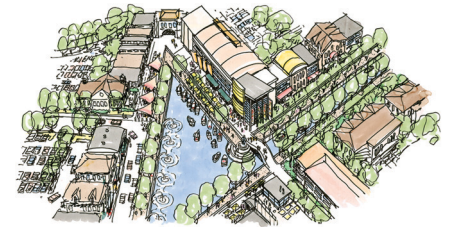
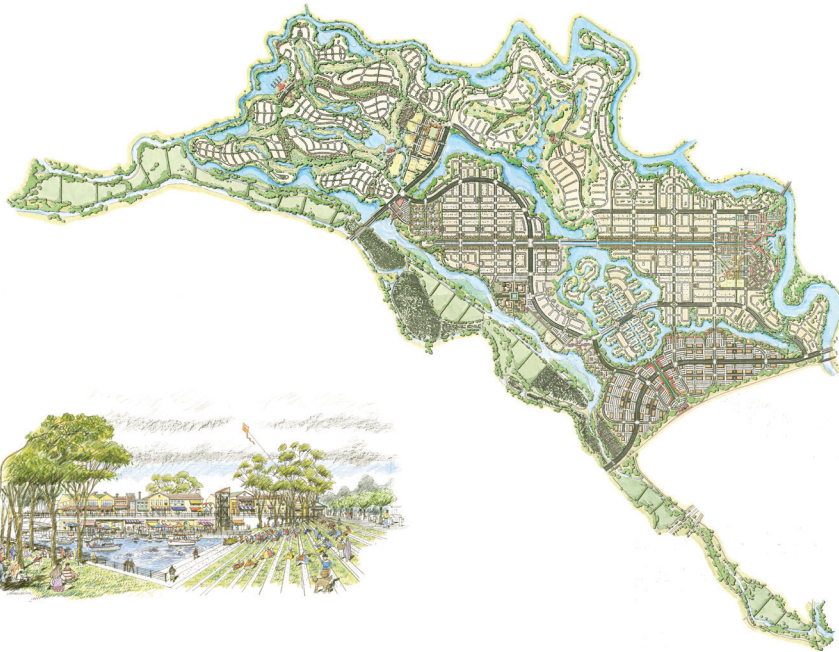


## River Islands



This 4,500-acre community defines a new lifestyle for California's San Joaquin River Delta. Located 40 miles east of San Francisco, the project provides diverse housing options, civic and entertainment uses, a new university, ecology park, interpretive center, business park, and transit. New development integrates with the existing City of Lathrop, creating a new civic heart at a mixed-use town center and riverfront port.

SWA proposed broad levees set back from the river channel, creating valuable "high ground" waterfront property while increasing capacity for flooding and storm drainage. The town's layout integrates the grid pattern of valley towns with the river's dendritic forms and remnants of the original Spanish land grant. A regional greenbelt links three major urban centers and provides parks, trails, and water-oriented recreation, while expanded back bays, harbors, and waterways optimize flood control and build community identity.

### Location

Lathrop, California

### Client

Califia Development

### SWA Scope

Urban Planning  
Master Planning  
Design Guidelines

### Size

4,500 acres (18.2 km<sup>2</sup>)

### Awards

Pacific Coast Builders Conference  
Gold Nugget Grand Award, Best On-the-Boards Plan