



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:

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RIO VISTA GENERAL PLAN WORKING GROUP

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TOM DONNELLY
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ARTHUR DARDEN**

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

**REGULAR MEETING
IN-PERSON AND BY TELECONFERENCE**

**AGENDA
THURSDAY, MAY 4, 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 April 6, 2023 minutes.

4. DISCUSSION

- 4.1 Draft Land Use Element
- 4.2 Revised Draft Land Use Map
- 4.3 Draft Open Space and Conservation Goals, Policies, and Implementation Programs
- 4.4 Next Steps

5. INFORMATION ITEMS

None

6. STAFF ANNOUNCEMENTS/COMMENTS

- 6.1 Update on Circulation Element

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, General Plan Working Group Clerk, for the City of Rio Vista, declare that the foregoing agenda for the May 4, 2023 Regular Meeting of the General Plan Working Group was posted and available for review on or before April 27, 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**

DISCUSSION

MEETING DATE: May 4, 2023

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

SUBJECT: **Draft Land Use Element, Revised Draft Land Use Map, and Draft Open Space and Conservation Goals, Policies, and Implementation Programs**

BACKGROUND

The consultant team has prepared a Draft Land Use Element for the GPWG's review. This is a preliminary first draft that will evolve as City staff review the document in coming weeks. The team is providing this Element for initial review and we are seeking preliminary GPWG input. In addition, the Draft Land Use Map has been revised per comments received from the GPWG Meeting in April.

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

DISCUSSION

Draft Land Use Element

The consultant team will be presenting a draft of the Land Use Element (Attachment A). This includes revisions to the Goals, Policies, and Implementation Programs discussed at the April 6th meeting. In addition, this includes revisions to the Draft Land Use Designations based on the GPWG direction provided at its March 2nd meeting.

Draft Land Use Map

The revised Draft Land Use Map (Attachment B) has been revised per comments received from the GPWG Meeting in April. The consultant team also received input and feedback from the Delta Protection Commission, which has resulted in changes to several properties north of Airport Road.

The revisions to the map will be presented to the GPWG committee for their review and comments.

Draft Open Space and Conservation Goals, Policies, and Implementation Programs

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

GPWG DIRECTION

Staff and the consultant team are seeking input on the Draft Land Use Element, the revised Draft Land Use Map, and the Draft Open Space and Conservation Goals, Policies, and Implementation Programs.

Chapter 2

Land Use

A. INTRODUCTION

The purpose of the Land Use Element is to present a framework to guide future land use decisions and development in Rio Vista, while also enhancing community character and improving the City's look and feel. The element forms the core of the General Plan, and its policies articulate the community's land use and development priorities through 2045. The element includes the Land Use Diagram, land use classifications, standards for density and intensity, growth boundaries, and phasing of development.

The goals and policies focus on several distinct areas: form and character of development, importance of retail/commercial/industrial uses for providing good, services and jobs; enhancement and improvement of the Waterfront; and creation of development regulations that will achieve Rio Vista's vision as the community develops. Together, these policies help define Rio Vista's physical development and reinforce its commitment to balancing land use requirements with community needs and economic growth, while also allowing for flexibility in implementation to respond to the broader economy.

B. COMMUNITY CHARACTER

Rio Vista has a unique and treasured character as a small town on the edge of the Sacramento/San Joaquin Delta. Residents often describe the small town character of Rio Vista as one of the most desirable qualities of the town. Some of the features that contribute to the town's character include:

- Rio Vista's historic core is made up of homes and commercial buildings, many of which date to the early 1900's. Businesses are focused around the Main Street corridor, but homes and shops are interwoven in a manner common to such older districts.
- The Sacramento River was a key factor in the development of Rio Vista, reflecting the historic movement of goods via river transport. Now the River provides a beautiful backdrop for the community, and the River and broader Delta provides recreational opportunities that draw tourists to Rio Vista. Enhancement of the river frontage is a key priority of the City, as only limited development that enhances and builds on the River's frontage has occurred to date.
- Rio Vista has a small town character in a rural setting. Located in the nine-county San Francisco Bay Area, Rio Vista is far enough removed to feel like one

is in a Delta town located in a rural landscape. The connection to surrounding farming and grazing lands is valued by Rio Vista residents.

- Whether one lives in the historic core neighborhoods or the more recent neighborhoods of Trilogy and Liberty, Rio Vista residents value their close knit neighborhoods where they feel they have a sense of community, feel safe, and know their neighbors.

While Rio Vista has many wonderful qualities that create a great community, there are two significant factors that present challenges.

- Currently, Rio Vista is a divided community with Highway 12 and the undeveloped Riverwalk project separating the historic core from the more recent Trilogy and Liberty neighborhoods.
- Highway 12 is an important regional highway that could help to introduce Rio Vista to visitors from neighboring cities and counties. Currently, the community seems to receive little benefit from the Highway 12 travelers and highway congestion regularly impacts the community.

C. FUTURE LAND USE AND DEVELOPMENT PATTERNS

Rio Vista is a safe, quiet, family-friendly city. Small town character is one of Rio Vista's most cherished qualities, and is what draws people to the area and gets them to settle for many years. Critical elements in defining a small town-feel are the type and scale of buildings in a city. In Rio Vista's downtown area, buildings are between one and three stories tall, with architectural details dating back to different eras, creating a harmonized, yet diverse set of buildings on downtown blocks. Rio Vista's neighborhoods have a similarly eclectic collection of houses, between one and two stories, built over the past 100 years.

Balancing future growth in the City will ensure that people can continue to live, work, and play in the community through all stages of their lives. Various land use strategies can ensure that new growth fits right into Rio Vista's existing urban fabric, builds local pride, and contributes to the strong sense of place. Additional shops, offices, homes, recreational, and cultural spaces will bring activity and vitality to the City. If the new buildings are designed to be sensitive to the historic and natural setting with diverse architectural styles, they will reinforce Rio Vista's existing character and be adapted to its future needs.

Maintaining a human scale with appropriate building heights, building massing and setbacks, and transitions between higher- and lower-density areas will ensure that new buildings blend in well with existing development. Encouraging a mixture of interesting architectural styles in new construction will also enrich the built environment and maintain the charm of Rio Vista.

At the time of preparation of this General Plan, a private land acquisition group, the Flannery Group, had acquired approximately 40,000 acres of land in Solano County,

including most of the land surrounding Rio Vista from the southwest near the Sacramento River to the northeast beyond the Rio Vista Municipal Airport. The intentions of the Flannery Group are not known at this time, but based on limited knowledge of their terms of acquisition, it appears the Flannery Group has no plans for land development for the next 30 years. As such, Rio Vista is essentially blocked from expansion on all sides by the Flannery Group, agricultural flood plains to the northeast, and the Sacramento River to the southeast.

Given the constraints to expansion of the City, this General Plan contemplates new development primarily as intensification of uses in the existing footprint of Rio Vista. The two notable exceptions are the previously approved Brann Ranch project (Highway 12 and Liberty Island Road) and the Riverwalk Project (Highway 12 and Church Road). These projects have received entitlements and could proceed with development as approved. If either of these projects seeks amendments to previous project approvals, then the project would be reviewed for consistency with current adopted policies and regulations.

D. 2022 LAND USES IN RIO VISTA

Staff is in the process of summarizing the existing land uses in the City. This summary will describe actual uses in a condensed form. It is anticipated this summary will include the following use types:

- Low Density Residential
- High Density Residential
- Retail/Commercial
- Industrial
- Parks and Recreation
- Vacant Land

E. DEVELOPMENT PROJECTIONS – 2045

This General Plan establishes a planning horizon of 2023 through 2045 – in essence planning for and accommodating 22 years of growth and development. Projecting development over this period offers guidance into the amount of land that will be required to accommodate likely growth for residential and employment land uses.

Residential Development Projections

In the year 2022, the City of Rio Vista had an estimated population of 10,553 persons. In the period from 2000 through 2022, the City grew at an average rate of 3.4 percent annually. This is a rather robust growth rate that can be attributed to the fact that Rio Vista was a fairly small town in year 2000 (5,100 residents) and then two large projects, Trilogy and Liberty, were largely build out over the 22 year period.

Due to constraints to City expansion (Flannery Group) and the larger population base of Rio Vista in the year 2022, it appears reasonable, and possibly optimistic, to assume Rio Vista's population will grow at a rate of 2 percent annually through year 2045. Based on a 2 percent annual growth rate, Rio Vista's population in year 2045 will be 16,722 persons.

Based on a mix of housing types (90 percent single family and 10 percent multi-family) and densities consistent with past development (6 single family dwellings per acre and 20 multi-family dwellings per acre) it is anticipated the following residential development will be required to accommodate the 6,169 anticipated new residents of Rio Vista:

- Single Family: 1,850 new dwellings situated on 308 acres of land.
- Multi-Family: 617 new dwellings situated on 14 acres of land.

Employment Development Projections

US Census data indicate there were a total of 1,980 jobs in Rio Vista in year 2000 and that in year 2022 jobs in the City had increased to 2,437. This is an approximate 1 percent annual growth rate. This rate of growth is relatively low and has failed to provide adequate employment opportunities for community members and has not resulted in the increase in goods and services desired by Rio Vista's residents. Based on factors of the increased number of residents, a transition to web-based work that provides employees greater opportunities for remote work, and an increasing regional shortage of sites available for light industrial development, these projections assume a 2 percent annual growth rate for employment in the City through year 2045.

Based on a mix of job types (75 percent commercial and 25 percent industrial) and jobs per acre consistent with local and regional trends (12 employees per acre for commercial and 6.5 jobs per acre for industrial) it is anticipated the following development will be required to accommodate employment growth through 2045:

- Commercial: 1,054 new jobs situated on 88 acres of land.
- Industrial: 351 new jobs situated on 54 acres of land.

F. WATERFRONT AND DOWNTOWN

The Waterfront Districts (North Waterfront and South Waterfront) and the Downtown area represent significant destinations in Rio Vista that both attract visitors and tourists and serve as important meeting places for community members. The City has adopted the Waterfront Specific Plan which provides guidance on land uses and development standards for a portion of the North Waterfront District. The general concepts for development and the development standards of the Waterfront Specific Plan apply throughout the North Waterfront District.

Rio Vista's downtown area, generally bounded by Logan Street, S. Front Street, California Street and S. 7th Street, includes a mix of retail, commercial, residential and public uses. Promoting investment in and revitalization of the Downtown is a key City

priority. The intensification of uses in the Downtown area and the surrounding historic core of Rio Vista presents both opportunities and challenges, and the City is committed to assisting property owners, businesses and developers succeed in developing Rio Vista's downtown.

G. DEVELOPMENT STANDARDS AND LAND USE DIAGRAM

Development Standards

The General Plan establishes density/intensity standards for each type of land use. The purpose of the density/intensity standards is to indicate how much development is allowed or recommended on a single plot of land. Residential density is expressed as housing units per gross acre, including land for public streets and other rights of way and storm drainage that may need to be dedicated to the City.

A maximum permitted floor area ratio (FAR) is specified for non-residential uses. FAR refers to the ratio of building floor space compared to the square footage of the site. As seen in Figure 2.1, FAR is calculated by dividing the floor area of all buildings on the site by the total square footage of the site. FAR is a broad measure of building bulk that controls both visual prominence and traffic generation. It can be translated to a limit on building bulk in the Zoning Ordinance and is independent of the type of use occupying the building.

Density (units per acre) and intensity (FAR) standards do not imply projects will be approved at the maximum specified. Zoning regulations consistent with General Plan policies to be and/or site conditions may reduce development potential within the stated ranges.

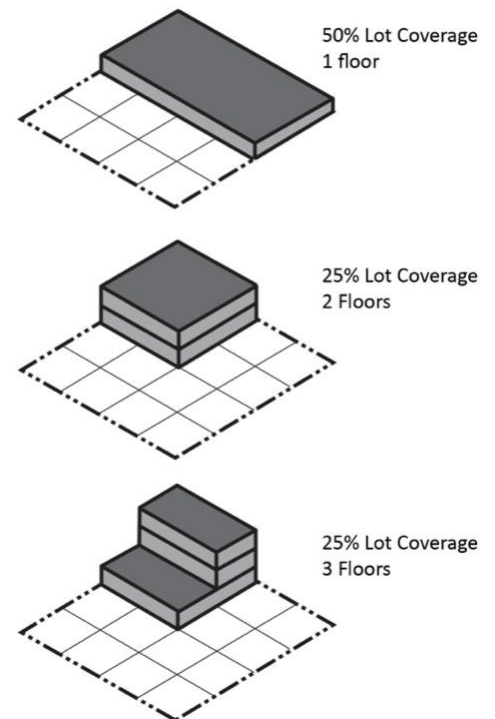
Land Use Diagram

The General Plan Land Use Diagram (Figure 2-2) depicts 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.

Figure 2-1

Possible Building Configurations for 0.5 FAR

$$\text{Floor Area Ratio (FAR)} = \frac{\text{Gross Floor Area (All Floors)}}{\text{Lot Area}}$$



**Figure 2-2
Land Use Diagram**

H. LAND USE DESIGNATIONS

The City of Rio Vista'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 Rio Vista 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 of new development.

Residential Estate

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.

Maximum Density: 2.0 dwelling unit per acre.

Neighborhood Residential

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.

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

Historic Residential

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.

Maximum Density: 20 du/acre for residential uses

Multi-Family Residential

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/ace for residential uses.

Neighborhood Mixed Use

The Neighborhood Mixed Use 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 Mixed Use include multi-family 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: 25 du/ace for residential uses; 0.50 maximum for non-residential uses.

Downtown

The Downtown designation is applied to the traditional downtown area/commercial core of Rio Vista, generally between Logan Street and S. Front Street, and extending from California Street to S. 7th Street. This designation 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

The North Waterfront designation includes lands within the adopted Waterfront Specific Plan, as well as the existing City Hall to the south 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 across Highway 12 and to Airport Road. 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

The majority of this district is expected to develop in a range of public recreational 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 hotels or restaurants on the site. The Marina and new uses to the south should be compatible and complimentary and it is anticipated the City will explore the potential for a pedestrian connection (bridge) between these areas.

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

Highway Commercial

The Highway Commercial designation provides for a range of commercial uses that cater to traffic passing through Rio Vista on Hwy 12, 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 is 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

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: 1.0 FAR.

Industrial/Employment – Limited

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: 1.0 FAR.

Industrial/Employment – General

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: 1.0.

Public/Quasi-Public

The Public/Quasi Public designation encompasses existing facilities serving various community functions, including the airport; fire; wastewater treatment facilities and other core public facilities. Facilities constructed in on Public/Quasi public lands would be developed consistent with the underlying zoning designation. Permitted uses in this designation vary significantly based on the underlying zoning designation.

Maximum FAR: 0.5 FAR.

Parks and Recreation

The Parks designation applies to existing and planned public parks in Rio Vista, including community parks, neighborhood parks, and “linear parks” that serve both a circulation and recreation function. Permitted uses in this designation include parks, playgrounds, trails, recreational facilities and other similar uses.

Maximum FAR: 0.2 FAR

Open Space/Natural Resources

The Open Space and Natural Resources 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. Park facilities might be compatible within this designation, depending on the character and resources of an individual site.

Maximum FAR: N/A

Table LU-1: General Plan and Zoning Compatibility

Staff is preparing a table that will establish which zoning districts are considered compatible with each of the General Plan designations.

I. LAND USE GOALS, POLICIES, AND IMPLEMENTATION 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 while providing a safe, family-friendly small town character.

Goal LU-3: To provide new residential and non-residential uses, while maintaining and preserving natural open space and recreational areas.

Goal LU-4: To create a community with a variety of housing types that offer choices for Rio Vista residents and create complete, livable neighborhoods.

Goal LU-5: To preserve and enhance historic and cultural features that contribute to the character of Rio Vista.

Goal LU-6: To encourage the growth and development of new retail services and businesses, employment, and entertainment uses in Rio Vista to meet the needs of the community and visitors to the City.

Goal LU-7: To welcome new businesses and job opportunities in the City, 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, varied lot sizes, and price levels 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 presence of hazardous materials and remediation steps required to allow development of the site for public uses.
- Determine the feasibility and likelihood of partnering with other public agencies and private entities 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.
- Seek partnerships (public or private sectors) to develop public recreational uses on the site.
- Consider potential to open the property to public use prior to development.

Program LU-3: Utilize the existing Waterfront Specific Plan as a guide for new development in the North Waterfront Area. Adopt new development and design standards in the Zoning Code for the North Waterfront Area that emulate the standards/guidelines found in the Waterfront Specific Plan.

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

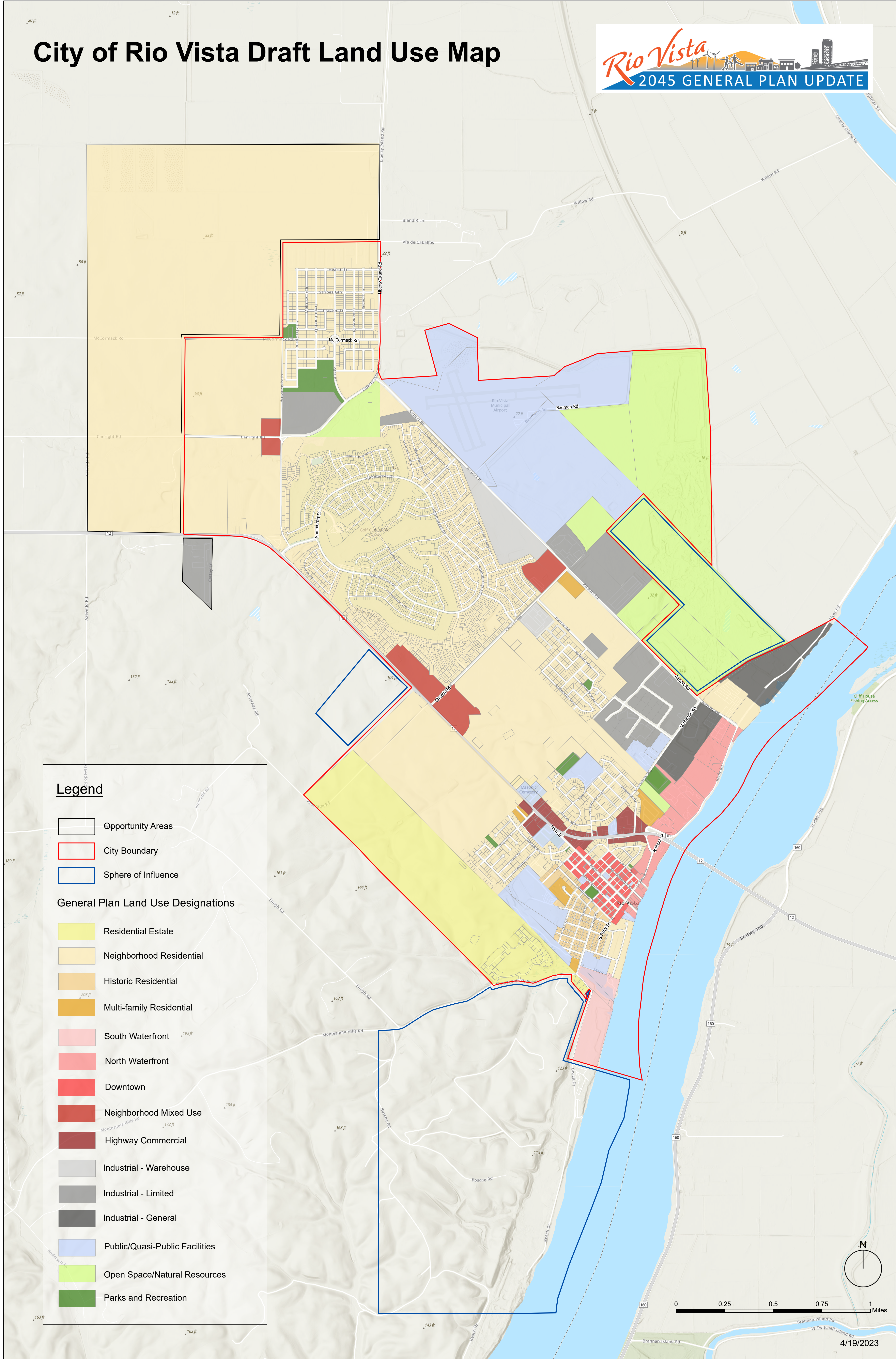
Program LU-5: Provide information on incentives for the restoration and preservation of designated historic properties and landmarks to property owners and the public.

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.

City of Rio Vista Draft Land Use Map

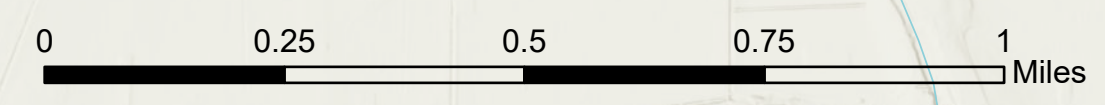


Legend

- 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



DRAFT OPEN SPACE AND CONSERVATION GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

GOAL OSC-1: To preserve, protect and enhance natural resources in Rio Vista and the surrounding area, and to promote responsible management practices.

GOAL OSC-2: To preserve agricultural resources by protecting valuable agricultural lands in and around Rio Vista.

GOAL OSC-3: To utilize energy and water resources wisely and to promote conservation.

GOAL OSC-4: To preserve the rural landscape and to provide residents access to enjoy views of the hills, wetlands and waterfronts along the Sacramento River.

GOAL OSC-5: To preserve and protect biological resources for their wildlife habitat, aesthetic, and recreational values.

GOAL OSC-6: To preserve and protect the cultural and historic resources of Rio Vista.

POLICIES

Policy OSC-1: Work with public agencies, private organizations and landowners to preserve and maintain open space resources in and around the City.

Policy OSC-2: Create an integrated open space network within the City that links open space and natural habitat resources, recreation areas, schools, downtown, the waterfront, and residential neighborhoods.

Policy OSC-3: Require all new development to provide direct or alternative linkages to existing and planned open space systems where feasible.

Policy OSC-4: Protect open space areas of natural resource and scenic value, including wetlands, riparian corridors, floodplains, woodlands, and hillsides.

Policy OSC-5: Ensure that the development process respects unique land features such as drainages, wetland area and prominent hilltops.

Policy OSC-6: The City shall require that new development be designed and constructed to preserve the following types of areas and features as open space to the extent feasible:

- Scenic and trail corridors
- Streams and riparian vegetation
- Wetlands
- Drainage corridors
- Significant stands of vegetation
- Wildlife corridors
- Views of the Sacramento River

Policy OSC-7: Require use of native or compatible non-native plant species that are drought-resistant and water conserving in publicly owned landscape areas.

Policy OSC-8: For projects that include natural gas wells, reserve areas and abutting easements, require a phased development plan that includes a management plan for the areas and attractive perimeter landscaping to be installed with project construction.

Policy OSC-9: For projects that include natural gas well site, require a plan for ultimate improvement of the area as either urban development or public lands. Lands constrained by natural gas wells, facilities or rights shall not be credited as City park land.

Policy OSC-10: Encourage landowners and developers to preserve the integrity of existing terrain and natural vegetation in sensitive areas.

Policy OSC-11: Require new development to mitigate wetland loss in both regulated and non-regulated wetlands to achieve “no net loss” through any combination of the following, in descending order of their desirability: (1) avoidance; (2) where avoidance is not possible, minimization of impacts on the resource; or (3) compensation that provides the opportunity to mitigate impacts on rare, threatened, and endangered species or the habitat that supports these species in wetland and riparian areas.

Policy OSC-12: Require new private or public developments to preserve and enhance existing native riparian habitat, unless public safety concerns require removal of habitat for flood control or other public purposes.

Policy OSC-13: Require that site preparation and construction activities incorporate effective measures to minimize dust emissions and pollutant emissions from motorized construction equipment and vehicles.

Policy OSC-14: Require application of the analysis methods and significance thresholds recommended by the Yolo-Solano Air Quality Management District, as needed, to determine a project's air quality impacts.

Policy OSC-15: Promote energy conservation programs for all utility users and encourage active and passive solar energy design in building and site development.

Policy OSC-16: Encourage public and private efforts for the preservation of historic and architecturally significant buildings and sites, archaeological sites, and other landmarks.

Policy OSC-17: Ensure that all projects involving ground-disturbing activities include procedures to protect archaeological resources if discovered during excavation. Projects shall follow CEQA and other applicable State laws.

IMPLEMENTATION PROGRAMS

Program OSC-1: Sensitive Habitat Buffer Guidelines. The City will review projects on a case-by-case basis to determine the setback requirements for sensitive habitat. General guidelines for setbacks include 100 feet from the edge of perennial streams; 50 feet from the edge of intermittent streams; and 50 feet from the edge of sensitive habitats, including riparian zones, wetlands, and habitats of rare, threatened, and endangered species.

Program OSC-2: Water and Energy Conservation. Develop and design parks and other City facilities to incorporate water and energy conservation measures into the design of such facilities.

Program OSC-3: Preservation Lands and Easements. Parcel lines or easements (as applicable) should optimize resource protection. If a drainage corridor, wetland set aside, hilltop, or other sensitive area, is proposed for inclusion in an open space parcel or easement, allowed uses and maintenance responsibilities for such an area should be clearly defined and conditioned prior to map or project approval.

Program OSC-4: Cultural and Historic Resources. The City will initiate, or work with the Rio Vista Museum Board and other interested local civic groups to undertake, an inventory of significant structures or sites with potential architectural, historic, archaeological, or cultural significance to the community. The inventory could include developing historic context statements for each property that is determined to have local historical significance. The information will be incorporated into the City's cultural and historical database, to be maintained by the Rio Vista Museum,

which then can be made available to historians or property owners pursuing listing on the official state or federal register.

Program OSC-5: Resource Maintenance and Management Programs. The City will accompany the designation of any area as Open Space with a program to ensure the long-term maintenance and management of the area. The program will address the frequency and type of maintenance needed, management and monitoring provisions, and costs and funding sources. The City will consider the establishment of maintenance districts or homeowners' associations (HOAs) to ensure sufficient funding for maintenance. Funding should consider all municipal costs that will ensure protection of natural values, improvements, public use, and adjacent properties.

Program OSC-6: Interagency Coordination. The City will consult with Solano County and other responsible agencies on entitlement applications to ensure the coordinated designation and preservation of agricultural lands in the Planning Area. The City also will cooperate with Solano County, nonprofit organizations, and landowners to maintain policies (such as Measure A) that will continue to protect farmland at the edge of urban development on unincorporated lands. These policies include the County's Right-to-Farm Ordinance, the use of agricultural easements, and farmland acquisition by non-profit farmland trusts.

Program OSC-7: Environmental Design Criteria. The City will require developers to minimize the creation of engineered drainage channels that concentrate runoff and disrupt natural drainage patterns. Runoff should be directed into vegetated valleys to allow for greater absorption of stormwater into the water table.

Program OSC-8: Flood Insurance Rate Maps. The City will continue its participation in the National Flood Insurance Program, including adoption and administration of updated Federal Emergency Management Agency (FEMA) model ordinances and Flood Insurance Rate Maps (FIRMs).