



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**

DRAFT MINUTES

THURSDAY, MARCH 2, 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

Vice Chair Lisa Hechtman started the meeting at 5:00 PM

PRESENT: Vice Chair Lisa Hechtman, Edwin Okamura, Tom Donnelly, Emmette Holtslander, Judith Adamson, Arthur Darden, Rick Dolk, and Lisa Duke

ABSENT: Chairman Walt Stanish, and Maryellen Lamothe

2. PUBLIC COMMENT

Public comment was not received.

3. ACTION ITEMS

3.1 Minutes from February 2, 2023 were approved

4. DISCUSSION

4.1 Draft Land Use Designations and Map Revisions

Consulting planner, Paul Junker with Interwest Consulting Group, presented a summary of existing General Plan land use designations and proposed new or modified designations to the GPWG.

It was noted 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 the City.

The revised Draft Land Use Map was presented with recent revisions for GPWG review. The GPWG provided the following direction for additional changes to the Draft Land Use Map:

- Change Riverview Middle School from Multi-Family Residential to Public/Quasi Public.
- Change lands southwest of California Street from Downtown to High Density Residential.
- Change 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).
- Change Post Office to Public/Quasi Public.
- Correct alley location of Fire Station – base map splits the station with an alley.
- Change “L” shaped property on Sierra Avenue from Neighborhood Residential to Parks and Recreation.
- Change 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.
- Change Police Station in Business Park from Public/Quasi Public to Business Park (based on expectation this is not a permanent police station site).
- Change located generally north of the intersection of Airport Road and Saint Francis Way from Industrial Warehouse to Open Space/Natural Resources.
- Change 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 WWTP as P/QP. Robin to provide boundaries of the WWTP. The City property associated with the WWTP extends up to the Airport Road frontage and would result in the elimination of land designated Industrial Limited.
- Change Blackwelder Park (adjacent to Egbert Field) to Park designation. This property does not appear as a separate parcel in the City GIS system.
- Change 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.

4.2 Draft of Parks and Recreation Element

An administrative draft of the Parks and Recreation Element was presented to the GPWG. The purpose of this review was to familiarize the GPWG with the proposed format of General Plan elements. It was noted the Parks and Recreation Element would be presented to the City's Park and Recreation Commission on March 28, 2023, and then would return to the GPWG for further review on April 6, 2023.

4.3 Next Steps

It was noted that the next GPWG meeting will be held on April 6, 2023, and anticipated items include review of Land Use Element goals, policies and programs and review of the draft Parks and Recreation Element.

5. INFORMATION ITEMS

None

6. STAFF ANNOUNCEMENTS/COMMENTS

6.1 Housing Element and Safety Element Update

Consulting planner Paul Junker provided a brief update on the status of the City's Housing Element update.

7. ADJOURNMENT

Vice Chair Lisa Hechtman adjourned the meeting at 7:18 PM

Pam Caronongan, City Clerk