



The public may participate and provide public comments in person or via Zoom Meeting.

Please be advised that when all Council Members are attending the meeting in person, the teleconferencing option is provided as a courtesy to the public. If, for any reason, there are technical difficulties, the City Council meeting will continue in person, provided there is quorum at the meeting.

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Meeting ID: 858 5369 5594

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**RIO VISTA GENERAL PLAN WORKING GROUP**

**WALT STANISH - CHAIRMAN  
LISA HECHTMAN – VICE CHAIR  
EDWIN OKAMURA  
TOM DONNELLY  
EMMETTE KEITH HOLTSLANDER  
JUDITH ADAMSON  
ARTHUR DARDEN**

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

**SPECIAL MEETING  
IN-PERSON AND BY TELECONFERENCE**

**AGENDA  
WEDNESDAY, October 23, 2024**

**5:00 P.M. – REGULAR MEETING**

**CITY HALL COUNCIL CHAMBERS  
ONE MAIN STREET  
RIO VISTA, CALIFORNIA 94571**

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

**2. PUBLIC COMMENT – See instructions on Page 1**

Members of the audience may comment on any item of interest to the public within the subject matter jurisdiction of the General Plan Working Group and any item specifically agendized. Each person will be allowed five minutes, or less if a large number of requests are received on a particular subject, all subject to the Chair's direction. With certain exceptions, the General Plan Working Group may not discuss or take action on items that are not on the agenda. Members of the audience wishing to address a specific agendized item are encouraged to offer their public comment during consideration of that item. If you wish to offer public comment or speak on any item on the agenda, please raise your hand in the zoom window. When your name is called or you are recognized by the Chairperson, please unmute, and present your comments.

**3. ACTION ITEMS**

3.1 Approval of the April 18, 2024, minutes.

**4. DISCUSSION**

- 4.1 Delta Agencies Consultation
- 4.2 Preliminary Final Draft General Plan Document
- 4.3 CEQA Update
- 4.4 Adoption Hearing Process
- 4.5 Next Steps

**5. INFORMATION ITEMS**

- 5.1 None

**6. STAFF ANNOUNCEMENTS/COMMENTS**

- 6.1 None

**7. ADJOURNMENT**

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Disclosable public records related to an open session item on a meeting agenda distributed by the City of Rio Vista to the General Plan Working Group are available on the city's website & at City Hall for public review at 72 hours prior to a regular meeting and 24 hours prior to a special meeting or, in the event information is delivered to the Council less than 72 or 24 hours prior to an open meeting, as soon as it is so delivered. To arrange for an alternative agenda document format or to arrange aid or services to modify or accommodate persons with a disability to participate in a public meeting contact the City Clerk 48 hours in advance of the meeting date by calling 707-374-6451. Pursuant to applicable laws and regulations, including without limitation, California Government Code Section 65009 and or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (including any action regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.

CERTIFICATION OF POSTING – I, Krystine Ball, Clerk, for the City of Rio Vista, declare that the foregoing agenda for the October 23, 2024, Special Meeting of the General Plan Working Group was posted and available for review on or before October 15, 2024, on the city's website and during open hours at City Hall, One Main Street, Rio Vista, California, in accordance with Government Code §54954.2(a).

*Krystine Ball*

Krystine Ball, General Plan Working Group Clerk



**CITY OF RIO VISTA  
General Plan Working Group  
STAFF REPORT**

**DISCUSSION**

**MEETING DATE:** October 23, 2024

**PREPARED BY:** Paul Junker, Contract Planner  
Nick Pergakes, AICP, General Plan Contract Planner

**MEETING TOPICS:**

**Delta Agencies Consultation**

As previously discussed with the GPWG, lands in the City located north of Airport Road are within the legally designated Sacramento San Joaquin Delta Primary Zone. Two agencies, the Delta Protection Commission and the Delta Stewardship Council, are directed by the State to ensure resources of the Delta are preserved and protected.

The Delta Protection Commission is directed to review local land use agency decisions for lands in the Delta Primary Zone for consistency. Public Resources Code Section 29763.5 establishes ten findings related to the impacts of a potential project.

During preparation and refinement of the General Plan Land Use Map, City staff consulted with Delta Protection Commission staff to ensure the adoption of the General Plan and the designations of the Land Use Map would comply applicable State requirements. During August and September 2024, City staff finalized its consultation with Delta Protection Commission staff, with the result that Commission staff requested the following goal and policy statements be added to the General Plan Land Use Element:

- **Goal LU-8:** To promote land uses in the Delta Primary Zone that further the goals of the Delta Protection Act and the planning documents adopted by the Delta Protection Commission, to the extent feasible.
- **Policy LU-8.** Continue to allow grazing in the Open Space/Natural Resources Land Use designation, in the Delta Primary Zone north of Airport Road, to the extent it is compatible with other land uses in the zone and adjacent land uses.

Staff considered these additions to be reasonable and are requesting concurrence of the GPWG to include these statements in the Land Use Element.

The Delta Stewardship Council is also charged with protecting Delta resources. The Delta Plan, the comprehensive, long-term plan prepared by the Delta Stewardship Council, establishes criteria for the review of projects within the Delta. The Delta Plan guidance allows a local agency to determine whether a project, in this case adoption of the Rio Vista 2045 General Plan, is a covered activity and therefore subject to Delta Stewardship Council review. Following discussions with Delta Stewardship Council staff, the General Plan team completed analysis that supports a determination that adoption of the General Plan is not a covered activity under The Delta Plan and therefore no action by the Delta Stewardship Council is required.

These determinations regarding Delta Protection Commission and Delta Stewardship Council regulations will be memorialized in the adoption resolutions of the General Plan.

### **Preliminary Final Draft General Plan**

The General Plan team has prepared and provided a Preliminary Final Draft of the Rio Vista 2045 General Plan for General Plan Working Group (GPWG) review. This draft has incorporated revisions generally related to:

- Comments and direction provided through the GPWG review of individual elements over the past year.
- Comments received at the public workshop in June 2024.
- Recently completed CEQA technical studies.
- Consultation with Delta regulatory agencies.

The Preliminary Final Draft is being provided to the GPWG in both hard copy/binder format and digital format as well as being published on the City website. To the extent GPWG can provide comments on either the hard copy or digital version, it will assist the team in completing revisions in an accurate manner. We will also accept and record any verbal direction received at the meeting.

The GPWG will have approximately ten days to review the Preliminary Final Draft document prior to the October meeting. During the October meeting staff will accept comments and questions from the GPWG, as well as any community members that may participate.

An overview of the revisions in the Preliminary Final Draft include the following:

### **Chapter 1 Introduction**

- Updated the discussion on East Solano New Community to reflect recent developments since June.
- The Guiding Principles paragraph on Page 1-9 was revised to be more positive in how the community will grow and change over the next 20 years.

- Added “boating, fishing” under #5 Offer Recreational Opportunities (Introduction, page 1-11).

## **Chapter 2 Land Use**

- Updated the discussion on East Solano New Community to reflect recent developments since June, 2024.
- Added one goal and one policy related to Delta Protection Commission comments.

## **Chapter 3 Mobility and Circulation (no revisions)**

## **Chapter 4 Economic Development**

- Under Challenges section, add lack of hotel and visitor accommodations in the City.
- Address promoting new hotels and accommodations in new policy (ED-13): Promote new hotel and visitor accommodations in Rio Vista as the City expands its waterfront and downtown area.”
- Added new text under 4.6 Downtown Revitalization to address public art and how it can be an economic development tool for attracting tourists and visitors to visit Rio Vista. It will also be mentioned the City has a public art ordinance and funding sources are available to improve public art and branding of the City.
- Included new Program ED-4: “Utilize funding through the public art ordinance to install new artwork to continue creating a unique identity for the downtown district.”
- Program ED-4 is written more as a policy. Brought over to Policies section as new Policy ED-14.
- Revision to Policy ED-11. “Support private efforts to create art in public places (i.e. murals, statues, etc.) to support downtown revitalization, placemaking, and City branding efforts.”

## **Chapter 5 Housing Element (adopted in 2022-no revisions)**

## **Chapter 6 Parks and Recreation**

- Added “funding” to Policy PR-5 to be clear about providing funding for operating recreational programs for youth, families, adults.

## **Chapter 7 Open Space and Resource Conservation**

- Added EIR technical information regarding biological resources
- Added discussion of Delta resources and regulatory agencies

## **Chapter 8 Public Facilities (no revisions)**

## **Chapter 9 Safety Element (no revisions)**

## **Chapter 10 Noise Element**

- Revised introduction section
- Added existing noise level map and future noise level map
- Added description to accompany Figure 10-5 (2035 Airport Noise Contours)

### **Next Steps:**

This draft should represent a 95% draft that is nearing final content for the General Plan. Final formatting, including inserting photographs and formatting the document in the final document production program will be completed later this year. Once the GPWG has completed its review and the above noted steps are complete, staff will produce a Final Draft General Plan document for adoption.

During the October 23, 2024 meeting, staff and the GPWG will discuss realistic timeframes for completing the Final Draft review and publishing the Final General Plan documents.

The General Plan team greatly appreciates the time and effort the GPWG has dedicated to this effort and we look forward to producing a Final General Plan that truly represents the values and aspirations of the Rio Vista community.

Attachment A: Preliminary Final Draft General Plan

### **CEQA Update**

Most technical studies for the General Plan Environmental Impact Report (EIR) are completed (air quality and greenhouse gas analysis) and the CEQA consultant is now completing the Administrative Draft EIR (Admin. Draft). Key steps in the CEQA/EIR process include:

- Consultant submittal of Admin. Draft EIR for City staff review and comment.
- Consultant completion of the Public Review Draft EIR.
- Circulation of the Draft EIR for public comment (45-day review period).
- CEQA consultant to prepare the Final EIR that addresses public comments.
- Preparation of CEQA Findings of Facts and Statement of Overriding Considerations for Significant and Unavoidable Impacts.

The Final EIR and related materials, including the required public comment periods, will require approximately three to four months to complete. Following completion of all CEQA tasks, the City can then proceed with General Plan adoption hearings before the Planning Commission and City Council.

## **Adoption Hearing Process**

It is anticipated that the public review draft General Plan and associated Environmental Impact Report will be released for public review in late 2024. Following public review and comment, the final General Plan/EIR documents will be released in early 2025 and a Planning Commission hearing will be held where public comments can be received and final comments from Planning Commission will be provided to City staff.

At that hearing City staff will request that the Planning Commission adopt a resolution recommending the City Council certify the General Plan EIR and adopt the General Plan. The Planning Commission may recommend final revisions for City Council consideration within this hearing.

Following Planning Commission review, the City Council will conduct a General Plan adoption hearing(s). Once the City Council is satisfied with the final General Plan, it will adopt a resolution that: certifies the General Plan EIR; adopts a Mitigation Monitoring and Reporting Program, Findings of Fact, and Statement of Overriding consideration; and, adopts the Rio Vista 2045 General Plan.