

CITY OF RIO VISTA GENERAL PLAN UPDATE

GPWG MEETING #14 // APRIL 6, 2023



MEETING AGENDA

- ➔ Draft Parks & Recreation Element
- ➔ Draft Land Use Map
- ➔ Draft Goals, Policies, and Implementation Measures



PARKS AND RECREATION ELEMENT



Parks and Recreation Element – Review Process

- ➔ Process for review of this Element:
 - ➔ Preliminary review by GPWG in March
 - ➔ 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

Park and Recreation Commission Review

- ➔ General Comments:
 - ➔ Shade improves the value of benches and trails.
 - ➔ Trails and walking are not only for seniors
 - ➔ Interest in supporting City/School District coordination (joint use of fields)
 - ➔ Consider adding program encouraging the use of volunteers

Parks and Recreation Element – Review Process

- ➔ Parks Inventory:
 - ➔ Val de Flores – reclassify to a Community Facility.
 - ➔ Crescent Park – mention the half basketball court

- ➔ Additional Goal:
 - ➔ To improve all existing parks to provide the greatest benefits to 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.



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.

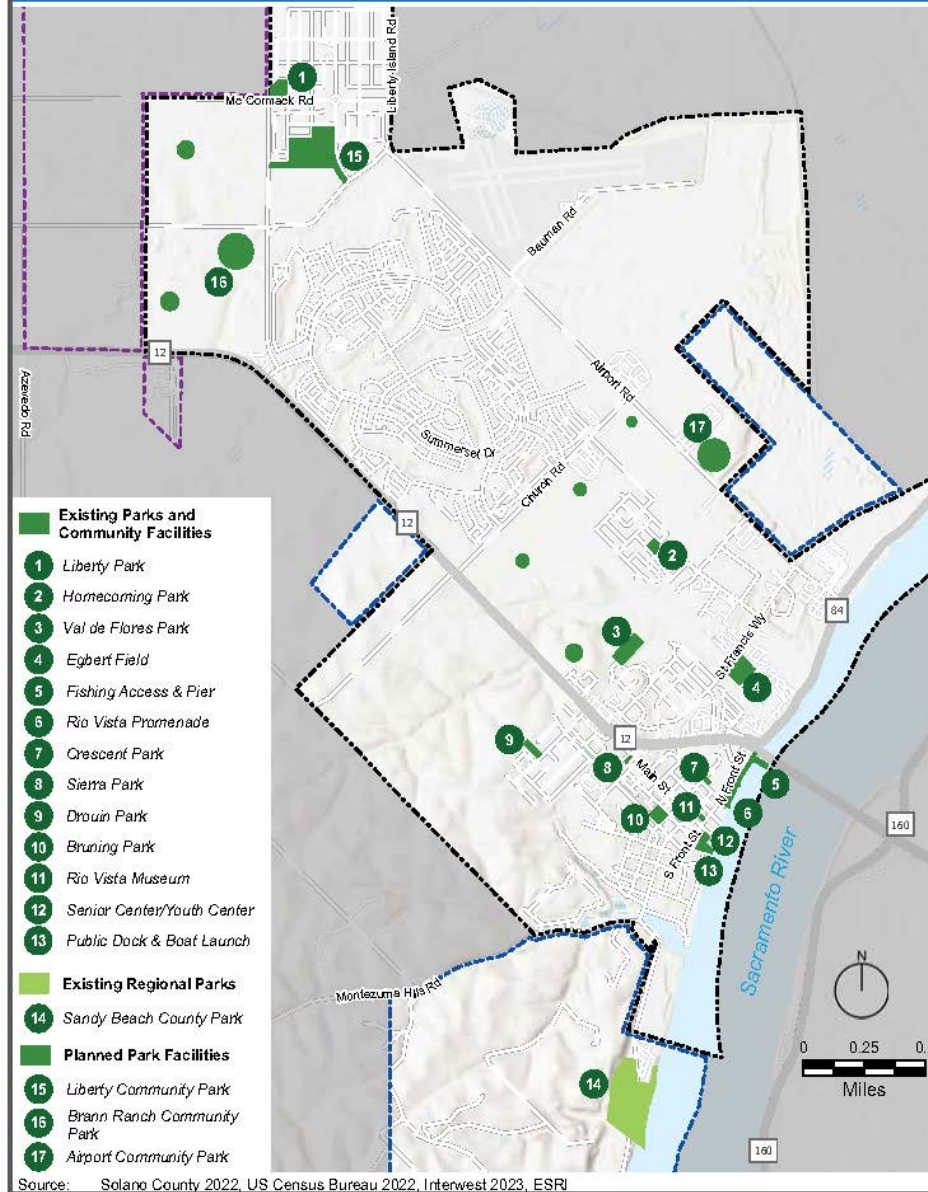
Summit/Liberty Clubhouse is a private facility that serves the residents of the Summit and Liberty project that includes swimming pool, fitness center, tennis/pickle ball/ bocce ball courts, community garden, dog park and walking paths facilities.

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.

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



Parks and Recreation Element

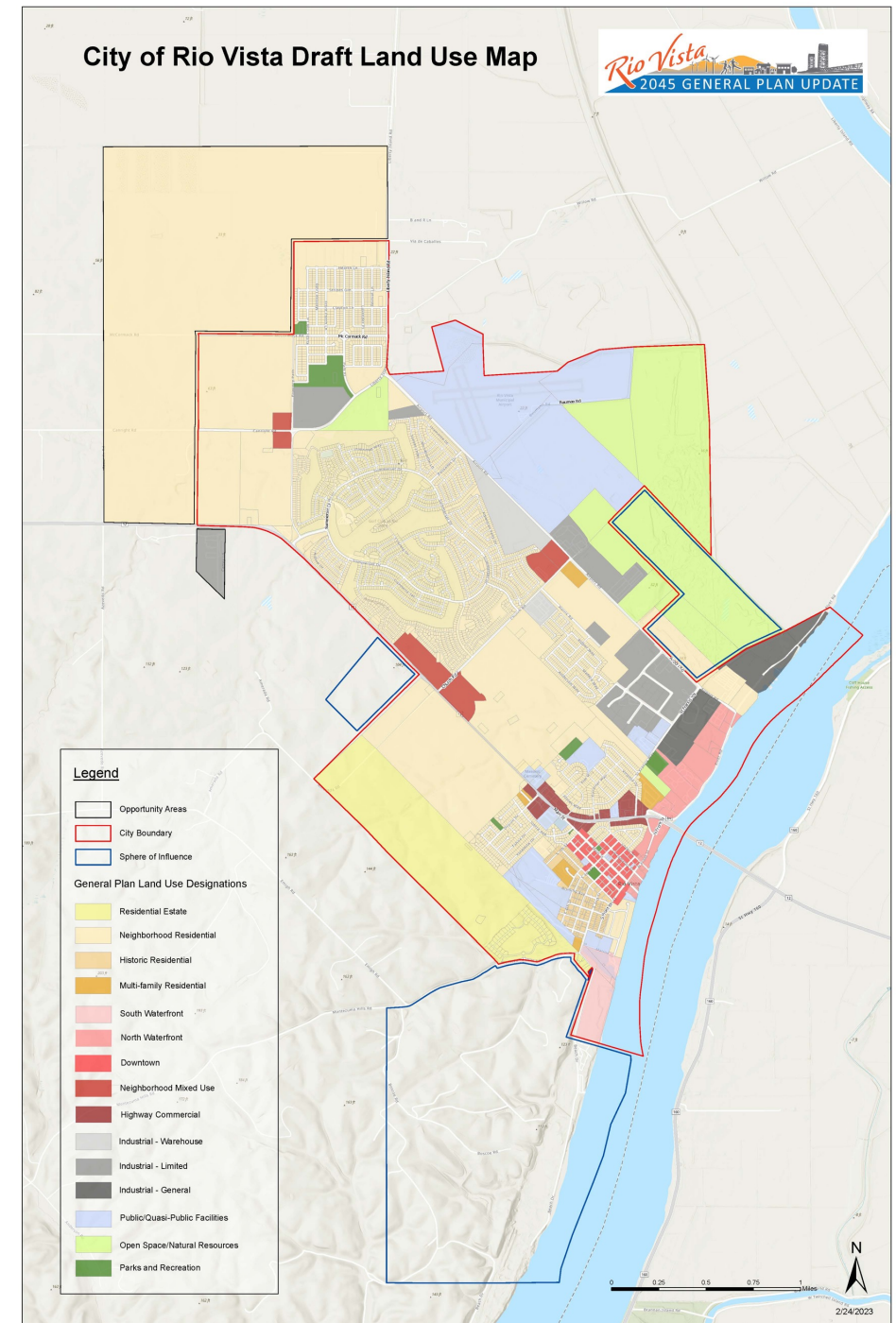
- ➔ Preliminary Draft Parks Element has been provided to the GPWG
- ➔ Purpose of this review:
 - ➔ Generally, are the important themes and values related to parks and recreation included in the Draft Element?
 - ➔ Generally, is the format, presentation and level of detail consistent with GPWG expectations?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

UPDATED LAND USE MAP



Draft Future Land Use Map

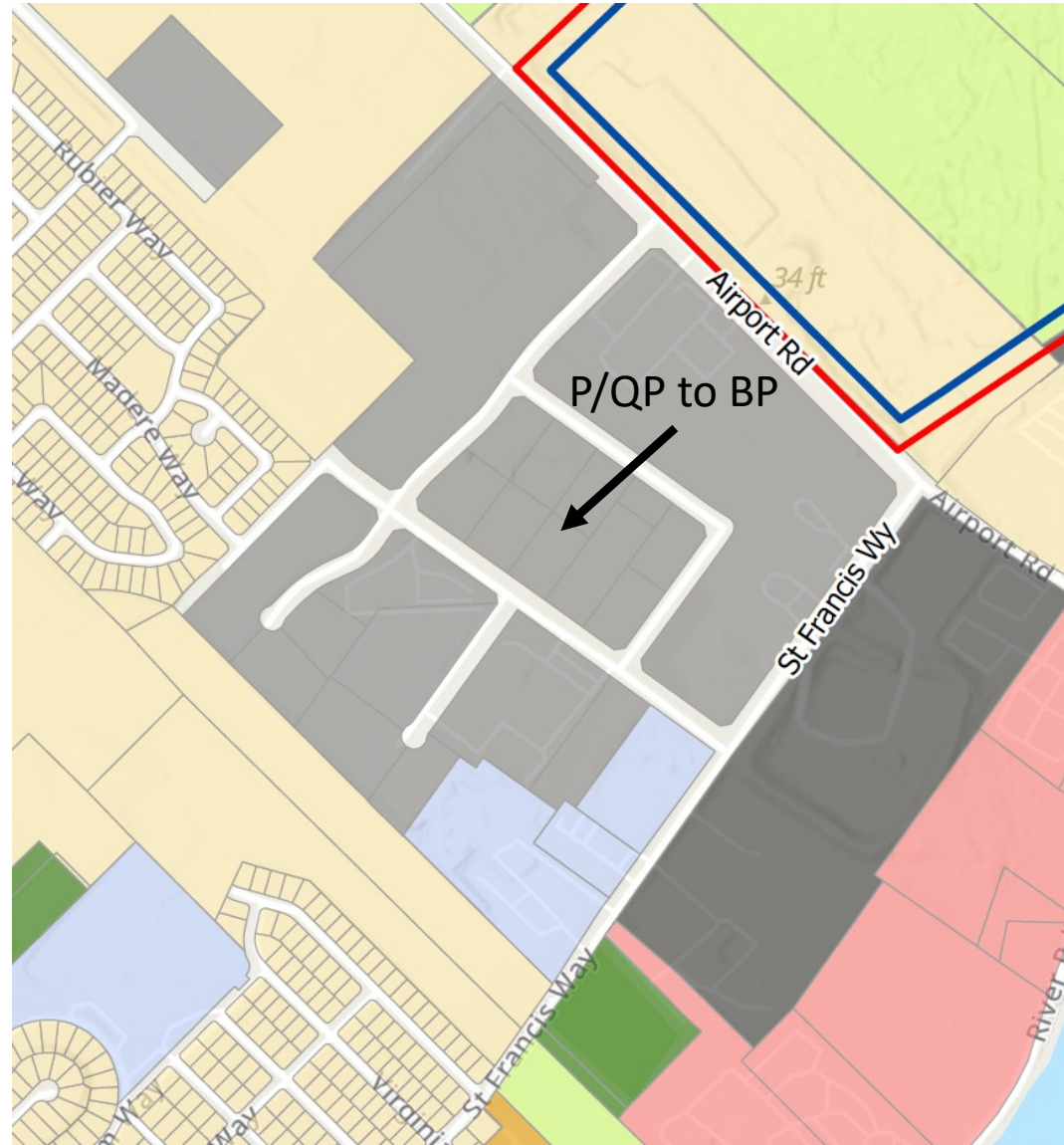
- ➔ Revised Land Use map based on feedback at last GPWG meeting



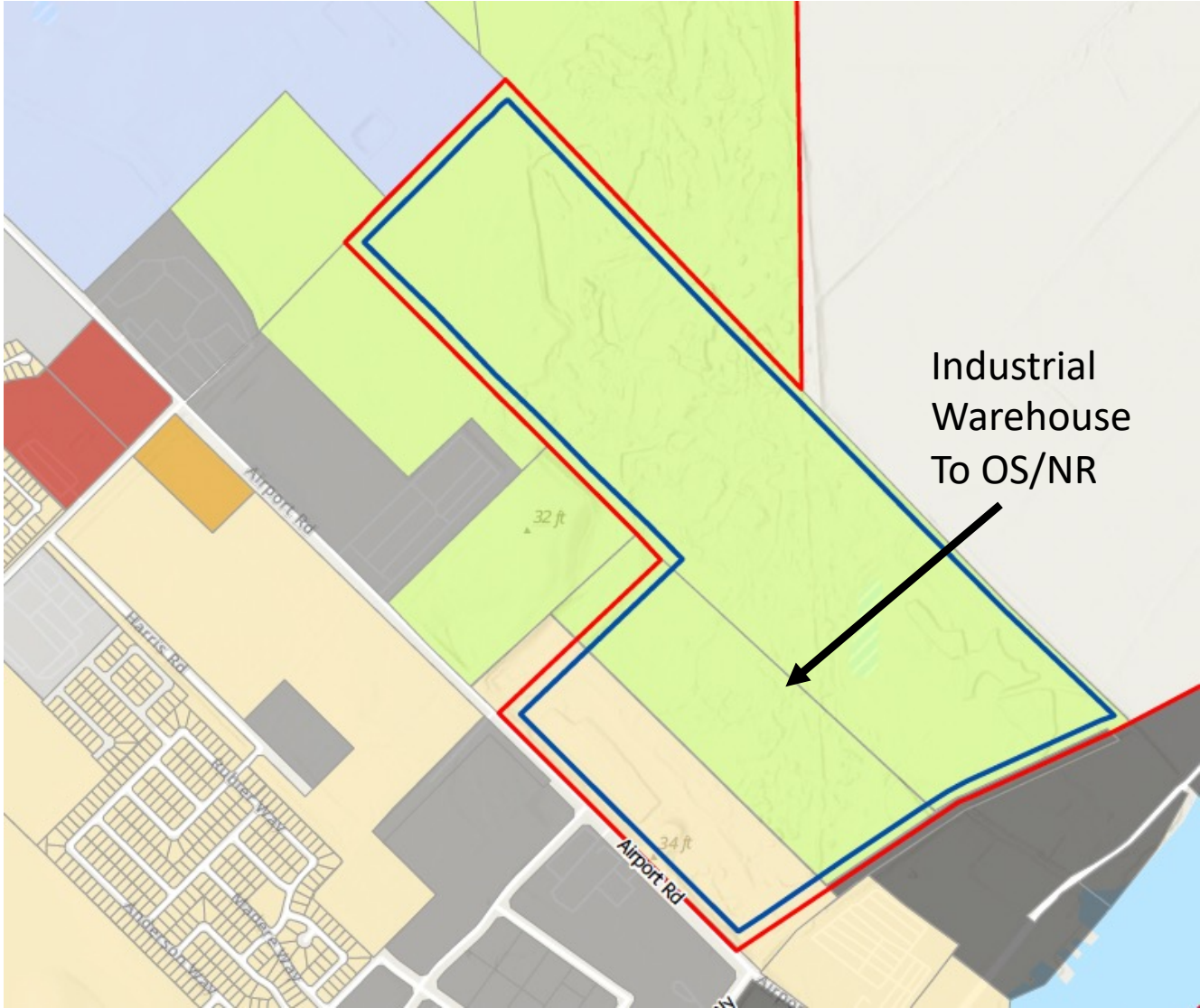
Downtown District



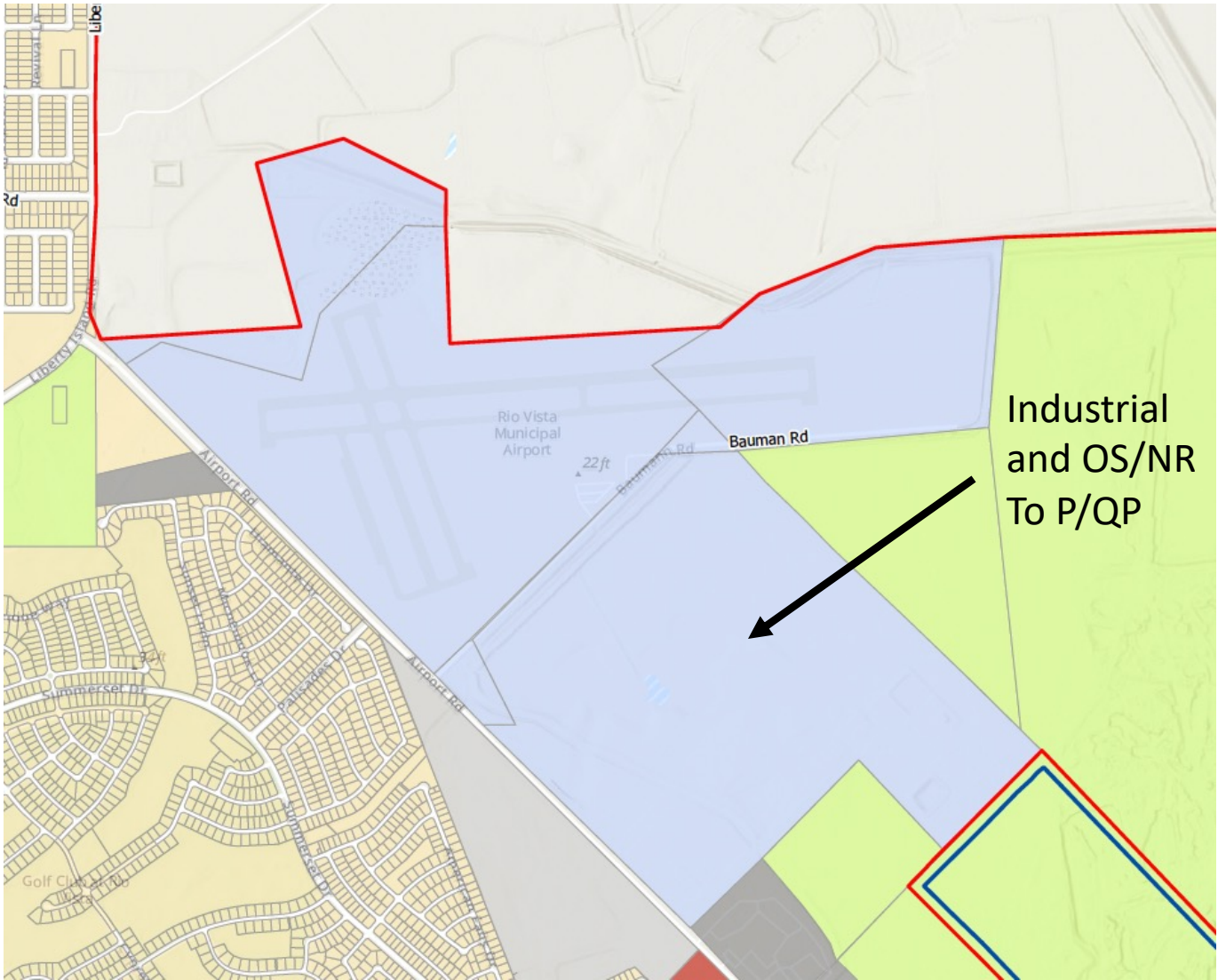
Business Park



Sphere of Influence Area



Airport Area



DRAFT LAND USE GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS



Draft Land Use Element

- ➔ Goals, Policies and Implementation 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 Draft Land Use Goals, Policies and Programs

Draft Land Use Goals, Policies, and Programs

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.



Draft Land Use Goals, Policies, and Programs

GOALS

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.



Draft Land Use Goals, Policies, and Programs

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.



Draft Land Use Goals, Policies, and Programs

POLICIES

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.



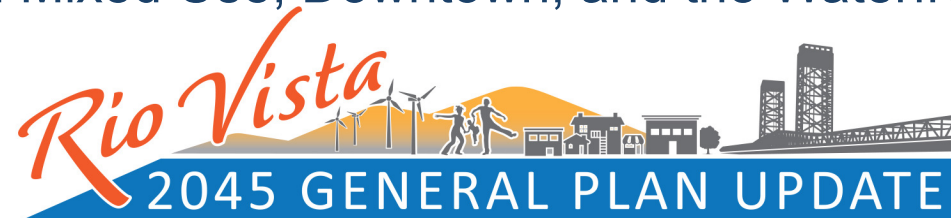
Draft Land Use Goals, Policies, and Programs

POLICIES

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.



Draft Land Use Goals, Policies, and Programs

POLICIES

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.



Draft Land Use Goals, Policies, and Programs

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.



Draft Land Use Goals, Policies, and Programs

IMPLEMENTATION PROGRAMS

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.



Draft Land Use Goals, Policies, and Programs

IMPLEMENTATION PROGRAMS

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.



Draft Land Use Goals, Policies, and Programs

IMPLEMENTATION PROGRAMS

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.



Next Steps/Information Items

- ➔ Preparation of Draft Land Use Element
- ➔ Writing of the Draft Open Space & Recreation Goals and Policies
- ➔ Next GPWG meeting – May 4, 2023

THANK YOU!

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