



On October 17, 2022, Governor Gavin Newsom announced that the COVID-19 State of Emergency declaration would end on February 28, 2023.

As a result, starting on March 1, 2023, the Rio Vista City Council and all City Committees and Commissions are required to meet according to the standard Brown Act Rules that require in-person attendance unless specific guidelines are met to allow remote participation. Additionally, a majority of the legislative body must participate in person.

Members of the public will continue to have the ability to access the meetings via call-in line or internet-based service line even though the COVID-19 State of Emergency declaration would be lifted. City staff will continue to hold meetings via the “hybrid meeting” model (by teleconference and in person) through the following:

1. Providing details on the agenda on how to access the meeting and give public comment.
2. Providing the public an opportunity to comment pursuant to Government Code section 54954.3 and allowing a reasonable amount of time during public comment for a person to register, login, and comment.
3. Monitoring the call-in line and/or internet-based service line to ensure that no disruption hinders access or ability to comment.

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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  
IN-PERSON AND BY TELECONFERENCE**

**AGENDA  
THURSDAY, APRIL 6, 2023**

**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**
  - 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 March 2, 2023 minutes.

#### **4. DISCUSSION**

- 4.1 Revised Parks and Recreation Draft Element
- 4.2 Revised Draft Land Use Map
- 4.3 Draft Land Use Goals, Policies, and Implementation Programs
- 4.4 Next Steps

#### **5. INFORMATION ITEMS**

None

#### **6. STAFF ANNOUNCEMENTS/COMMENTS**

- 6.1 Update on Housing Element
- 6.2 Update on Circulation Element

#### **7. ADJOURNMENT**

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Disclosable public records related to an open session item on a meeting agenda distributed by the City of Rio Vista to the General Plan Working Group are available on the city's website & at City Hall for public review at 72 hours prior to a regular meeting and 24 hours prior to a special meeting or, in the event information is delivered to the Council less than 72 or 24 hours prior to an open meeting, as soon as it is so delivered. To arrange for 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 April 6, 2023 Regular Meeting of the General Plan Working Group was posted and available for review on or before March 30, 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**

**DISCUSSION**

**MEETING DATE:** April 6, 2023

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

**SUBJECT: Draft Parks and Recreation Element and Draft Land Use Goals, Policies, and Implementation Programs**

**BACKGROUND**

The consultant team will be presenting an updated draft Parks and Recreation Plan Element. The draft document has been revised based on recent meetings with City staff and the City's Parks and Recreation Committee. It has also been formatted with photo images and figures to show how the Element could appear in the General Plan document.

The Draft Land Use Map has been revised per comments and feedback received at the last GPWG Meeting in March. The revisions to the map will be presented to the GPWG committee for their review and feedback.

The consultant team has also prepared a first draft of the Land Use Goals, Policies, and Implementation Programs that will be included in the new Land Use Element of the General Plan. This has been drafted based on the review of existing policy documents, discussions with the GPWG committee, and public input received at community workshops.

**DISCUSSION**

**Draft Parks and Recreation Element:**

The consultant team will be presenting a revised draft of the Parks and Recreation Plan Element (Attachment A). This includes revisions based on discussions with City Public Works Staff and a meeting with the City's Parks and Recreation Committee on March 27<sup>th</sup>. It has also been formatted to show how chapters will appear in the General Plan document with photos, tables, and figures/maps.

**Draft Land Use Map:**

The revised Draft Land Use Map (Attachment B) shows some recent revisions to specific properties or areas based on input from the GPWG committee. The following revisions to the Map have been made since the last meeting:

- Changed Riverview Middle School from Multi-Family Residential to Public/Quasi Public.
- Changed lands southwest of California Street from Downtown to High Density Residential.
- Changed City Hall and adjoining Community Center building from Public/Quasi Public to North Waterfront (based on expectation City Hall will be relocated in the future).
- Changed Post Office to Public/Quasi Public.
- Corrected alley location of Fire Station – base map splits the station with an alley.
- Changed “L” shaped property on Sierra Avenue from Neighborhood Residential to Parks and Recreation.
- Changed Buena Vista Park (site with historic grave markers) from Park and Recreation to Public/Quasi Public, consistent with adjacent cemetery. This change will be discussed with City staff to confirm it is appropriate.
- Changed Police Station in Business Park from Public/Quasi Public to Business Park (based on expectation this is not a permanent police station site).
- Changed located generally north of the intersection of Airport Road and Saint Francis Way from Industrial Warehouse to Open Space/Natural Resources.
- Changed properties located generally south of Liberty Island Road from Neighborhood Residential to Open Space/Natural Resources.

Additionally, the GPWG provided the following direction on items that require additional consideration:

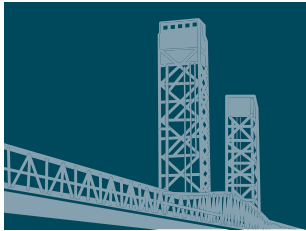
- South Waterfront: Ensure that all desirable uses from Deed Restriction are mentioned in the District description (omission of hotel was mentioned).
- Map the Northwest Wastewater Treatment Plant as P/QP. Robin to provide boundaries of the WWTP. The City property associated with the Wastewater Treatment Plant extends up to the Airport Road frontage and would result in the elimination of land designated Industrial Limited.
- Changed Blackwelder Park (adjacent to Egbert Field) to Park designation. This property does not appear as a separate parcel in the City GIS system.
- Changed parcel across from Marina from Multi-family Residential to Public/Quasi Public. Staff recommends leaving as Residential Medium Density as it is identified as a housing site in the Draft Housing Element.

### **Draft Land Use Goals, Policies, and Implementation Programs**

The consultant team has prepared Draft Land Use Goals, Policies, and Implementation Programs for the review of the GPWG committee. This is a first draft of what would be in the Land Use Element of the updated General Plan document (see Attachment C).

### **GPWG DIRECTION**

Staff is seeking input on the Draft Parks and Recreation Element, the revised Draft Land Use Map and the Draft Land Use Goals, Policies, and Implementation Programs.



# PARKS & RECREATION



## 6.1 INTRODUCTION

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:

- More recreational opportunities and more developed parklands of all kinds with more youth programs, activities, amenities, sports activities and athletic fields.
- Expanded facilities to support youth sports and adult recreation.
- 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 that includes 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, 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 plans for the parks and recreation system desired by residents. The Rio Vista Parks Master Plan describes existing park and recreation facilities in detail, 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 a detailed plan for meeting the park and recreational needs of the community.



## 6.2 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 seasonal wetlands 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.



## 6.3 EXISTING AND PLANNED PARK 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.

### 6.3.1 EXISTING NEIGHBORHOOD AND POCKET PARKS

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

**Buena Vista (Memorial) Park** (2.0 acres) is located on Main Street near Highway 12 and is an historic Chinese and Japanese cemetery with flush mounted grave located in the site.

**Crescent Park** (0.2 acre), is located on North Crescent Drive near downtown, and provides a neighborhood tot lot, half-court basketball 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.

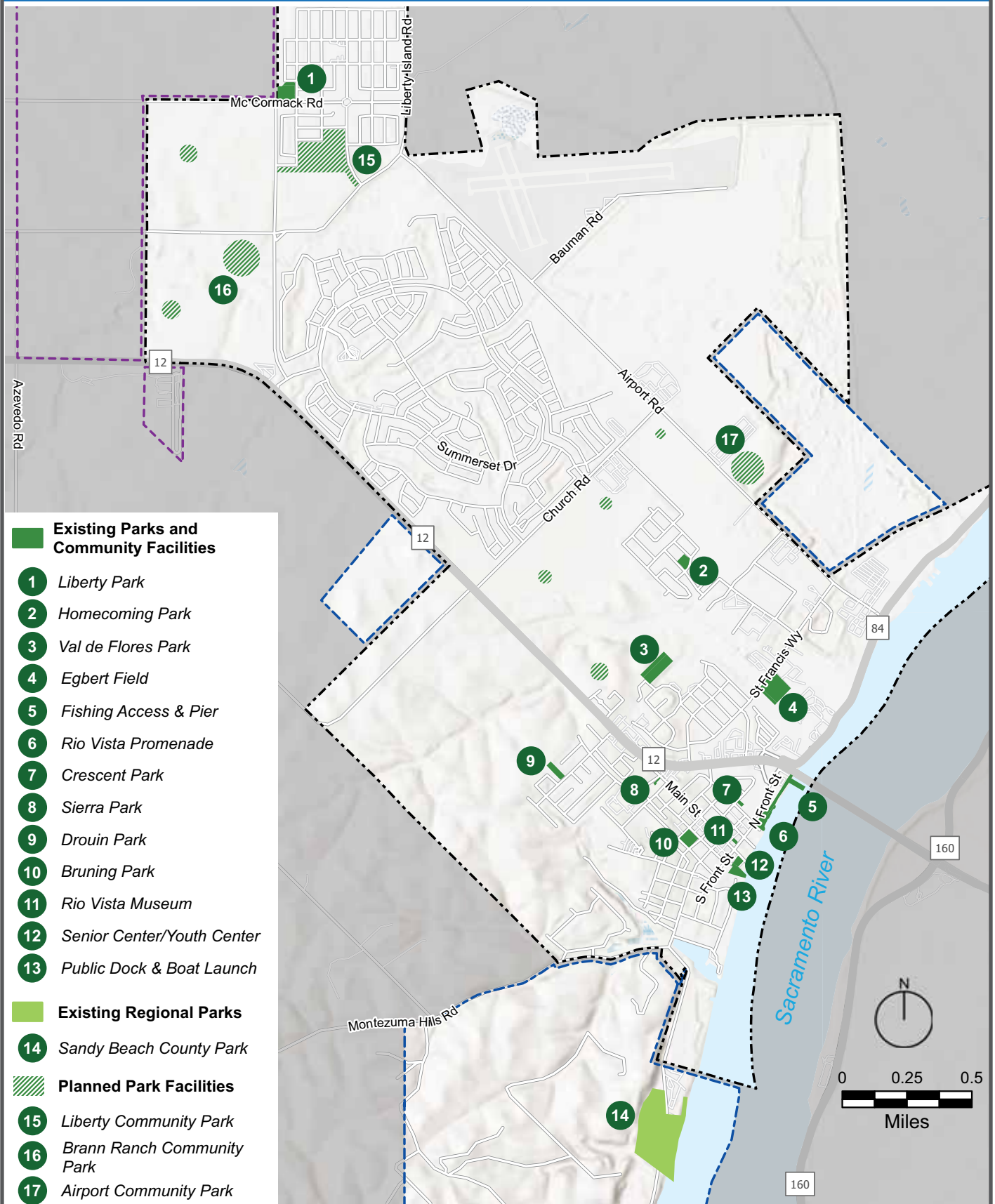
**Sierra Park** (0.1 acre) is located at the intersection of Main Street and Sierra Drive. This park is a passive, landscaped area with no active play equipment.

**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.





**FIGURE 9-1 – Existing and Approved (2023) Park and Recreation Facilities**



Source: Solano County 2022, US Census Bureau 2022, Interwest 2023, ESRI

### 6.3.2 COMMUNITY FACILITIES

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

**Bruning (City) 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.

**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.

**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.

**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 Promenade** (2.0 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.)





**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.

### 6.3.3 PLANNED AND POTENTIAL PARK FACILITIES

In addition to the existing parks noted herein, there are proposed 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.

**City Landfill** is a 22.9 acre property located to the north of Airport Road. The landfill has been closed and capped and requires regular monitoring and reporting. The City is considering reclaiming and utilizing this property for a regional park with a focus on active recreation/athletic fields.

**Army Base Property**, now designated the South Waterfront, provides an opportunity to create a public park with direct river frontage. It is anticipated that 10.0 acres of this land will be dedicated to public recreation.





### 6.3.4 EXISTING REGIONAL PARKS

Sandy Beach Regional Park is a 10+ acre park located adjacent to the city limits and immediately south of the City limits. 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.

### 6.3.5 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.



### 6.3.6 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.

**Table X.1 – Existing and Planned Park Facilities**

Neighborhood Parks	Acres	Community Facilities	Acres	Planned Parks	Acres
Buena Vista	2.0	Bruning (City) Park	1.4	Liberty Community Park	18.5
Crescent Park	0.2	Egbert Field	5.0	Brann Ranch Parks	12.0
Drouin Park	1.1	Val de Flores Park	3.2	Riverwalk Parks	10.5
Homecoming Park	1.0	Fishing Access Pier	0.4	City Landfill Property	22.9
Liberty Park	1.7	Main Street Dock/Launch	3.5	South Waterfront	10.0
Sierra Park	0.1	Rio Vista Priomenade	2.0	Blackwelder Park	
Total Neighborhood Parks	6.1	Rio Vista Museum	0.2	Total Planned Parks	73.9
		Senior Center	0.6		
		Youth Center	0.2		
		Total Comm. Facilities	16.5		

In total, the City has 96.5 acre of park and recreational facilities either existing or planned. Of this, 22.6 acres are currently improved and another 18.5 acres (Liberty Community Park) have completed development plans and are awaiting funding. Parks in the Brann Ranch and Riverwalk projects will be constructed when those projects develop and the City landfill property and the South Waterfront lands require further planning.



## 6.4 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. The development of age-restricted communities in Trilogy and Liberty 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 Liberty projects include facilities that meet the majority of resident’s recreational needs.

In year 2045, 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. Because Community Parks are utilized by all residents, the need for Community Parks is based on the total population of the City. It is estimated that, upon buildout of the General Plan, approximately 65.5 acres of active parkland will be needed.

**Table 9-1 – Existing and Future Park Needs**

	Residents 2023	Projected Residents 2045
Residents - Not Age Restricted Communities	4,700	10,470
Residents - Age Restricted Communities	6,000	6,000
<b>Total Population</b>	<b>10,700</b>	<b>16,470</b>

2045 Projected Demand	Residents - Not Age Restricted Communities	Residents - Age Restricted Communities
Neighborhood Park Requirement <sup>1</sup>	32.1	0
Community Park Requirement <sup>2</sup>	21.4	12
Combined Park Acres Demand	53.5	12
<b>Total Park Demand at Buildout</b>		<b>65.5 Acres</b>

<sup>1</sup> Neighborhood Park demand based on 3 acres per 1,000 residents.

<sup>2</sup> Community Park demand based on 2 acres per 1,000 residents.

## 6.5 PARKS AND RECREATION GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

### 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.

**Goal PR-5:** To maintain and improve park and recreation facilities in Rio Vista to provide the maximum possible benefit to the community.

### 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.** 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.

**Policy PR-6.** Whenever feasible, the City will enhance the Sacramento River waterfront as a scenic resource that provides for public access and water-oriented recreation.

**Policy PR-7.** Development projects in the North and South Waterfront Districts shall incorporate public access along the riverfront and access/walkways to the Sacramento River from the nearest public street to the maximum extent feasible.

**Policy PR-8.** To the maximum extent feasible, create a continuous waterfront trail from Sandy Beach Regional Park to north of the Rio Vista Bridge.

**Policy PR-9.** 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-10.** 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-11.** The City will work with appropriate public agencies to collaboratively develop parks, recreation facilities and trails in and around Rio Vista.

**Policy PR-12.** 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-#.



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### 6.5.1 IMPLEMENTATION PROGRAMS

**Program PR-1:** Every five years, beginning July 2025, assess park and recreation needs and identify priority park projects for the following five 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 propose projects for funding in the annual budget process.





**Program PR-4:** 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-5:** Facilitate development of public uses in the South Waterfront District. Specific actions should include but not be limited to:

- 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.
- 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-6:** Annually confer with other jurisdictions regarding programs and approaches to parks, trails, and open space development for facilities that extend outside City limits.

**Program PR-7:** Explore options to provide a pedestrian bridge from the Marina/The Point restaurant to the South Waterfront area.

**Program PR-8:** Update the Parks Master Plan to include design criteria and guidelines for the design of new park, recreation and trail facilities.

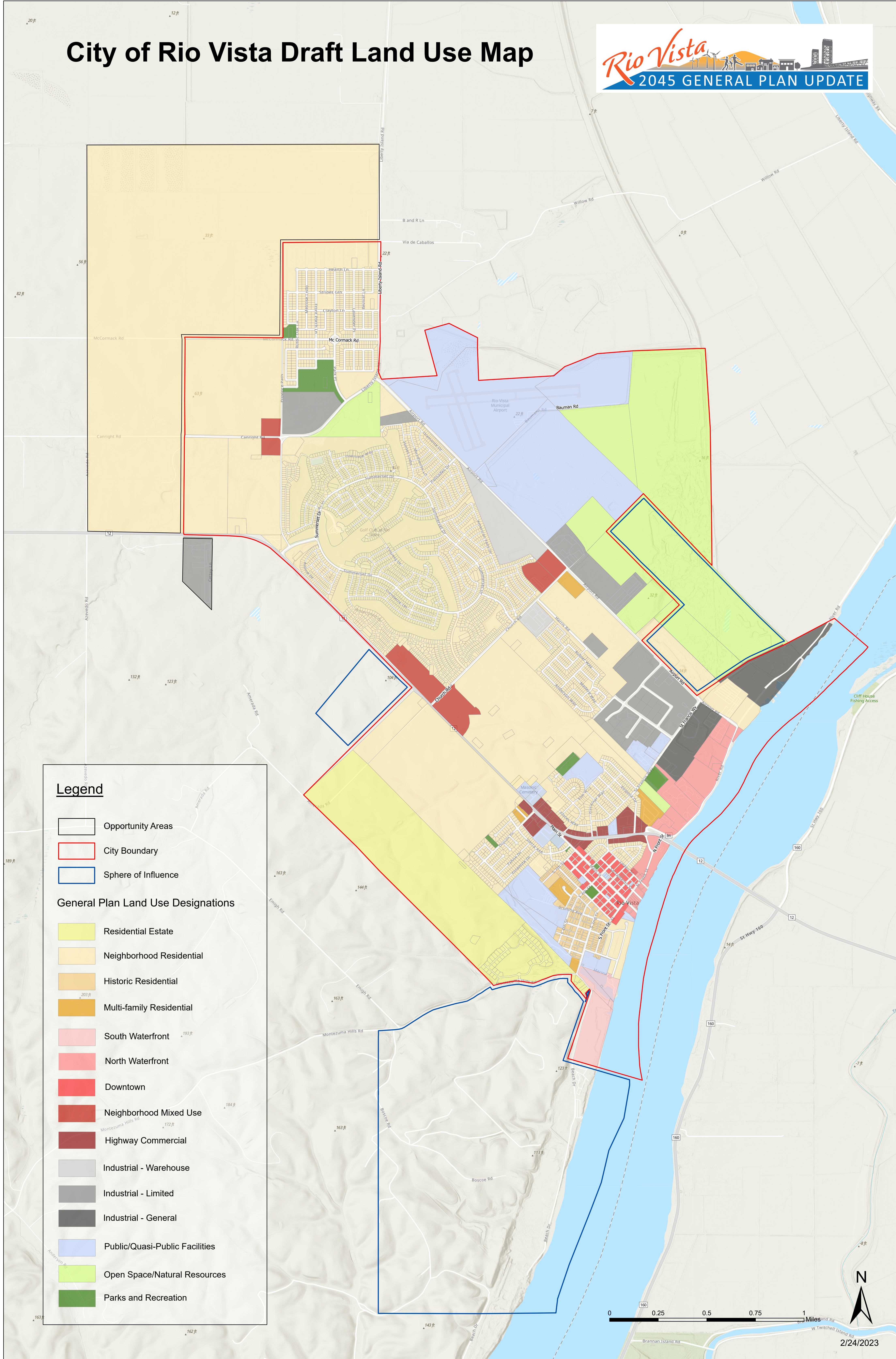
**Program PR-9:** Explore staffing, facility, program requirements and funding associated with operating a City recreational activities program.

**Program PR-10:** In considering staffing to support parks and recreational programs, seek volunteers within the community, community service programs and other strategies to provide services in a cost effective manner.





# City of Rio Vista Draft Land Use Map

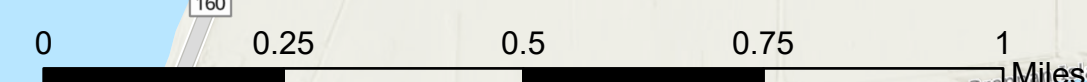


## Legend

- 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 Mixed Use
- Highway Commercial
- Industrial - Warehouse
- Industrial - Limited
- Industrial - General
- Public/Quasi-Public Facilities
- Open Space/Natural Resources
- Parks and Recreation





## Attachment C

### DRAFT LAND USE GOALS, POLICIES, AND IMPLEMENTATION ACTIONS

#### GOALS

**Goal LU-1:** To create a Downtown and Waterfront that is a vibrant, high-quality place for residents, businesses, and visitors.

**Goal LU-2:** To maintain and enhance Rio Vista's safe, family-friendly small town character.

**Goal LU-3:** To create a community with a variety of housing types that offer choices for Rio Vista residents and create complete, livable neighborhoods.

**Goal LU-4:** To preserve and enhance historic and cultural features that contribute to the character of Rio Vista.

**Goal LU-5:** To encourage the growth and development of retail, office, service, and entertainment uses in Rio Vista to meet the needs of the community and to provide employment opportunities for residents.

**Goal LU-6:** To maintain and expand industrial uses, while ensuring compatibility with surrounding uses and planned new uses.

#### POLICIES

**Policy LU-1.** Promote the development of compact, complete residential neighborhoods by encouraging the location of services and amenities within walking and biking distance of residences.

**Policy LU-2.** For larger developments and infill projects, encourage a range of housing types and prices within new neighborhoods to meet the needs of all segments of the community.

**Policy LU-3.** Encourage new residential development to incorporate design features that promote walking and connectivity between blocks and adjacent neighborhoods.

**Policy LU-4.** New buildings within the Downtown and North Waterfront District should embrace Rio Vista's unique character and reflect the architectural styles and characteristics of historic Rio Vista development.

**Policy LU-5.** Require the use of high-quality materials and enhanced architectural design for new development and the re-use of buildings in Downtown.

**Policy LU-6.** Encourage development in the North Waterfront District to be a mix of uses including residential, commercial, and public park space along the waterfront.

**Policy LU-7.** New blocks created in the North Waterfront district shall be of a size and scale consistent with the existing urban form of Downtown and as described in the Waterfront Specific Plan.

**Policy LU-8.** Encourage new commercial uses to group into clustered areas or centers containing professional offices, retail sales, and services. Where feasible, clustered development should be located at the major intersections, and exclude “strip” commercial development (shallow depth, linear form, parking in front of building, etc.).

**Policy LU-9.** Promote pedestrian-oriented retail and mixed use development in Neighborhood Mixed Use, Downtown, and the Waterfront areas.

**Policy LU-10.** Improve and enhance the physical image and desirability of Downtown through public investments in infrastructure, parking, streetscapes, and public spaces.

**Policy LU-11.** In Downtown, the Waterfront, and Neighborhood Mixed Use areas, require pedestrian-oriented amenities such as small plazas, outdoor seating, public art, and active street frontages with ground floor retail where appropriate.

**Policy LU-12.** Protect, preserve and enhance significant historic buildings to preserve and enhance the identity and character of the community.

## **IMPLEMENTATION PROGRAMS**

**Program LU-1:** Review and update the Rio Vista Zoning Ordinance and Zoning Map to be consistent with the Land Use Map and related policies of the General Plan. Consider rezoning areas inconsistent with the Land Use Map, as appropriate, and update the zoning district descriptions to reflect the updated land use designation descriptions.

**Program LU-2:** 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 LU-3:** Update and implement the Waterfront Specific Plan to address the entire North Waterfront Area. The update should continue to plan for growth and revitalization of the waterfront area with a mix of uses and activities (housing, retail, office, etc.), and propose locations for new amenities (e.g. a waterfront park/plaza).

**Program LU-4:** Adopt and implement an incentive program to promote residential infill development of existing vacant lots and underutilized sites.

**Program LU-5:** Provide information on incentives for the restoration and preservation of designated historic properties and landmarks to property owners and the public.

**Program LU-6:** Update development regulations in the Zoning Code to include objective design standards that promote high-quality building and site design for multi-family developments.

**Program LU-7:** Adopt citywide objective design standards for streamlining the review of multi-family residential development, and design guidelines for non-residential development. The design standards and guidelines shall define and encourage elements and features that contribute to Rio Vista's small-town character.

**Program LU-8:** Prior to annexation of land to the City, prepare an appropriate area-wide plan (e.g., master plan, specific plan) that addresses land use, circulation, housing, infrastructure, and public facilities and services.