



The City Council adopted Resolution No. 2022-037, finding a proclaimed state of emergency exists in the jurisdiction of the City related to the COVID-19 virus pandemic and that conditions of that emergency pose a threat to meeting attendees' health and safety such that City legislative body meetings may be held via teleconference pursuant to Government Code section 54953(e) so long as the City (1) posts notice and agendas as otherwise provided by the Brown Act and applicable law, (2) allows members of the public to access the meeting via call-in line or internet-based service line, (3) provides details on the agenda on how to access the meeting and give public comment, (4) provides an opportunity to comment pursuant to Government Code section 54954.3 and allows a reasonable amount of time during public comment for a person to register, login, and comment, and (5) monitors the call-in line and/or internet-based service line to ensure no disruption hinders access or ability to comment, if there is, take no action until public access is restored. The City is not required to provide a location to attend in-person. The City is complying with these requirements and taking all reasonable steps to ensure that any member of the public may attend, participate, and watch the City's legislative bodies conduct their business. The public may participate and provide public comment in person and via Zoom Meeting.

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Meeting ID: 858 5369 5594

Weblink: <https://us06web.zoom.us/j/85853695594>

RIO VISTA GENERAL PLAN WORKING GROUP

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RICK DOLK (ALTERNATE)
LISA DUKE (AT-LARGE ALTERNATE)**

REGULAR MEETING—BY TELECONFERENCE

DRAFT MINUTES

**THURSDAY, September 15, 2022
5:00 P.M. – REGULAR MEETING
CITY HALL COUNCIL CHAMBERS
ONE MAIN STREET
RIO VISTA, CALIFORNIA 94571**

1. CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE

Chairman Walt Stanish started the meeting at 5:00 p.m.

PRESENT: Chairman Walt Stanish, Vice Chair Lisa Hechtman, Edwin Okamura, Tom Donnelly, Emmette Holtslander, Judith Adamson, Rick Dolk, and Lisa Duke

ABSENT: Art Darden and Maryellen Lamothe

2. PUBLIC COMMENT – See instructions on Page 1

Public comment was not received.

3. ACTION ITEMS

3.1 Minutes from July 7, 2022, were approved.

4. DISCUSSION

4.1 General Plan Land Use Element- Initial Discussion

The consultant team started their presentation with the overview of the meeting agenda to cover topics such as defining land use designations, constraints for new development, opportunity areas/sites in the City and Sphere of Influence, estimating population and employment growth, and next steps/action items.

Land Use Districts

The consultant team gave a brief overview of the existing General Plan Land Use Map and the list of existing General Plan Land Use Districts. It was suggested that the land use designation descriptions be more concise. A summary table of the land use designations was also recommended to help review them more easily and compare to one another.

Land Use Constraints

Some of the areas identified as constraints for new development or expansion of the City were airport flight zones, FEMA flood areas, Flannery Group-owned properties, and natural gas facilities.

Land Use Opportunity Sites

The consultant team also provided opportunity sites for new development and presented areas that were appropriately designated for development, land that might require reclassification, land for potential annexation, and land outside of the sphere of influence. The following areas of the city and within the Sphere of Influence were identified as opportunity sites with recommendations:

Army Base Property

Maintaining access for public use will be important. A range of uses (Including mixed use) should be considered on the property in the future.

Recommendations: *Maintain existing GP designation (Army Base Reuse Area) to allow for mix of uses and activities on the property.*

Downtown/Waterfront Area

The entire waterfront should be considered holistically. Prime area for a new hotel. N/S Highway 12 lacks connectivity, all the way to Airport Road.

Recommendation: *Maintain as Downtown/Waterfront land use designation.*

Waterfront Industrial Area

Issues with connectivity. Some businesses not dependent on the waterfront may be able to relocate. Industrial uses that do stay would become legal non-conforming.

Recommendation: *Consider reclassifying to Downtown/Waterfront land use designation for most of this area. Initiate discussions with affected landowners.*

Existing Study Area (along the river)

Potential infill for new development, but long-term transition of uses. Currently in the 100-year flood zone, so should be considered with new development.

Recommendations: *Identify river-dependent industrial uses, consider retaining. Initiate discussions with affected landowners.*

Potential Industrial (in Sphere of Influence)

A mix of uses should be considered here, including some limited retail. Good proximity to existing industrial.

Recommendations: *Evaluate flooding and environmental constraints. Consider designating as Industrial Employment (Limited) or Industrial Employment (General). Initiate discussions with affected landowners.*

City-Owned Property

A mix of housing types/densities should be considered, as well as some mixed use with limited retail. Could be some potential for live/work units.

Recommendations: *Reclassify from Industrial Employment to Neighborhood Service/Mixed-Use (NS/MXD) District.*

Potential Industrial Area (next to airport)

Consider retail in this area. Include airport storage, extend along airport road, potentially beyond Church.

Recommendations: *Evaluate environmental constraints. Consider designating as Industrial Employment (Limited) or Industrial Employment (General). Initiate discussions with affected landowners.*

Brann Ranch Area

Approved development plan which provides housing, recreation areas/parks, proposed school and neighborhood commercial. Restricted uses due to proximity to airport.

Recommendations: *Maintain Brann Ranch as Neighborhood Residential designation.*

Riverwalk

Opportunity for significant new residential close to downtown. Provision of open space and neighborhood parks should be included. New trail connections to link northern part of the City to downtown.

Recommendations: *Maintain Riverwalk property as predominantly residential, with some commercial at Highway 12 and Church Road. Review status of Riverwalk project approvals, consider whether plan modifications are desired.*

Del Rio Hills

New residential development can provide a mix of housing types of densities. A grocery store, office, and medical-related uses would also be desirable. The entitlements and vested rights should be reviewed again.

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

Anticipated Growth

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

City has approximately 3,166 jobs. Projected employment in the City is 6,754 jobs in 2045.

5. Information Items/ Next Steps

Next steps of the staff include reviewing and consolidating land use districts, drafting individual district descriptions, and ensuring general plan and zoning conformance.

Next steps for the Waterfront area north of bridge is to identify river-dependent industrial uses, evaluate current and anticipated flooding conditions, and review Caltrans Highway 84 improvement plans. Also, initiating discussions with affected landowners and businesses and developing a conceptual land use plan would need to occur.

Next steps for the industrial area east of the Airport Road is to clarify constraints for development and initiating discussions with affected landowners and businesses. Consider interface with City 50-acre property and Trilogy. A conceptual land use plan should be developed for this area.

Next steps for the City's 50-acre property is to prepare site-specific design concepts. Consider options for pedestrian/bicycle routes in this area. Coordinate planning with properties to south. The conceptual plan will be presented to the Planning Commission, City Council and General Plan Working Group (GPWG).

6. STAFF ANNOUNCEMENTS/COMMENTS

Contract Planner, Paul Junker gave an update to the General Plan Working Group Committee on the upcoming meetings with the Parks and Recreation Commission as well as the status of the Economic Development Strategy Status.

7. ADJOURNMENT

Chairman Walt Stanish adjourned the meeting at 7:42 PM

Krystine Ball, General Plan Working Group Clerk