the RD 2062 levee easement; therefore, a CUA is necessary to delineate the obligations and duties of the City and RD 2062.

Staff recommends that the City Council approve the Precise Plans for the segments of RIP and Cambay Parkway that are adjacent to the West Village neighborhood and a CUA with RD 2062.

REASON FOR RECOMMENDATION:

River Islands Development (RID) has provided the proposed Precise Plans for the portions of RIP and Cambay Parkway adjacent to the West Village neighborhood that is consistent with the approved Phase 2 Tract 6716 vesting tentative map and revised Preliminary Development Plan. The Precise Plan will set the future right of way of this major street and provide eventual vehicular access through portions of the Phase 2 area.

RD 2062 has also provided a proposed CUA that protects both the District and the City from future improvements and maintenance activities that affect RD 2062's levee and the City's street (Cambay Parkway). This CUA is required for the City to approve the proposed Precise Plan.

FISCAL IMPACT:

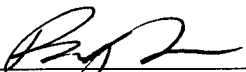
There is no budget impact to the City. RID is providing funds necessary to defray any staff time required to process their request.

ATTACHMENTS:

- A. Resolution Approving the River Islands Phase 2 West Village Precise Plan Lines for River Islands Parkway and Cambay Parkway and a Common Use Agreement with Reclamation District 2062
- B. River Islands Parkway Precise Plan
- C. Cambay Parkway Precise Plan
- D. Common Use Agreement with Reclamation District 2062
- E. Vicinity Map - Stage 2B portion of River Islands Phase 1 Area

CITY MANAGER'S REPORT
OCTOBER 10, 2022 CITY COUNCIL REGULAR MEETING
APPROVE THE RIVER ISLANDS PHASE 2 WEST VILLAGE PRECISE PLANS FOR
RIP AND CAMBAY PARKWAY AND A CUA WITH RD 2062

APPROVALS



Brad Taylor
City Engineer

10/3/2022

Date



Cari James
Director of Finance

10/4/2022


Date



Michael King
Assistant City Manager

10 | 3 | 2022

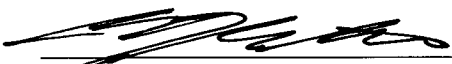
Date



Salvador Navarrete
City Attorney

10-3-2022

Date



Stephen J. Salvatore
City Manager

10-5-22

Date

RESOLUTION NO. 22-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING THE RIVER ISLANDS PHASE 2 WEST VILLAGE PRECISE PLANS FOR RIVER ISLANDS PARKWAY AND CAMBAY PARKWAY AND A COMMON USE AGREEMENT WITH RECLAMATION DISTRICT 2062

WHEREAS, on June 14, 2021, City Council approved a Vesting Tentative Subdivision Map (VTM) Tract 6716 for Phase 2 of the River Islands Project with associated Conditions of Approval; and

WHEREAS, prior to the approval of a Neighborhood Design Plan (NDP), the Conditions of Approval associated with VTM Tract 6716 require the approval of a precise plan for any adjacent arterial roadway; and

WHEREAS, Section 12.12.120 of the Lathrop Municipal Code requires a Precise Plan to be approved prior to the dedication of land for street purposes and prior to the issuance of building permits within an adjacent neighborhood; and

WHEREAS, the portions of River Islands Parkway and Cambay Parkway that are included in the Precise Plans are adjacent to the West Village NDP, which is currently being processed for approval; and

WHEREAS, a portion of Cambay Parkway encroaches into the RD 2062 levee easement and therefore a Common Use Agreement (CUA) is necessary to delineate the obligations and duties of the City and RD 2062.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Lathrop does hereby approve the Precise Plans for River Islands Parkway and Cambay Parkway segments adjacent to the West Village neighborhood of Phase 2 and approves the Common Use Agreement by and between the City of Lathrop and Island Reclamation District No. 2062 for the portion of Cambay Parkway that overlaps with the levee easement recorded in favor of RD 2062, as included and incorporated in the October 10, 2022 staff report as Exhibit "D"; and

BE IT FURTHER RESOLVED that the City Council of the City of Lathrop, based on substantial evidence in the administrative record of proceedings, its findings above, including the staff report and associated attachments, and pursuant to its independent review and consideration, finds that adoption of this resolution does not require any additional environmental review pursuant to adopted CEQA guidelines since it does not propose changes in the approved project, cause any new significant environmental impacts, creates no substantial changes with respect to circumstances under which the project is undertaken that will require revisions to the previously certified River Islands SEIR and that there is no new information that was known or could not have reasonably been known at the time the previous SEIR was certified.

The foregoing resolution was passed and adopted this 10th day of October 2022, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

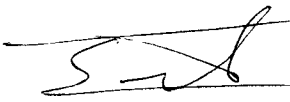
ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



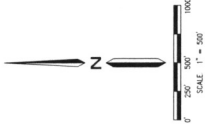
Salvador Navarrete, City Attorney

RIVER ISLANDS - PHASE 2 RIVER ISLANDS PARKWAY PRECISE PLANS

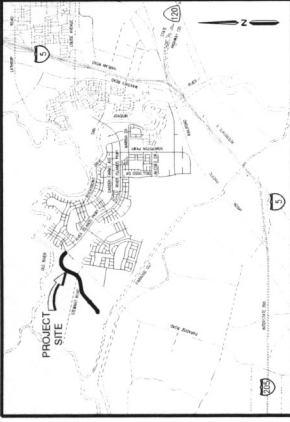
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA



LOCATION MAP
SCALE: 1" = 500'



VICINITY MAP
NOT TO SCALE



SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	DETAILS
3	RIVER ISLANDS PARKWAY (STA. 21+85 TO STA. 47+40)
4	RIVER ISLANDS PARKWAY (STA. 47+50 TO STA. 74+50)
5	RIVER ISLANDS PARKWAY (STA. 74+50 TO STA. 88+82.15)

REV. NO.	DATE	APPROVAL SHEET/WORK

ODELL
ENGINEERING
8200 Stoneridge Mall Road, Suite 330
Pleasanton, CA 94588
PH: 925.223.8340 oedellengineering.com

PHASE 2
RIVER ISLANDS PARKWAY
PRECISE PLAN
CITY OF LATHROP
SAN JOAQUIN COUNTY
CALIFORNIA

COVER SHEET



APPROVED

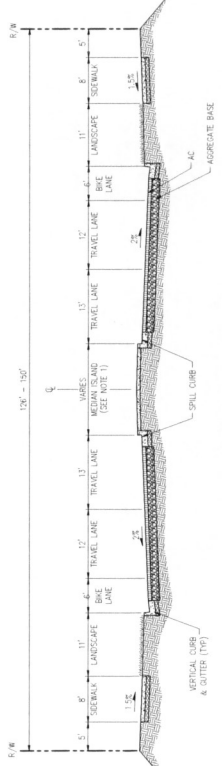
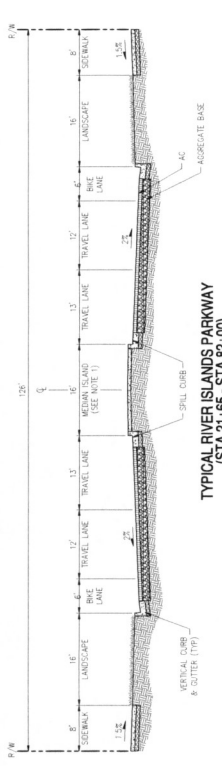
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FILE NO.	P01.DWG

SHEET NO.
1
OF
5

PLAN REGIONS	
REV. NO.	DATE
1	APPROXIMATE SHEET/ROADWORK

ODELL
ENGINEERING
 4200 Stoneridge Mall Road, Suite 330
 Pleasanton, CA 94588
 Ph: 925.223.8340 odelleng.com

RIVER ISLANDS PARKWAY
 PRECISE PLAN
 PHASE 2
 CITY OF LATHROP
 SAN JOAQUIN COUNTY
 CALIFORNIA



- NOTES:
1. MEDIAN ISLAND REDUCES DOWN TO 4' WIDE AT INTERSECTIONS TO ACCOMMODATE FOR REDUCED LEFT-TURN POCKETS
 2. LANDSCAPE AND BIKEWAY BUFFER POCKET IS PROVIDED FOR THE EASTBOUND TRAFFIC AT THE WALEDA DRIVE/RIVER ISLANDS PARKWAY INTERSECTION.
 3. SIDEWALK WIDTHS FROM ABOVE MAY VARY UP TO 6" FOR CLEARER CROSSINGS OF THE ROADWAY TO PROVIDE ADDITIONAL SEPARATION FROM THE SCOPE FOR PEDESTRIAN AND BICYCLE SAFETY.



APPROVED

DESIGNED	ALL
CHECKED	EC
CONVERTED	EC
SCALE	N/A
DATE	9-30-2022
JOB NO.	25565
FILE NO.	PR2.LWG

SHEET NO. **2**
 OF **5**

TYPICAL RIVER ISLANDS PARKWAY - PHASE 2 RIVER ISLANDS PARKWAY PRECISE PLAN 11/28/22

REV. NO.	DATE	APPRAISE SHEET/DRAWING

O'DELL
ENGINEERING
8200 Stoneridge Mall Road, Suite 300
Pleasanton, CA 94588
PH: 925.223.8340 odelldesign.com

RIVER ISLANDS PARKWAY
PRECISE PLAN
CALIFORNIA
SAN JOAQUIN COUNTY
CITY OF LATHROP
PHASE 2

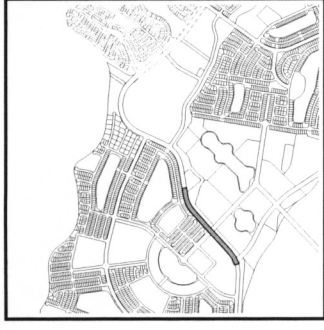
RIVER ISLANDS PARKWAY
(STA 21+85 TO STA 47+00)



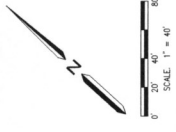
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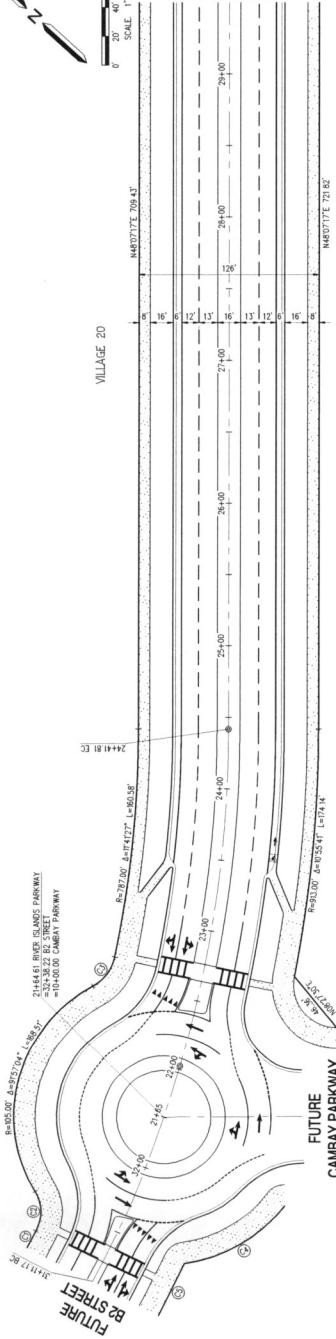
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OF 5



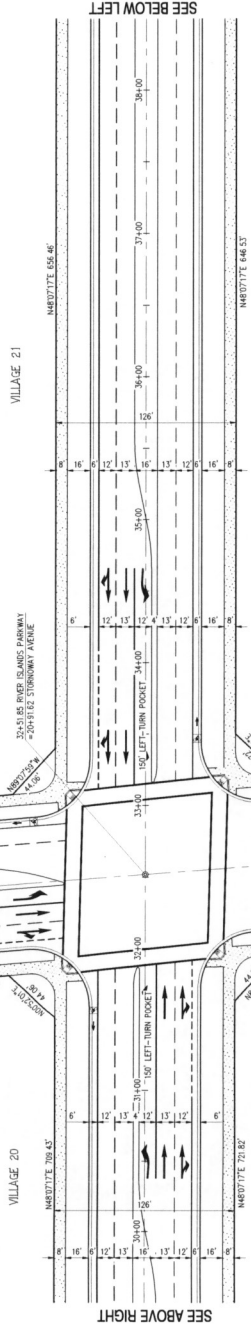
INDEX MAP



SEE BELOW LEFT

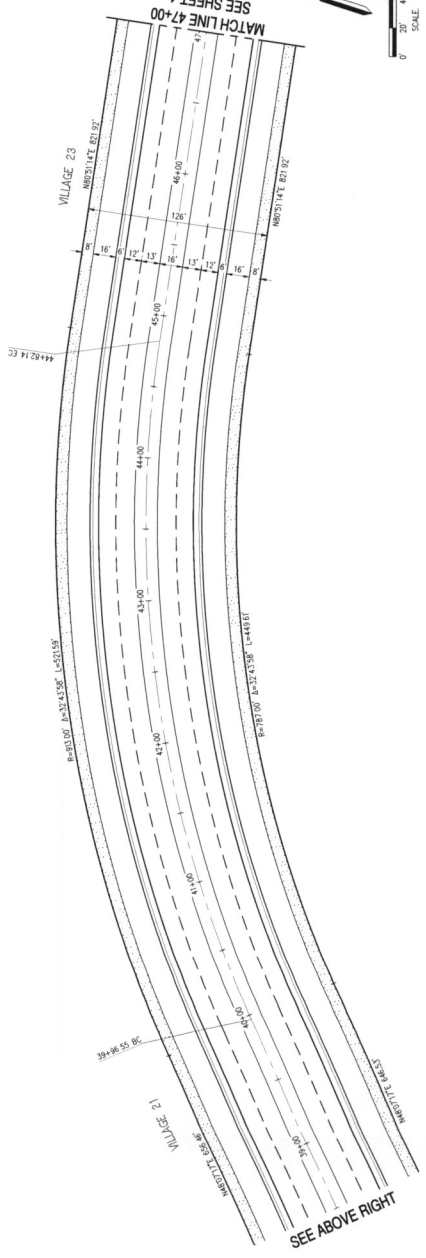


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C2	30.00	56°29'58"	79.58'
C3	30.00	50°03'22"	26.21'
C4	105.00	45°24'40"	83.23'
C5	862.00	2°33'22"	46.81'



SEE BELOW LEFT

SEE ABOVE RIGHT



SEE SHEET 4

SEE ABOVE RIGHT

REV. NO.	DATE	BY/SCALE	REVISIONS

O'DELL
ENGINEERING
 8200 Stoneman Mall Road, Suite 330
 Pleasanton, CA 94588
 PH 925.223.8340 odellengineering.com

RIVER ISLANDS PARKWAY
 PRECISE PLAN
 SAN JOAQUIN COUNTY
 CITY OF LATHROP
 PHASE 2

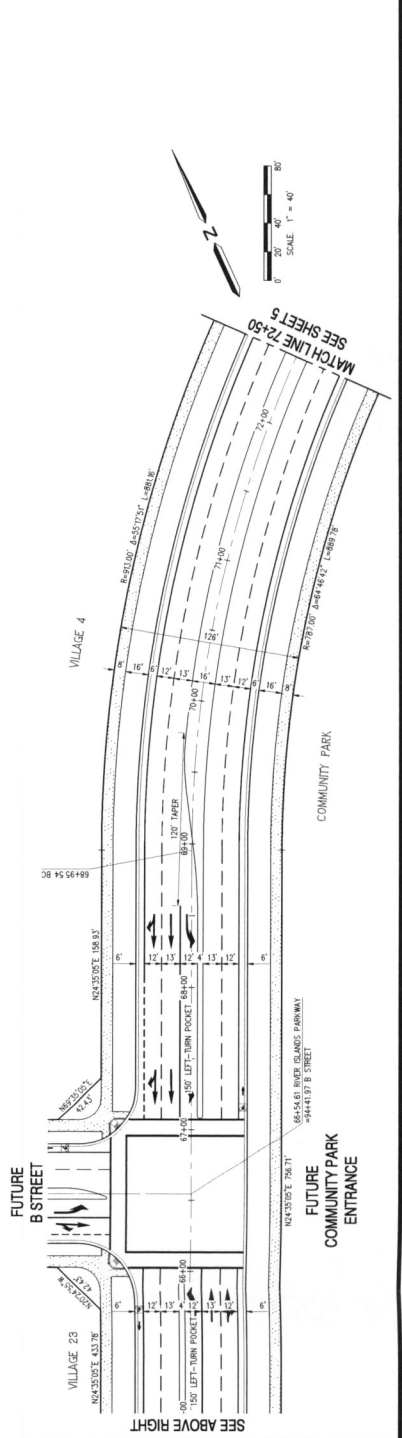
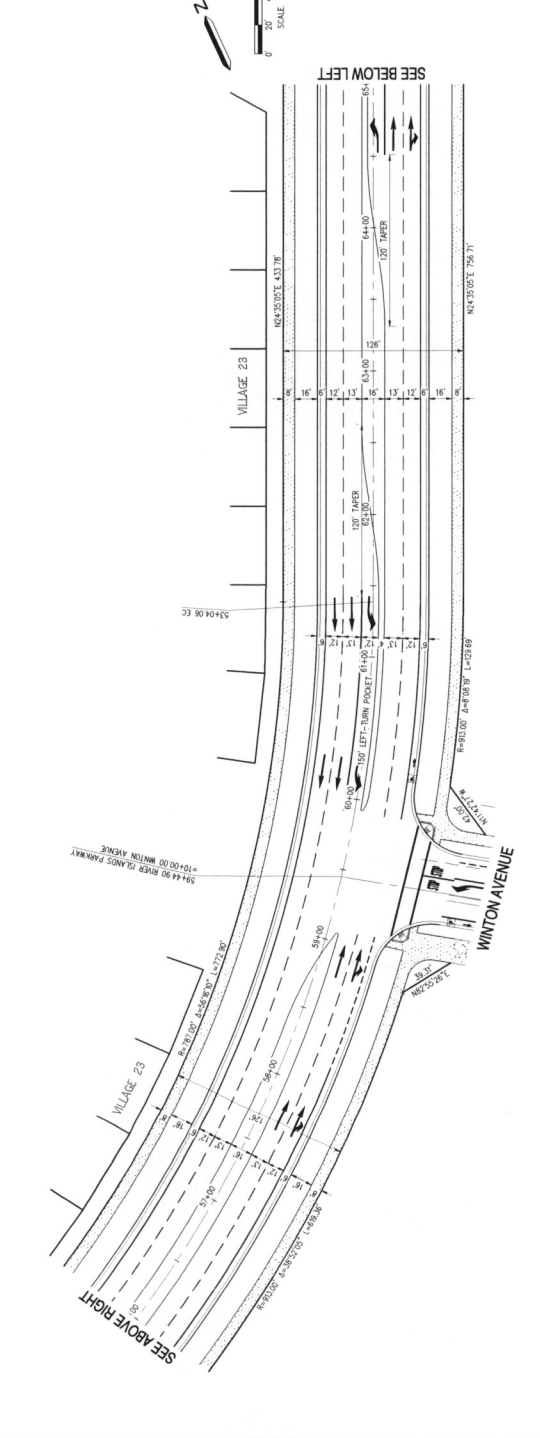
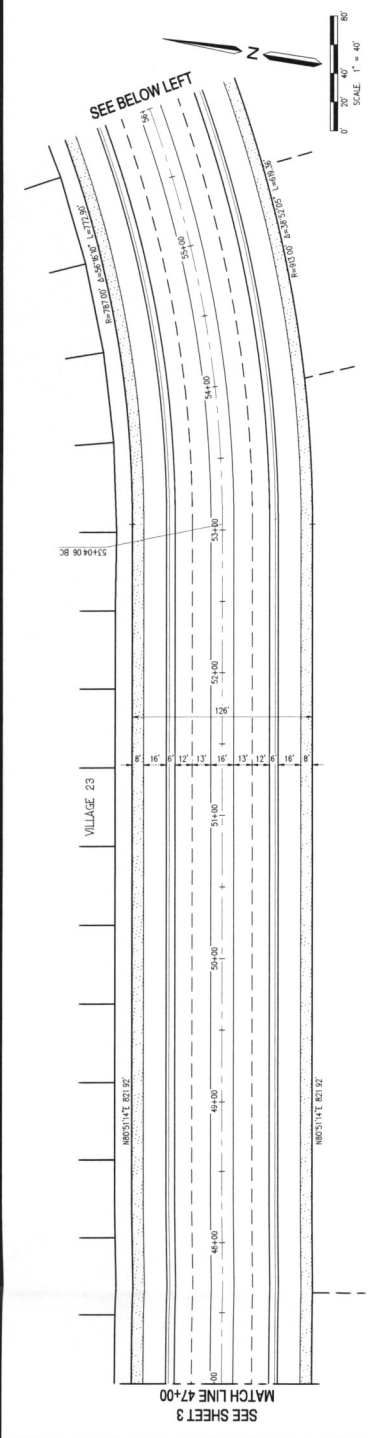
RIVER ISLANDS PARKWAY
 (STA 47+50 TO STA 72+50)



APPROVED

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DATE	9-30-2022
JOB NO.	25000
FILE NO.	PPH/LWC

SHEET NO.
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5



TERRACON CONSULTING INC. 2022. ALL RIGHTS RESERVED. 2022.09.30. 1:00 PM. 1:00 PM. 1:00 PM. 1:00 PM.

REV. NO.	DATE	BY	APP. NAME	REVISIONS

ODELL
ENGINEERING
8200 Stoneridge Mall Road, Suite 300
Pleasanton, CA 94588
Ph: 925.223.8340 ocellengr.com

RIVER ISLANDS PARKWAY
PRECISE PLAN
PHASE 2
CITY OF LATHROP
SAN JOAQUIN COUNTY
CALIFORNIA

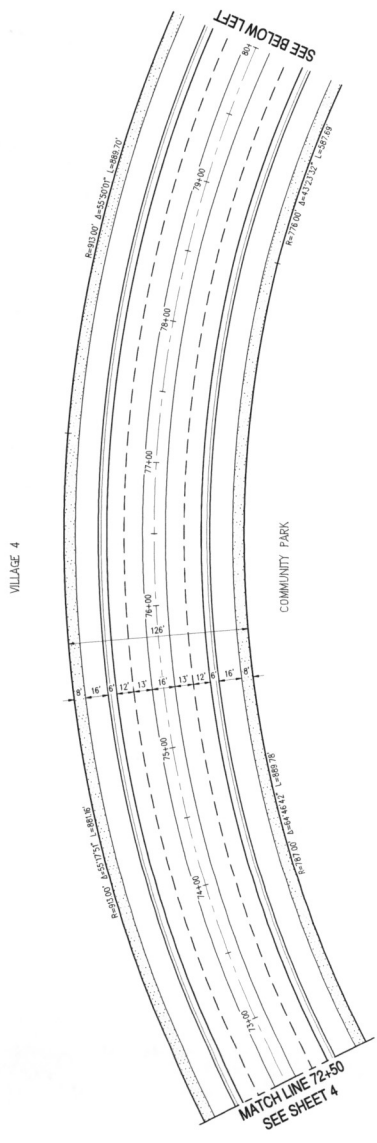
RIVER ISLANDS PARKWAY
(STA 72+50 TO STA 88+82.15)



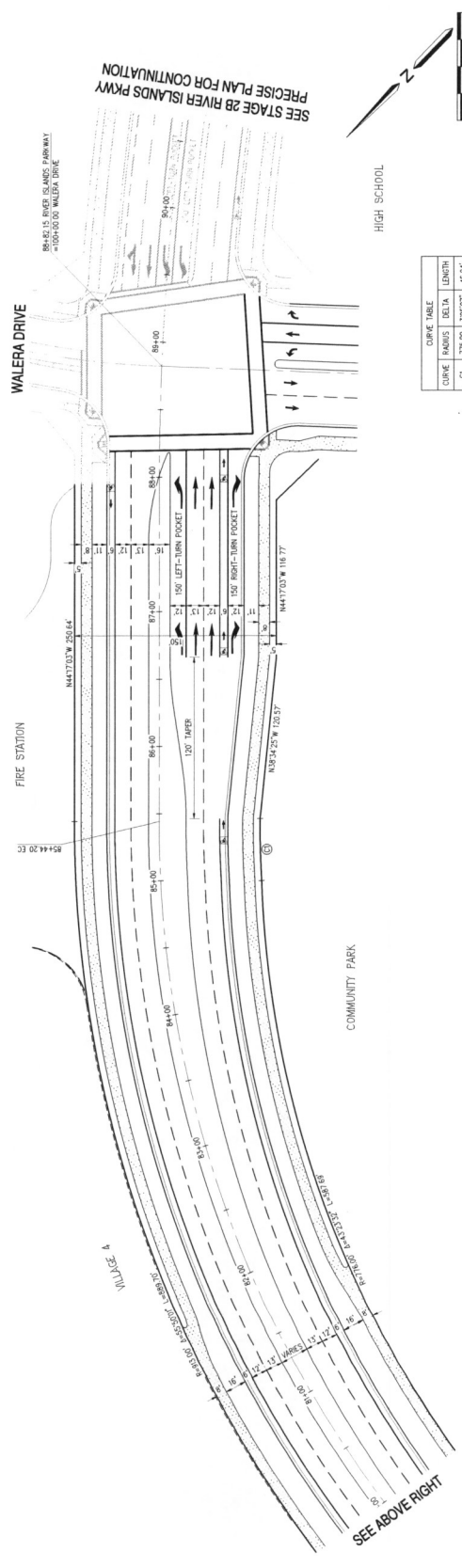
APPROVED

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DATE:	9-30-2022
JOB NO.:	25505
FILE NO.:	PPD/DM

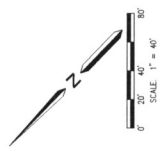
SHEET NO
5
OF
5



INDEX MAP



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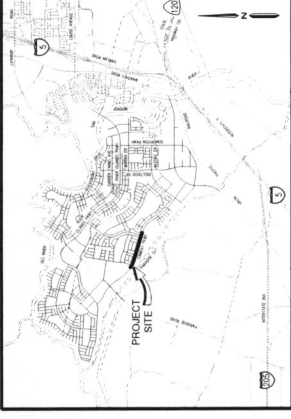
1:2000 PHOTO AERIAL PHOTO BY PHOTOGRAFERS PLANNING INC.

RIVER ISLANDS - CAMBAY PARKWAY PRECISE PLANS

CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

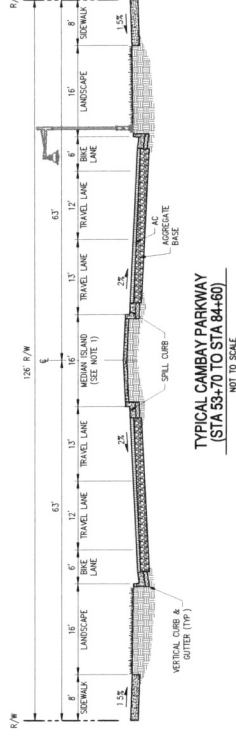


LOCATION MAP
SCALE: 1" = 500'



VICINITY MAP
NOT TO SCALE

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	CAMBAY PARKWAY (STA 53+70 TO STA 71+50)
3	CAMBAY PARKWAY (STA 71+50 TO STA 84+60)



- NOTES:
1. MEDIAN ISLAND REDUCES DOWN TO 4' WIDE AT INTERSECTIONS TO ACCOMMODATE FOR INDICATED LEFT-TURN POCKETS

PLAN REVISIONS

REV. NO.	DATE	BY/PLANE SHEET/REVISIONS

ODELL ENGINEERING
1050 S. MAIN ST., SUITE 200
PLACENTIA, CA 94686
PH: 925.223.8240 odelleng.com

CAMBAY PARKWAY
PHASE 2
CITY OF LATHROP
SAN JOAQUIN COUNTY
CALIFORNIA

RIVER ISLANDS PRECISE PLANS

COVER SHEET

APPROVED

DESIGNED	NMK
DRAWN	PFI
CHECKED	PFI
SCALE	1" = 500'
DATE	9/20/2022
JOB NO	23504
FILE NO.	PRJ 106

SHEET NO.
1
OF
3

DRAWING IS UNAPPROVED UNTIL THE SEAL OF THE REGISTERED PROFESSIONAL ENGINEER IS PRINTED IN THE CORNER OF THE SHEET.

PLAN REVISIONS

NO.	DATE	BY	DESCRIPTION

O'DELL
ENGINEERING
2550 SHILOH ROAD, SUITE 350
PLEASANTON, CA 94568
PH 925.523.8225
odellengineering.com

CAMBAY PARKWAY
RIVER ISLANDS
PRECISE PLANS
SAN JOAQUIN COUNTY
CITY OF LATHROP
PHASE 2
CAMBAY PARKWAY (STA. 63+70
TO STA. 71+50)



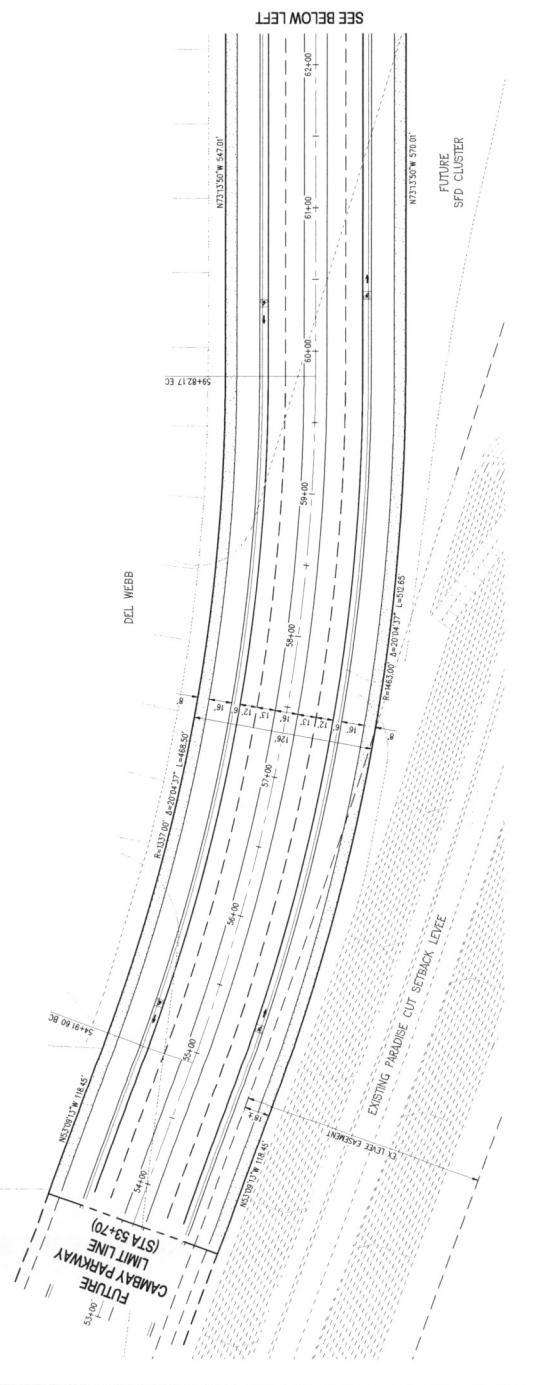
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CHECKED: TMA
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DATE: 8/20/2022
JOB NO.: 25504
FILE NO.: 103.LWG

APPROVED

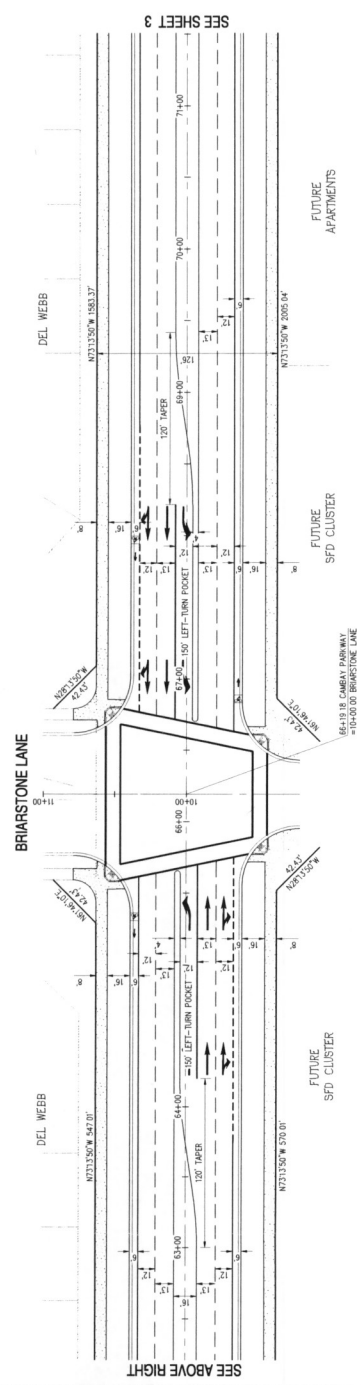
SHEET NO. 2
OF 3



INDEX MAP



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SEE SHEET 3

SEE ABOVE RIGHT

PLAN REVISIONS

REV. NO.	DATE	APPLICABLE SHEET/REVISIONS

O'DELL
ENGINEERING
1650 State Street, Suite 350
Palo Alto, CA 94308
PH: 650.223.8340 odellengineering.com

CAMBAY PARKWAY
CITY OF LATHROP
SAN JOAQUIN COUNTY
CALIFORNIA

PRECISE PLANS
RIVER ISLANDS

PHASE 2

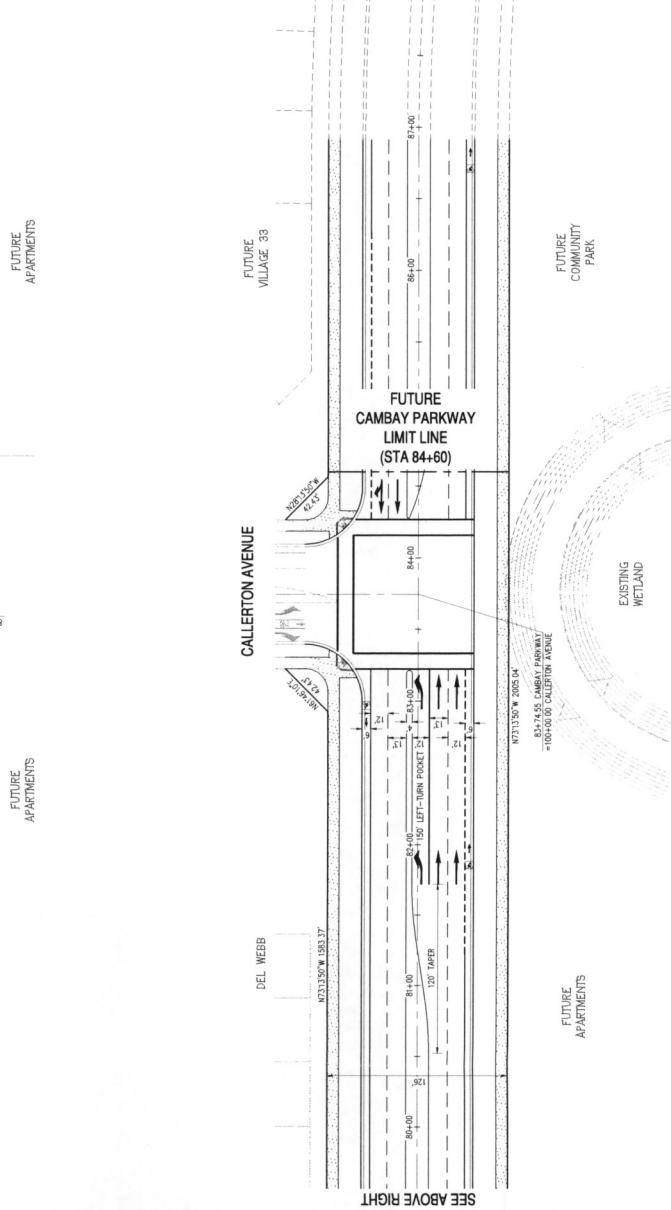
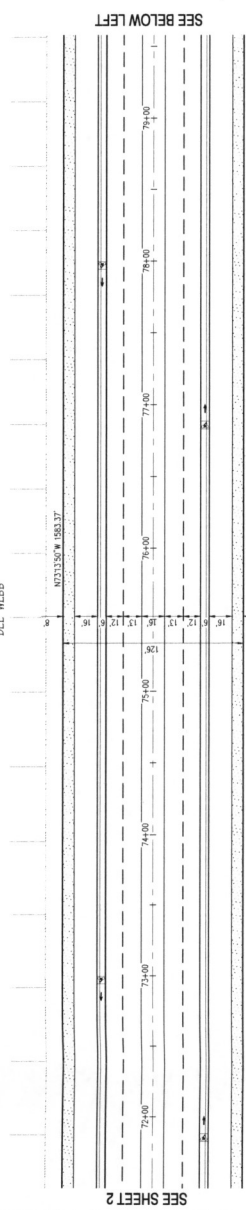
CAMBAY PARKWAY (STA 71+50
TO STA 84+60)



APPROVED

DESIGNED:	NSK
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CHECKED:	JFU
SCALE:	1" = 40'
DATE:	8/26/2022
JOB NO.:	25504
FILE NO.:	PH4.LIN6

SHEET NO.
3
OF
3



COMPUTER GENERATED BY: PANEL 138, WEBB OF 8014.BE, PHASE 2 (PART 2) PART 1: EXISTING AND PROPOSED PLAN, CIVIL ENGINEERING

**COMMON USE AGREEMENT
FOR A PORTION OF CAMBAY PARKWAY
BY AND BETWEEN THE
CITY OF LATHROP
AND
ISLAND RECLAMATION DISTRICT NO. 2062**

This COMMON USE AGREEMENT FOR A PORTION OF CAMBAY PARKWAY, associated with Phase 2 of River Islands at Lathrop entered into on **October 10, 2022** ("Agreement") and is made and entered into by ISLAND RECLAMATION DISTRICT NO. 2062, a reclamation district organized under the laws of the State of California (the "District"), and the **CITY OF LATHROP**, a municipal corporation in the State of California (the "City"), together "the Parties."

RECITALS

A. This Agreement relates to certain real property to be dedicated to City in the future for public right of way purposes known as "Cambay Parkway," specifically, a planned arterial street within the River Islands at Lathrop Master Planned Community ("River Islands Site"), being developed by River Islands Area One, LLC ("River Islands"), approved and included in the West Lathrop Specific Plan.

B. The Agreement also sets forth the process that will eventually lead to the dedication of public right of way associated with Cambay Parkway, as well as a public utility easement (PUE) adjacent to the right of way that will extend into the existing levee easement of the District. Prior to approval of a large lot map, final map or any other document facilitating the dedication of right of way and public utility easement for the portions of Cambay Parkway that extend into the existing levee easement of the District, the Parties agree to execute and record a Common Use Agreement that will supersede this Agreement.

C. On January 8, 2020, the District accepted its Phase 2 levee system for the right to control and maintain the levees constructed by District for flood protection purposes to protect development within the Phase 2 portion of the River Islands Site ("Levee Easement").

D. River Islands has proposed a Precise Plan Line for Cambay Parkway within Phase 2 that is required by condition of approval of Vesting Tentative Map Tract 6716 as provided in Exhibit "A" to this Agreement ("Cambay Precise Plan Line").

E. Since the Levee Easement provides appropriate legal access and authority to District for its flood protection works ("District Works") in accordance with the State Water Code and applicable FEMA regulations, and these levees are designed to provide 200-year Urban Level of Flood Protection (ULOP) in accordance with approved State Department of Water Resources Standards, prior to the approval of the Cambay Precise Plan Line and the dedication of subsequent rights of way for Cambay Parkway and associated PUEs, the Parties acknowledge and agree that it is necessary for the Parties to enter into an agreement to outline the duties and responsibilities of each Party, for the betterment of the public and to avoid conflicts in each Party's individual obligations under applicable law to those portions of street rights of way located within portions of the Levee Easement ("Common Use Area").

AGREEMENT

NOW, THEREFORE, in consideration of the premises and of the mutual covenants hereinafter set forth, the Parties do hereby agree as follows:

1. City hereby agrees to the construction, reconstruction, maintenance or use by District of the District Works located within the Common Use Area which is more particularly depicted in Exhibit "B" to this Agreement, incorporated herein by this reference.

2. District hereby agrees to the construction, reconstruction, maintenance or use by City of Cambay Parkway and any associated utilities within the Common Use Area which is more particularly depicted on Exhibit "A" to this Agreement, incorporated herein by this reference.

3. District and City acknowledge the priority of title of each other wherever applicable to the Common Use Area.

4. District acknowledges that street construction, underground pipelines, street lighting, storm drainage, landscaping and joint trench improvements will be constructed in the future as part of Cambay Parkway and has no objections to the design and proposed construction of these improvements that will be located within the Common Use Area. Further, the District agrees to have its District Engineer review any proposed improvement plans for Cambay Parkway in the future and provide written confirmation to the City that there are no issues with the District Works associated with the construction of Cambay Parkway.

5. In the event that the future use of Cambay Parkway within the Common Use Area shall at any time necessitate rearrangement, relocation or reconstruction of any of the District's works within the Common Use Area, City shall notify District in writing of such necessity pursuant to applicable sections of the Water Code and City agrees to pay the cost of such rearrangement, relocation or reconstruction of District's works following approval of all plans and specifications of said rearrangement, relocation, or reconstruction by the District, which approval shall not be unreasonably withheld.

6. In the event that the future use of the District Works shall at any time necessitate rearrangement, relocation or reconstruction of any constructed improvements of Cambay Parkway within the Common Use Area, District shall notify City in writing of such necessity and District agrees to pay the cost of such rearrangement, relocation or reconstruction of Cambay Parkway within the Common Use Area, following approval of all plans and specifications of said rearrangement, relocation, or reconstruction by the City, which approval shall not be unreasonably withheld.

7. City shall pay the cost to maintain, repair or replace City's facilities located in the Common Use Area at its sole expense, and for construction, rearrangement, modification, alteration or relocation not requested or undertaken by District, except for damage resulting from maintenance, repair or replacement by District.

8. District or its assignees shall pay the cost to maintain, repair and replace District's facilities located in the Common Use Area at its sole expense, and for construction, rearrangement, modification, alteration or relocation not requested or undertaken by City, excepting damage resulting from maintenance, repair or replacement by City.

9. Prior to approval of a large lot map, final map or any other document facilitating the dedication of right of way and public utility easement for the portions of Cambay Parkway that extend into the existing levee easement of the District, the Parties agree to execute and record a Common Use Agreement that will supersede this Agreement.

10. District, when working within the Common Use Area shall comply with the following provisions:

(a) Except in times of emergency, including during a high water or flooding event, District shall provide reasonable notice to City before performing any work in the Common Use Area where such work will be performed in or on the traveled way or improved shoulders, sidewalk or landscaping of the roadway or will otherwise obstruct vehicular and/or pedestrian traffic.

(b) In all cases, District shall make adequate provisions for the protection of the travelling public and provide such barricades and safety devices as are required by City standards, and in cases of non-emergency, provide a Traffic Control Plan as required by City standards and specifications.

(c) All work shall be planned and carried out so there will be minimum inconvenience to the traveling public.

(d) All work shall be replacement in kind, conform to the existing facilities as to width and depth of surfacing thereof, meet all applicable City standards and specifications as determined by the City Engineer and shall be subject to inspection by City.

11. District and City shall use said Common Use Area in such manner as to not unreasonably interfere with the rights of either Party.

12. District shall not be responsible for any damage occurring to the City facilities in the Common Use Area that are not as a direct result of the District's maintenance, construction or reconstruction activities, or from its flood control facilities located on or near the Common Use Area. All costs for repairing such damage to City's facilities shall be borne by City.

13. City shall not be responsible for any damage occurring to District facilities in the Common Use Area that are not as a direct result of the City's maintenance, construction or reconstruction activities of its right of way or improvements on or near the Common Use Area. All costs for repairing such damage to District's facilities shall be borne by District.

14. District shall be responsible for the structural integrity of its levees, berms and similar structures, as well as vegetation and weed control activities of its levee slopes and adjacent areas that may transverse the Common Use Area. City shall be responsible for any landscaping and irrigation improvements within its right of way, including within the Common Use Area. The City or its assignees shall become responsibility for weed control within portions of the Common Use Area that are landscaped by the City.

15. District shall, for public purposes, dedicate the PUE for Streets via Grant Deed prior to approval of a large lot map, final map or any other document facilitating the dedication of right of way and public utility easement for the portions of Cambay Parkway that extend into the existing levee easement of the District. This Grant Deed shall be recorded concurrently with the recordation of the

first small lot final map that includes the portion of Cambay Parkway affected by this Common Use Agreement.

16. To the extent that the City's rights to its rights of way and/or PUEs for Streets under the applicable laws of the State of California do not hinder or conflict with the rights of the District under applicable laws of the State of California, such rights of the District shall remain and be in full force and effect. Should any conflict with the rights of the City by rights of the District be identified, the District hereby subrogates its rights to the City, subject to review and approval of the District's legal counsel.

17. This Agreement shall not have a prescribed term. Termination of Agreement shall only occur if the Common Use Area ceases to be in existence and the need for this Agreement and its rights and obligations contained herein cease to be necessary. Either Party may provide written notice of such termination, subject to review and verification of the other Party.

18. Notices. Any and all notices required to be given hereunder will be deemed to have been delivered upon deposit in the United States mail, postage prepaid, addressed to either of the parties at the address hereinafter specified or as later amended by either party in writing:

City of Lathrop
Attention: City Engineer
390 Towne Centre
Lathrop, CA 95330

Reclamation District No. 2062
73 West Stewart Road
Lathrop, CA 95330
Attention: President

19. This Agreement, and all terms, covenants, and conditions hereof, will apply to and bind the successors and assigns of the respective parties hereto. Neither Party will assign nor sublet this Agreement without the prior written consent of the other Party.

20. This Agreement is governed by California law.

21. This Agreement may not be modified or amended except in writing signed by both parties.

22. Each party must, in all activities undertaken pursuant to this Agreement, comply and cause its contractors, agents and employees to comply with all Federal, State and local laws, statutes, orders, ordinances, rules, and regulations.

23. It is expressly understood that this Agreement does not in any way whatsoever grant or convey any permanent easement, fee or other interest in a party's real property to the other Party.

24. This Agreement, together with all exhibits attached hereto, constitutes the entire agreement between the Parties and supersedes all prior written or oral understandings.

IN WITNESS WHEREOF, the City and District have signed this Agreement effective as of the Effective Date.

CITY OF LATHROP
A California municipal corporation

ISLAND RECLAMATION DISTRICT
NO. 2062 a California reclamation
district

By: _____
Stephen Salvatore, City Manager

By: _____
Susan Dell'Osso, President

ATTEST:

By: _____
Teresa Vargas, City Clerk

APPROVED AS TO FORM BY THE CITY OF LATHROP CITY ATTORNEY:

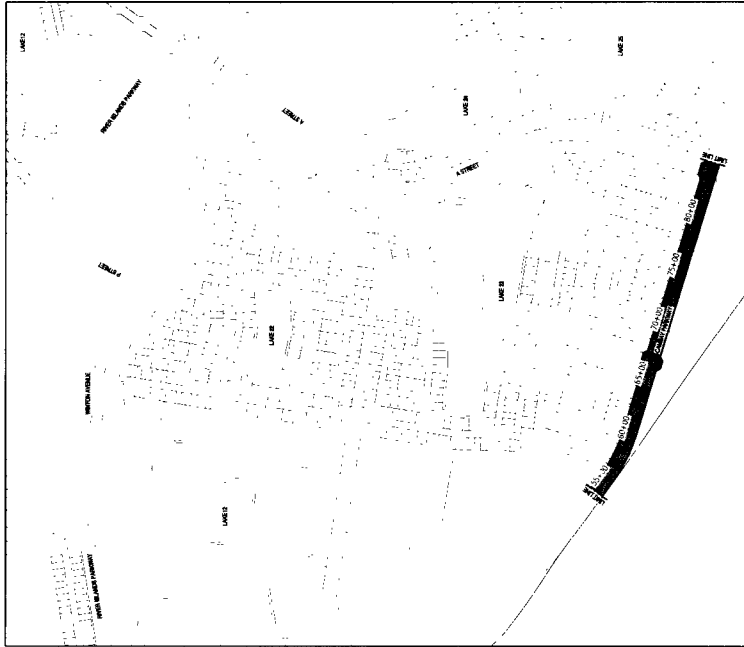
By: _____
Salvador V. Navarrete, City Attorney

EXHIBIT "A"
CAMBAY PARKWAY PRECISE PLAN LINE

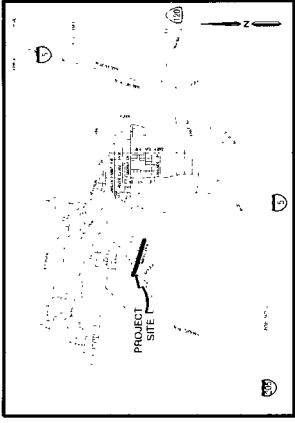
RIVER ISLANDS - CAMBAY PARKWAY

PRECISE PLANS

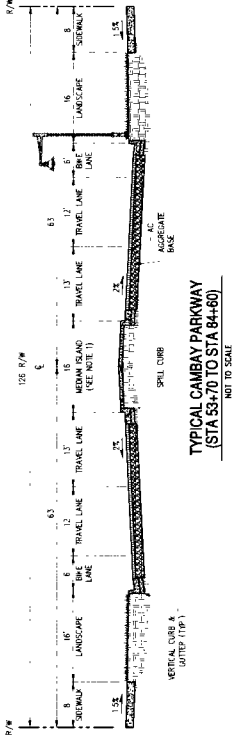
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA



VICINITY MAP
NOT TO SCALE



SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	CAMBAY PARKWAY (STA 83+00 TO STA 71+00)
3	CAMBAY PARKWAY (STA 71+00 TO STA 84+00)



NOTES
1. MEDIAN ISLAND REDUCE DOWN TO 4' WIDE AT INTERSECTIONS TO ACCOMMODATE FOR INDICATED LEFT-TURN POCKETS

NO.	DATE	DESCRIPTION

ODELL
ENGINEERING
6200 Stonewood Mall Road, Suite 330
Pleasanton, CA 94588
PH: (925) 223-1534 | odelling@odell.com

CAMBAY PARKWAY
PHASE 2
CITY OF LATHROP
SAN JOAQUIN COUNTY
CALIFORNIA

RIVER ISLANDS PRECISE PLANS

COVER SHEET



APPROVED

DESIGNED	MOA
DRAWN	JPJ
CHECKED	JL
SCALE	1" = 500'
DATE	9/30/2022
JOB NO.	23594
FILE NO.	030.DWG

SHEET NO
1
OF
3

COMPUTER GENERATED BY: P:\MSD\OFFICE\MSD\PROJECTS\PHYSICAL\PHYSICAL\PRECISE PLANS\PHYSICAL

DELWELL
 ENGINEERING
 6900 Stoneridge Mall Road, Suite 330
 Pleasanton, CA 94588
 Ph: 925.223.4340 info@delwelleng.com

CAMBAY PARKWAY
 CALIFORNIA
 SAN JOAQUIN COUNTY
 CITY OF LATROP
 PHASE 2
 CAMBAY PARKWAY (STA 53+70
 TO STA 71+50)



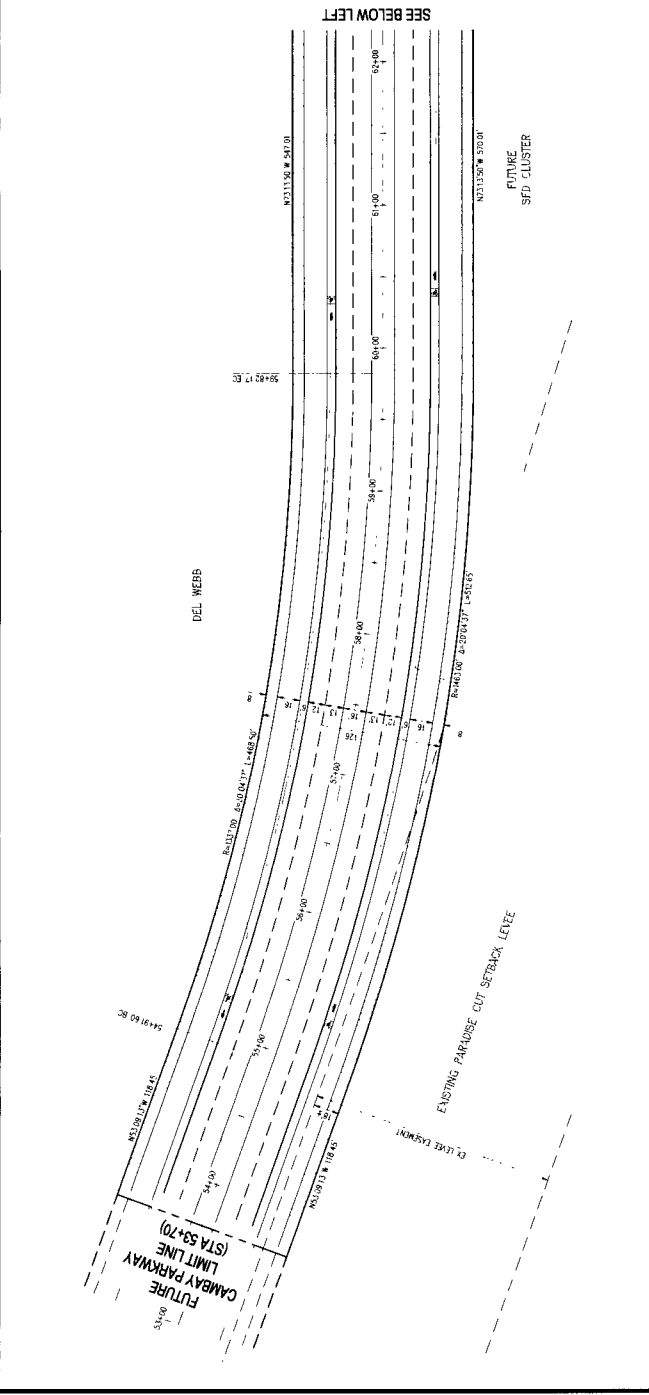
APPROVED

DESIGNED	BSA
DRAWN	JFJ
CHECKED	AL
SCALE	1" = 40'
DATE	9/29/2022
JOB NO	25004
FILE NO	PH2006

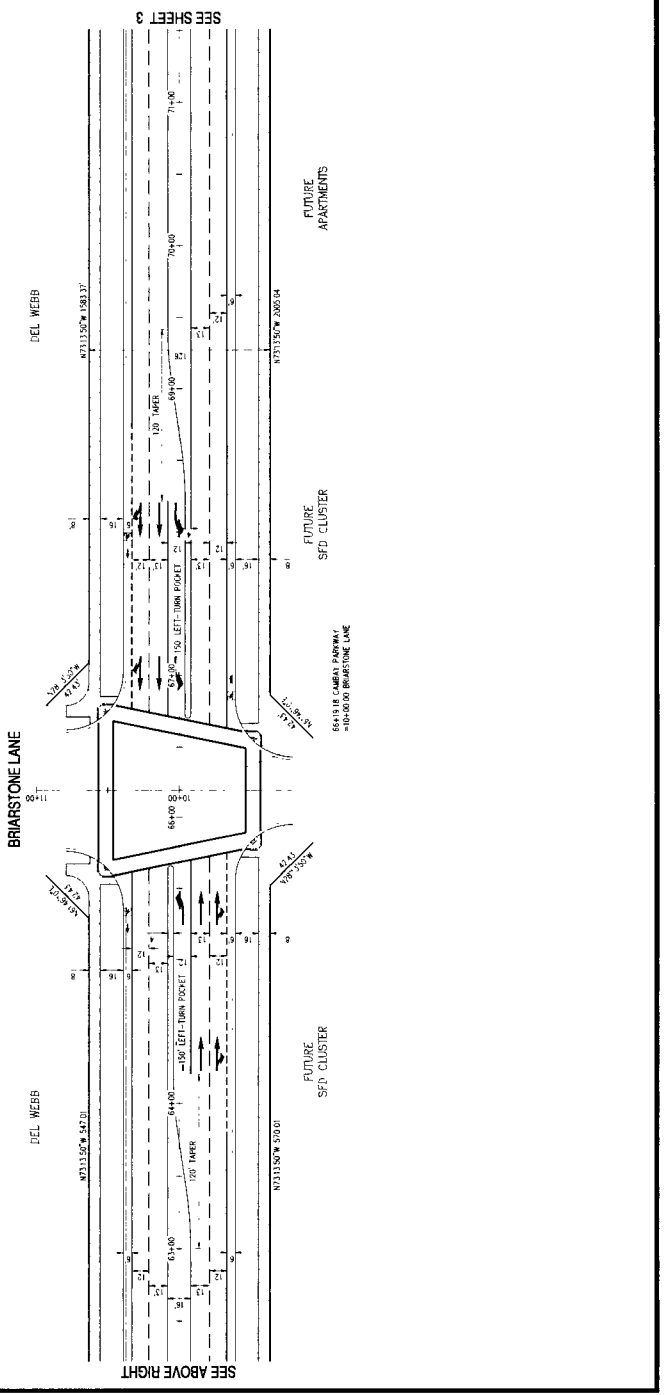
SHEET NO
 2
 OF
 3



INDEX MAP



SEE BELOW LEFT



SEE ABOVE RIGHT

THIS DRAWING IS UNAPPROVED IF MADE FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE THAN THAT FOR WHICH IT WAS PREPARED.

NO.	DATE	REVISIONS

ODELL
ENGINEERING
6200 Stonemede Mall Road, Suite 300
Pleasanton, CA 94588
PH: 925.253.8240 oedelling@earthlink.net

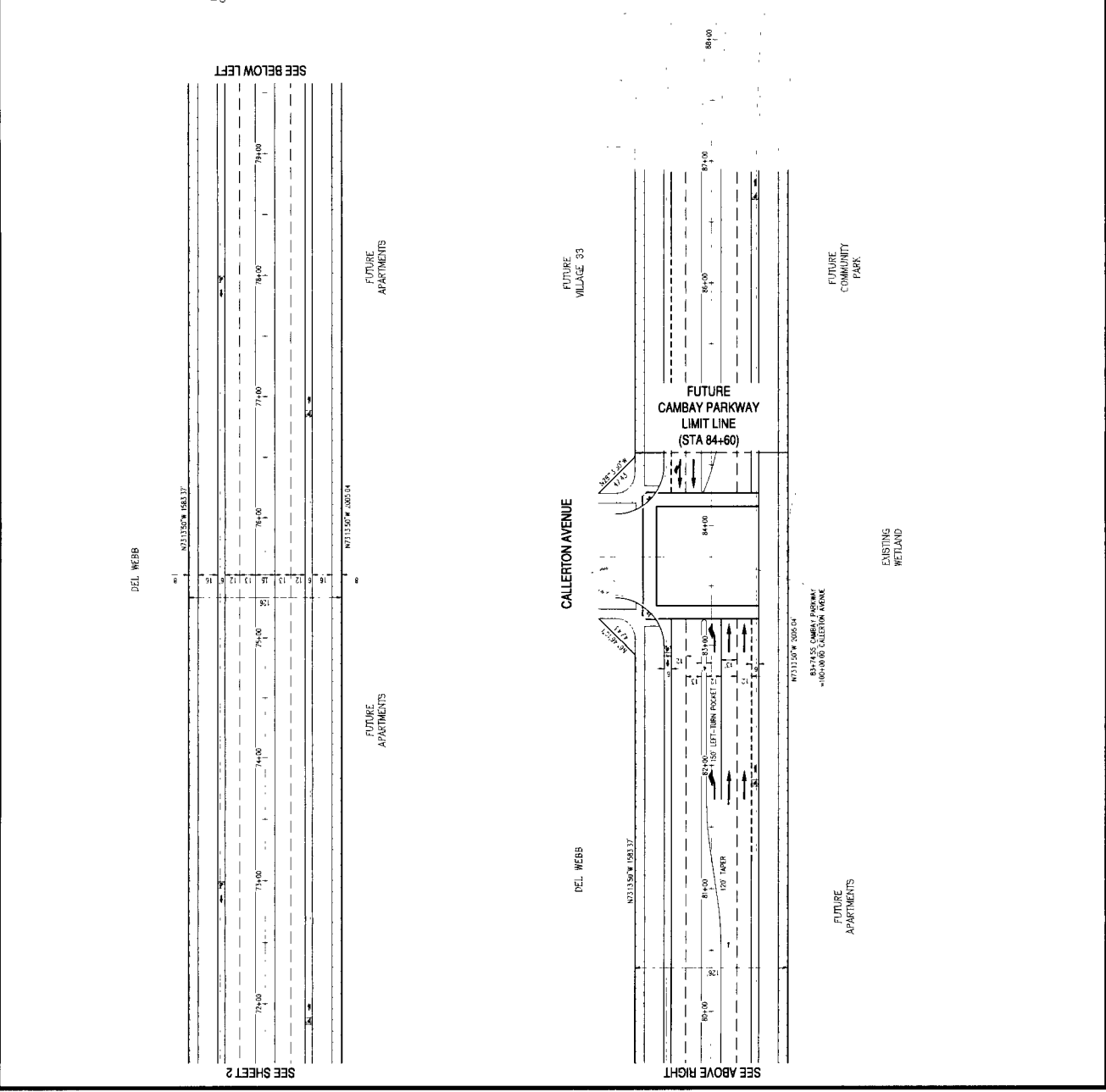
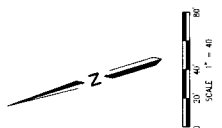
CAMBAW PARKWAY
CALIFORNIA
SAN JOAQUIN COUNTY
CITY OF LATHROP
PHASE 2
CAMBAW PARKWAY (STA 71+50
TO STA 84+60)



APPROVED

DESIGNED	JKF
DRAWN	JPL
CHECKED	JLL
SCALE	1" = 40'
DATE	9/30/2022
JOB NO.	22094
FILE NO.	094106

SHEET NO 3
OF 3
3



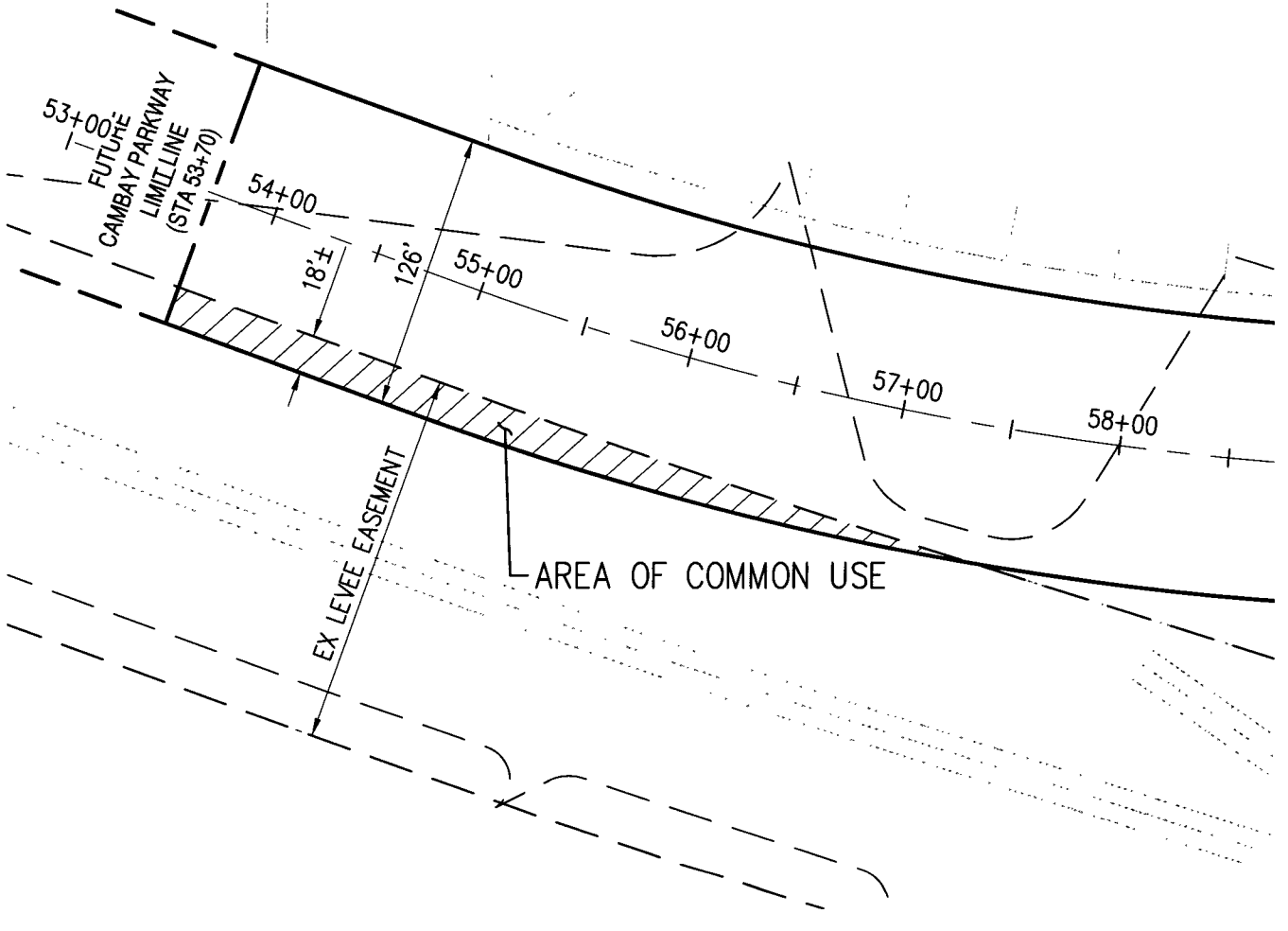
SEE BELOW LEFT

SEE SHEET 2

SEE ABOVE RIGHT

THIS DRAWING IS UNLESS OTHERWISE NOTED BY THE USER SUBJECT TO THE PROVISIONS OF THE PROFESSIONAL ENGINEER'S CONTRACT.

EXHIBIT "B"
COMMON USE AREA DEPICTION



- - - - - LEVEE EASEMENT LINE
 = = = = = ROAD RIGHT OF WAY LINE
 / / / / / COMMON USE AREA

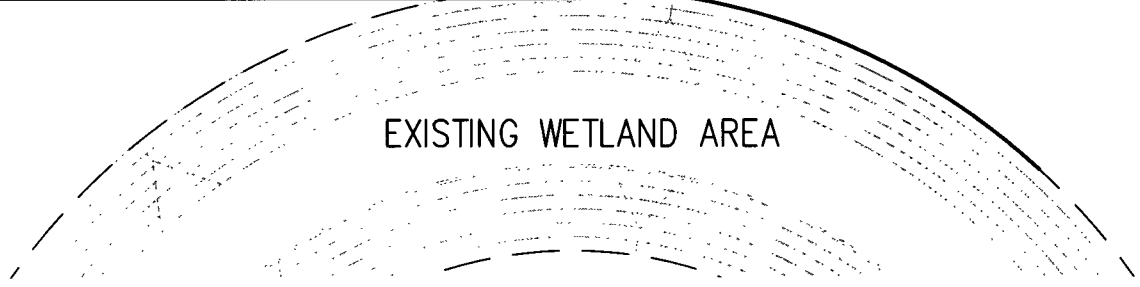
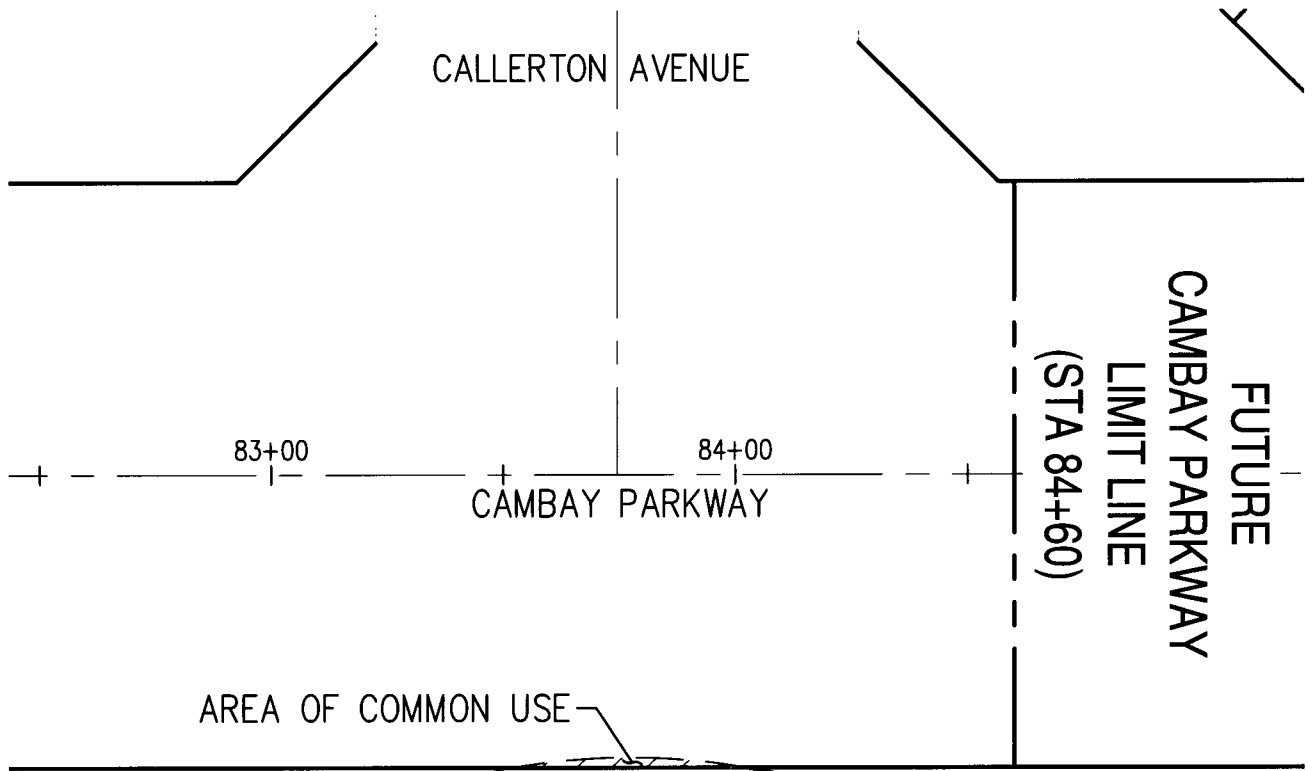


0 40 80
 SCALE: 1" = 80'

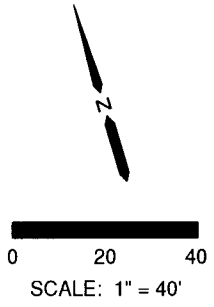


1165 Scenic Drive, Suite A
 Modesto, CA 95350
 odellengineering.com

DESCRIPTION: COMMON USE AREA			
SCALE:	NONE	DATE:	SEPT 30, 2022
JOB NO.:	25504		
FILE:	EXH_CAMBAY PARKWAY COMMON USE AGREEMENT.DWG		

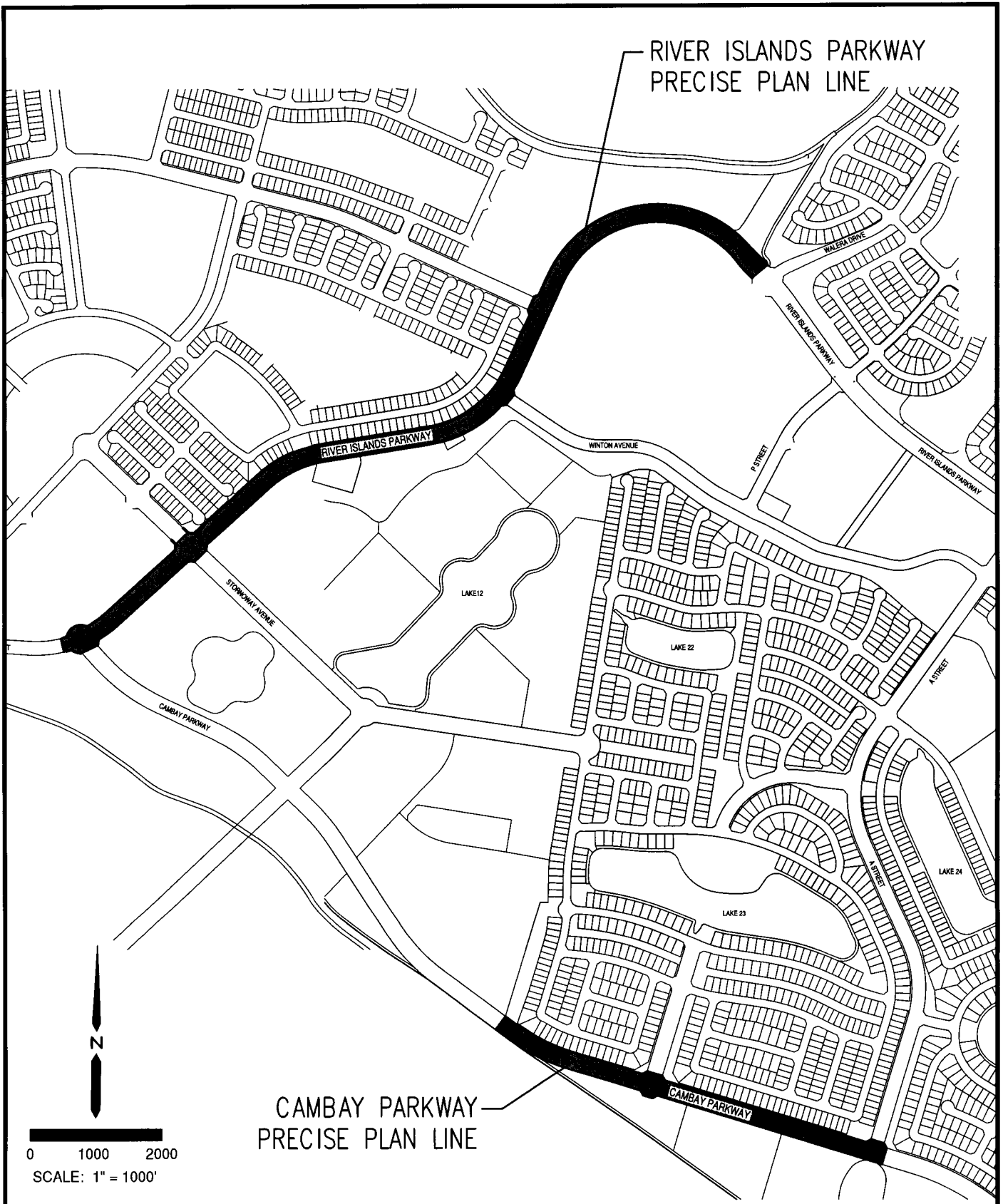


- - - - - WETLAND EASEMENT LINE
 ———— ROAD RIGHT OF WAY LINE
 / / / / / COMMON USE AREA



1165 Scenic Drive, Suite A
 Modesto, CA 95350
 odellengineering.com

DESCRIPTION: COMMON USE AREA			
SCALE:	NONE	DATE:	SEPT 30, 2022
JOB NO.:	25504		
FILE:	EXH_CAMBAY PARKWAY COMMON USE AGREEMENT.DWG		



1165 Scenic Drive, Suite A
Modesto, CA 95350
odellengineering.com

WEST VILLAGE
PRECISE PLAN LINES

SCALE: 1"=1000' DATE: SEPT 30, 2022