



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 via Zoom and in person.

One Tap Mobile: +16699006833,,85853695594# US (San Jose)

Dial by your location: +1 669 900 6833 US (San Jose)

Meeting ID: 858 5369 5594

Weblink:

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

RIO VISTA GENERAL PLAN WORKING GROUP

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

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

**REGULAR MEETING
BY TELECONFERENCE AND IN PERSON**

**AGENDA
THURSDAY, MARCH 2, 2023**

5:00 PM – REGULAR MEETING

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

-
- 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 February 2, 2023, minutes.

4. DISCUSSION

- 4.1 Draft Land Use Designations and Map Revisions
- 4.2 Draft of Parks and Recreation Element
- 4.3 Next Steps

5. INFORMATION ITEMS

None

6. STAFF ANNOUNCEMENTS/COMMENTS

- 6.1 Housing Element and Safety Element Update Status

7. ADJOURNMENT

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 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 March 2, 2023 Regular Meeting of the General Plan Working Group was posted and available for review on or before February 24, 2023, 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**

AGENDA ITEM # 4.1

MEETING DATE: March 2, 2023

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

SUBJECT: Draft Land Use Designations and Land Use Map

BACKGROUND

The consultant team will be presenting a summary of existing General Plan land use designations and proposed new or modified designations for the GPWG committee to review and provide input on. Land use designations for the City through the year 2045 and beyond have been prepared to help implement the future vision of the community that has been discussed through the General Plan Update process.

Most of the land use designations from the existing General Plan are being retained. Some designations have been slightly modified or combined with other existing land use designations. A few new designations are being proposed to better plan and guide new development in certain areas of the City, such as the City's waterfront (see Attachment A).

DISCUSSION

Draft Land Use Designations:

Proposed draft land use designations to be included in the Land Use Element will explain the intended character and vision of each designation, the uses and activities that will generally occur, and residential densities and non-residential intensities that would be permitted. The writeups of the designations are a first draft of what would be in the updated General Plan (see Attachment B). Italic text is provided for context, which will later be deleted in the final General Plan document.

Draft Land Use Map:

The revised Draft Land Use Map (Attachment C) shows some recent revisions to specific properties or areas based on recent input from the GPWG committee, as well as public comments received in the January community workshops.

The following revisions to the Draft Land Use Map have been made since the last meeting:

- Neighborhood Core has been applied at three major intersections and commercial sites, which includes the following: the corner of Liberty Island Road and Canright Road (Brann Ranch, the intersection of Highway 12 and Church, as well as Airport and Church Roads.
- Liberty Park and the planned Liberty Community Park have been identified as Parks and Recreation on the map.
- Public and quasi-public facilities have been mapped in the City. This includes City Hall, the Senior Center, library, fire station, police station, and Solano County facilities. Rio Vista Airport was previously designated as Airport/Transportation, but has been redesignated as Public and Quasi-Public facilities.
- The Waterfront District has been divided into two designations: North Waterfront and South Waterfront. The North Waterfront has been expanded to include properties near City Hall. The Marina and Army Base Reuse Area designations have been consolidated into the South Waterfront district. The South Waterfront is focused on more public-oriented uses and recreational activities than the North Waterfront district.
- The City-owned property at Airport and Church Roads was redesignated as Neighborhood Residential, since the property will be either residential or park space in the future. It was previously shown as Neighborhood-Mixed Use, which has now been removed as a land use designation. A six-acre portion of the property at Airport and Church Road has been designated as multi-family residential to help meet the City's Regional Housing Needs Assessment (RHNA) allocation by 2030.
- A portion of the northeast area of the City in the City limits and Sphere of Influence has been redesignated as Open Space/Natural Resources (previously shown as Industrial-General). This designation will better align with the uses/activities in the area today and in the future.
- The Rio Vista Business Park has been changed to Industrial/Employment-Limited (previously shown as Industrial/Employment-General), due to the uses that are there today, uses that are anticipated in the future, and its general proximity to residential.

GPWG DIRECTION

We are looking for input and direction on the proposed land use designations, as they will be crafting the Draft Land Use Element of the General Plan. This element or chapter will contain the land use designations intent/purposed statements, along with specific land use goals and policies for the entire City.

Land Use Designations:

GPWG members should consider whether the proposed designations will successfully implement the land use vision in the updated General Plan. Are all of the land use designations needed or should some be consolidated or removed? Are any additional designations needed?

Land Use Map:

We are requesting GPWG members provide input on the latest Land Use Map revisions, particularly specific designations of parcels in the City and the Sphere of Influence (SOI) areas of the City.

Attachment A

General Plan Land Use Designations – Current and Proposed

Proposed General Plan Designation	Comments
Residential Estate	Retained
Historic Residential	Retained
Neighborhood Residential	Retained
Multi-Family Residential	Retained
Neighborhood Core	Retained
Downtown	New – replaces portions of Downtown Waterfront
Highway Commercial	Retained
Industrial/Employment - Warehouse	Retained
Industrial/Employment – Limited	Retained
Industrial/Employment – General	Retained
Open Space/Natural Resources	New – replaces Agricultural/Open Space
South Waterfront	New - replaces Army Base Reuse Area and Marina
North Waterfront	New - Replaces portion of Downtown/Waterfront
Parks and Recreation	New – identifies existing and approved Parks
Public/Quasi-Public Facilities	New - replaces Airport/Transportation and includes other public/quasi-public uses
Designations Not Retained	Comments
Edgewater Neighborhood	Converted to Neighborhood Residential
Neighborhood Service/Mixed-Use	Converted to Neighborhood Core
Airport/Transportation	Converted to Public/Quasi-Public
Study Area	Converted to various designations
Downtown/Waterfront	Converted to Downtown and North Waterfront
Agricultural/Open Space	Converted to Open Space/Natural Resources

Attachment B

Draft General Plan Land Use Designations

The City of Rio Vista adopted a comprehensive update to its General Plan in 2002. The City's General Plan guides development in the City by identifying land use designations and setting forth a vision for the character and design for future development.

The updated General Plan and Land Use Map will depict land uses for Rio Vista through the year 2045 and beyond. The land uses are represented using designations – districts that specify the type and intensity of allowed land uses. The boundary lines between land use designations are delineated as specifically as possible, in most cases following parcel lines.

The following describes the existing General Plan land use designations today, their purpose, uses allowed, and associated zoning districts. Proposed land use designations moving forward are provided with their intent/purpose, uses and activities that would be encouraged, and permitted densities/intensities.

Existing General Plan Land Use Designations

The table below shows the existing General Plan land use designations, the purpose of each of the designations, the uses allowed, the zoning districts compatible with each General Plan designation. Following this table are staff's recommendation for under the 2045 General Plan.

Existing General Plan Designations with Associated Zoning Districts

Existing GP Designation	Purpose/Description	Uses Allowed	Associated Zoning Districts
Neighborhood Core (NC)	Allows for some mix of uses suitable for commercial and regional-serving commercial needs. Made up of medium- to high-density residential neighborhoods with auto access from Highway 12 and provides a focus for public transit.	Range of residential (low to high density); neighborhood-, community-, and regional-serving retail; office, personal and business services	Residential Low Density (R-1); Residential Medium Density (R-2); Residential High Density Residential (R-3); Neighborhood Commercial (C-1)
Neighborhood Service/Mixed-Use (NS/MXD)	Allows for some mix of uses, suitable for commercial and regional-serving commercial needs. Intended use to accommodate neighborhood and local-serving uses. Allows medium- to high-density uses.	Range of residential (low to high density); neighborhood serving retail; office, personal and business services	Residential Medium Density (R-2); Residential High Density Residential (R-3); Neighborhood Commercial (C-1)
Neighborhood Residential (NR)	Allows for some mix of uses compatible with predominantly single-family neighborhood. Made up of low- to medium-density residential neighborhoods within walking or biking distance of neighborhood centers, convenience businesses and services, and industrial/employment districts.	10% or less nonresidential	Residential Low Density (R-1); Residential Medium Density (R-2); Residential High Density Residential (R-3); Neighborhood Commercial (C-1)
Downtown Waterfront (DW)	Allows community- and regional-serving activities; commercial, public, employment, and higher-	Range of residential (detached single-family to multi-family); neighborhood-	Community Commercial (C-2)

	density residential. Remains the community's civic and commercial focus. This historic district includes most of the medium- to high-density districts north of Bruning Drive and south of Highway 12.	, community-, and regional-serving retail, office, financial, medical, personal and business services; limited industrial; government facilities.	
Historic Residential (HR)	Allows primarily historic single-family uses while allowing multiple family structures and accessory apartments. Comprised of low to medium density residential.	Predominantly historic single-family homes while allowing multi-family structures and accessory apartments.	Residential Low Density (R-1); Residential Medium Density (R-2);
Multifamily Residential (RM)	Allows for one- and two-story garden apartments and mobile home parks with multiple units to provide a range of attractive, affordable options within the multi-family residential districts.	High-density residential	High Density Residential (R-3); High Density (R-4)
Edgewater Neighborhood (E)	Allows primarily single-family residential uses and is suitable for custom-lot subdivisions adjacent to Edgewater Drive, between the riverfront and Highland Drive. Made up of low-density residential	Single-family residential (low density)	Residential Low Density (R-1)
Residential Estate (RE)	Allows primarily large lot or "estate" residential mix of uses that include limited agricultural uses and institutional use buildings. Made up of very low densities within environmentally sensitive areas.	Single-family residential; limited agricultural uses; open space, parks; public, institutional uses (community buildings, churches)	Residential Low Density (R-1); Open Area Resort (O-A-R); Floodway (F-W); Drill Reservation (D-R)

Agricultural District - Solano County (AG)	Planning area outside existing city limits, within Solano County	Non-irrigated agriculture, farm residential, open space	N/A?
Industrial/Employment (Limited)	Existing Rio Vista Business Park and L-I industrial-zoned lands west of St. Francis Way to Church Road.	Uses are intended to generate employment—intensive industrial, service, research & development, and manufacturing from previously prepared materials (assembly or value-added industry).	Industrial Park and/or Industrial (I-P-I); Business Park (B-P)
Industrial/Employment (General)	Existing manufacturing-zoned lands west of River Road to St. Francis Rd. and north of Airport Road east of Church Road. Uses are intended to generate employment with intensive industrial, service, research and development, and manufacturing from natural resources (raw materials), extraction, outdoor storage.	Same as I/E Limited, plus: basic manufacturing, storage, more intensive service uses, industrial support uses	General Manufacturing Industry (M-G); Business Park (B-P)
Industrial/Employment (Warehouse/Service)	A smaller portion of Industrial/Employment is designated for Warehouse/Service than for Limited or General since this type of use does not generate		Industrial Park and/or Industrial (I-P-I)

	as high ratio of a jobs/acre or jobs/square foot.		
Special Districts			
Army Base Reuse Area	A range of public recreation, educational facilities, and institutional uses, such as a community park/sports facility, Delta science center, discovery park, and related uses. Residential would be allowed on a very limited basis as an accessory use. Commercial would be limited to recreation-related or -serving uses, such as lodgings or restaurants.	Public active and passive recreation; recreation serving retail; educational/institutional uses; multi-family residential (ancillary use only).	Army Base (A-B)
Airport/Transportation	The current Rio Vista Airport (Baumann Field) and vicinity owned by the City of Rio Vista. Airport-related industrial, service, and retail businesses are encouraged, along with other employment-generating uses that are compatible with an airport environment.	Uses allowed in Industrial/Employment (Limited) district, subject to compatibility with airport operations. Indoor storage of aircraft and aircraft equipment (hangars).	Airport Commercial (C-2-A)

<p>Highway Commercial (C)</p>	<p>The existing Highway 12 commercial corridor between Drouin Drive and the Rio Vista Bridge; serves highway commercial- and service commercial-type uses dependent on auto access and highway visibility, including vehicle sales, lodging, gas stations, fast food and drive-in restaurants, convenience stores, nurseries, and hardware stores.</p>	<p>Preferred location for auto-dependent, highway-oriented businesses. This district also provides convenience and neighborhood retail services to adjacent neighborhoods north and south of Highway 12 in the town core.</p>	<p>Highway Commercial (C-H)</p>
-------------------------------	--	---	---------------------------------

Proposed Land Use Designations

The Land Use Map presents five general categories of land uses: residential, mixed use (downtown and waterfront areas), commercial, industrial, and “other” (e.g., parks, public facilities). The land use designations that appear on the map are described below. The descriptions for each of the land use designations describe the character and proposed uses/activities for each designation, as well as density and intensity.

Residential Estate (*existing designation*)

The Residential Estate designation has been applied to a large portion of the Esperson property, to the Vineyard Bluffs neighborhood and a few parcels fronting to Beach Drive. This designation is intended to provide areas of mixtures of housing and limited agricultural uses. The single-family dwelling is the primary use, while agricultural uses are intended to be of secondary importance. *No changes to the description or the mapping of this designation are proposed.*

Maximum Density: 1.0 dwelling unit per acre.

Historic Residential (*existing*)

The Historic Residential designation is applied to areas within the “old town” residential neighborhoods developed between the 1890’s and World War II. This designation retains and further emphasizes the existing character of the historic downtown residential area. The district would retain the predominance of historic single-family homes while allowing multi-family structures and secondary (“accessory”) dwelling units that comply with City standards. The Historic Residential designation recognizes that most development in this area took place before current development standards were established and that flexibility of development standards is required in land use regulations. *Minor revisions to the description of the designation and the mapping of Historic Residential are proposed.*

Maximum Density: 20 du/acre for residential uses.

Neighborhood Residential (*existing*)

The Neighborhood Residential designation is the most broadly applied designation in the General Plan and is intended to encourage compact, complete, neighborhood-style development. Traditional single-family uses will comprise a substantial portion of these districts. Designations for neighborhood-serving uses such as Public/Quasi-Public uses and Commercial uses are often located within or adjacent to Neighborhood Residential lands and such uses should be integrated into a neighborhood design in a manner that provides the greatest benefit to the community. *The Neighborhood Residential designation is proposed to be retained with minor revisions to the description and mapping of the designation. Also the Edgewater Neighborhood designation goes away and is consolidated with Neighborhood Residential.*

Maximum Density and FAR: 7.5 du/acre for residential uses. 0.30 FAR for non-residential uses.

Multi-Family Residential (*existing*)

This Multi-Family Residential designation is intended primarily for multi-family attached structures (townhomes, condominiums, apartment buildings). Multi-family buildings are typically two to three stories tall. This designation is typically applied to transition areas between lower-density neighborhoods and commercial areas. Such development would typically be located in close proximity to neighborhood facilities, such as a school or parks.

Maximum Density: 25 du/acre for residential uses.

Neighborhood Core (*existing*)

The Neighborhood Core designation is intended to accommodate community- and regional-serving commercial needs within walkable distance of residential neighborhoods near Church Road and the Highway 12 intersection, as well as Liberty Island Road and Canright Road (Brann Ranch).

Complementary and supporting uses that could be allowed in Neighborhood Core include medium- to high-density residential (including assisted-living facilities); neighborhood and local-serving businesses and employment uses (office-related); personal and business services and similar uses.

Maximum Density/FAR: 15 du/acre for residential uses; 0.50 maximum for non-residential uses.

Downtown (*existing*)

The Downtown designation replaces portion of the Downtown Waterfront designation of the current General Plan. This designation applies in Rio Vista's traditional downtown area and is intended to promote Downtown Rio Vista as an attractive destination for residents and visitors to the community. The area is envisioned as a pedestrian-friendly environment with direct bicycle and pedestrian connections to surrounding residential neighborhoods. This designation provides for a full range of retail, employment, residential, entertainment, cultural, religious institutions, and personal service uses. Typical commercial uses include restaurants, apparel stores, specialty shops, theaters, bookstores, hotels, professional services and other similar uses serving community members as well as visitors/tourists. Typical residential uses range from single-family dwellings to apartment and individual structures may transition between residential and commercial uses over time.

Maximum Density/FAR: 30 du/ac for residential uses. 2.0 FAR (combined residential and non-residential uses).

North Waterfront (*new*)

The North Waterfront designation replaces portion of land designated Downtown Waterfront in the existing General Plan and includes parcels close to the waterfront that have the potential for development/redevelopment of larger projects or public uses. This designation applies to waterfront properties adjacent to the Downtown district and extends north along the waterfront north of Highway 12. This area will promote redevelopment and infill development on the waterfront with a mix of uses including residential, retail, commercial, and hotels. Mixed use can be vertical and/ or horizontal, and the allowable range of uses includes large format retail, shopping centers, offices, hotels and housing. On larger sites, more than one use may be appropriate.

Maximum Density/FAR: 30 du/ac for residential uses. 2.0 FAR (combined residential and non-residential uses).

South Waterfront (*former Army Base Reuse Area and Marina*)

The South Waterfront designation replaces the Marina and Army Base Reuse Area designations of the current General Plan. This designation envisions using the majority of the former Army Reserve site for a range of public recreation uses, educational facilities, and institutional uses that might include a community park/sports facility, Delta science center, discovery park, and related uses. Commercial uses would be limited to recreation-related or -serving uses, such as lodging or restaurants on the site. The Marina and new uses to the south should be compatible and complimentary and it is anticipated that a pedestrian connection (bridge) between these areas will be considered.

Maximum Density/Maximum FAR: 0.20 FAR for non-residential uses.

Highway Commercial (*existing*)

The Highway Commercial designation provides for a range of commercial uses that cater to traffic passing through Rio Vista on Hwy 29, as well as to local residents. Permitted uses include fast food and other restaurants; gas stations; and large-format chain retail establishments, including supermarkets and super-drugstores. This designation applies to land immediately adjacent to Highway 12 that are easily accessible by car and highly visible from the roadway. The Highway Commercial designation will be more permissive of auto-oriented uses (gas stations and quick serve food/drive-throughs) than other commercial designations.

Maximum FAR: 0.50 FAR.

Industrial/Employment – Warehouse/Service (*existing*)

The Industrial/Employment Warehouse/Service designation provides for warehousing, distribution and wholesale uses. This designation is used for industrial uses adjacent to residential and in the overflight zone of the Rio Vista airport. This designation has the lowest level of employment for industrial uses in the City and would have the lowest levels of traffic and noise generated.

Maximum FAR: 0.50 FAR.

Industrial/Employment – Limited (*existing*)

The Industrial/Employment-Limited designation provides for small-scale industrial, parts assembly, distribution and storage uses, research and development and office uses. This designation differs from Industrial/Employment-General in that uses typically have more employees per acre and have less potential for negative impacts on adjoining properties. From a design perspective, buildings in this district would have more articulated facades than typical industrial uses and projects would have more attractive landscaping along property edges facing toward public roads.

Maximum FAR: 0.50

Industrial/Employment – General (*existing*)

The Industrial-General designation allows for heavy industrial uses in the City. Types of uses include large scale manufacturing, heavy commercial uses such as food processing, fabricating, motor vehicle service and repair, construction supplies, building material facilities, and contractors' yards. Establishments located in these areas characteristically require large parcels of land. Due to the nature of their operations, uses in this designation require a degree of separation from residential, parks, and other sensitive uses.

Maximum FAR: 0.80.

Public/Quasi-Public (*new*)

The Public/Quasi Public designation encompasses existing facilities serving the good of the community, including the airport; fire and of a development project, development consistent with the underlying land use designation would be allowed. Permitted uses in this designation include parks, playgrounds, recreational facilities and other similar uses. The Airport/Transportation designation goes away and is consolidated within the new Public/Quasi-Public designation.

Maximum FAR: 0.10 FAR.

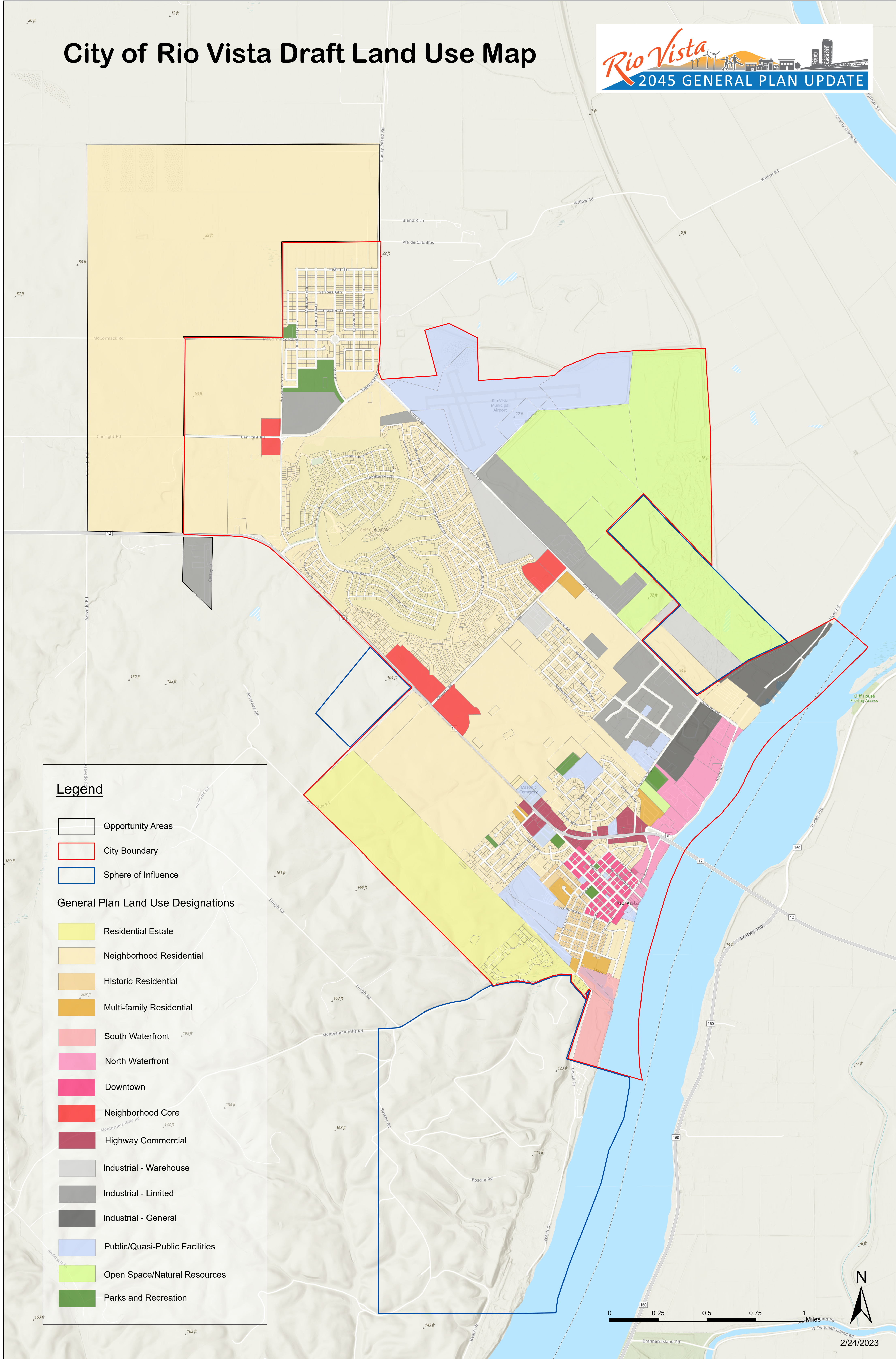
Open Space/Natural Resources (*currently Agricultural/Open Space*)

The Open Space and Natural Resources replaces the Agriculture/Open Space designation of the current General Plan. This designation is applied to areas where urban development is either inappropriate or undesirable. Specifically, it is intended to preserve and protect lands that are considered environmentally unsuitable for development, including natural resource areas or mineral deposits as well as lands known to be subject to regular flooding.

While some limited activities and structures may be allowed, such uses would be subject to site-specific environmental review and must be limited in scope to ensure preservation of natural resources and protection of public health and safety. For example, there may be an opportunity to allow public access to Open Space lands for limited activities, such as hiking and bicycling.

Maximum FAR: N/A

City of Rio Vista Draft Land Use Map

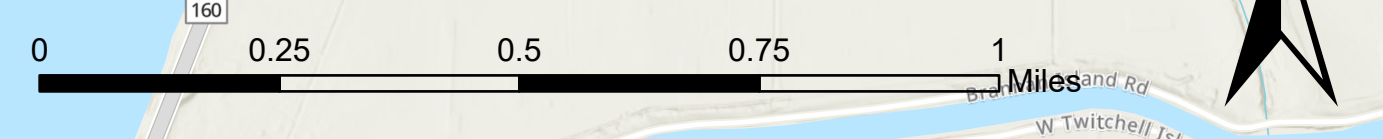


Legend

- Opportunity Areas
- City Boundary
- Sphere of Influence

General Plan Land Use Designations

- Residential Estate
- Neighborhood Residential
- Historic Residential
- Multi-family Residential
- South Waterfront
- North Waterfront
- Downtown
- Neighborhood Core
- Highway Commercial
- Industrial - Warehouse
- Industrial - Limited
- Industrial - General
- Public/Quasi-Public Facilities
- Open Space/Natural Resources
- Parks and Recreation





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

AGENDA ITEM # 4.2

MEETING DATE: March 2, 2023

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

SUBJECT: Draft Parks and Recreation Element

BACKGROUND

The consultant team has prepared a Draft Parks and Recreation Element (Attachment A) for the GPWG's review. This is a preliminary first draft that will evolve as City staff and the Parks and Recreation Commission review the document in coming weeks. The team is providing this Element for initial review and we are seeking preliminary GPWG input.

DISCUSSION

Format and Approach

The Draft Parks and Recreation Element was developed as a streamlined format that provides necessary background information and a focus on goals, policies and programs. Does the GPWG consider the level of background information in the Draft Parks and Recreation Element to be generally appropriate?

Key Priorities

The goals, policies and programs of the Draft Parks and Recreation Element were generated from three primary sources: the existing Parks and Open Space Element, comments from the public and the GPWG provided to date through meetings and workshops and staff's knowledge and experience in other communities. Does the GPWG feel the Draft Parks and Recreation Element is capturing community priorities? Are there additions of adjustments to the goals, policies and programs that would help the Element better reflect Rio Vista's values, interests and preferences?

Detailed Siting and Design Guidelines

The current Parks and Open Space Element includes detailed siting and design guidelines (provided as Attachment B). The consultant team is recommending that the standards and guidelines be added to the Parks Master Plan. The benefits of this approach are that the General Plan can be more concise and that if the standards and guidelines require updates it is

procedurally easier to update the Master Plan than to update the General Plan. Does the GPWG support this approach?

Community Parks versus Community Facilities

The current Parks and Open Space Element identifies two Community Park, Egbert Park at 5.0 acres and Bruning Park at 1.4 acres. Both of these parks function as community gathering places and are important community facilities, but both would be classified as Neighborhood Parks under current City standards. The Draft Element recognizes Community Facilities rather than Community Parks and includes addition key facilities. Does the GPWG support this approach?

Age Restricted/Gated Communities

The Summit/Liberty and Trilogy projects meet many or all of the Neighborhood Park needs of residents with private facilities that are not counted on our inventory. Community. By including the residents of these projects in population analysis but excluding the private recreation facilities overstates the parks deficit of the City.

For purposes of park demand analysis, the consultant team recommends the Neighborhood Park demand calculation exclude the Trilogy and Summit/Liberty projects as noted on Attachment C. Does the GPWG support this approach?

Specified Trail Obligation

The current General Plan includes a standard of one mile of trail network per 1,000 residents, with a stipulation that the trail corridor be 25 feet in width. This results in an obligation of approximately 3 acres per 1,000 residents.

An alternative approach is to establish expectations for trails within projects and then applying those requirements in the review of development projects. Such expectations might include:

- Minimum 25 foot wide trail corridors along drainage corridors and open space areas.
- Primary trail corridors adjacent to streets to be minimum eighteen feet in width and to include landscaping and tree plantings.

Note: these standards are illustrative and not proposed at this time.

Does the GPWG wish to have a minimum trail standard (linear feet and width) in the General Plan?

GPWG DIRECTION

The consultant team requests the GPWG be prepared to discuss and provide input on the discussion points noted in this report.

Attachment A

Preliminary Draft Parks and Recreation Element

Chapter X Parks & Recreation

A. INTRODUCTION

Parks offer a relief from the “hardscape” of roadways and buildings, and providing parks and recreational spaces and programs is crucial to the well-being of any community. Parks and recreation were key topics identified by the community during the creation of this General Plan, with community members noting the following aspirations for the City:

- More recreational opportunities and more developed parklands of all kinds with more youth programs, activities, and amenities, and more sports activities and athletic fields such as and squash court.
- Expanded facilities to support youth sports and adult recreation, including soccer fields, baseball fields, skateparks, tennis courts, pools, squash courts and pickle ball courts.
- Amenities for older residents in Rio Vista, including walking trails and recreational programs for active adults.
- Creation and preservation of natural open space and open space corridors that are accessible to the public.
- Greenbelt between Trilogy and Downtown and Homecoming and Downtown that include trails that are safe and attractive for biking and walking.
- Passive green space with trees and benches to provide shade and resting places throughout Rio Vista.
- New parks along the waterfront at Highway 12 and at the end of Main Street, under the Rio Vista bridge and along the waterfront at the former Army Base.
- A continuous trail system from north of the Rio Vista bridge to Sandy Point Regional Park with walking trails to enjoy vistas of the river.

This Parks and Recreation Element provides goals, policies, and implementing actions that address the community’s priorities and seek to build the parks and recreation system desired by residents. The Rio Vista Parks Master Plan describes the existing park and recreation facilities in the community, the condition of facilities and opportunities to enhance the value of each facility. Where this Parks and Recreation Element provides policies and implementation actions, the Parks Master Plan provides the detailed roadmap for meeting the recreational needs of the community.

B. PARK AND RECREATION TYPOLOGIES

Parks and recreational activities can be generally characterized into three types: active recreation, passive recreation and mobility. The City will strive to meet these three types of recreation throughout the community. Individual parks will often serve more than a single use type; a neighborhood park can have a soccer field, unprogrammed recreational space and walking trails all intermixed at a single site. **Active Recreation.** Active Recreation refers to organized sports that are typically played on ball fields, soccer fields, multi-use turf areas or hard court areas. This type of recreation typically involves teams and leagues and tends to focus more on youth sports.

Passive Recreation. Passive Recreation refers to unprogrammed activities that can involve individuals or groups. Passive recreation can occur on unprogrammed portions of parks, in public spaces such as plazas and promenades and in largely undeveloped open space areas. Open space areas such as vernal pool preserves, riparian areas, and marshlands can provide passive recreational opportunities and the recreational value of such areas is increased through improvements such as bike trails, signage, and pedestrian pathways to increase accessibility by recreation users.

Mobility. Walking and biking can be a recreational activity in itself or can serve as an alternate mode for moving within the community. This activity can range from walking loops in a neighborhood to trips extending across the community. Walking and biking can occur in the developed community, in natural areas/open space and out into the rural lands surrounding Rio Vista.

C. EXISTING AND PLANNED PARK AND RECREATION FACILITIES

Described below are existing and planned park and recreation amenities in Rio Vista as of 2023. For additional information on these facilities see the Rio Vista Parks Master Plan. The locations of these facilities are shown in Figure 9-1.

Figure 9-1
Existing and Approved (2023) Park and Recreation Facilities
To Be Inserted

Existing Neighborhood and Pocket Parks

As of 2023 there were eight neighborhood and pocket parks in the City, as described below.

Bruna Vista Park (2.0 acres) is located on Main Street near Highway 12 and is an historic Chinese and Japanese cemetery with flush mounted grave markers throughout.

Crescent Park (0.2 acre), is located on North Crescent Drive near downtown, and provides a neighborhood tot lot and playground with an open turf area.

Drouin Park (1.1 acres) is located on Drouin Drive and serves a neighborhood developed in the 1970s. The park has a turf field and playground equipment.

Homecoming Park (1.0 acre) is located in the Homecoming Subdivision, off Airport Road. The park has a grassy area, a neighborhood tot lot, picnic tables, and a barbecue area.

Liberty Park. (1.74 acre), located on McCormack Road in the Liberty subdivision. The park includes two dog parks, two playgrounds, picnic tables, restroom and a soccer field.

Sierra Park (0.1 acre) is located at the intersection of Main Street and Sierra Drive. This park is a passive, landscaped area with no active play equipment.

D. H. White School Park (0.7 acre) is adjacent to D. H. White Elementary School on School District property. The park provides a playground used by both the neighborhood and school children.

Val de Flores Park (3.2 acres) is located adjacent to D. H. White Elementary School and includes soccer fields, open turf, picnic tables and the City's skate park.

Community Facilities

Park and recreation related Community Facilities include traditional parks, river-oriented amenities and facilities that support social and cultural activities.

Bruning Park (1.4 acres) is located on Montezuma and Third Streets, adjacent to the downtown area. This park contains the City's public swimming pool and rest rooms and serves as a community gathering place for various events.

Egbert Field (5.0 acres) is located on St. Francis Way and contains one youth baseball and one adult/Babe Ruth baseball or softball field, rest rooms, bleachers, and a concession stand. The baseball/softball fields are also used for youth soccer.

Fishing Access and Pier (0.4 acre) is located adjacent to Highway 12 on the Sacramento River and includes a lighted fishing pier and fish-cleaning facilities. Plans to update these facilities are included in the Waterfront Redevelopment Plan [CONFIRM IF THIS PLAN IS STILL APPLICABLE].

Main Street Public Dock and Boat Launch (3.5 acres) is located south of Main Street, adjacent to City Hall. Facilities provide boat launching, picnicking, and recreational

fishing. Improvements include a two-lane boat launch ramp, boater parking area, picnic tables, restrooms, dock facility with four moorings, and drinking fountains.

Rio Vista Museum (0.2 acre) is located on North Main Street and houses the City's historic collections.

Senior Center (0.6 acre), located on City property adjacent to City Hall, is operated by Citizens for Seniors. The center provides a lunch program and recreational activities for seniors.

Youth Center (0.2 acre) is operated during summer by the City to provide recreational programs to the City's youth aged 5 - 14 years. Programs such as arts and crafts, field trips, and games are conducted Monday through Friday from 9 a.m. to 5 p.m. The Youth Center is located on Sacramento Street.

Rio Vista Promenade (size acres) provides a public greenspace with trails, artwork, landscaping and benches that extends from close to the Rio Vista bridge to close just north of the intersection of Logan and North Front Streets.

Bicycle and pedestrian paths are included in this element to the extent that they can be considered recreation oriented and may meet the parkland dedication requirement. (Please see the *Circulation and Mobility Element* for additional information on bicycle and pedestrian paths.)

Planned Park Facilities

In addition to the existing parks noted herein, there are major parks identified within three approved development projects in the City.

Liberty Community Park (18.5 acres) is west of Park Place and south of Orchard Lane in the Liberty subdivision. This park will provide passive uses that include a community garden and orchard, walking loops ranging from a quarter mile to one mile, open turf areas, playgrounds and possibly a splash pad.

Brann Ranch, a planned project in the northern portion of Rio Vista will include neighborhood parks and is anticipated to include a large community park.

Riverwalk, a planned project located between Homecoming and Downtown, proposes 10.5 acres of Neighborhood Parks.

Existing Regional Parks

Sandy Beach Regional Park is a 10± acre park located adjacent to the city limits and immediately south of the City's Beach Wastewater Treatment Plant. This park is operated by Solano County under contract to the U.S. Army Corps of Engineers. The park contains a two-lane boat launch ramp, parking area, picnic tables, campsites, and a swimming beach.

Public School Facilities

School sites of the River Delta Unified School District include sports fields to serve students and accommodate school recreation and sports programs. If the District, the City and local athletic leagues can establish shared use agreements, such facilities have the potential to meet a portion of the communities recreational needs. A portion of the facilities below would benefit from renovations, offering an opportunity for City/District partnerships. School site facilities include:

Rio Vista Highschool facilities include basketball courts, tennis courts, soccer field and lighted football field.

Riverview Middle School facilities include fields suitable for soccer, softball and baseball.

D.H. White Elementary includes open turf areas suitable for informal sports and recreation.

Privately Owned Facilities

Rio Vista Marina is a privately owned and operated marina facility on the Sacramento River, south of the downtown area. The facility provides docking, boat storage, and related commercial services.

Trilogy Clubhouses are private facilities that serve the residents of the Trilogy community. The Vista Clubhouse is a 27,000 square-foot facility meeting spaces, a variety of recreation rooms, fitness center, indoor swimming pool and walking trails. The Delta Clubhouse is a 7,000 square-foot facility that includes a fitness center, meeting rooms, outdoor swimming pool, tennis courts and bocce ball courts.

Trilogy Golf Club is a privately owned and operated golf course located in the Trilogy development. The golf course is open to the public.

Summit/Liberty Clubhouse is a private facility that serves the residents of the Summit and Liberty project that includes swimming pool, fitness center, tennis/pickle ball/bocce ball courts, community garden, dog park and walking paths facilities.

EXISTING AND FUTURE PARKLAND NEEDS

Development through the year 2045 is projected to add up to 6,200 residents, resulting in a total population of approximately 16,700 residents. [CONFIRM THESE NUMBERS ARE USED CONSISTENTLY THROUGHOUT THE GENERAL PLAN]

The development of age-restricted communities in Trilogy and Summit has substantially altered the demographics of Rio Vista and affects the need for recreational facilities. Not only are the recreational needs of older residents different from young families, the Trilogy and Summit projects include facilities that meet the majority of resident's recreational needed.

In 2019, Association of Bay Area Governments (ABAG) identified the median age of residents in Rio Vista to be 64.4 year and that 70% of residents are age 55 or older. Approximately 10,700 persons are projected to live in unrestricted housing units (those available to residents of any age); 6,000 residents will live in age-restricted housing such as the Trilogy subdivision.

Since the Trilogy and Summit projects provide facilities that serve the neighborhood parks and active recreational of their residents, the City's active parkland needs for Neighborhood Parks at General Plan buildout are based on the unrestricted housing population. It is estimated that, upon buildout of the General Plan, approximately 68.4 acres of active parkland will be needed.

Table 9-1
Existing and Future Park Needs
To Be Inserted

F. PARKS AND RECREATION GOALS, POLICIES, AND IMPLEMENTATION ACTIONS

GOALS

Goal PR-1: To provide well designed parks that are accessible, attractive, meet recreational needs of the community and enhance neighborhood identity and character.

Goal PR-2: To provide a variety of leisure, recreational, and cultural opportunities for Rio Vista residents and visitors of all ages.

Goal PR-3: To provide public access and public facilities along the Sacramento River to the maximum extent feasible.

Goal PR-4: To develop a comprehensive and unified trails and pathways system for bicycle and pedestrian travel that links community activity centers.

POLICIES

Policy PR-1. The City shall require sufficient park acreage to meet the active and passive recreation demands of the community. The City's minimum standards for active and passive parkland per 1,000 residents are:

Neighborhood Park: 3 acres per 1,000 residents

Community Park/Community Facility: 2 acres per 1,000 residents

The City shall exercise discretion in the allocation of land to neighborhood and regional parks to best serve the recreational needs of the community.

Policy PR-2. The City shall apply the criteria and guidelines for the design of parks, recreation and trail facilities as established in the Parks Master Plan.

Policy PR-3. Within the review of land use entitlements, determine the timing for construction of project improvements, including parklands, trails, and open space areas. Developer obligations for dedication of land/payment of in lieu fees, improvements to be constructed and required park improvement fees shall be determined during project entitlement reviews.

Policy PR-4. Development projects shall provide for the maintenance of future parks and recreation facilities within the project's boundaries. Maintenance programs may include homeowner's associations (private facilities), formation of maintenance assessment districts or other mechanisms acceptable to the City.

Policy PR-5. To the maximum extent feasible, create a continuous waterfront trail from Sandy Beach Regional Park to north of the Rio Vista Bridge.

Policy PR-6. Create an integrated trail, bikeway and open space network within the City that links parks and recreation areas, schools, downtown, the waterfront, and residential neighborhoods.

Policy PR-7. All new development shall provide direct or alternative linkages to existing and planned open space systems where feasible. Designated trails or corridors in new development shall be constructed by the developer and offered for dedication to the City.

Policy PR-8. The City's shall either construct or, in the case of development projects, require project developers to construct pedestrian and bicycle trails as identified on Figure 9-#.

**Figure 9-#
Proposed Trail System
To Be Inserted**

Policy PR-9. The City shall work with appropriate public agencies to opportunities to collaboratively develop parks, recreation facilities and trails in and around Rio Vista.

Policy PR-10. The City shall enhance the Sacramento River and its waterfront as a scenic resource that provides for public access and water-oriented recreation.

Policy PR-11. Development projects in the North and South Waterfront Districts shall incorporate public access along the riverfront and physical and visual linkages between businesses and the waterfront.

Policy PR-12. As development and redevelopment occurs, the City shall require public access to the Sacramento River from the nearest public street and walkways.

Policy PR-13. Provide public to the Sacramento River waterfront wherever feasible, both as public lands and publicly accessible private lands.

Policy PR-14. The City shall explore development and support of recreational programs for youth, teens, families and active adults, including facilities and programs that are handicapped accessible.

IMPLEMENTATION PROGRAMS

Program PR-1: Every two years, beginning July 2025, assess park and recreation needs and identify priority park projects to the following two year period. This evaluation shall include:

- Review of population and demographics changes and the resulting need for park facilities.
- Park and recreation needs and existing park and recreation amenities to determine whether the quantity and type of parkland are meeting the changing needs of City residents.
- Solicit input on park and recreation from teens, seniors, families, sports leagues, community organizations and other key user groups.

Program PR-2: Explore agreements and partnerships with the River Delta School District, Solano County, public utilities and other agencies to develop, administer, and use parks, open space, and recreation facilities and programs.

Program PR-3: The Public Works Department shall maintain a list of proposed park maintenance and improvement projects and shall projects for funding in the annual budget process.

Program PR-4: Annually confer with other jurisdictions and agencies regarding parks, trails, and open space preserves that extend outside City limits.

Program PR-5: Pursue existing and alternative sources of funding, including local, state, and federal funds to provide parklands and facilities that will adequately meet community needs.

Program PR-6: Facilitate development of public uses in the South Waterfront District. Specific actions to include:

- Determine the feasibility and likelihood of partnering with other public agencies to facilitate site development.

- Conduct a public process to identify uses most desired by community members.
- Evaluate existing structures to determine if potential for reuse exists.
- Determine remediation steps required to allow development of the site for public uses.
- Seek partnerships (public or private sectors) to develop public recreational uses on the site.

Program PR-7: Confer with other jurisdictions regarding programs and approaches to parks, trails, and open space development for facilities that extend outside City limits.

Program PR-8: Pursue a pedestrian trail connections between the South Waterfront area and Sandy Beach Regional Park.

Program PR-9: Explore options to provide a pedestrian bridge from the Marina/The Point restaurant to the South Waterfront area.

Program PR-10. Update the Parks Master Plan to include design criteria and guidelines for the design of new park, recreation and trail facilities.

Program PR-11. Explore staffing, facility, program requirements and funding associated with operating a City recreational activities program.

Program PR-12. Conduct a focused outreach program to determine the community's interests and priorities related to City recreational programs.

Attachment B

Parks Siting and Design Guidelines

General Criteria

- Each park shall be given a unique identity and character through differentiated plantings, play structures, and terrain.
- Parks shall be designed to promote community focal points and ease of access.
- Parks shall be sited so that street frontage or other open space occurs on at least two sides.

The City's park siting criteria are shown below. Parks shall be sited in accordance with these criteria.

Criteria for All Parks

- Locate centrally within designated service area
- Provide convenient and safe access for pedestrians, bicyclists, and autos
- Locate with frontage on at least one public street
- Choose sites with interesting or special features
- Locate and design parks to ensure visibility for security reasons
- Locate parks along existing and planned bike trails and other connections
- Avoid locating near possible hazards, such as heavy traffic, well sites, or industrial areas

Neighborhood Parks Criteria

- Locate within 0.25 mile of all residents they are designed to serve, to the extent feasible
- Locate frontage on collector streets when possible, especially when adjacent to school sites
- Locate in the interior of neighborhoods, where appropriate
- Utilize undevelopable "remainders" or odd-shaped parcels as additional open space amenities
- Utilize opportunities for preserving natural amenities
- Avoid separation of park and residential areas by major arterial or other barriers
- Limit activities that generate traffic from outside the neighborhood
- Plan for more active facilities when built in conjunction with school sites
- Provide off-street parking when located adjacent to school sites

Community Parks Criteria

- Locate with frontage on collector or arterial roadways
- Locate near prominent attractions, such as the Sacramento River
- Locate large, active facilities away from residential neighborhoods
- Provide adequate off-street parking

Attachment B
Park Demand Calculation

Park Acres Demand Worksheet
Park Obligations Adjusted for Age
Restricted Communities

	Residents - All Age Communities	Residents - Age Restricted Communities
Residents 2023	4,700	6,000
Projected Residents 2045	10,470	6,000
2023 Demand		
Neighborhood Park Requirement ¹	14.1	0
Community Park Requirement ²	9.4	12
Combined Park Acres Demand	23.5	12
Total Current Park Acres Demand		35.5
2045 Projected Demand		
Neighborhood Park Requirement	31.41	0
Community Park Requirement	20.94	12
Combined Park Acres Demand	52.35	12
Total Current Park Acres Demand		64.35

1. Neighborhood Park demand based on 3 acres per 1,000 residents. Neighborhood Park demand for age restricted communities met through onsite, private facilities.

2. Community Park demand based on 2 acres per 1,000 residents.

Park Acres Demand Worksheet

Park Obligations Applied to Age Restricted Communities

	Residents - All Age Communities	Residents - Age Restricted Communities
Residents 2023	4,700	6,000
Projected Residents 2045	10,470	6,000
2023 Demand		
Neighborhood Park Requirement ¹	14.1	18
Community Park Requirement ²	9.4	12
Combined Park Acres Demand	23.5	30
Total Current Park Acres Demand		53.5
2045 Projected Demand		
Neighborhood Park Requirement	31.41	18
Community Park Requirement	20.94	12
Combined Park Acres Demand	52.35	30
Total Current Park Acres Demand		82.35

1. Neighborhood Park demand based on 3 acres per 1,000 residents.

2. Community Park demand based on 2 acres per 1,000 residents.