

CITY OF RIO VISTA GENERAL PLAN UPDATE

GPWG MEETING #10 // NOVEMBER 3, 2022



MEETING AGENDA

- ➔ Draft Vision Statement and Guiding Principles
- ➔ Discussion of Potential Land Uses
- ➔ Population and Employment Projections
- ➔ Upcoming Community Workshop



Draft Vision Statement and Guiding Principles

- ➔ The draft Vision Statement captures key values and aspirations for the future of the City
- ➔ The Vision Statement describes an ideal future for the community to work towards
- ➔ Guiding Principles will guide the creation of General Plan goals, policies, and implementation measures that will help the City achieve the Vision Statement
- ➔ Guiding Principles expand on the main ideas contained in the Vision Statement, so that important concepts are given more weight



Draft Vision Statement (July 2022)

Rio Vista in 2045 is a virtually and physically connected community that has maintained its strong sense of community and small-town charm. The community provides a diverse, inclusive, equitable, sustainable, and safe place to live, work, and play for all generations. We place a high value on creating a great community for our younger members by supporting our schools and youth programs. Rio Vista supports and values local businesses, arts and community events and welcomes visitors from throughout the Bay Area, the Sacramento Valley and beyond. We are stewards of the environment and honor our agricultural and cultural heritage in the Sacramento River Delta region. We balance these values to maintain a high quality of life for our residents.



Revised Draft Vision Statement (Oct. 2022)

In 2045, Rio Vista will be a thriving waterfront community with small-town charm and a strong sense of community. We will be a diverse, inclusive and safe place to live, work, and play for all generations. Rio Vista supports and values local businesses, arts and community events; welcoming visitors from around the region. We will be stewards of the environment and honor our agricultural and cultural heritage in the Sacramento River Delta region. We will remain true to these values to maintain a high quality of life, economic prosperity, and opportunity for our residents.



Seven Guiding Principles

1. Revitalize Downtown and the Waterfront District
2. Improve Mobility and Access for All Users
3. Support a Variety of Housing Options
4. Foster a Sustainable Community
5. Offer Recreational Opportunities
6. Foster Economic Growth
7. Promote Fiscal Strength



1. Revitalize Downtown and the Waterfront District

- ➔ Promote a downtown that is a vibrant destination with unique retail, entertainment, arts, and dining options.
- ➔ Support and attract businesses.
- ➔ Provide the infrastructure needed to support growth in the downtown waterfront.
- ➔ Promote, incentivize and foster the expansion of retail, commercial, and housing uses in the downtown waterfront area.
- ➔ Preserve the historic character of downtown, while supporting new development.

2. Improve Mobility and Access for All Users

- ➔ Provide a safe, efficient, and accessible roadway system that serves the mobility needs of all users.
- ➔ Improve the City's circulation network to provide safe travel for pedestrians, bicyclist, vehicles, and trucks.
- ➔ Efficiently move people and goods without compromising quality of life, safety, and smooth traffic flow for residents and businesses.

3. Support A Variety of Housing Options

- ➔ Encourage a mix of housing types to create diverse neighborhoods that meet the needs of all Rio Vista residents.
- ➔ Promote the building, retention, and renovation of quality housing for all incomes, ages, and abilities.

4. Foster a Sustainable Community

- ➔ Plan for public facilities that respond to the community's growing needs and a changing environment.
- ➔ Ensure today's needs are met without jeopardizing the community's ability to meet future needs.
- ➔ Promote high-quality, long-lasting development that allows residents to meet daily needs, such as shopping, employment, and recreation, in close proximity to their homes.

5. Offer Recreational Opportunities

- ➔ Ensure all residents to have easy access to high quality recreational opportunities, such as parks, river frontage, walking paths and trails.
- ➔ Expand parks and recreational programs to serve both residents and visitors.
- ➔ Provide a variety of sports and activities for Rio Vista residents of all ages.

6. Foster Economic Growth

- ➔ Promote a strong local economy by fostering the growth and expansion of a diversified business community.
- ➔ Support businesses that create good jobs for Rio Vista's resident workforce.
- ➔ Make forward-thinking investments that position Rio Vista to be successful in an evolving economy.



7. Promote Fiscal Strength

- ➔ Plan land uses, their intensities, and their locations to provide the right balance of revenues and costs to allow the City to deliver the high-quality services expected by the community.
- ➔ Manage fiscal resources in a responsible and efficient manner.

REVIEW OF OPPORTUNITY SITES AND POTENTIAL LAND USE DESIGNATIONS



Opportunity Sites for New Development

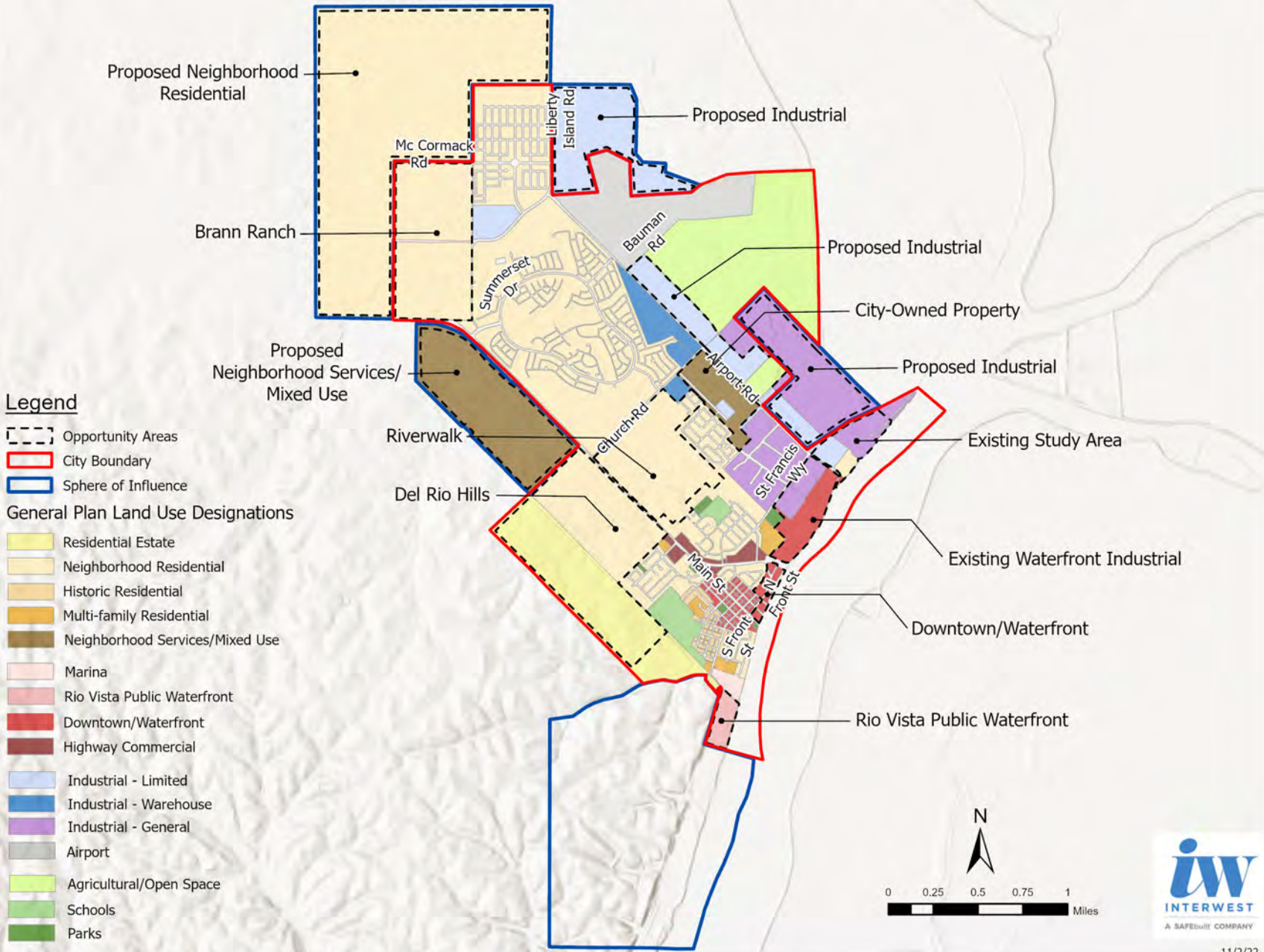
- ➔ Land in the City that is appropriately designated for development
- ➔ Land in the City that might require reclassification
- ➔ Land in the current Sphere of Influence
 - ➔ Potential Annexation Areas
- ➔ Land currently outside the Sphere of Influence
 - ➔ Potential Expansion Areas

Addressing Flannery-Owned Properties

- ➔ Land ownership should not solely determine City planning decisions
- ➔ General Plan land use designations establish Rio Vista's ideal future vision of land use
- ➔ Staff proposes to treat Flannery properties in a similar manner to other property owners in the City



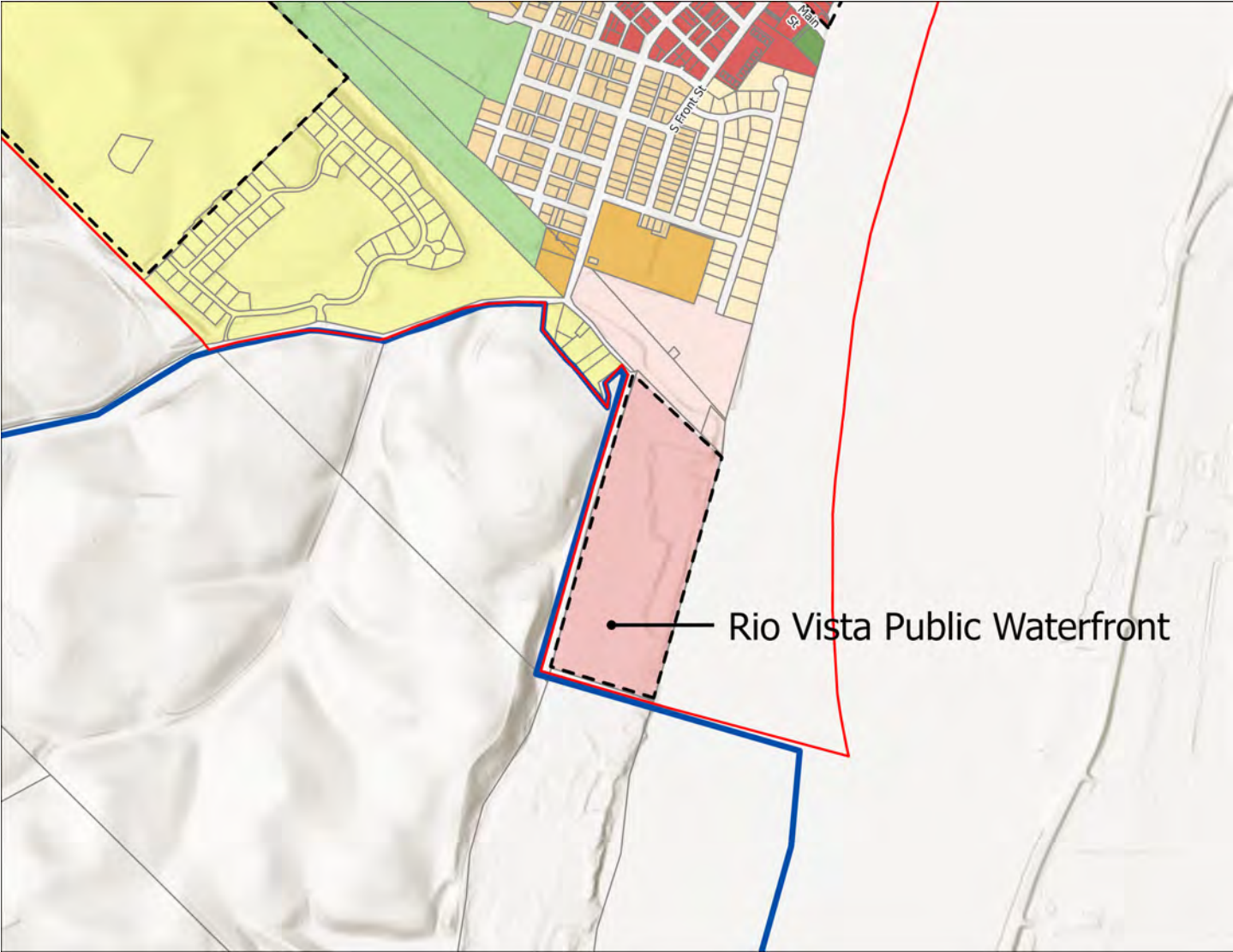
Rio Vista Preliminary Land Use Ideas for Opportunity Sites



Site 1: Rio Vista Public Waterfront

- ➔ Formerly identified as Army Base Property
- ➔ Acreage of area: approximately 28 acres
- ➔ Purpose
 - ➔ Redevelopment of property with new public uses and activities
- ➔ Special Considerations
 - ➔ Conveyance of property specified allowed uses
 - ➔ Allowed Public Uses
 - ➔ Passive open spaces, such as trails, viewpoints, and shoreline access
 - ➔ Natural resource conservation and habitat preservation/restoration

Site 1: Rio Vista Public Waterfront



Site 1: Rio Vista Public Waterfront

- ➔ Allowed Public Uses (continued)
- ➔ Active public recreational facilities such as ball fields, soccer fields, tennis, basketball, etc.
- ➔ Indoor recreational and meeting facilities (community center)
- ➔ Public boat launch, marina, and related facilities
- ➔ Interpretive Center/"Delta Discovery Park"
- ➔ Amphitheater
- ➔ Delta Research Facility
- ➔ Other public recreational uses and facilities

Site 1: Rio Vista Public Waterfront

- ➔ Commercial Uses
 - ➔ Lodging facilities
 - ➔ Conference, meeting facilities
 - ➔ Support uses such as restaurant, boating, and fishing supplies
 - ➔ Marina and launch facilities
 - ➔ Boat storage and repair
- ➔ Public Research Facilities
 - ➔ Laboratories
 - ➔ Offices

Site 1: Rio Vista Public Waterfront

- ➔ Recommendation
 - ➔ Revise existing GP designation (Army Base Reuse Area) to Rio Vista Public Waterfront
 - ➔ Describe area as a unique use type and provide a description of allowed and anticipated uses
 - ➔ Develop an action plan that will promote development of the Rio Vista Public Waterfront property

Site 2: Downtown/Waterfront

- ➔ Purpose
 - ➔ Prime area (approximately 16 acres) for infill/redevelopment
 - ➔ Meets vision of other recent planning studies (i.e. R/UDAT)
- ➔ Special Considerations
 - ➔ Intensification of uses is anticipated, need to confirm adequate capacity of public facilities to support growth
 - ➔ Key area to economic development and community vitality

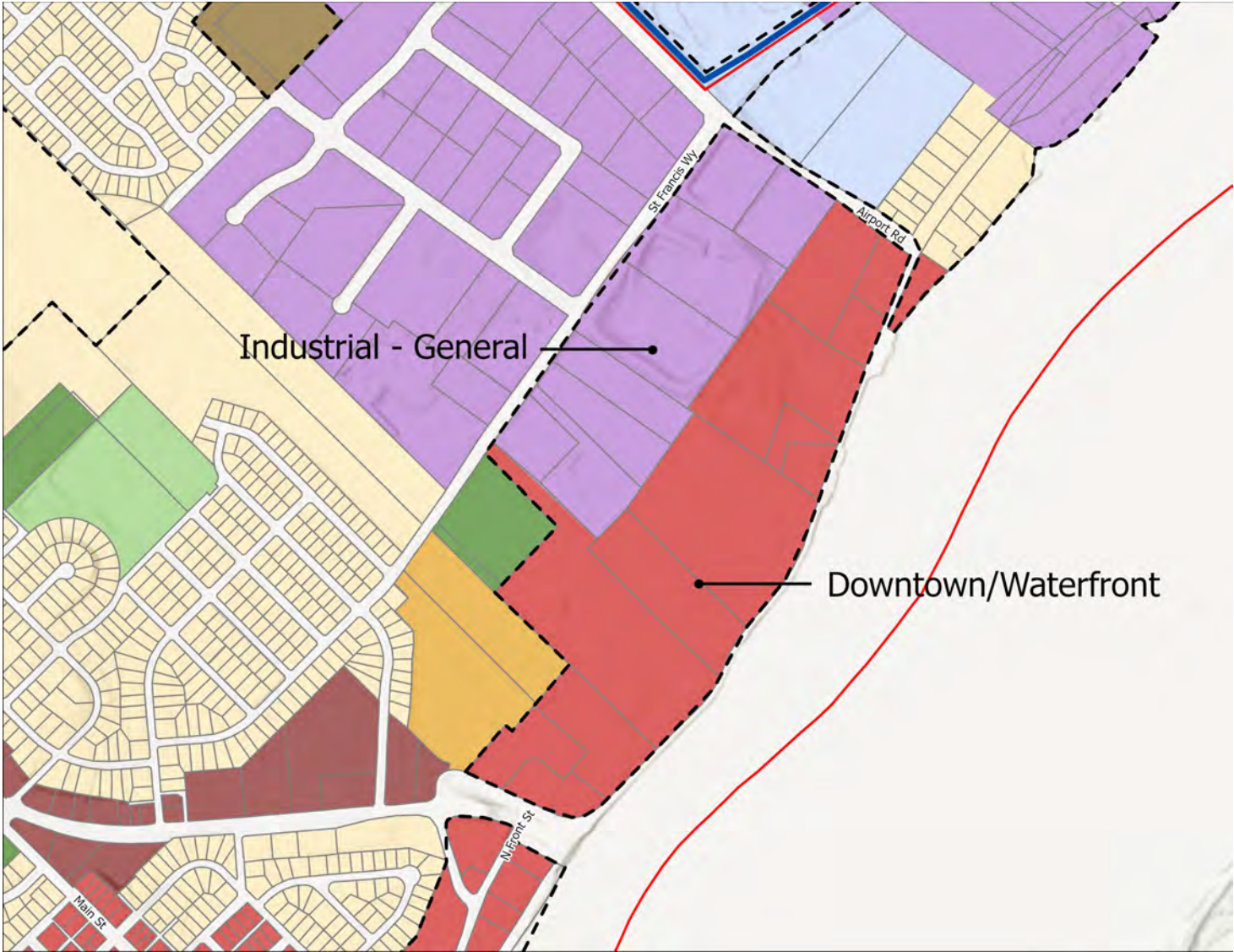
Site 2: Downtown/Waterfront



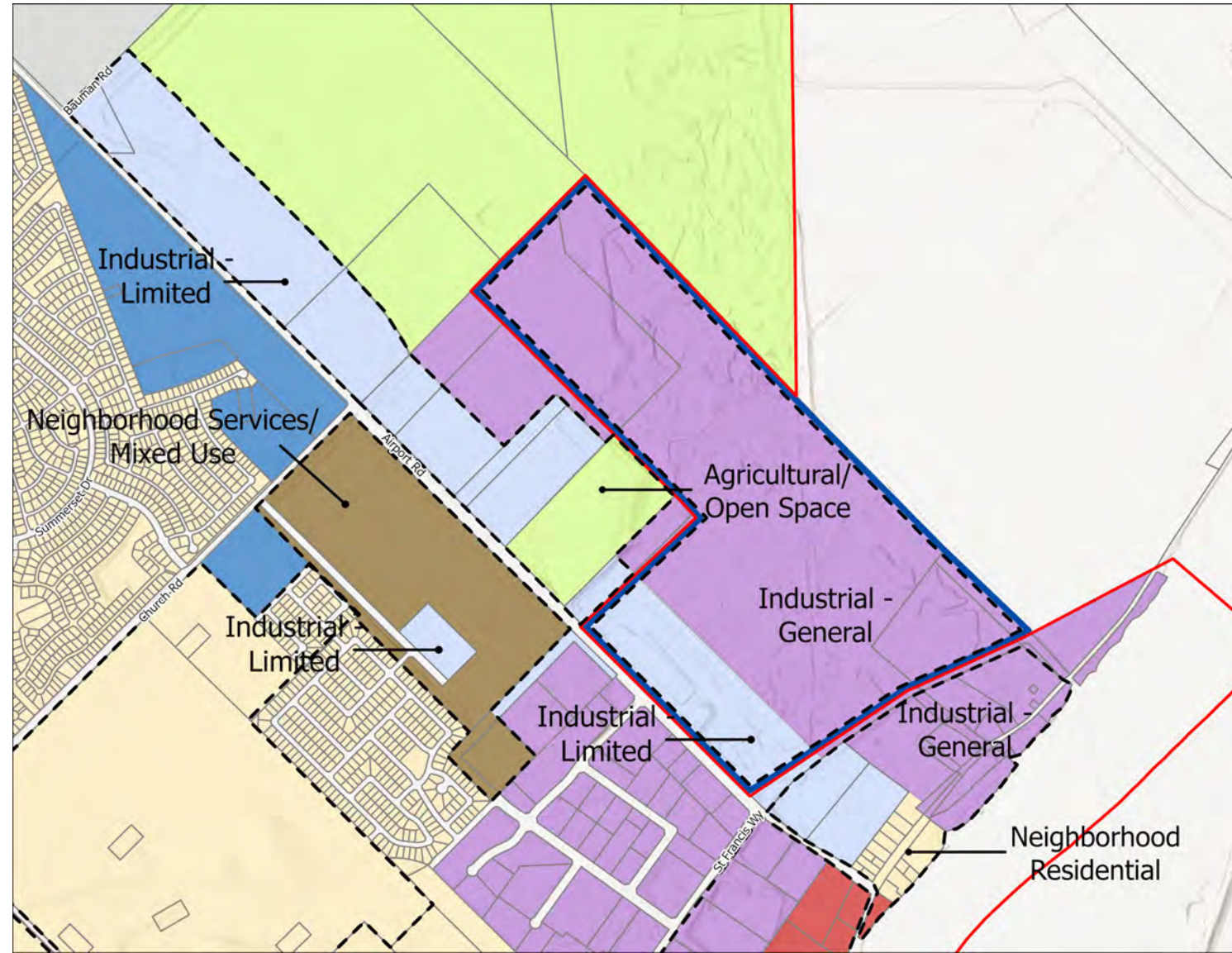
Site 3: Waterfront Industrial

- ➔ Acreage of Area: 99 acres (63.9 acres as Downtown /Waterfront)
- ➔ Purpose
 - ➔ Extend waterfront uses and activities north with Downtown/Waterfront designation along the river
 - ➔ Retain Industrial designations for properties along Saint Francis
- ➔ Special Considerations
 - ➔ Potential flooding in waterfront area to increase over time
 - ➔ Existing industrial uses would become non-conforming if GP/Zoning changes

Site 3: Waterfront Industrial



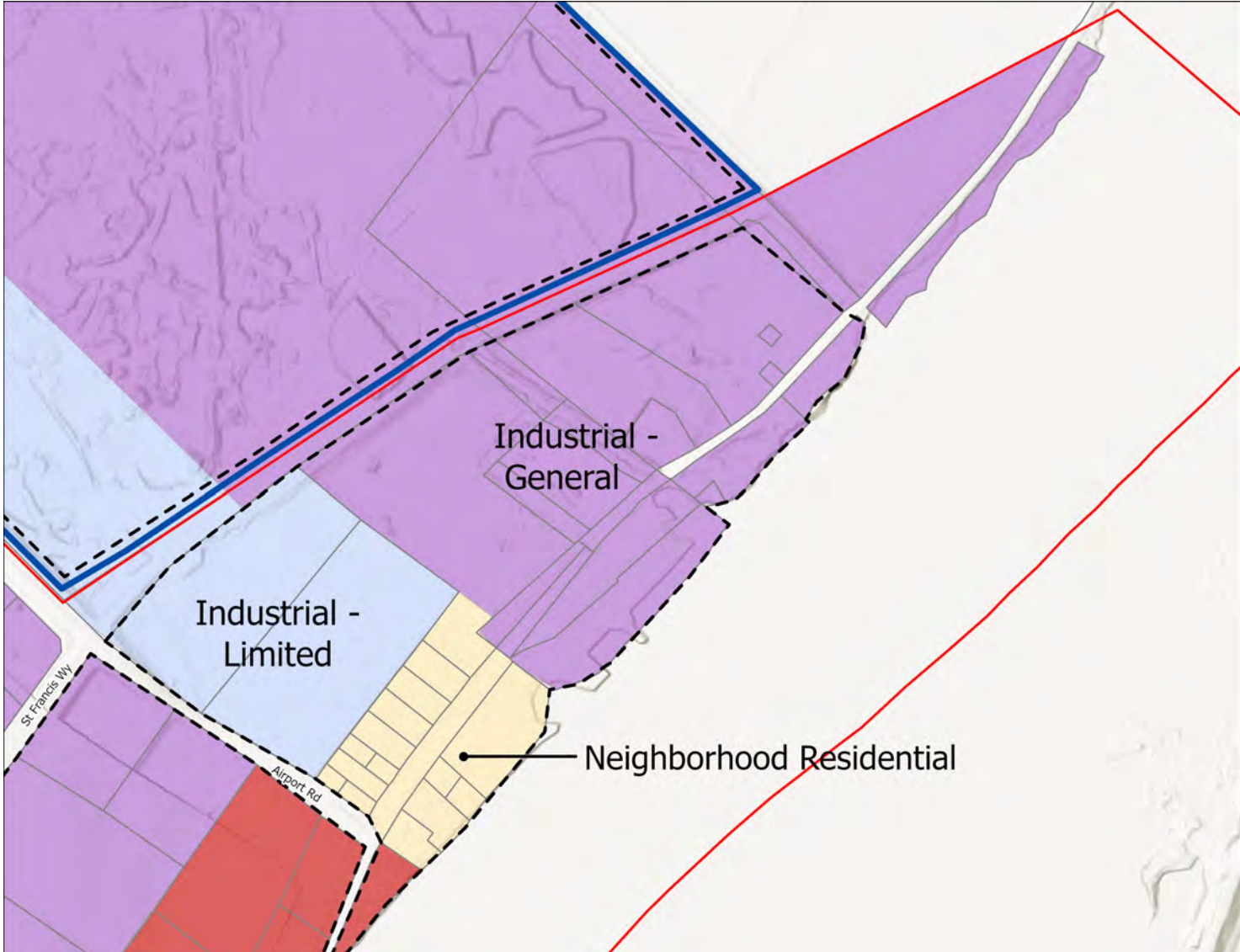
Map: Sites 4 - 7



Site 4: Existing Study Area along Waterfront

- ➔ Acreage of Area: approximately 62 acres
- ➔ Purpose
 - ➔ Allow for both industrial-general and industrial-limited, yet maintain some residential along waterfront
- ➔ Special Considerations:
 - ➔ Currently in the 100-year flood zone
 - ➔ Potential for increased flooding from sea level rise

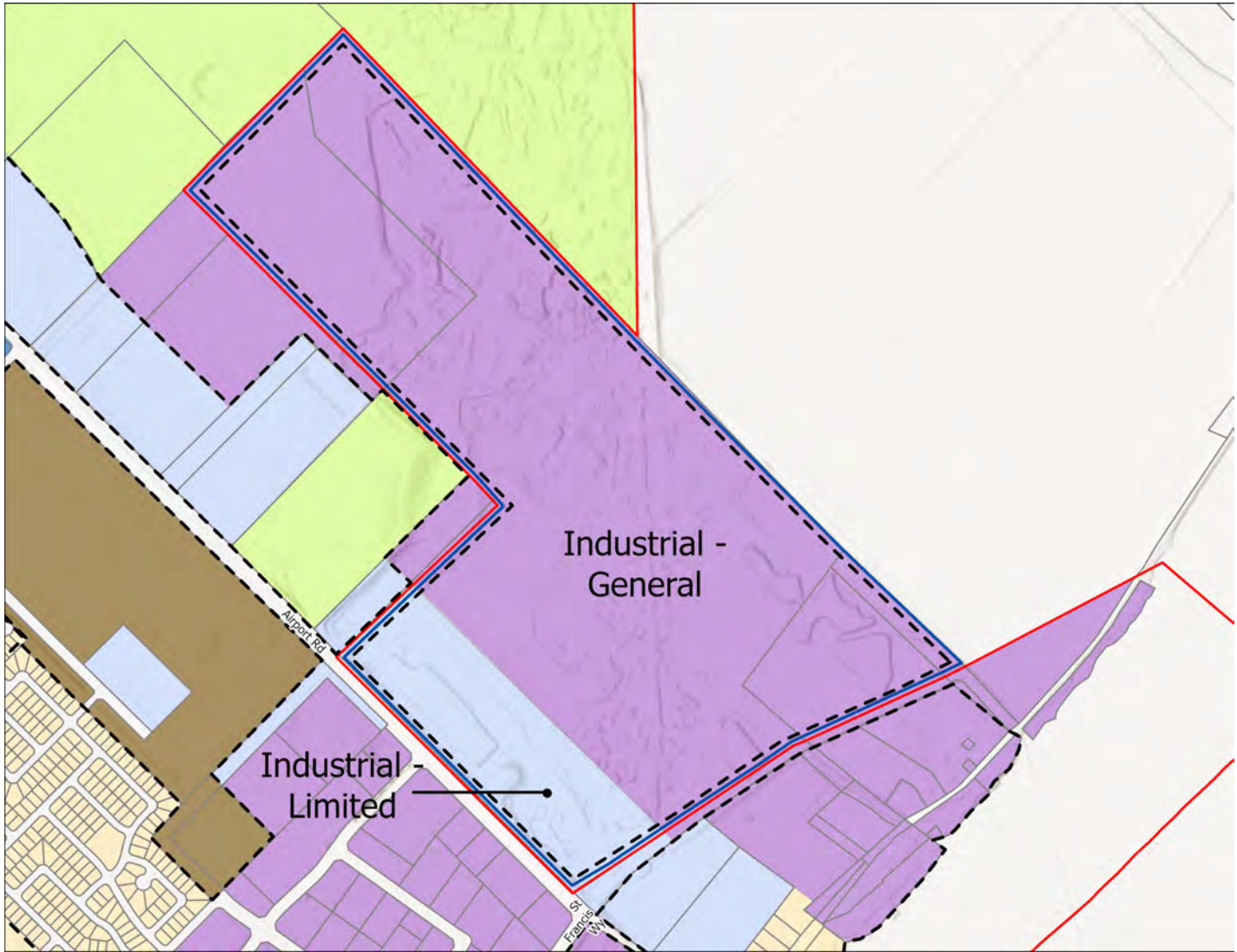
Site 4: Existing Study Area



Site 5: Potential Industrial (SOI)

- ➔ Acreage of Area: 232 acres
- ➔ Purpose
 - ➔ Adds additional employment uses in proximity to existing industrial
 - ➔ Provides more attractive light industrial uses along Airport Road
- ➔ Special Considerations
 - ➔ Wetlands resources
 - ➔ Part of site subject to flooding

Site 5: Potential Industrial (in Sphere of Influence)



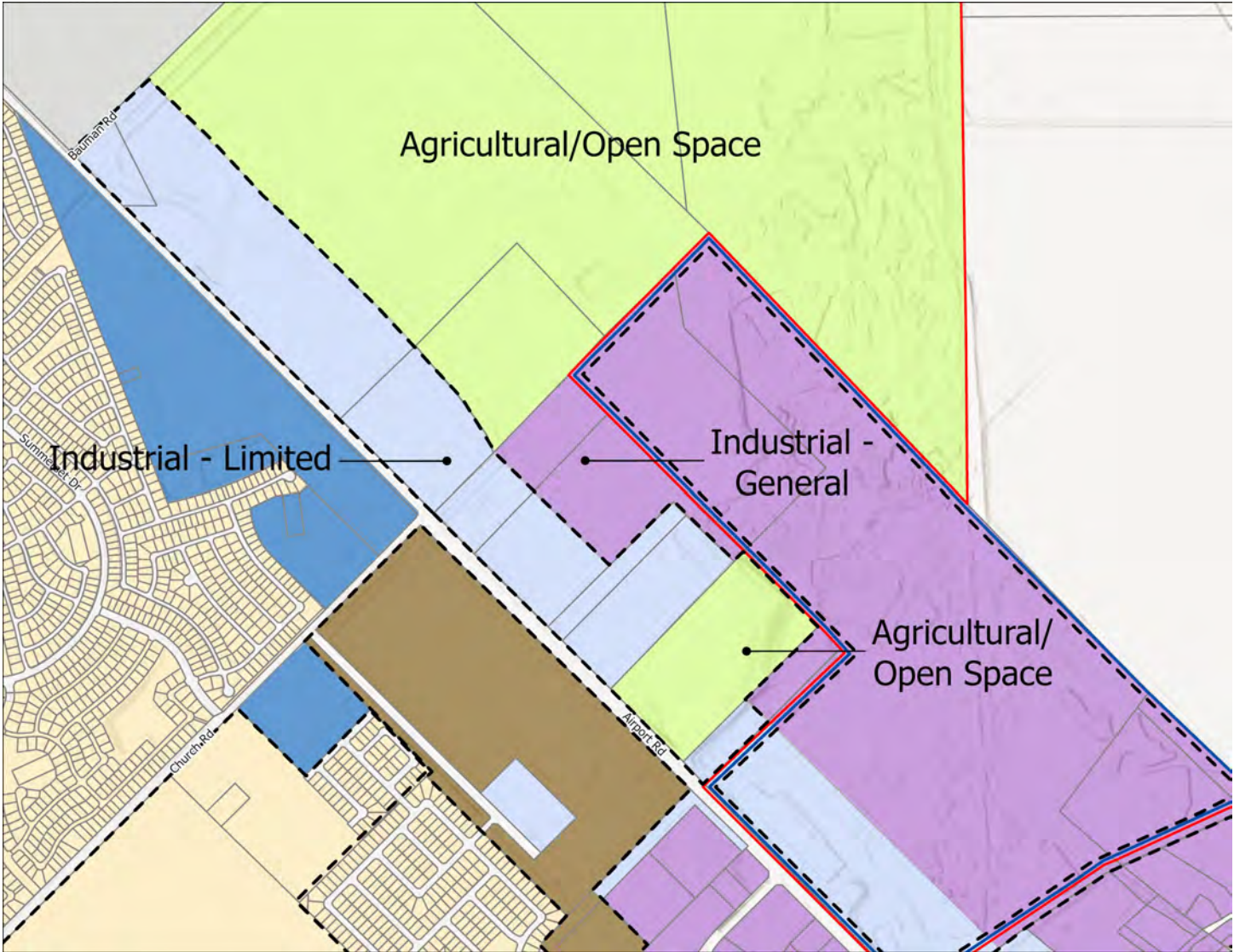
Site 5: Potential Industrial (SOI)

- ➔ Recommendation:
 - ➔ Consider designating as Industrial Employment (Limited) or Industrial Employment (General)
 - ➔ Set aside former City landfill for potential recreation use.

Site 6: Potential Industrial (in City limits)

- ➔ Acreage of Area: 112 acres
- ➔ Purpose
 - ➔ Extend industrial-limited to the north and improve visual appearance along Riverfront Ave.
- ➔ Special Considerations
 - ➔ Evaluate environmental constraints
 - ➔ Airport restrictions – Inner Turning Zone
 - ➔ Initiate discussions with affected landowners

Site 6: Potential Industrial (in City Limits)



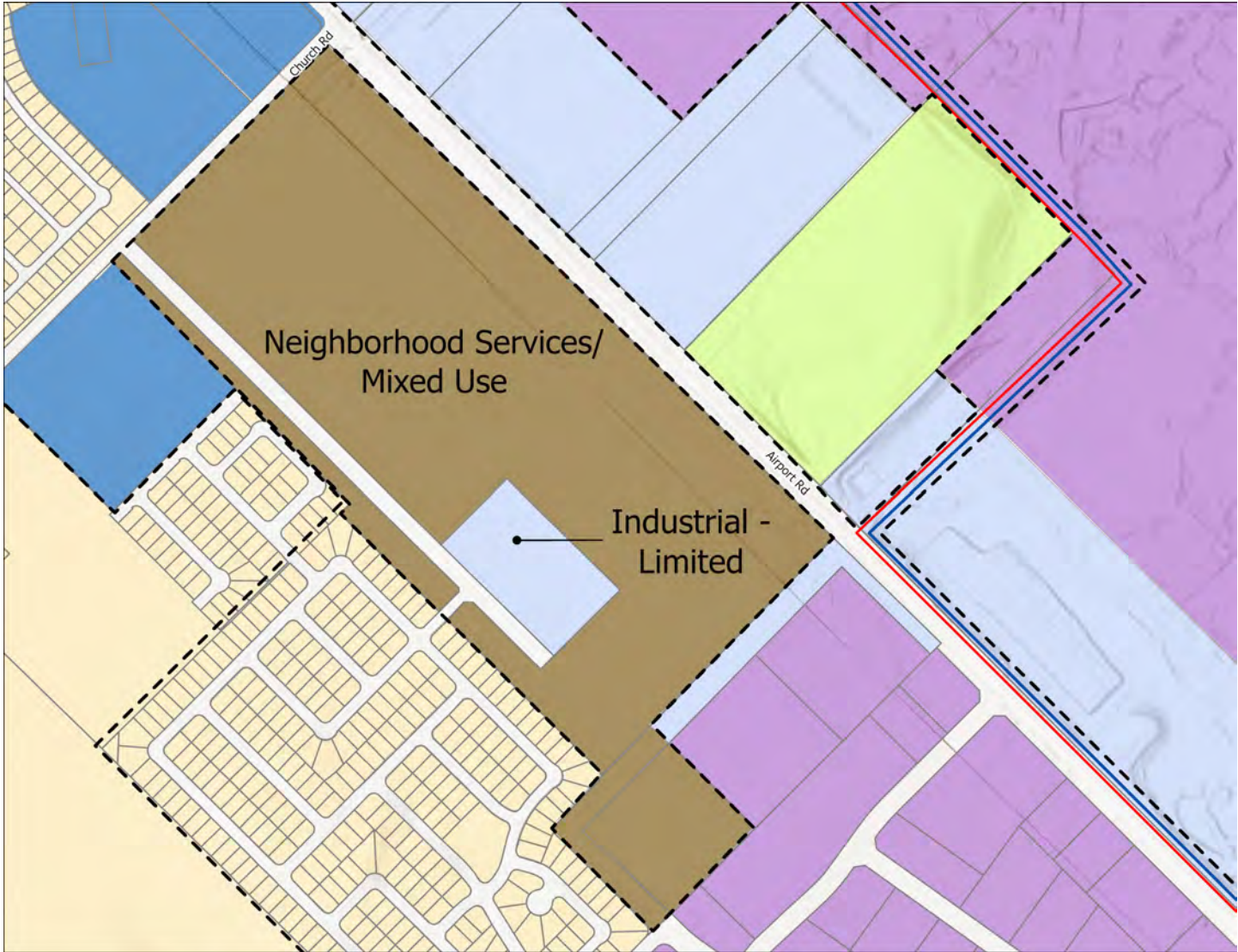
Site 6: Potential Industrial (in City limits)

- ➔ Recommendation:
 - ➔ Consider designating as Industrial Employment (Limited) or Industrial Employment (General)
 - ➔ Designate former City landfill as Agricultural/Open Space – potential future park site

Site 7: City-Owned and Adjacent Property

- ➔ Acreage of Area: 77 acres
- ➔ Purpose
 - ➔ 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
 - ➔ Circulation improvements from Harris to Business Park
- ➔ Special Considerations
 - ➔ Balance of uses – Single Family and Multi Family housing, possible park site

Site 7: City-Owned and Adjacent Property



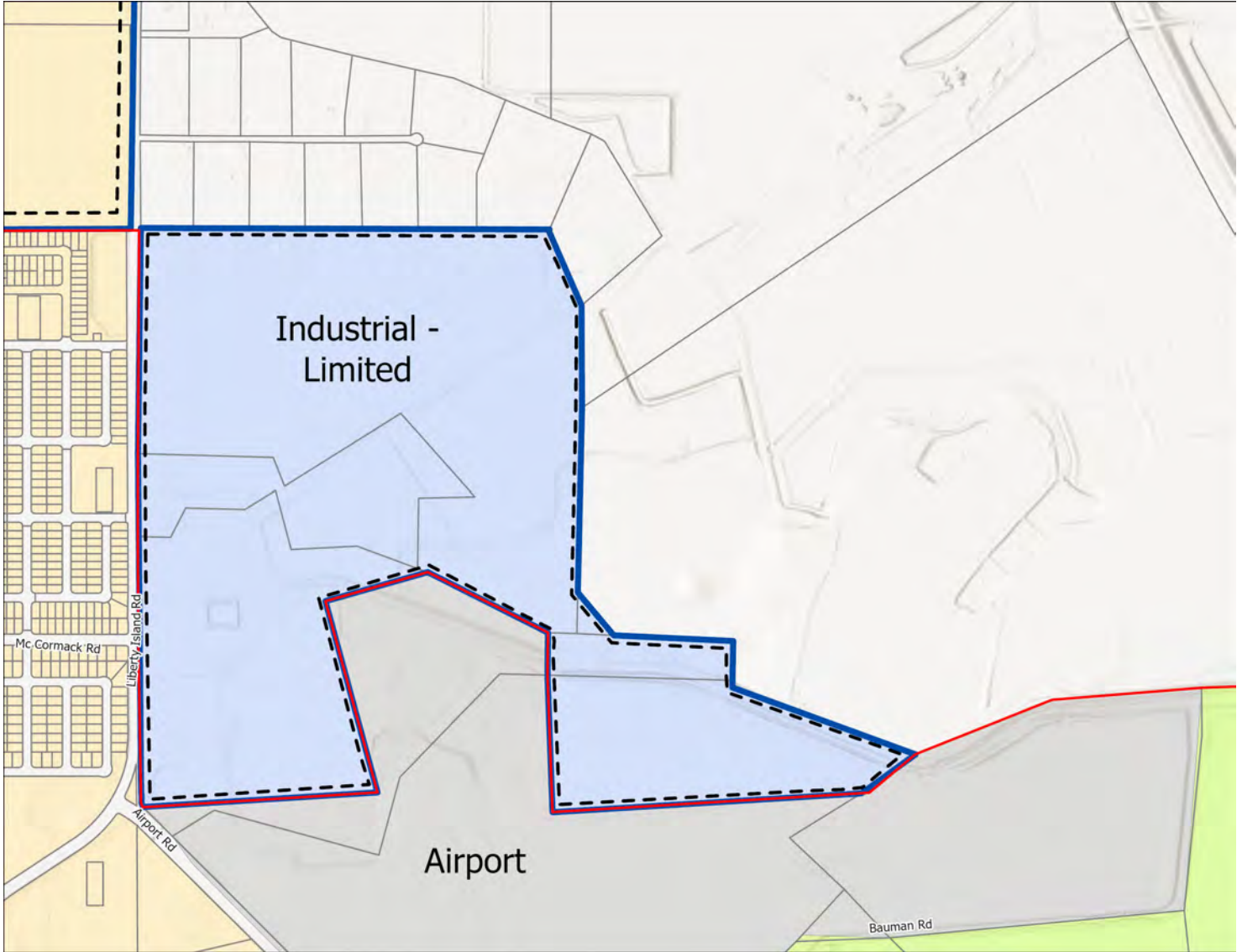
Site 7: City-Owned Property

- ➔ Recommendation:
 - ➔ Reclassify most of the area from Industrial – Limited to Neighborhood Service/Mixed-Use (NS/MXD) District
 - ➔ Retain existing industrial use as Industrial-Limited (5 acres)
 - ➔ Conduct focused planning effort for land planning within the GP update process

Site 8: Potential Industrial (north of Airport)

- ➔ Acreage of Area: 238 acres
- ➔ Purpose
 - ➔ Allow compatible industrial development adjacent to the Airport
 - ➔ Add employment uses in vicinity of airport
- ➔ Special Considerations
 - ➔ Ensure uses are consistent with the Airport Land Use Compatibility Plan

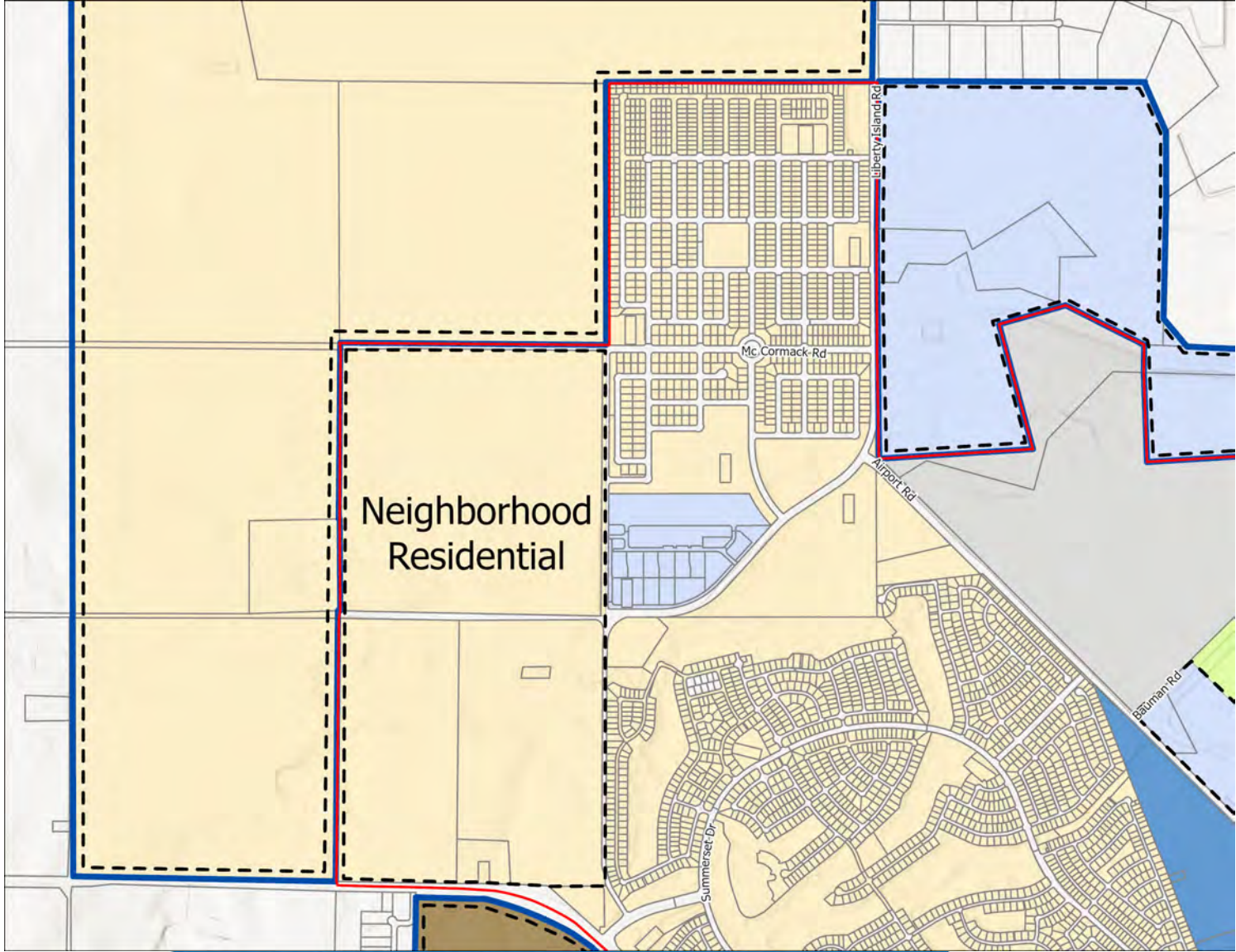
Site 8: Potential Industrial (north of Airport)



Site 9: Brann Ranch

- ➔ Acreage of Area: 311 acres
- ➔ Purpose:
 - ➔ Contributes to new development in terms of General Plan
 - ➔ Brann Ranch is an approved project, applicants may seek to amend the land plan
- ➔ Special Considerations:
 - ➔ Some portions of the property are restricted by floodplain
 - ➔ Some airport related restrictions on the property
 - ➔ Existing Brann Ranch approvals

Site 9: Brann Ranch



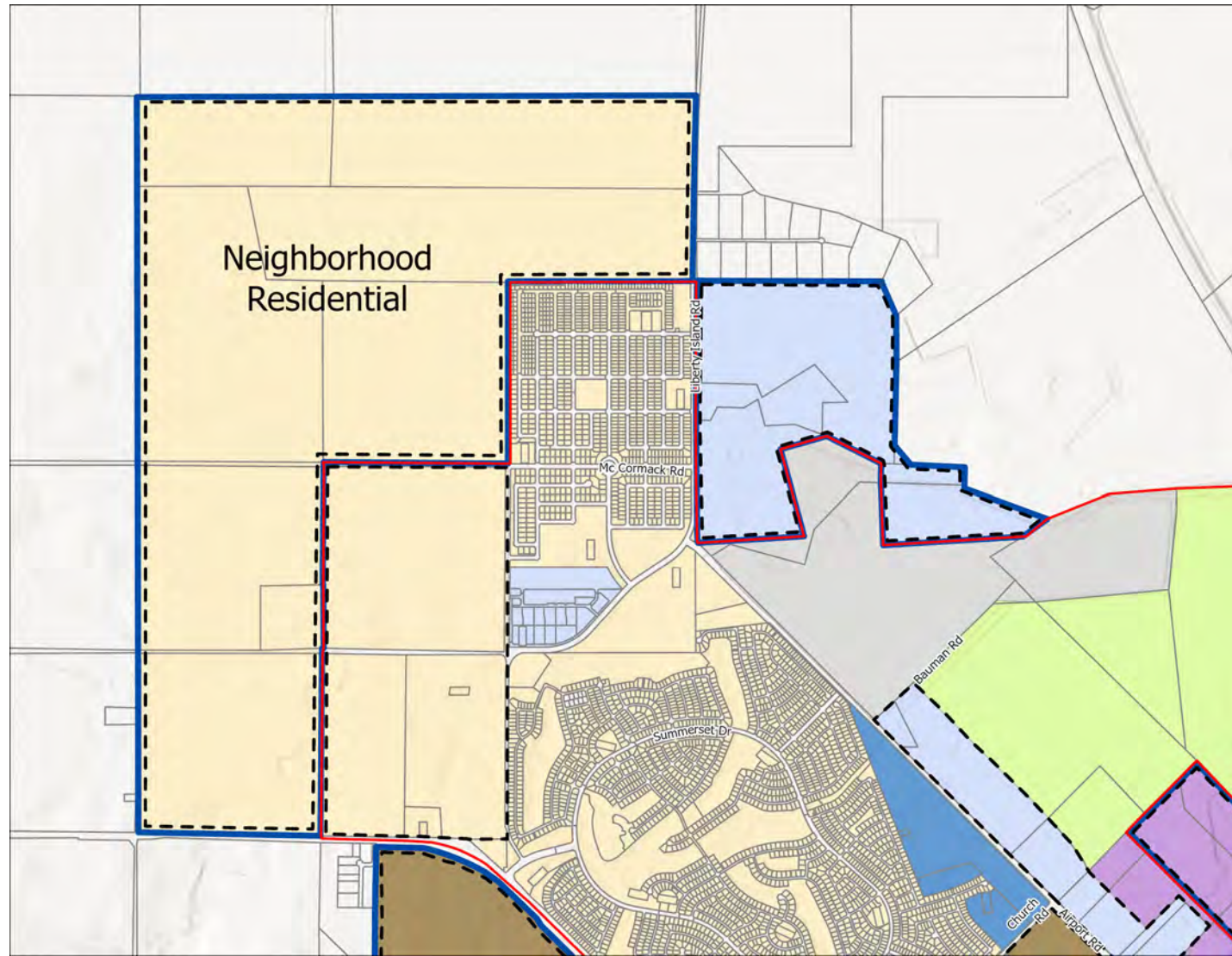
Site 9: Brann Ranch

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

Site 10: Potential Residential north and west of Brann Ranch in SOI

- ➔ Acreage of Area: approximately 872 acres (not including Flannery properties)
- ➔ Purpose
 - ➔ Provide new residential opportunities in the future
- ➔ Special Considerations
 - ➔ Some Flannery-owned property adjacent to City boundaries
 - ➔ Landowner interests are not yet known

Site 10: Potential Residential north and west of Brann Ranch (SOI)



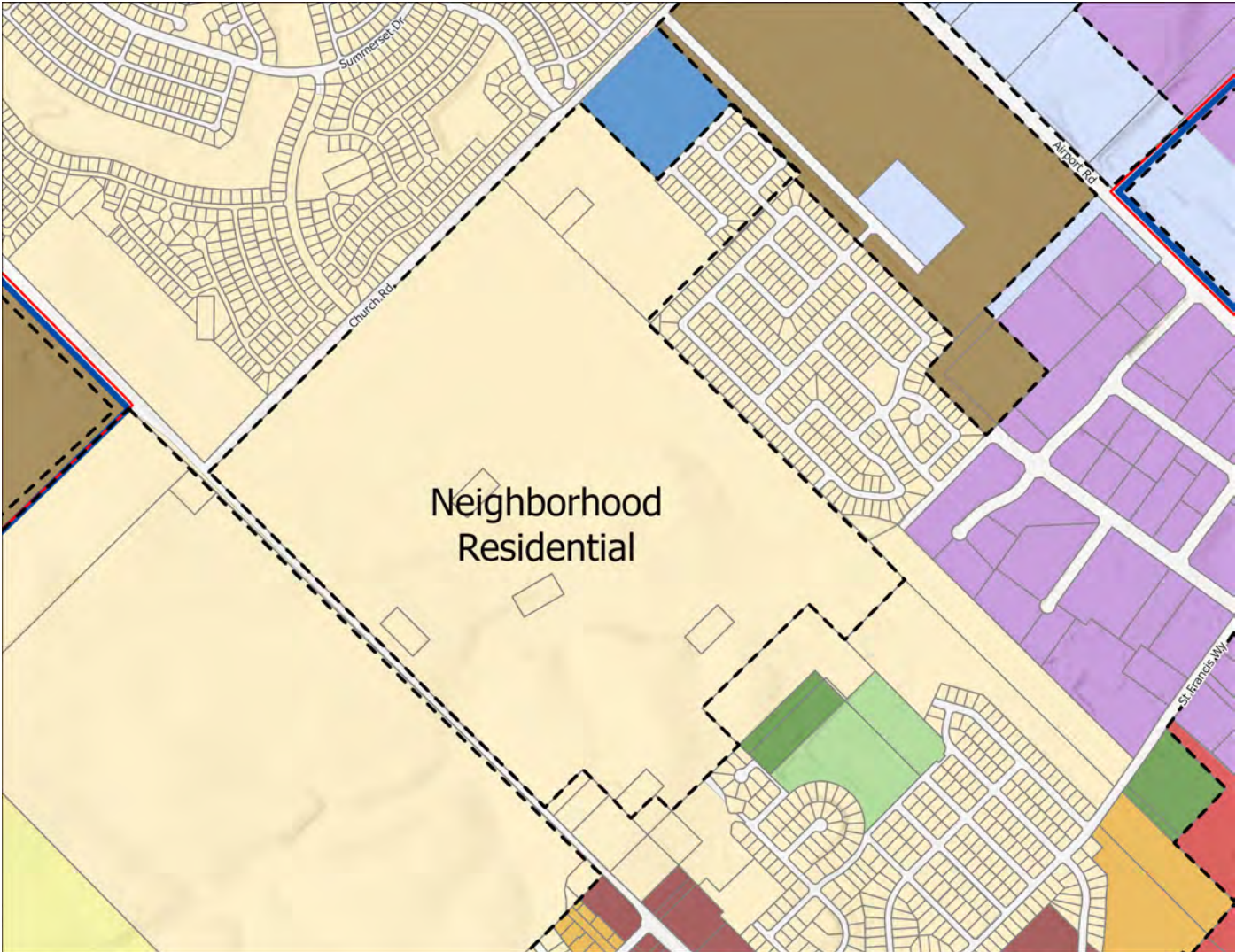
Site 10: Potential Residential north and west of Brann Ranch (SOI)

- ➔ Recommendation:
 - ➔ Designate as Neighborhood Residential
 - ➔ Allows for residential, public and neighborhood-oriented retail uses
 - ➔ Treat as long-term expansion area (requires SOI expansion and annexation, may develop after 2045)

Site 11: Riverwalk

- ➔ Acreage of Area: 203 acres
- ➔ Purpose:
 - ➔ 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
- ➔ Special Considerations:
 - ➔ Some natural gas facilities
 - ➔ Approved Specific Plan – locks in uses

Site 11: Riverwalk



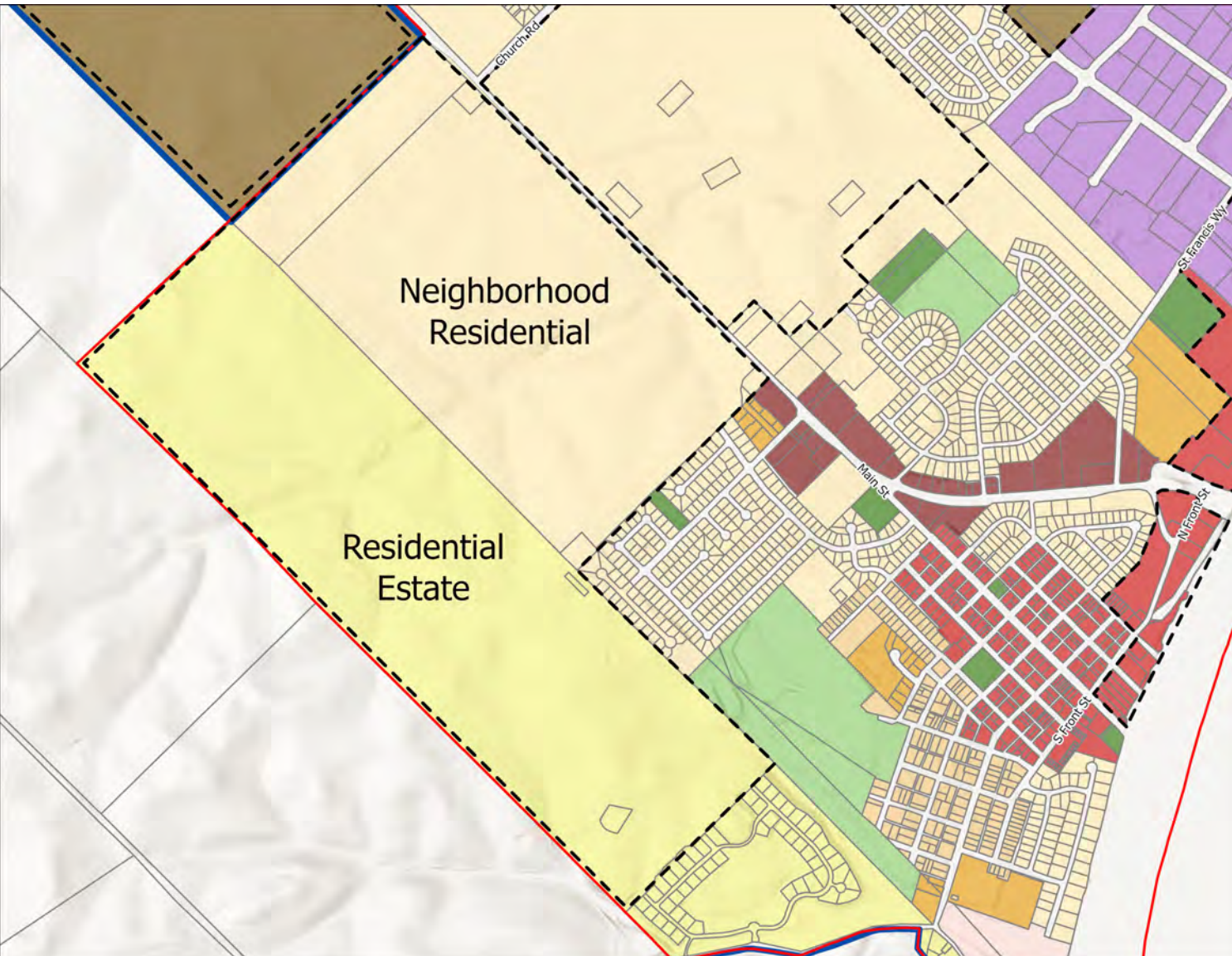
Site 11: Riverwalk

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

Site 12: Del Rio Hills

- ➔ Acreage of Area: 495 acres (224 acres as Neighborhood Residential)
- ➔ Purpose:
 - ➔ 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.
- ➔ Special Considerations:
 - ➔ Natural gas extraction infrastructure

Site 12: Del Rio Hills



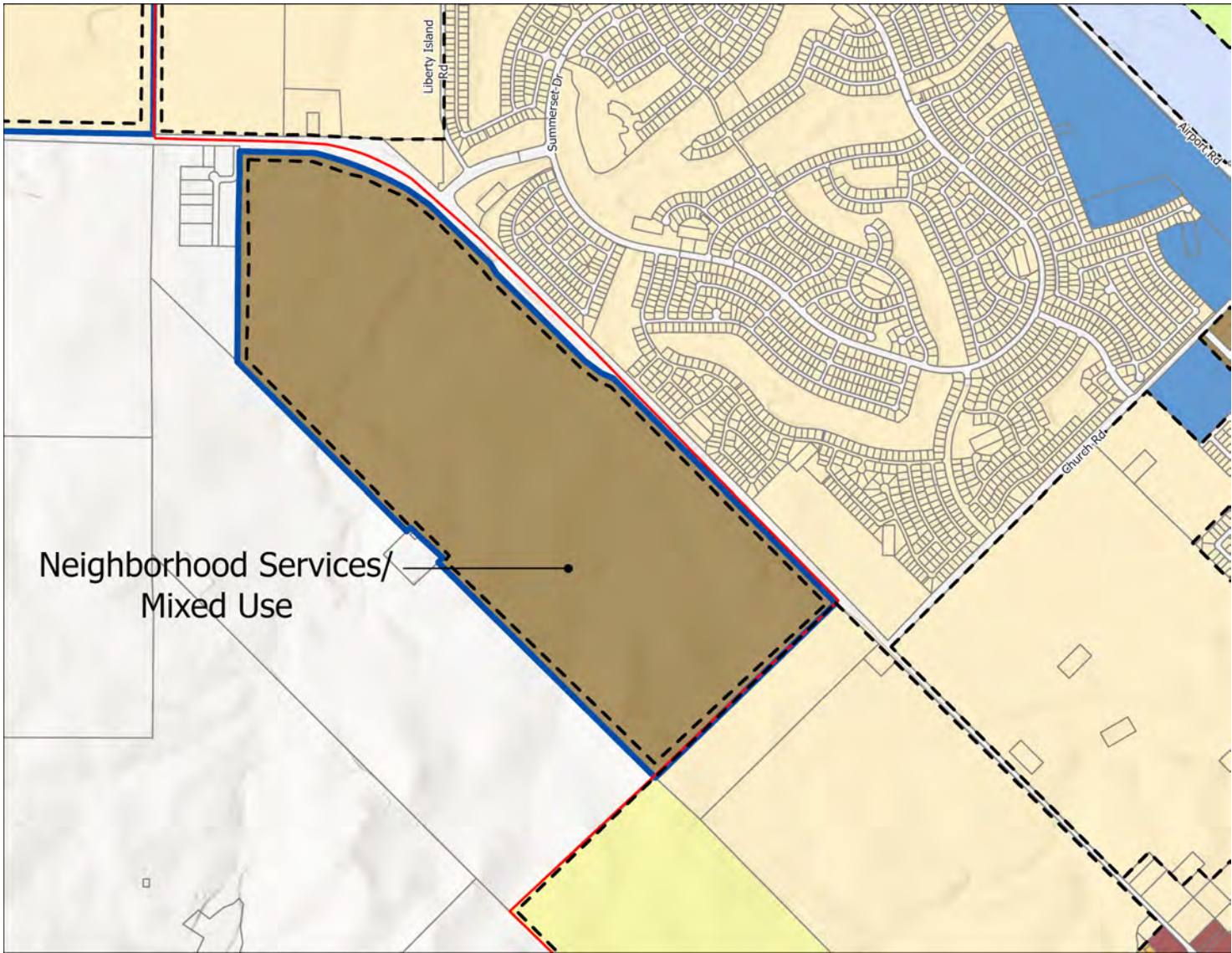
Site 12: Del Rio Hills

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

Site 13: Neighborhood Services/MU (SOI)

- ➔ Acreage of Area: approximately 321 acres
- ➔ Purpose
 - ➔ Provide new residential opportunities, as well as commercial activity along Highway 12
- ➔ Special Considerations
 - ➔ Annexation of land in SOI
 - ➔ Ingress/egress on Highway 12

Site 13: Neighborhood Services/MU (SOI)



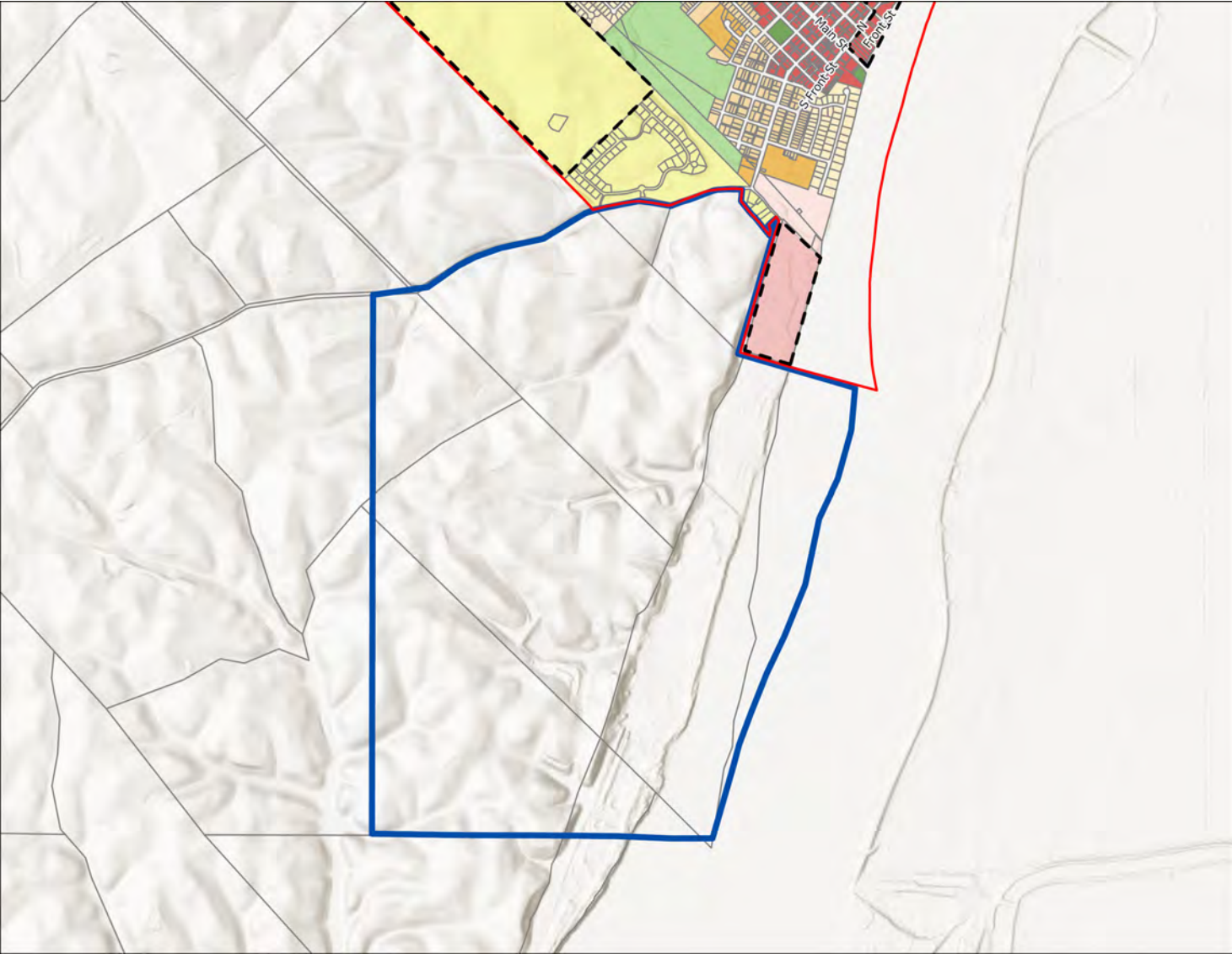
Site 13: Neighborhood Services/MU (SOI)

- ➔ Recommendation:
 - ➔ General Plan designation of Neighborhood Services/Mixed Use

Site 14: Area South of Downtown (SOI)

- ➔ Acreage of Area: approximately 1,148 acres
- ➔ Purpose
 - ➔ May provide new residential opportunities
- ➔ Special Considerations
 - ➔ Not good circulation or access today
 - ➔ Existing gas wells
- ➔ Recommendation
 - ➔ Not identifying urban uses at this time

Site 14: Area South of Downtown (SOI)



ANTICIPATED GROWTH



Purpose of Growth Estimates

- ➔ Define amount of land needed to accommodate growth
 - ➔ Residential and Employment Projections
 - ➔ CEQA Projections
 - ➔ CEQA review will model projected growth through 2045
 - ➔ Informed by historic growth rates
- ➔ Ultimate Buildout
 - ➔ Realistic potential (Flannery lands omitted)
 - ➔ Informs ultimate needs for roads and public facilities



Population Projections

- ➔ Population 2000: 5,100 persons
- ➔ Population 2022: 10,553
 - ➔ Annual growth rate of 3.4% from 2000-2020
- ➔ Factors affecting growth rate:
 - ➔ Available land in the City
 - ➔ Size of community – 1,000 homes in a small community is a greater percent growth rate than 1,000 homes in larger community
- ➔ Projected population in 2045 is 18,623 (2.5% annual growth)



Households/Residential Land Projections

- ➔ Assumptions/Projections:
 - ➔ Household sizes: 3.0 persons/SFD and 2.2 persons/MFD
 - ➔ Assume 90% SFD and 10% MFD
 - ➔ Homes needed: 2,421 SFD and 367 MFD
- ➔ Land to Accommodate Projected Population
 - ➔ Single Family – 400 acres (6 DU/acre)
 - ➔ Multi Family – 20 acres (20 DU/acre)

Employment Growth Estimate

- ➔ Total Employment 2000: 1,980
- ➔ Total Employment 2022: 2,437

- ➔ 2000 through 2022 Annual Jobs Growth was 1%
- ➔ Based on 1% annual jobs growth, 627 new jobs in the City in 2045 (3,064 total jobs)
- ➔ Based on 3% annual jobs growth, 2,372 new jobs in the City in 2045 (4,809 total jobs)

Employment Growth and Sectors

	2000	2022
Service Jobs	430	1,126
Retail Jobs	570	577
Manu./Wholesale Jobs	10	175
Agriculture and Mining Jobs	180	200
Construction	*	114
Transportation	*	100
Government	*	140
Other Jobs	790	5
Total Jobs	1,980	2,437

* Not identified in 2000 data



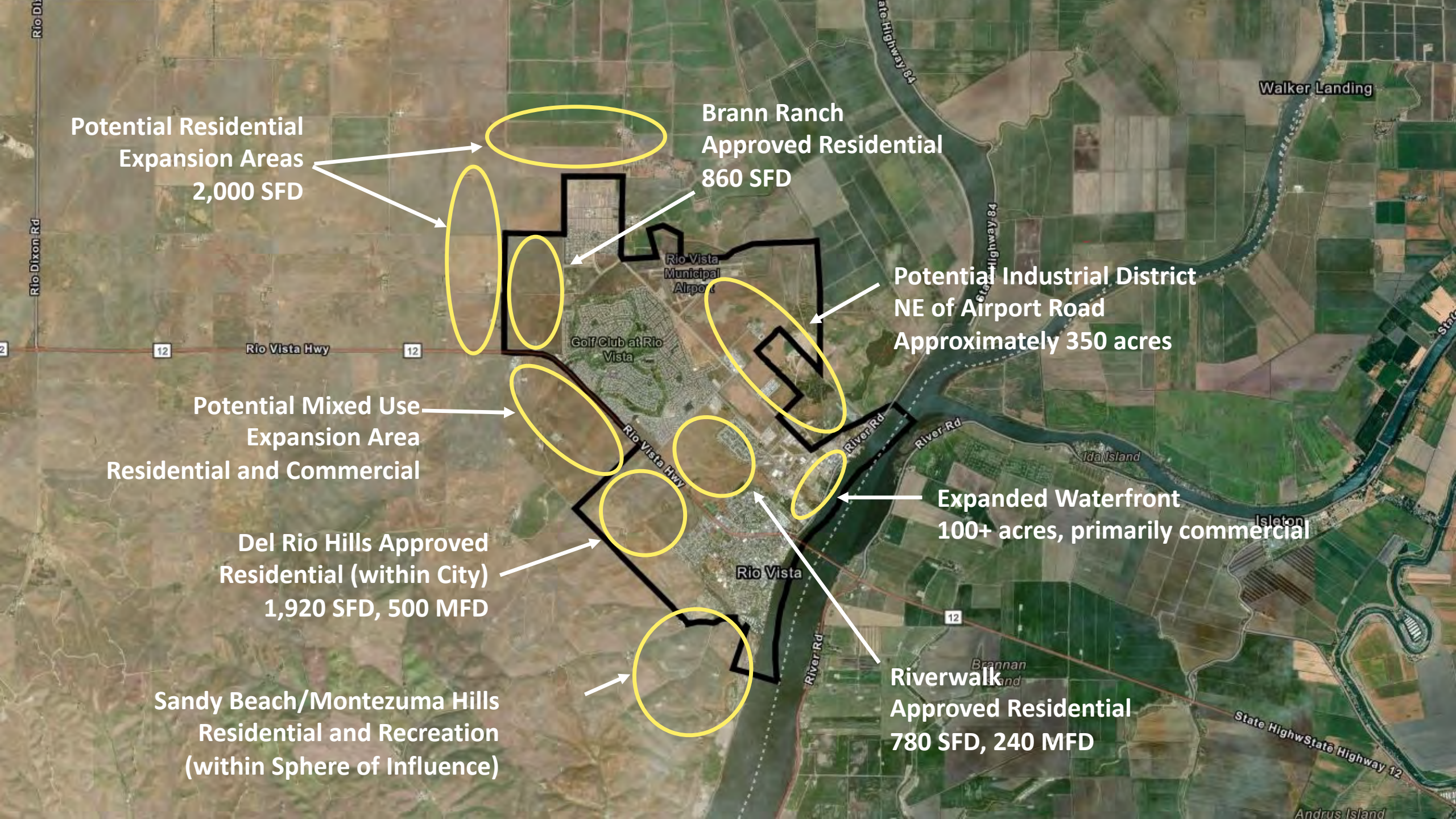
Employment Land Demand

- ➔ General Guidelines for Employees/Acre
 - ➔ Commercial: 12 Employees/Acre
 - ➔ Industrial: 6.5 Employees/Acre
- ➔ Mix of Uses
 - ➔ Comm./Retail/Office: 75% of all employment
 - ➔ Ind./Cons./Trans.: 25% of all employment
- ➔ Land Requirements:

	1% Growth	3% Growth
➔ Commercial:	36 Acres	148 Acres
➔ Industrial:	24 Acres	91 Acres

Growth Estimate Findings

- ➔ Projected population growth rate of 2.5% is reasonable – robust but not too rapid
 - ➔ Can easily be accommodated in approved projects
- ➔ Projected employment growth (historic rate) is quite low
 - ➔ Does not reflect the growth the community desires
- ➔ Vacant lands in the City can reasonably accommodate growth through the General Plan 2045 horizon
- ➔ Expansion areas address long term growth potential



Potential Residential Expansion Areas
2,000 SFD

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

State Highway 84

Walker Landing

Rio Vista Municipal Airport

Golf Club at Rio Vista

Rio Vista Hwy

Rio Vista

Ida Island

Isleton

Brannan Island

Andrus Island

State Highway 12

COMMUNITY OUTREACH



COMMUNITY WORKSHOP IN JANUARY 2023

- ➔ Locations for next Community Meetings
 - ➔ DH White and possibly Trilogy
- ➔ Mid-late January Meeting(s)
- ➔ Day/Time:
 - ➔ Thursday evening or Saturday morning?
 - ➔ Saturday morning and afternoon meetings?
- ➔ Topics/Elements
 - ➔ Land Use, Circulation/Mobility, Parks and Recreation



NEXT STEPS

- ➔ Prepare Draft Land Use Plan
- ➔ Mobility and Circulation Analysis
- ➔ Preparation for next Community Workshop
- ➔ Next GPWG meeting – December 1, 2022



THANK YOU!

GPWG #10 MEETING // NOVEMBER 3, 2022

