

MINUTES



Agenda Item # 3.1

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 comments in person and via Zoom Meeting.

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Dial by your location: +669 900 6833 US

Meeting ID: 858 5369 5594

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

RIO VISTA GENERAL PLAN WORKING GROUP

**WALT STANISH - CHAIRMAN
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TOM DONNELLY
EMMETTE KEITH HOLTSLANDER
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ARTHUR DARDEN**

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

SPECIAL MEETING—BY TELECONFERENCE AND IN PERSON

**MINUTES
THURSDAY, NOVEMBER 3, 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: Maryellen Lamothe

2. PUBLIC COMMENT – See instructions on Page 1

Public comment was not received.

3. ACTION ITEMS

3.1 Minutes from October 20, 2022, were approved

4. DISCUSSION

4.1 DRAFT VISION STATEMENT AND GUIDING PRINCIPLES

Consulting staff gave an overview of the draft Vision Statement and Guiding Principles. The goal of the draft Vision Statement is to capture key values and aspirations for the City in the future.

GPWG members asked that a preamble to the vision statement be included to give the thought process and what was on the minds of the community as the General Plan was prepared.

The Draft Vision Statement (October 2022) is drafted as below:

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, art 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.

4.2 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

4.3 REVITALIZE DOWNTOWN AND THE WATERFRONT DISTRICT

This will promote a downtown that is a vibrant destination with unique retail, entertainment, the arts, and dining options. This principle will aim to support and attract businesses. It will ensure infrastructure capacity and will support growth on the waterfront. It will promote, incentivize, and foster the expansion of retail, commercial, and housing uses on the waterfront. It will strive to preserve the historic character of downtown, while supporting new development.

4.4 IMPROVE MOBILITY AND ACCESS FOR ALL USERS

This principle will aim to provide a safe, efficient, and accessible roadway system that serves the mobility needs of all users. It will aim to improve the City's circulation network to provide safe travel for pedestrians, bicyclists, vehicles, and

trucks. It will efficiently move people and goods without compromising quality of life, safety, and smooth traffic flow for residents and businesses.

4.5 SUPPORT A VARIETY OF HOUSING OPTIONS

This aims to encourage a mix of housing types to create diverse neighborhoods that meet the needs of all Rio Vista residents. It will also promote the building, retention, and renovation of quality housing for all incomes, ages, and abilities.

4.6 Foster a Sustainable Community

This principle will help plan for public facilities that respond to the community's growing needs and a changing environment. It will strive to ensure today's needs are met without jeopardizing the community's ability to meet future needs. It will 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.

4.7 Offer Recreational Opportunities

This will ensure all residents have easy access to quality recreational opportunities, such as parks, river frontage, walking paths and trails. It will help expand parks and recreational programs to serve both residents and visitors, and help provide a variety of sports and activities for Rio Vista residents of all ages.

4.8 Foster Economic Growth

This will help promote a strong economy by fostering the growth and expansion of a diversified business community. It will support businesses that create jobs that reflect the spectrum of Rio Vista's resident workforce.

It will encourage forward-thinking investments that position Rio Vista to be successful in an evolving economy.

4.9 Promote Fiscal Strength

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

4.10 Opportunity Sites for New Development

Consulting staff reviewed land in the City that is appropriately designated for development, land that might require classification, land in the sphere of influence, and land opportunities outside of the sphere of influence.

4.11 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 propose to treat Flannery properties in a similar manner to other property owners in the City.

4.11 REVIEW OF OPPORTUNITY SITES:

Site 1: Rio Vista Public Waterfront

Special consideration for this site: Conveyance of property specified allowed uses: passive open spaces, such as trails, viewpoints, and shoreline access. This also includes natural resource conservation and habitat preservation/restoration. Additional forms of allowed uses were 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, and other public recreational uses and facilities. Some allowed commercial uses are: lodging facilities, conference, meeting facilities, support uses such as restaurant, boating, and fishing supplies, marina and launch facilities, and boat storage and repair. Some public research facilities such as laboratories and offices.

Staff recommendations: 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. An action plan should be prepared to promote reuse and development of the property.

Site 2: Downtown/Waterfront

The primary purpose of this downtown/waterfront area is for infill and redevelopment of vacant and underutilized sites. It will meet the vision of other recent planning studies such as the R/UDAT. Special considerations will be needed for the intensification of uses anticipated, and the need to confirm adequate capacity of public facilities to support growth. This area is key for economic development and community vitality.

Site 3: Waterfront Industrial

The purpose of this area is to extend the waterfront uses and activities north with a Downtown/Waterfront designation along the river, and to retain industrial designations for properties along Saint Francis. Some special considerations to consider in this area is the potential flooding to increase over time, and for the existing industrial uses that would become non-conforming if GP/Zoning changes.

Site 4: Existing Study Area along Waterfront

The purpose of this area is to allow for both Industrial-General and Industrial-Limited yet maintain some residential along the waterfront. Special

considerations for this area include the current 100-year flood zone, and the potential for increased flooding from sea level rise. The designation of a port in this area will also be explored.

Site 5: Potential Industrial (SOI)

The purpose of this area is to add additional employment uses in proximity to existing industrial. Special considerations are the wetlands resources, and part of sites subject to flooding.

Recommendations for this area include considering designating the area as Industrial Employment (Limited) and/or Industrial Employment (General). Reclassifying properties along Airport Road up to the landfill property was discussed.

Site 6: Potential Industrial (in City limits)

The purpose of this area is to extend the industrial-limited to the north and improve visual appearance along Riverfront Ave. Special considerations for this area is to evaluate its environmental constraints, airport restrictions – inner turning zone, and initiate discussions with affected landowners.

Recommendations for this area are to consider designating the area as Industrial Employment (Limited) or Industrial Employment (General). Designate the former City landfill as Agricultural/Open Space for a potential future park site.

Site 7: City-Owned and Adjacent Property

The purpose of this area is to provide a mix of housing types and densities to attract a broad mix of homebuyers. There would be many amenities such as a neighborhood/community park and community center. Circulation improvements would occur from Harris to Business Park. Some special considerations for this area are to provide a balance of uses – Single Family and Multi-Family housing, and possible park site.

Recommendation for this area includes reclassifying most of the area from Industrial-Limited to Neighborhood Service/Mixed-Use (NS/MXD) District. Retain existing industrial use as Industrial-Limited (5 acres), and conduct focused planning effort for land planning within the GP update process. A commercial land use designation at the corner of Church and Airport Road should also be explored.

Site 8: Potential Industrial (north of Airport)

Purpose of this area would be to allow compatible industrial development adjacent to the Airport, and to add employment uses in vicinity of airport. It was decided to not move forward with this area, due to flooding and overflight restrictions, plus Flannery ownership.

Site 9: Brann Ranch

Brann Ranch is an approved project, and the applicant may seek to amend their proposed land use plan in the future. Special considerations for this area include:

some portions of the property are restricted by floodplain, some airport related restrictions on the property, and existing Brann Ranch approvals.

Recommendation for this area includes maintaining Brann Ranch as Neighborhood Residential designation, and allow for residential, public and neighborhood-oriented retail uses.

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

The purpose of this area is to provide new residential opportunities in the future. Some special considerations are the Flannery-owned property adjacent to City boundaries, and landowner interests are not yet known.

Recommendations include: designate the area as neighborhood residential to allow for residential, public and neighborhood-oriented retail uses, and treat the area as long term expansion area (requires SOI expansion and annexation, may develop after 2045). The status of easements and development rights in this area will need to be determined.

Site 11: Riverwalk

This area would allow for infill development with single-family residential close to downtown. Provide provision of open space, neighborhood parks, new trail connections to link the northern part of the City to Downtown. Some special considerations for this area include natural gas facilities and the approved Specific Plan which locks in uses.

Recommendations include maintaining the Riverwalk property as predominantly residential, reviewing status of Riverwalk project approvals, and considering if plan modifications are desired.

Site 12: Del Rio Hills

Del Rio Hills is close location to downtown. New residential development can provide a mix of housing types and densities. This area would include the provision of open space, neighborhood parks, trail connections, etc. Special considerations are given for natural gas extraction infrastructure.

The recommendation is to retain General Plan designations as shown today.

Site 13: Neighborhood Services/MU (SOI)

The purpose of this area is to provide new residential opportunities, as well as commercial activity along Highway 12. Special considerations for this area are the annexation of land in SOI, and the ingress/egress on Highway 12. It was decided to not move forward with this area to be designated as Neighborhood Services/Mixed Use.

Site 14: Area South of Downtown (SOI)

The purpose is to provide new residential opportunities. Special considerations not good circulation or access today. Existing gas wells.

Recommendation is not identifying urban uses currently.

4.12 ANTICIPATED GROWTH

The purpose of growth estimates is to define the amount of land needed to accommodate growth. Staff calculated residential and employment projects. These projects were also used for CEQA, CEQA review will model projected growth through 2045. These projections are informed by historic growth rates. The ultimate build-out was calculated by using the realistic potential of development while excluding Flannery-owned properties. These projects inform the ultimate need for roads and public facilities.

4.13 POPULATION PROJECTIONS

Population 2000: 5,100 persons

Population 2022: 10,553

Annual growth rate of 3.4% from 2000-2020

Factors affecting growth rate are available land in the City, and the size of community

4.14 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)

4.15 EMPLOYMENT GROWTH ESTIMATE

Total Employment 2000: 1,980

Total Employment 2020: 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)

4.16 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

4.17 GROWTH ESTIMATE FINDINGS

Projected population growth rate of 2.5% is reasonable – robust, but not too rapid, and can easily be accommodated in approved projects. Projected employment growth (historic rate) is quite low and 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 will help address the long-term growth potential of the City.

4.18 COMMUNITY WORKSHOP IN JANUARY 2023

Locations for the next Community Meetings are being looked at, likely having one meeting at DH White and one in Trilogy on the same day. Anticipated dates for the meeting are sometime in mid to late January 2023.

7. ADJOURNMENT

Chairman Walt Stanish adjourned the meeting at 8:00 PM

Krystine Ball
Krystine Ball, General Plan Working Group Clerk