

CITY OF RIO VISTA GENERAL PLAN UPDATE

GPWG MEETING #13 // MARCH 2, 2023



MEETING AGENDA

- ➔ Draft Land Use Designations
- ➔ Revisions to Draft Land Use Map
- ➔ Preliminary Draft Parks & Recreation Element



LAND USE DESIGNATIONS AND UPDATED LAND USE MAP



Draft Land Use Designations

- ➔ Preliminary Draft Land Use designations have been provided to the GPWG for review and input
- ➔ Explain the intended character and vision of each designation, the uses and activities that will generally occur, and densities/intensities that would be permitted.
- ➔ First drafts of what would be included in the Land Use Element in the updated General Plan

DRAFT LAND USE PLAN DESIGNATIONS

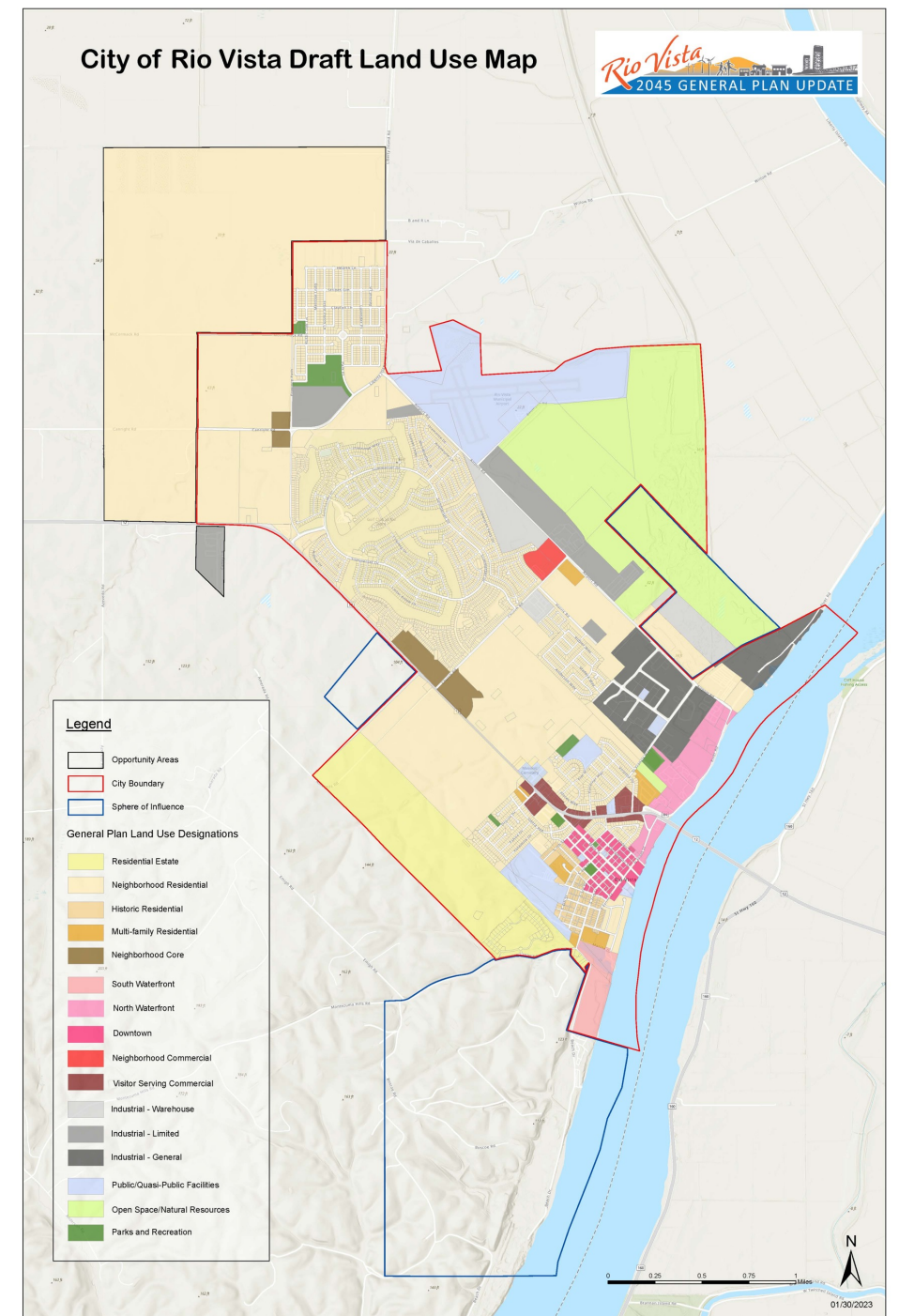
Proposed General Plan Designation	Comments
Residential Estate	Retained
Historic Residential	Retained
Neighborhood Residential	Retained
Multi-Family Residential	Retained
Neighborhood Core	Retained
Downtown	New – replaces portions of Downtown Waterfront
Highway Commercial	Retained
Industrial/Employment - 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

DRAFT LAND USE PLAN DESIGNATIONS

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

Draft Future Land Use Map

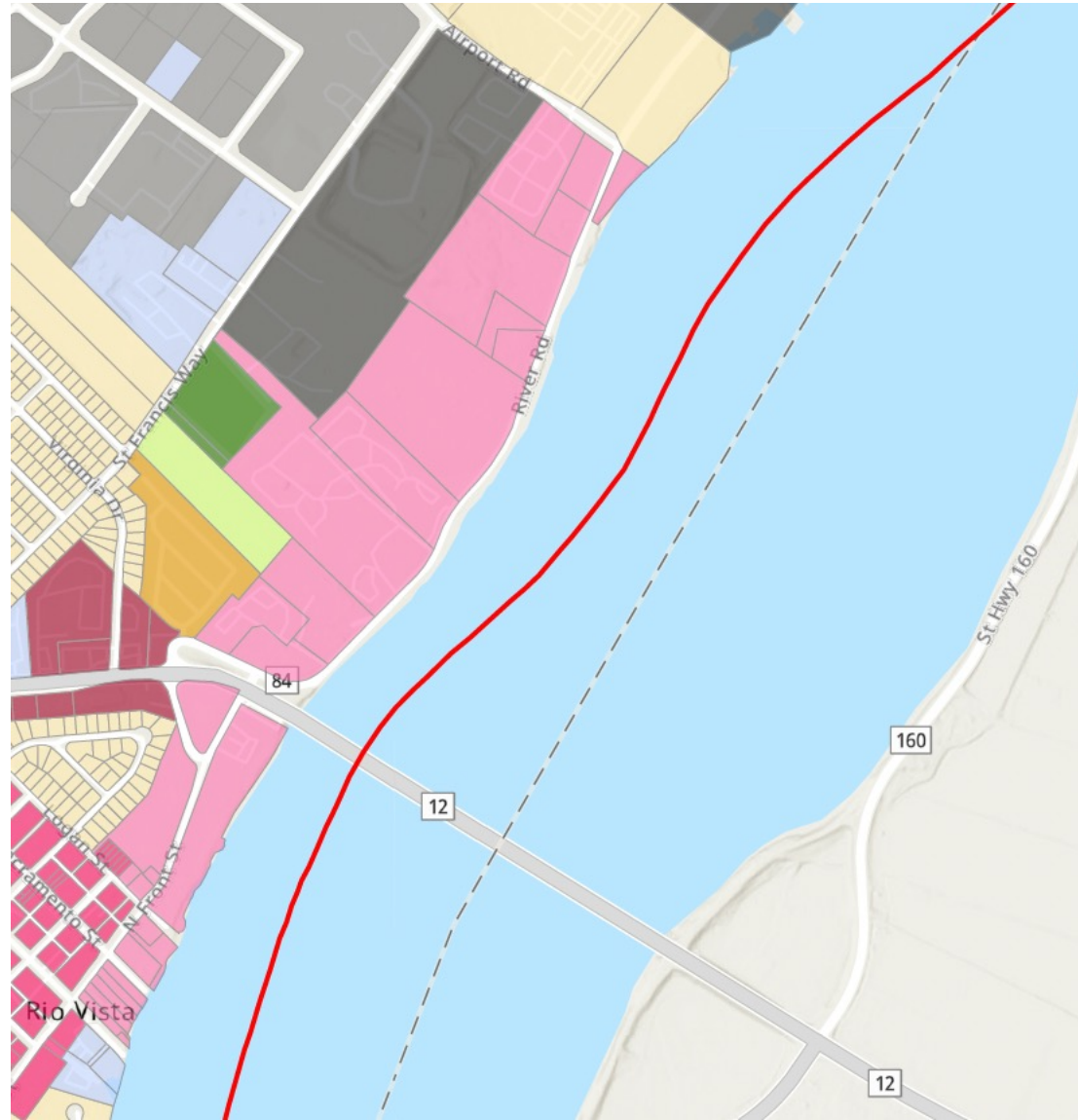
- ➔ Revised Land Use map based on feedback received to date
- ➔ Revised based on comments from January public workshops



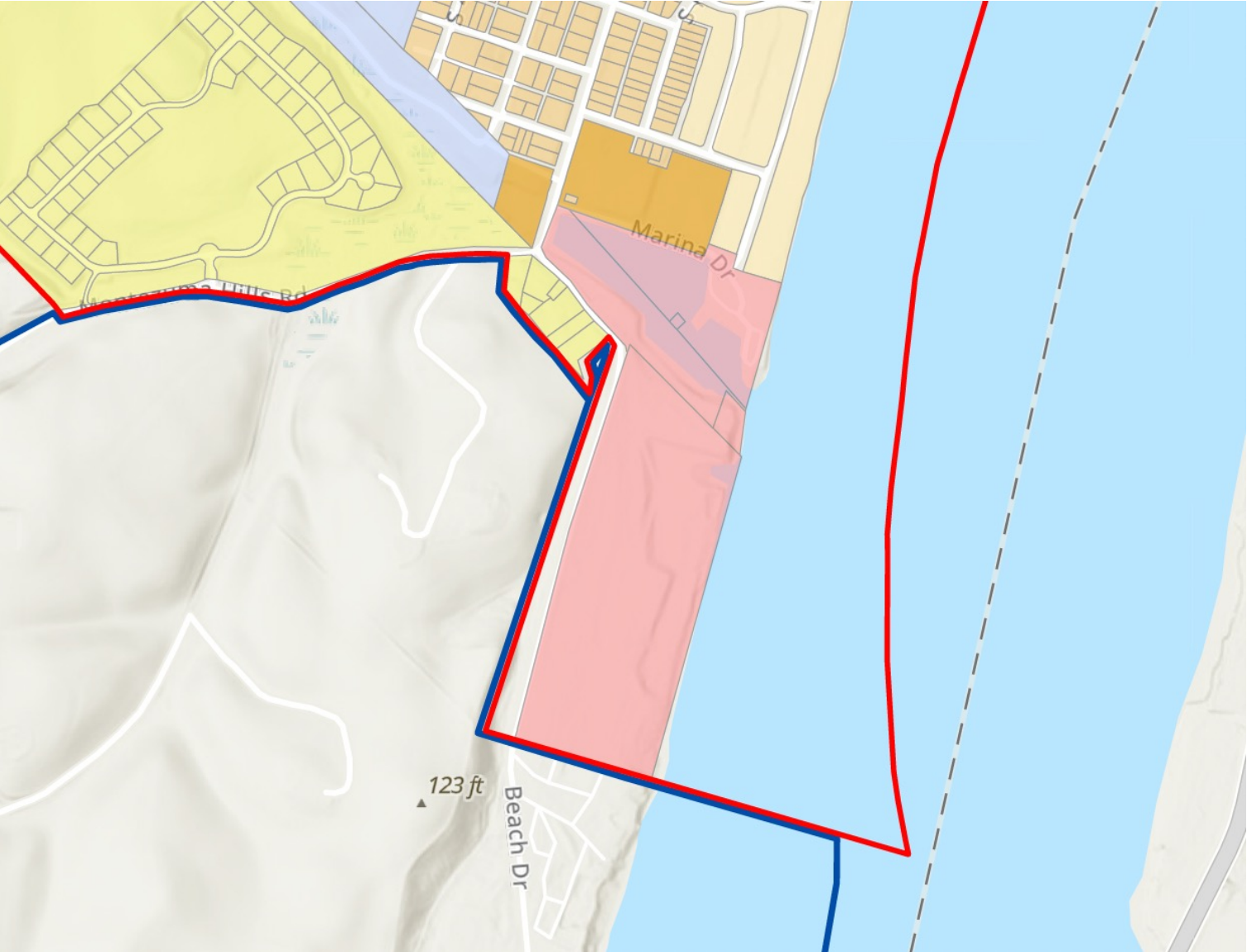
Downtown District



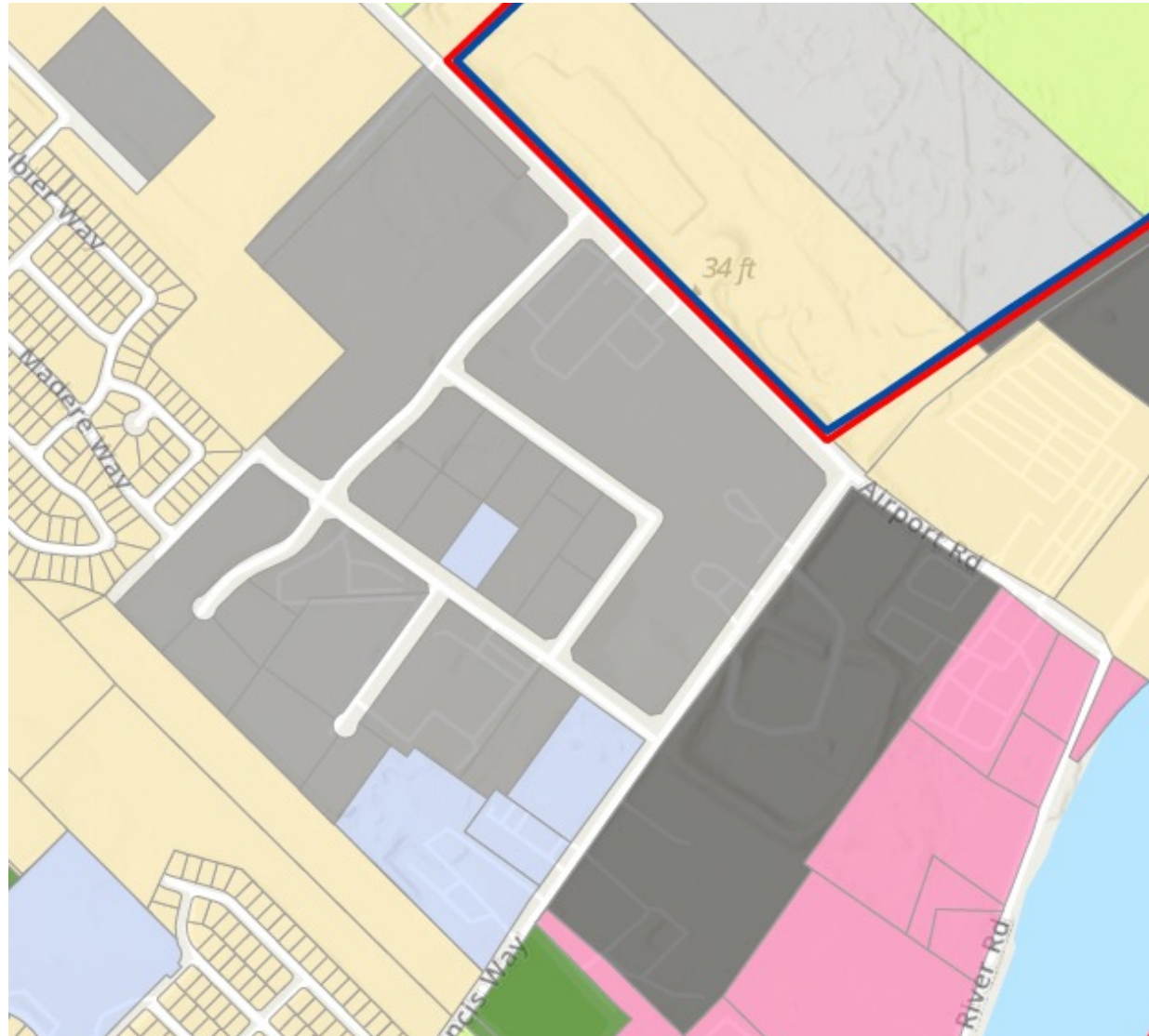
North Waterfront



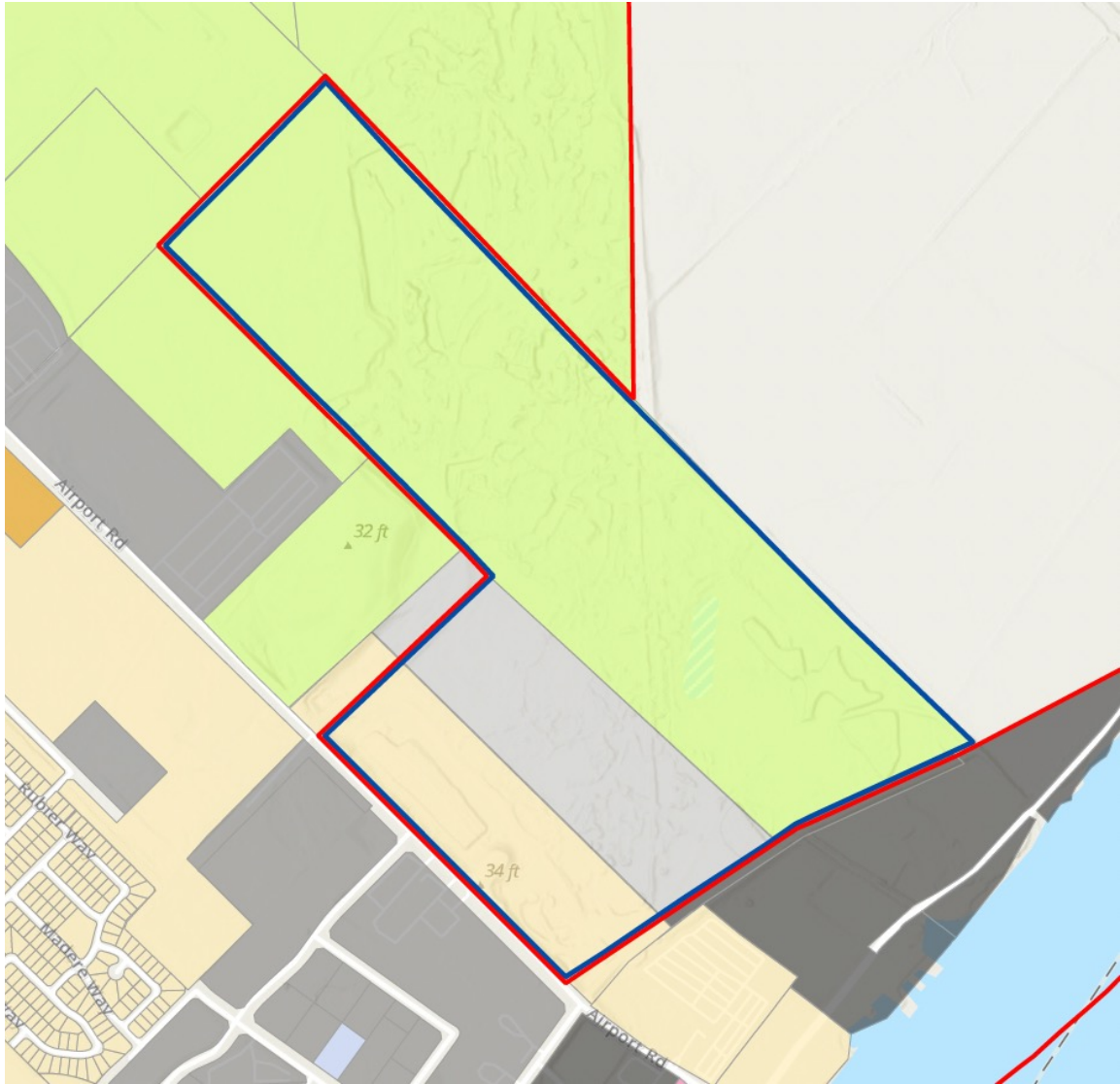
South Waterfront



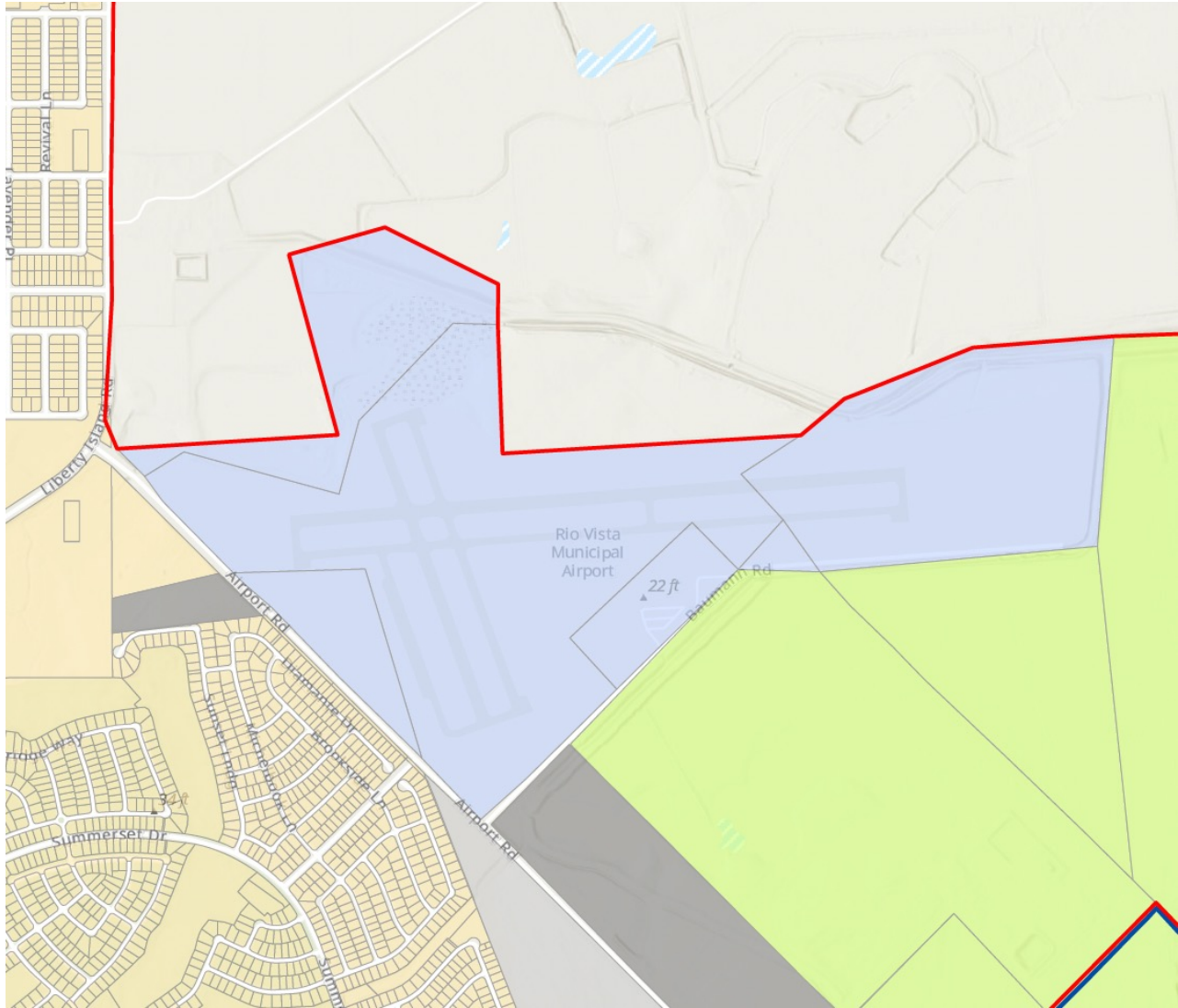
Business Park



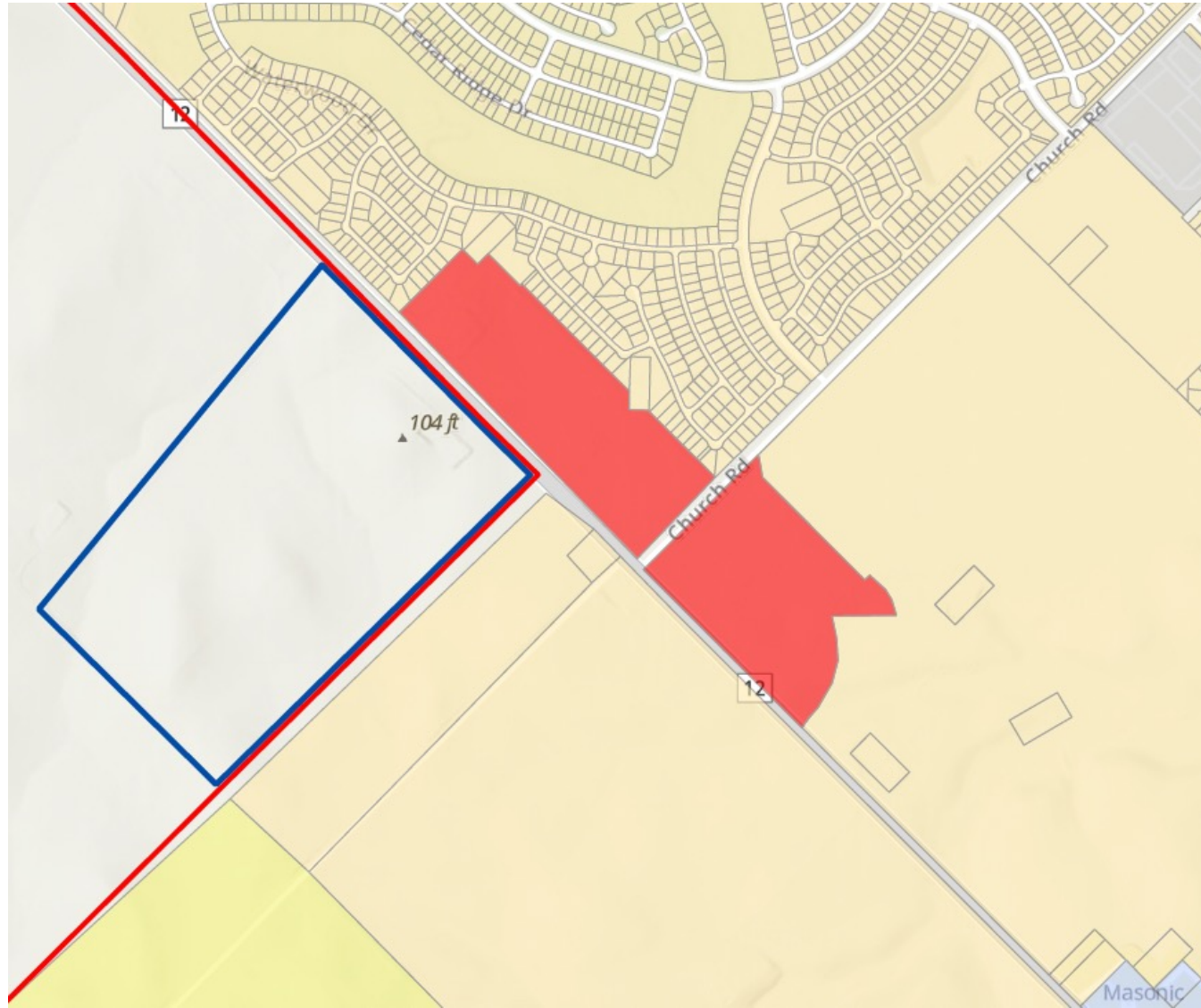
Sphere of Influence Area



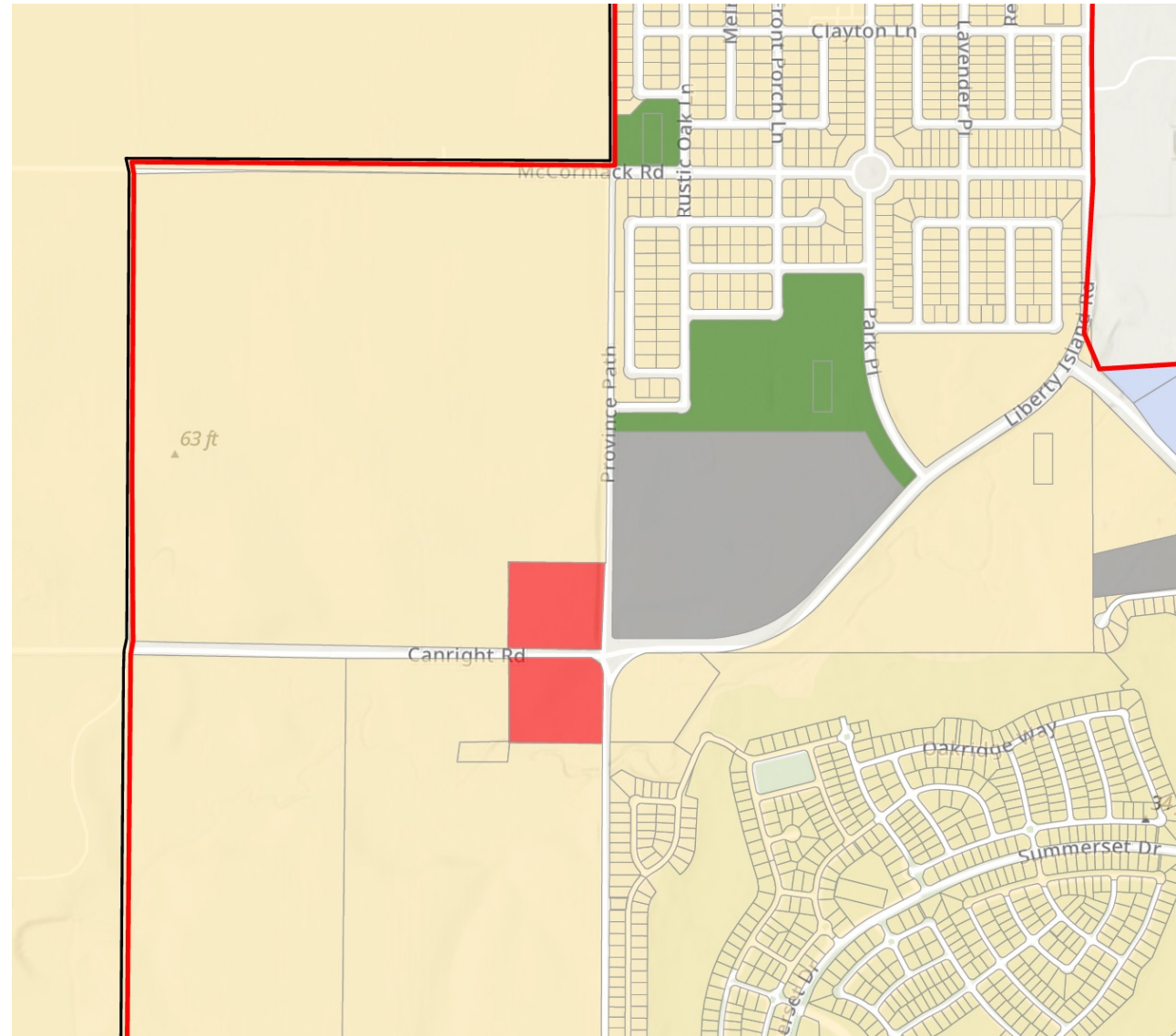
Airport (now designated as Public Facilities)



Neighborhood Core at Highway 12/Church Rd.



Neighborhood Core at Brann Ranch



Parks and Recreation Element

- ➔ Preliminary Draft Parks Element has been provided to the GPWG
- ➔ Purpose of this review:
 - ➔ Generally, are the important themes and values related to parks and recreation included in the Draft Element?
 - ➔ Generally, is the format, presentation and level of detail consistent with GPWG expectations?
- ➔ Guidance on this element will inform staff's efforts for preparing other GP elements.

Parks and Recreation Element – Review Process

- ➔ Process for review of this Element:
 - ➔ Preliminary review by GPWG (this evening)
 - ➔ Technical Review by City Staff
 - ➔ Revise Element based on GPWG and staff comments
 - ➔ Present Draft Parks Element to Parks Commission
 - ➔ Submit Draft Parks Element to GPWG

Priorities Noted in Community Outreach

- ➔ Stated under Introduction of Element
 - ➔ Range of recreational facilities
 - ➔ Support both youth and adult activities
 - ➔ Natural open space accessible to the public
 - ➔ Greenbelt between Trilogy and Downtown
 - ➔ Parks along the Waterfront
 - ➔ Trail from Sandy Beach to Rio Vista Bridge

Summary of Existing Facilities

- ➔ Presented as Neighborhood Parks and Community Facilities
- ➔ Current Element describes Community Parks
- ➔ No existing facility meets the area standard of Community Park
- ➔ Discussion: Is there value in retaining the Community Park designation?

Calculating Park Demand

- ➔ Trilogy and Summit/Liberty have developed with substantial private recreation, but little public park land.
- ➔ Including residents in population but excluding private recreation in park inventory is misleading.
- ➔ Discussion: How to address private park and recreation facilities age restricted communities?
 - ➔ Include population for demand but exclude facilities.
 - ➔ Exclude population for demand and exclude facilities.
 - ➔ Include population for demand and include facilities.

Park Demand Calculation – Option 1

	Residents - Not Age Restricted Communities	Residents - Age Restricted Communities	Total Population
Residents 2023	4,700	6,000	10,700
Projected Residents 2045	10,470	6,000	16,470
2045 Projected Demand			
Neighborhood Park Requirement	31.41	0	
Community Park Requirement	20.94	12	
Combined Park Acres Demand	52.35	12	
Total Park Demand at Buildout		64.35	

Park Demand Calculation – Option 2

	Residents - Not Age Restricted Communities	Residents - Age Restricted Communities	Total Population
Residents 2023	4,700	6,000	10,700
Projected Residents 2045	10,470	6,000	16,470
2045 Projected Demand			
Neighborhood Park Requirement	31.41	18	
Community Park Requirement	20.94	12	
Combined Park Acres Demand	52.35	30	
Total Park Demand at Buildout		82.35	

Parks Design Criteria

- ➔ Current Park Element has detailed design criteria.
- ➔ Staff recommends moving to the Park Master Plan
- ➔ Benefits of presenting in Master Plan:
 - ➔ Ease of amending the Park Master Plan
 - ➔ Allows General Plan to focus on higher level policies
- ➔ Benefits of presenting in General Plan:
 - ➔ More prominent location – GP is regularly consulted
 - ➔ Presents all park policies in one location

Parks and Recreation Element

- ➔ Goals, Policies and Programs
 - ➔ **Goal:** a high-level desired outcome.
 - ➔ **Policy:** a standard or direction applied in the decisions.
 - ➔ **Program:** an action required to achieve goals or to implement policies.
 - ➔ Note: Programs can require significant staff effort and the GPWG should be judicious in approving programs. Focus on creating highly impactful programs
- ➔ Discussion and comment on proposed Goals, Policies and Programs

NEXT STEPS/Information Items

- ➔ Housing Element proceeding to Adoption
- ➔ Preparation and Review of Draft General Plan Elements
- ➔ Next GPWG meeting – April 6, 2023 (Easter is April 9)



THANK YOU!

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