

# CITY OF RIO VISTA GENERAL PLAN UPDATE

GPWG MEETING #8 // SEPTEMBER 15, 2022



# MEETING AGENDA

- ➔ Defining Land Use Designations
- ➔ Constraints for New Development
- ➔ Opportunity Areas/Sites in the City and Sphere of Influence
- ➔ Estimating Population and Employment Growth
- ➔ Next Steps/Action Items

# Land Use 101

## ➔ General Plan

- ➔ The overarching City policy document
- ➔ Establishes the vision for the community

## ➔ Zoning Code

- ➔ Describes allowed uses and development standards
- ➔ Provides detailed guidance for land use decisions

## ➔ Specific Plan

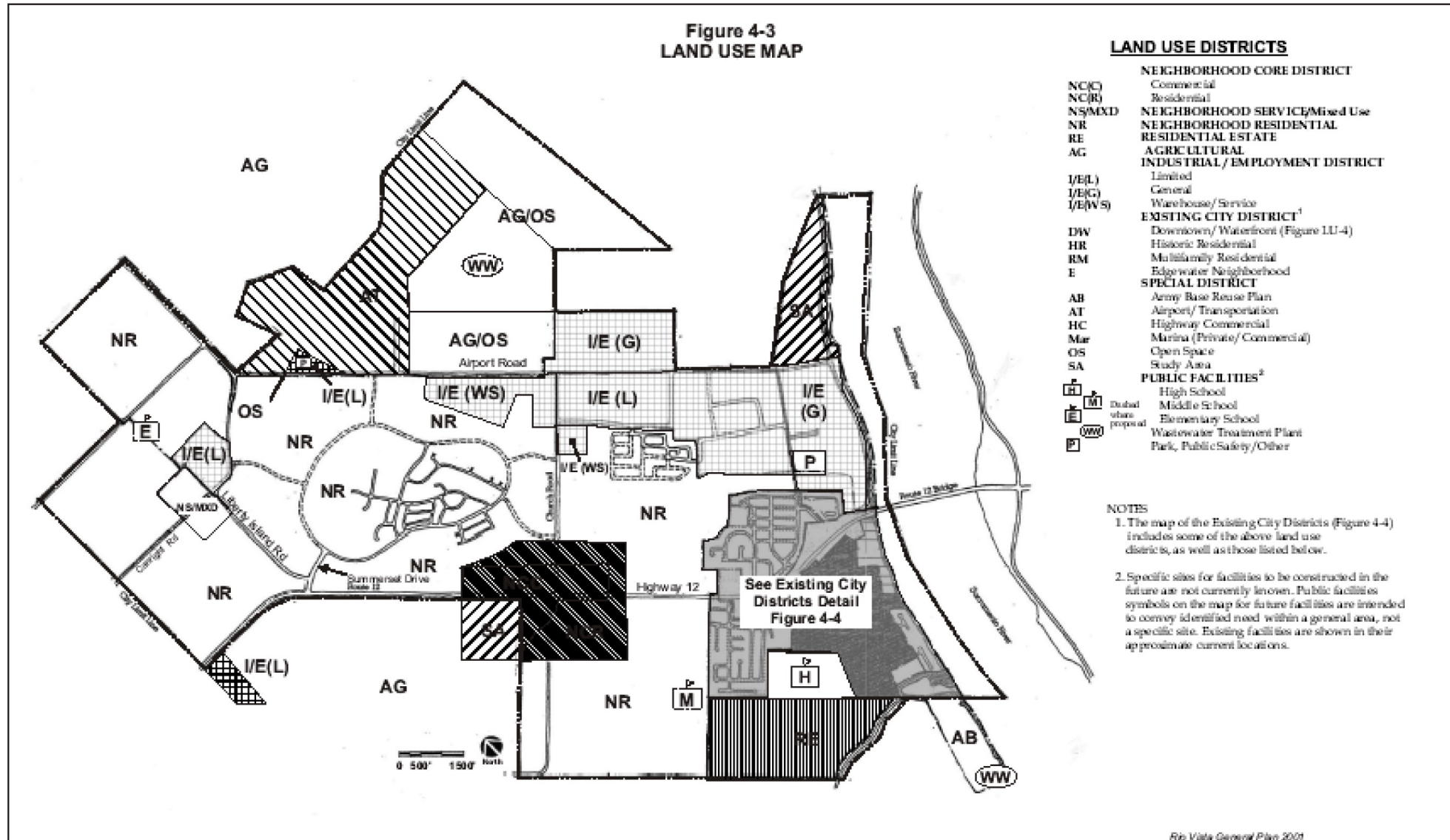
- ➔ Functions as the zoning code for a defined area
- ➔ Can address features unique to a project



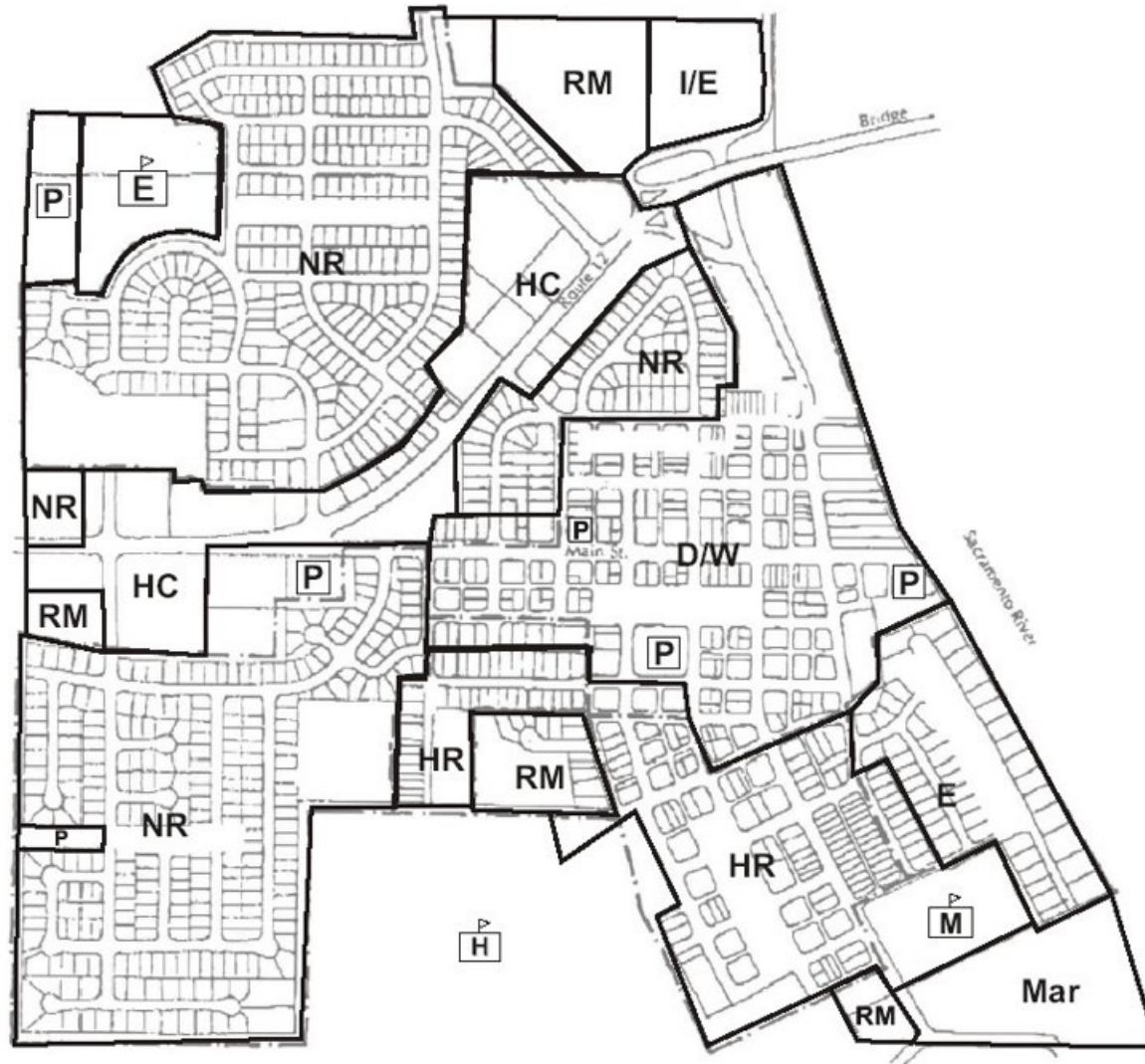
# LAND USE DISTRICTS



# Existing General Plan Land Use Map



# Existing General Plan Land Use Map



# Existing GP Land Use Districts

Neighborhood Core (NC)

Commercial NC (C)

Residential NC (R)

Neighborhood Service/Mixed Use (NS/MXD)

Neighborhood Residential (NR)

Downtown/Waterfront (D/W)

Historic Residential (HR)

Multifamily Residential (RM)

Edgewater Neighborhood (E)

Residential Estate (RE)

Agricultural (AG)

Industrial/Employment (IE)

Limited I/E (L)

General I/E (G)

Warehouse/Service I/E (W/S)

Army Base Reuse Area

Airport/Transportation

Highway Commercial

Marina (Private/Commercial)

Open Space

Study Area

Public Facilities

# Example: Industrial/Employment Designation

TABLE 4-7

Industrial/Employment (I/E) District

Land Use Description and Location	Purpose/Uses Allowed or Required	Performance Standards and Design Characteristics
<p><u>Industrial/Employment (Limited)</u> Existing Rio Vista Business Park and L-I industrial-zoned lands west of St. Francis Way to Church Road.</p>	<p>Uses are intended to generate employment—intensive industrial, service, research &amp; development, and manufacturing from previously prepared materials (assembly or value-added industry).</p> <p><u>Mix of Uses</u></p> <ul style="list-style-type: none"> <li>• No residential uses except caretaker’s residence</li> <li>• Neighborhood- or business- serving retail</li> <li>• Office, personal, and business services</li> <li>• Limited auto and truck services</li> <li>• Warehouse, storage allowed but should not be primary use – minimum employment performance standard must be met for all uses</li> </ul>	<p><u>Design Characteristics</u></p> <ul style="list-style-type: none"> <li>• Architectural interest</li> <li>• Landscaping</li> <li>• Large vehicle accessibility</li> <li>• Pedestrian facilities to increase pedestrian mobility and accessibility</li> <li>• One- or two-story buildings</li> </ul> <p><u>Performance Standards</u></p> <p><u>Density/Intensity:</u> Base Floor area ratio (FAR) Range 20 (minimum) —50%(maximum); up to 1.0 on site</p> <ul style="list-style-type: none"> <li>• Minimum of 1 employee per 1,500 sq. ft. of building; 1/1,000 sq. ft. average (10/acre) for the district</li> <li>• Low potential for off-site impacts or such impacts able to be fully mitigated (external noise, odors, toxics, and flammables)</li> </ul>



# Simplified District Description

## Industrial/Employment (Limited)

The Industrial/Employment (Limited) district is intended to accommodate a range of employment, retail and light industrial uses. Uses considered typical of the Industrial Employment (Limited) district include but are not limited to: neighborhood and business serving retail; office, personal, and business services; research & development; and, light manufacturing (assembly or value-added industry). Uses in this district should have a low potential for off-site impacts related to noise, odors, vibration or hazardous materials.

# Simplified District Description (Cont.)

The character of development in the Industrial Employment (Limited) district varies based on the specific zoning and location of individual properties. Depending on use and location, acceptable building design may range from utilitarian (warehouse and light industrial) to more architecturally distinct (office, retail and research & development). In all cases buildings should include an appropriate level of architectural interest and should employ materials that demonstrate a high-quality level of finish appropriate to the use. Typically, circulation for large vehicles should be accommodated and pedestrian facilities shall be incorporated in projects.

The Floor Area Ratio for the Industrial Employment (Limited) district ranges from 0.2 to 1.0.



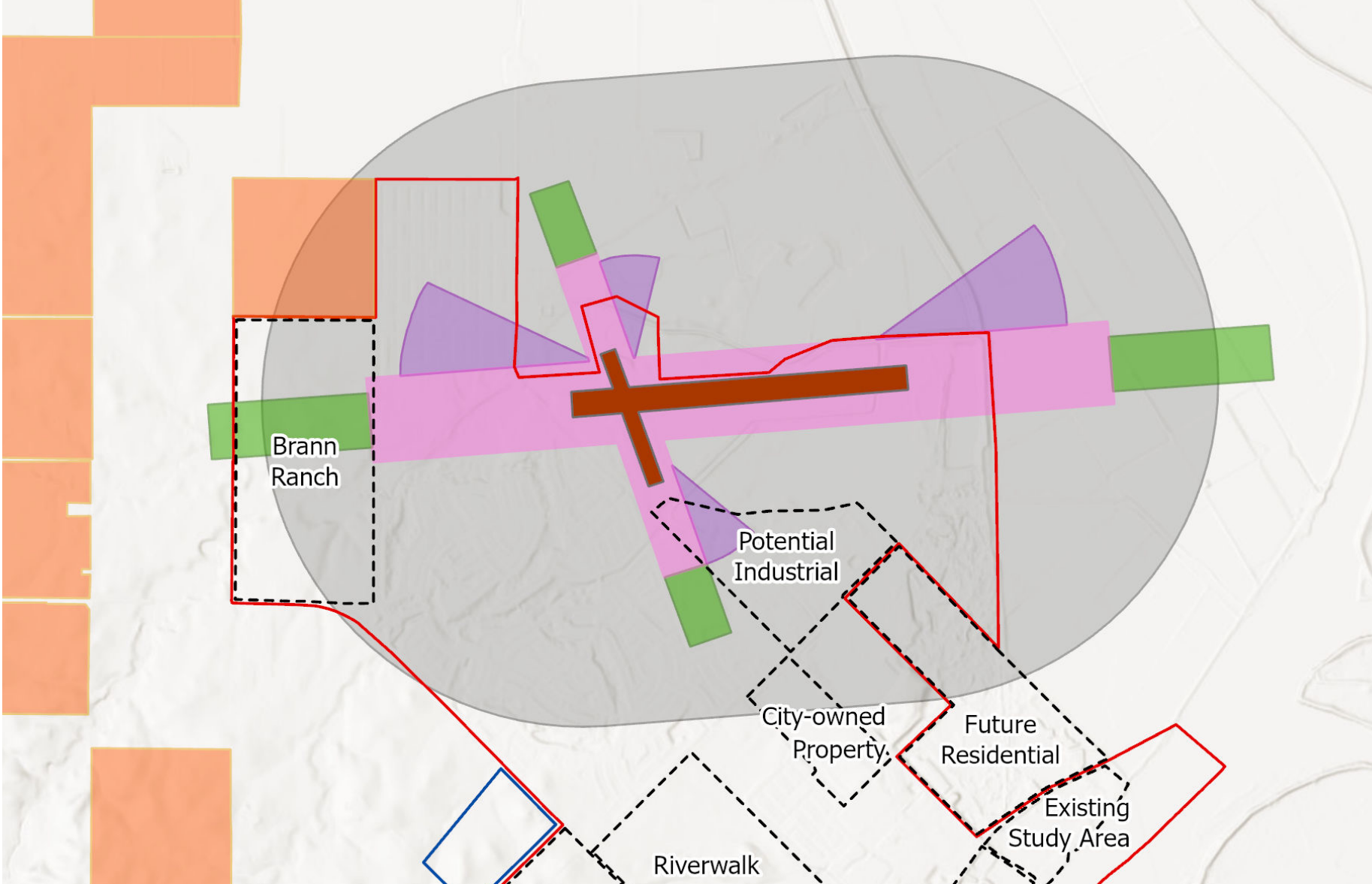
# LAND USE CONSTRAINTS



# Constraints for New Development

- ➔ Airport Flight Zones
- ➔ FEMA Flood Area
- ➔ Flannery Properties
- ➔ Natural Gas Facilities

# Constraints Map (Airport Zones)

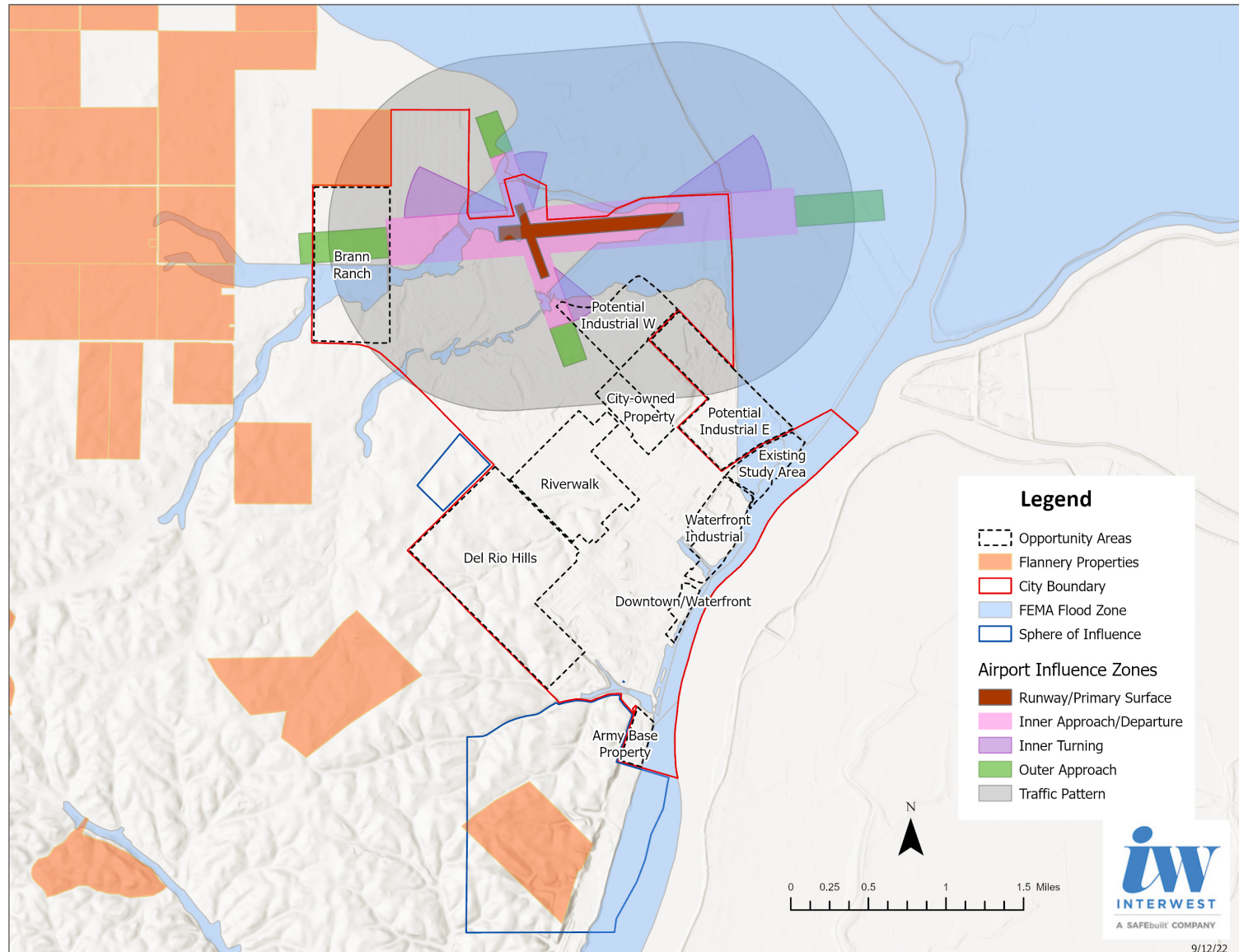


- Legend**
- Airport Influence Zones
- Runway/Primary Surface
  - Inner Approach/Departure
  - Inner Turning
  - Outer Approach
  - Traffic Pattern

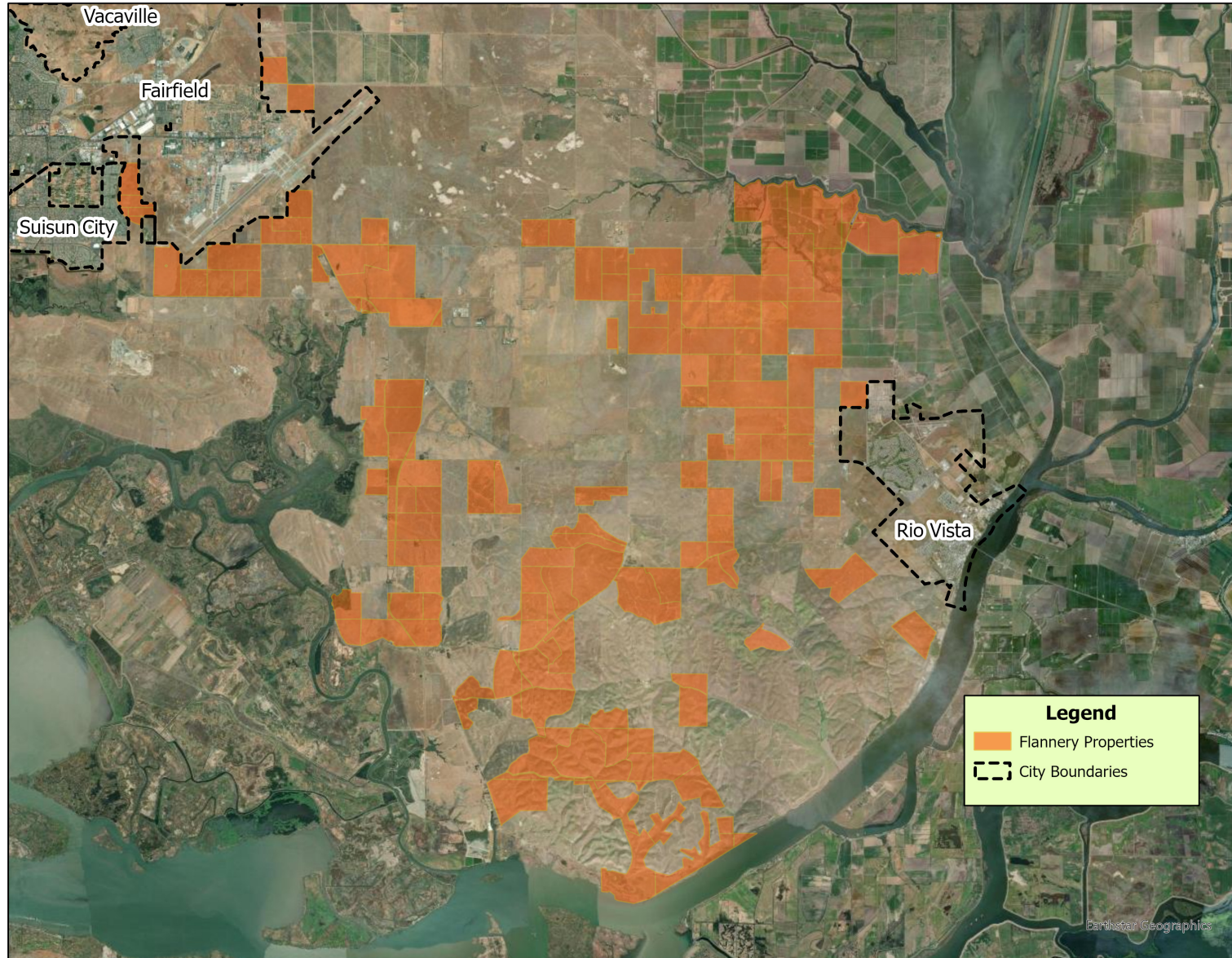
# Airport Land Use Restrictions

- ➔ Safety Zone 1 - Runway Protection Zone and Primary Surface
  - ➔ Most restrictive, essentially no development
- ➔ Safety Zone 2 - Inner Approach Zone
  - ➔ Highly Restrictive, 1 DU per 10 acres, 40 persons per acre, use restrictions
- ➔ Safety Zone 3 - Inner Turning Zone
  - ➔ Restrictive, 1 DU per 2 acres, 70 persons per acre, use restrictions
- ➔ Safety Zone 4 - Outer Approach Zone
  - ➔ Restrictive, 1 DU per 2 acres, 100 persons per acre, use restrictions
- ➔ Safety Zone 6 - Traffic Pattern Zone
  - ➔ Limited restrictions, 200 persons per acre, no uses that create flight hazards

# Constraints Map (Flooding)



# Constraints Map (Flannery Properties)





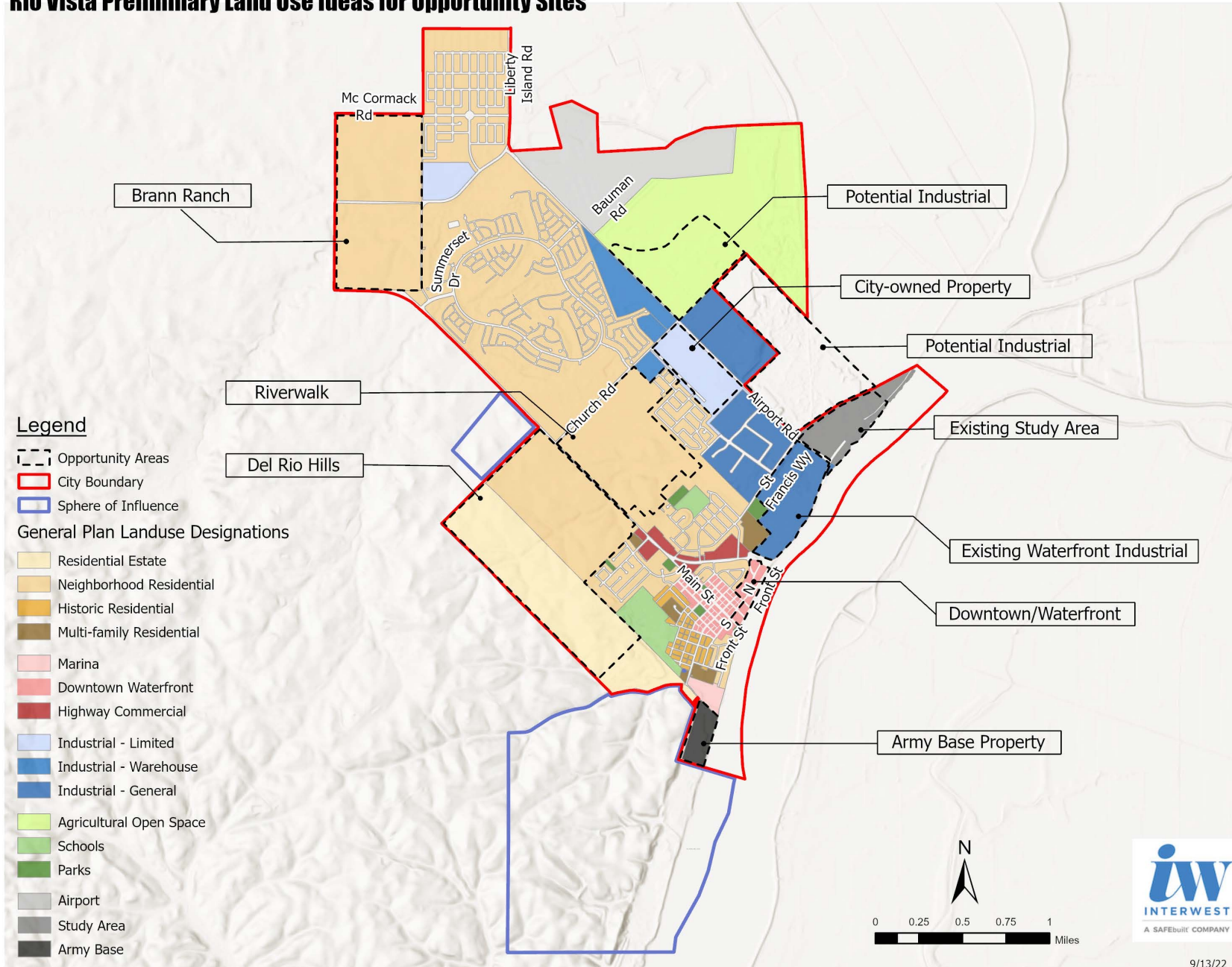
# LAND USE OPPORTUNITY SITES



# Opportunity Sites for New Development

- ➔ Land in the City that is appropriately designated for development
- ➔ Land in the City that might require reclassification
- ➔ Land in the current Sphere of Influence
  - ➔ Potential Annexation Areas
- ➔ Land currently outside the Sphere of Influence
  - ➔ Potential Expansion Areas

# Rio Vista Preliminary Land Use Ideas for Opportunity Sites



# Site 1: Army Base Property

- ➔ Acreage of area: 28 acres
- ➔ Opportunities
  - ➔ Educational and institutional uses (Delta science and interpretive center, laboratories, riverine/environmental research facilities)
  - ➔ Range of public active and passive recreation (community recreation center, sports fields, environmental/discovery park)



# Site 1: Army Base Property

- ➔ Opportunities
  - ➔ Commercial recreation (marina, boat launch) and recreation-serving retail
  - ➔ Potential to attract new development to the City, including housing and jobs
- ➔ Constraints
  - ➔ More frequent flooding to the property is likely with climate change
  - ➔ Structures require removal
  - ➔ Infrastructure extensions required

# Site 1: Army Base Property

- ➔ Recommendation
  - ➔ Maintain existing GP designation (Army Base Reuse Area) to allow for mix of uses and activities on the property
  - ➔ City will continue to seek grant funds and partnerships for site development

# Site 2: Downtown/Waterfront

- ➔ Acreage of area: 22 acres
- ➔ Opportunities
  - ➔ Infill and redevelopment of Downtown existing properties with new commercial, residential, and mixed use
  - ➔ Provide additional public open space and plazas next to the river for the community gatherings/events
  - ➔ Adds new businesses and residences to the Downtown area



# Site 2: Downtown/Waterfront

- ➔ Constraints
  - ➔ More frequent flooding to the waterfront area is likely over time
- ➔ Recommendation
  - ➔ Maintain as Downtown/Waterfront land use designation



# Site 3: Waterfront Industrial

- ➔ Acreage of Area: 99 acres
- ➔ Opportunities:
  - ➔ Expansion of Downtown area with more commercial, residential development, and mixed use
  - ➔ Provide additional public open space and outdoor plazas for community gatherings/events along waterfront



# Site 3: Waterfront Industrial

- ➔ Constraints:
  - ➔ Existing industrial uses would become non-conforming if GP/Zoning changes
  - ➔ Potential flooding in waterfront area to increase over time
- ➔ Recommendation:
  - ➔ Consider reclassifying to Downtown/Waterfront land use designation
  - ➔ Initiate discussions with affected landowners

# Site 4: Existing Study Area

- ➔ Acreage of Area: 65 acres
- ➔ Opportunities:
  - ➔ Potential infill and redevelopment with new uses
  - ➔ Longer term transition of uses
  - ➔ River-dependent industrial may be appropriate as long-term uses



0 0.05 0.1 0.2 Miles



# Site 4: Existing Study Area (along River)

- ➔ Constraints:
  - ➔ Currently in the 100-year flood zone
  - ➔ Potential for increased flooding from sea level rise
- ➔ Recommendation:
  - ➔ Identify river-dependent industrial uses, consider retaining
  - ➔ Initiate discussions with affected landowners

# Site 5: Potential Industrial (SOI)

- ➔ Acreage of Area: 232 acres
- ➔ Opportunities:
  - ➔ Provide an area for relocation of industrial along the waterfront
  - ➔ Proximity to existing industrial
- ➔ Constraints:
  - ➔ Requires annexation
  - ➔ Part of site subject to flooding



0 0.05 0.1 0.2 0.3 0.4 0.5 Miles



# Site 5: Potential Industrial (in Sphere of Influence)

- ➔ Recommendation:
  - ➔ Evaluate flooding and environmental constraints
  - ➔ Consider designating as Industrial Employment (Limited) or Industrial Employment (General)
  - ➔ Initiate discussions with affected landowners

# Site 6: City-Owned Property

- ➔ Acreage of Area: 50 acres
- ➔ Opportunities:
  - ➔ Provide a mix of housing types and densities to attract a broad mix of homebuyers
  - ➔ Provide amenities such as a neighborhood/community park and community center
- ➔ Constraints:
  - ➔ No specific constraints identified



0 0.05 0.1 0.2 Miles



# Site 6: City-Owned Property (Airport/Church Rd.)

- ➔ Recommendation:
  - ➔ Reclassify from Industrial Employment to Neighborhood Service/Mixed-Use (NS/MXD) District



# Site 7: Potential Industrial (City)

- ➔ Acreage of Area: 136 acres
- ➔ Opportunities:
  - ➔ Provide an area for relocation of industrial along the waterfront
  - ➔ Proximity to Airport
- ➔ Constraints:
  - ➔ Developing on current designated agricultural land/open space
  - ➔ Onsite wetlands feature
  - ➔ Interface with Treatment Plant and Airport



# Site 7: Future Industrial (in City limits)

- ➔ Recommendation:
  - ➔ Evaluate environmental constraints
  - ➔ Consider designating as Industrial Employment (Limited) or Industrial Employment (General)
  - ➔ Initiate discussions with affected landowners

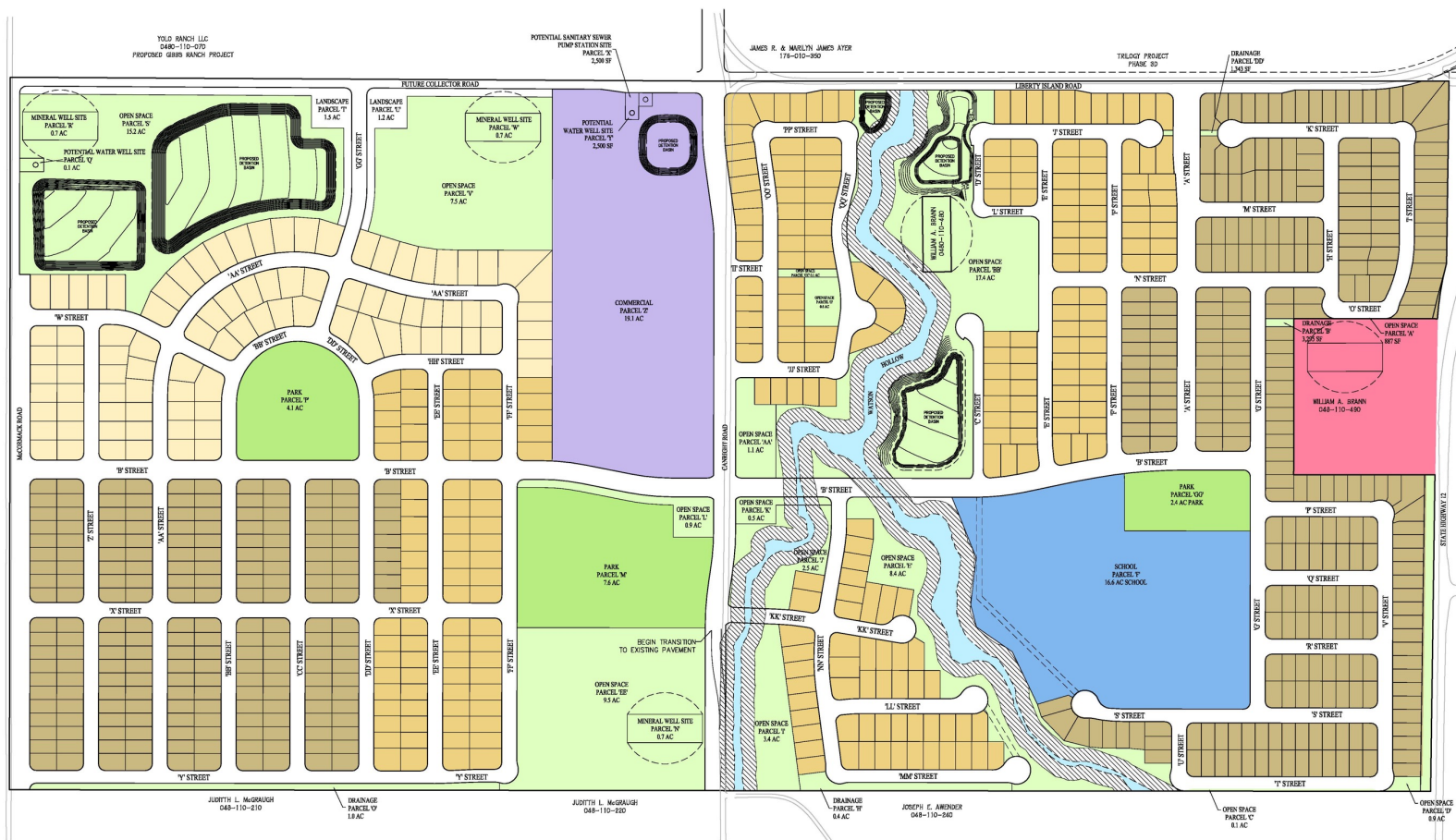
# Site 8: Brann Ranch

- ➔ Acreage of Area: 311 acres
- ➔ Opportunities:
  - ➔ Approved development plan
  - ➔ Provides housing, recreation areas/parks, proposed school neighborhood commercial
- ➔ Constraints:
  - ➔ Some portions of the property are restricted by floodplain
  - ➔ Some airport related restrictions



0 0.05 0.1 0.2 0.3 0.4 0.5 Miles





**LOT COUNT SUMMARY**

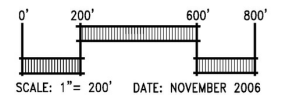
- 50' WIDE LOTS = 481 TOTAL
  - 60' WIDE LOTS = 273 TOTAL
  - 70' WIDE LOTS = 92 TOTAL
- 846 TOTAL

**LEGEND**

- WATSON HOLLOW (TOP OF BANK TO TOP OF BANK)
- WATSON HOLLOW 50' SETBACK
- DETENTION BASIN SITES
- OPEN SPACE SITES
- PARK SITES
- COMMERCIAL SITE
- SCHOOL SITE
- BRANN RESIDENCE - REMAINDER PARCEL

# LOTING EXHIBIT BRANN PROPERTY

CITY OF RIO VISTA      SOLANO COUNTY      CALIFORNIA



**Carlson, Barbee & Gibson, Inc.**  
CIVIL ENGINEERS • SURVEYORS • PLANNERS

8111 BOLLINGER CANTON ROAD, SUITE 150      TEL: (925) 868-0332  
SAN RANCHO, CALIFORNIA 94583      FAX: (925) 868-9973

# Site 8: Brann Ranch

- ➔ Recommendation:
  - ➔ Maintain Brann Ranch as Neighborhood Residential designation
  - ➔ Allows for residential, public and neighborhood-oriented retail uses

# Site 9: Riverwalk

- ➔ Acreage of Area: 203 acres
- ➔ Opportunities:
  - ➔ Infill development site with single-family residential close to downtown.
  - ➔ Provision of open space, neighborhood parks. New trail connections to link northern part of the City to Downtown.
- ➔ Constraints:
  - ➔ Some natural gas facilities



0 0.05 0.1 0.2 0.3 Miles

Riverwalk

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INTERWEST  
A SAFEBUILT COMPANY

# Site 9: Riverwalk

- ➔ Recommendation:
  - ➔ Maintain Riverwalk property as predominantly residential
  - ➔ Review status of Riverwalk project approvals, consider whether plan modifications are desired

# VESTING TENTATIVE MAP

CITY OF RIO VISTA, CALIFORNIA  
SCALE: 1"=150' MAY, 2004

# "RIVERWALK"

SCALE: 1" = 150'



PARK AREAS - 5/26/04

PARK NO	AREA	LSMT	TOTAL AREA
1	0.36	0.89	1.27
2	0.96	0.42	1.40
3	1.48	0.49	1.98
4	1.88	0.87	2.75
5	0.54	-	0.54
6	0.60	-	0.60
7	0.60	-	0.60
8	0.50	-	0.50
TOTAL	11.82	2.43	14.63

### GENERAL NOTES:

- OWNER: SEEDEN FINANCIAL & CONST. INC.  
4021 WEST OVERLAND HIGHWAY  
CONCORD, CA 94524-4712  
(925) 875-3777
- ENGINEER: ISALSON & ASSOCIATES  
2020 MONARCH VALLEY ROAD SUITE C  
MILPITAS, CALIF. 95030  
(925) 873-8333
- SOILS ENGINEER: ONISO INC.  
2102 OYON CANYON ROAD #200  
SAN RAMON, CA 94583  
(925) 838-1600
- EXISTING LAND USES: GRAZING.
- NUMBER OF LOTS PROPOSED: 738
- APPROXIMATE PARCELS: 49-100-670 & 980
- MINIMUM LOT SIZE: 6,000 SQ/FT
- ZONING: GENERAL PLAN ZONING  
R1 RESIDENTIAL TO P.D. PLANNED DEVELOPMENT  
N.R. NEIGHBORHOOD RESIDENTIAL AND HOUSING DISTRICT ORDINANCE
- AREA: 236 ACRES
- THIS TENTATIVE MAP WILL BE RECORDED IN MULTIPLE PHASES

VESTING TENTATIVE MAP  
**RIVERWALK**  
CITY OF RIO VISTA, CALIFORNIA  
ISALSON & ASSOCIATES  
2020 MONARCH VALLEY ROAD SUITE C  
MILPITAS, CALIF. 95030  
(925) 873-8333

RIVERWALK - RIO VISTA TM-32 - 05-26-04



# Site 10: Del Rio Hills

- ➔ Acreage of Area: 495 acres
- ➔ Opportunities:
  - ➔ Close location to downtown. New residential development can provide a mix of housing types and densities.
  - ➔ Provision of open space, neighborhood parks, trail connections, etc.
- ➔ Constraints:
  - ➔ Natural gas extraction infrastructure



# Site 10: Del Rio Hills

- ➔ Recommendation:
  - ➔ Reclassify Del Rio Hills to be Neighborhood Residential, which would allow a mix of housing and some non-residential uses

# ANTICIPATED GROWTH



# Estimate of Population Growth

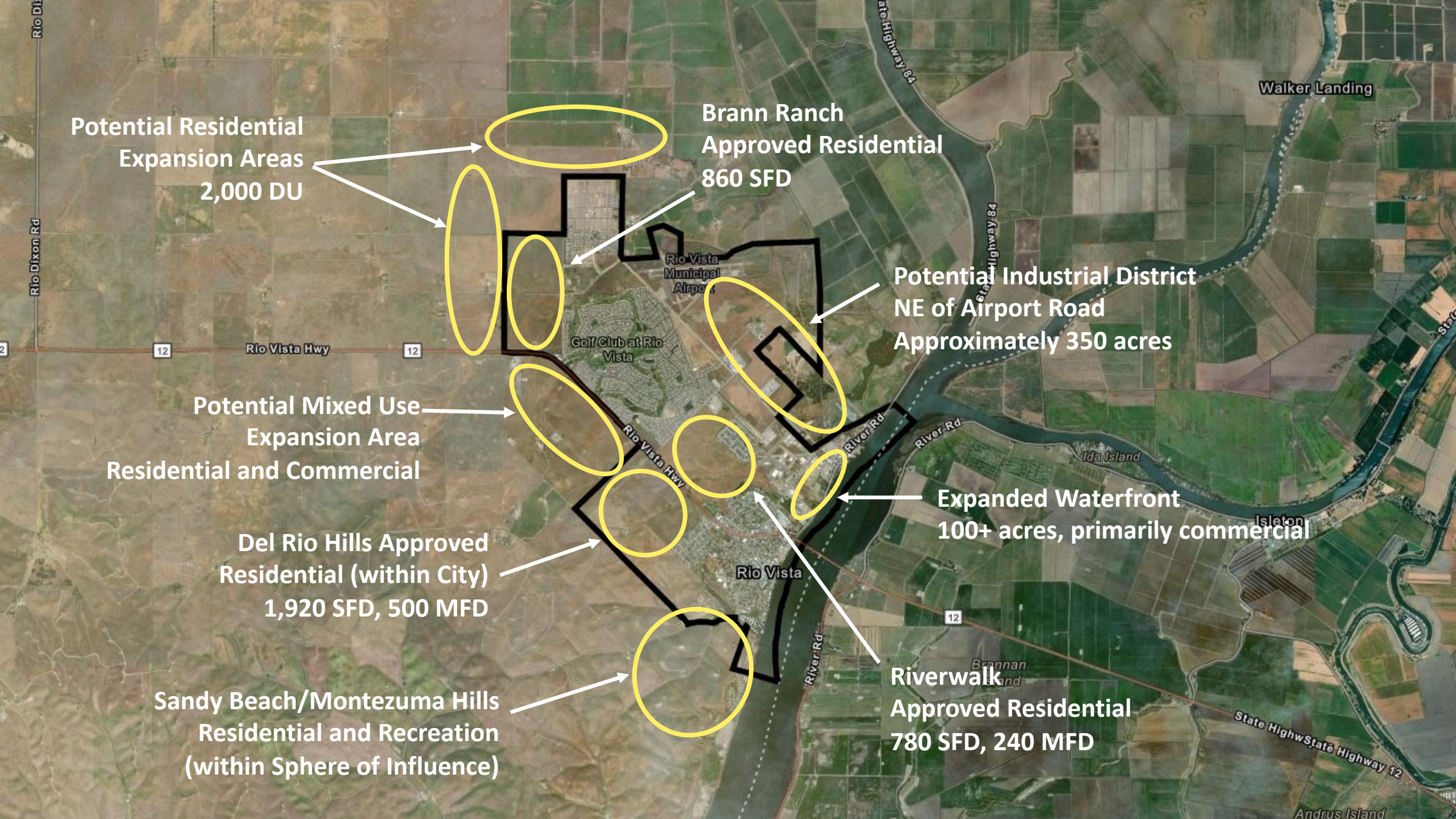
- ➔ Existing GP projected 24,000 residents in 2022
- ➔ Today the population is approximately 10,500
- ➔ Projected population in 2045 is 16,900 (2% annual growth)
- ➔ Ultimate buildout of Rio Vista estimated to be 25,000



# Estimate of Employment Growth

- ➔ Today, the number of jobs in Rio Vista is approx. 3,166
- ➔ Projected employment in the City in 2045 is 6,754





Potential Residential Expansion Areas  
2,000 DU

Brann Ranch  
Approved Residential  
860 SFD

Potential Industrial District  
NE of Airport Road  
Approximately 350 acres

Potential Mixed Use  
Expansion Area  
Residential and Commercial

Expanded Waterfront  
100+ acres, primarily commercial

Del Rio Hills Approved  
Residential (within City)  
1,920 SFD, 500 MFD

Riverwalk  
Approved Residential  
780 SFD, 240 MFD

Sandy Beach/Montezuma Hills  
Residential and Recreation  
(within Sphere of Influence)

Rio Dixon Rd

Rio Vista Hwy 12

Brannan Highway 84

Walker Landing

Rio Vista Municipal Airport

Golf Club at Rio Vista

Rio Vista Hwy

Rio Vista

River Rd

River Rd

Ida Island

Isleton

Brannan Island

State Highway 12

Andrus Island

# NEXT STEPS



# Next Steps: Land Use Designations

- ➔ Review and consolidate land use districts
  - ➔ Retain unique districts where beneficial
- ➔ Draft individual District descriptions
  - ➔ Replace current tables, eliminate written descriptions of locations, eliminate detailed standards (employees/acre)
- ➔ General Plan/Zoning Conformance
  - ➔ Identify zoning designations allowed in each GP district
  - ➔ Confirm GP districts and zoning designations are aligned



# Next Steps: Waterfront North of Bridge

- ➔ Identify river-dependent industrial uses
- ➔ Evaluate current and anticipated flooding conditions
- ➔ Review Caltrans Highway 84 improvement plans
- ➔ Initiate discussions with affected landowners and businesses
- ➔ Develop conceptual land use plan

# Next Steps: Industrial East of Airport Road

- ➔ Clarify constraints to development
  - ➔ Flooding, wildlife habitat, other issues?
- ➔ Initiate discussions with affected landowners and businesses
- ➔ Consider interface with City 50-acre property and Trilogy
- ➔ Develop conceptual land use plan

# Next Steps: City 50-acre Property

- ➔ Prepare site-specific design concept
- ➔ Consider options for pedestrian/bicycle routes
- ➔ Coordinate planning with properties to south
- ➔ Present conceptual plan to Council, Commission, GPWG

# NEXT STEPS

- ➔ Prepare Draft Future Land Use Map
- ➔ Refine Buildout 2045 and Build Out Assumptions
- ➔ Mobility and Circulation Analysis
- ➔ Next GPWG meeting – October 20, 2022

# THANK YOU!

GPWG #8 MEETING // SEPTEMBER 15, 2022

