

The City Council adopted Resolution No. 2021-067, finding a proclaimed state of emergency exists in the jurisdiction of the City related to the COVID-19 virus pandemic and that conditions of that emergency pose a threat to meeting attendees' health and safety such that City legislative body meetings may be held via teleconference pursuant to Government Code section 54953(e) so long as the City (1) posts notice and agendas as otherwise provided by the Brown Act and applicable law, (2) allows members of the public to access the meeting via call-in line or internet-based service line, (3) provides details on the agenda on how to access the meeting and give public comment, (4) provides an opportunity to comment pursuant to Government Code section 54954.3 and allows a reasonable amount of time during public comment for a person to register, login, and comment, and (5) monitors the call-in line and/or internet-based service line to ensure no disruption hinders access or ability to comment, if there is, take no action until public access is restored. The City is not required to provide a location to attend in-person. The City is complying with these requirements and taking all reasonable steps to ensure that any member of the public may attend, participate, and watch the City's legislative bodies conduct their business. The public may participate and provide public comment via: Zoom Meeting.

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Meeting ID: 858 5369 5594

Weblink:

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RIO VISTA GENERAL PLAN WORKING GROUP

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EDWIN OKAMURA
TOM DONNELLY
EMMETTE KEITH HOLTSLANDER
MARYELLEN LAMOTHE
ARTHUR DARDEN**

**JUDITH ADAMSON (ALTERNATE)
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 May 4, 2023 minutes.

4. DISCUSSION

- 4.1 Draft Rio Vista Bicycle and Pedestrian Improvements
- 4.2 Public Facilities and Services Goals, Policies and Programs
- 4.3 Draft Open Space and Conservation Element
- 4.4 Next Steps

5. INFORMATION ITEMS

None

6. STAFF ANNOUNCEMENTS/COMMENTS

- 6.1 Delta Protection Commission

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, 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
STAFF REPORT**

DISCUSSION

MEETING DATE: June 1, 2023

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

SUBJECT: **Draft Bicycle and Pedestrian Improvements, Public Facilities and Services Element Update, and Draft Open Space and Conservation Element**

BACKGROUND

At the General Plan Working Group (GPWG) meeting on May 4, 2023, bicycle and pedestrian improvements in Rio Vista were discussed. Improving bicycle and pedestrian facilities and developing a connected network in the City, in particular providing a connection to/from the north and south sides of Highway 12, was noted as a priority. At the June 1, 2023 GPWG meeting, Fehr & Peers will be discussing the bicycle and pedestrian network and identify key improvements to be considered with the General Plan.

The consultant team is also in the process of preparing a first draft of the Public Facilities and Services Goals, Policies, and Implementation Programs, which will be included in the new Public Facilities and Services Element of the General Plan. The General Plan team is currently consulting with City staff on draft Goals, Policies and Programs and will present a complete draft Public Facilities and Services Element to the GPWG at its July meeting. This memo is provided as an update on those efforts and will assist the GPWG to prepare for the review of this element at its next regular meeting.

The consultant team has also prepared a Draft Open Space and Conservation Element for the GPWG's review. This is a preliminary first draft that will evolve as the environmental consultant, PlaceWorks, provides additional information to include in the element. The team is providing this element for initial review and we are seeking preliminary GPWG input.

DISCUSSION

Draft Bicycle and Pedestrian Improvements

A memorandum has been provided by Fehr & Peers (Attachment A) that summarizes recent active transportation planning efforts and outlines additional planning and implementation steps. An overview of draft recommendations of bicycle facilities will be presented for initial review and will be seeking preliminary input from the GPWG.

Public Facilities and Services Element Update

The topics addressed in the Public Facilities and Services Element include the physical improvements and services managed by the City that most directly affect the lives of Rio Vista residents. Ensuring the goals, policies and programs address those subjects most important to Rio Vista residents is a priority for staff and the GPWG.

The Public Facilities and Services Element provides guidance to City departments on how to implement their varied duties and responsibilities. The General Plan team is currently consulting with City staff on draft Goals, Policies and Programs for their input. The consultant team has prepared a summary of the Public Facilities and Services Element for the review of the GPWG committee (see Attachment B).

Draft Open Space and Conservation Element

The consultant team has prepared a draft Open Space and Conservation Element for the review of the GPWG committee (see Attachment C). This was based on the review of existing policy documents, discussions with City staff, and public input received at community workshops.

The Element addressed the following topics: open space and scenic resources, biological resources, historic and cultural resources, air quality and greenhouse gas emissions, farmland, mineral, and natural gas resources, and water resources and water quality.

GPWG DIRECTION

Staff and the consultant team are seeking input on the Draft Bicycle and Pedestrian Improvements memorandum, Draft Public Facilities and Services Element, and Draft Open Space and Conservation Element.

Memorandum

Date: May 23, 2023

To: Rio Vista General Plan Working Group

From: Carly Hoyt, David B. Robinson – Fehr & Peers

Subject: Rio Vista Bicycle and Pedestrian Improvements

RS21-4135

The memorandum summarizes recent active transportation planning efforts and outlines additional planning and implementation steps. At the General Plan Working Group Meeting on May 4, 2023, bicycle and pedestrian improvements in Rio Vista were discussed. Improving bicycle and pedestrian facilities and developing a connected network in the City, in particular providing a connection to/from the north and south sides of Highway 12, was noted as a priority. At the request of the General Plan Update team, Fehr & Peers is attending the June 1, 2023, General Plan Working Group Meeting to discuss the bicycle and pedestrian network and to identify key improvements to be considered with the General Plan.

Recent Bicycle/Pedestrian Efforts

RioVision R/UDAT Report

In 2013, RioVision was founded as a community-based non-profit organization with the mission of joining together to build, revitalize, energize, and beautify Rio Vista. The organization applied for the Regional Urban Design Assistance Team (R/UDAT) program and was selected. The RioVision R/UDAT report kick started various conversations regarding the future of the City and includes robust recommendations for improving the bicycle/pedestrian network.

Caltrans SHOPP Project

In 2018, roadway improvements on Highway 12 in Rio Vista were listed in the Caltrans State Highway Operation and Protection Program (SHOPP). Since 2018, Caltrans, Rio Vista, and the Solano Transportation Authority (STA) have had multiple conversations and townhall meetings to discuss the roadway improvements, which include incorporating complete streets improvements aimed at making the roadway safer and more comfortable for bicyclists and pedestrians.



Rio Vista Active Transportation Plan

In 2020, STA adopted the Solano Countywide Active Transportation Plan, which establishes countywide priorities and provides project lists and program guidance for bicycle and pedestrian improvements in the County. Specifically, an Active Transportation Plan (ATP) for each local jurisdiction in Solano County was developed, including Rio Vista. Online and in person public outreach and stakeholder meetings occurred throughout the 18 month plan development period and a Rio Vista staff member was part of the Plan Development Team. Ultimately, the ATP identifies a backbone bicycle and pedestrian network that is essentially high demand routes intended to promote cross-town connectivity to top priority destinations and to maximize available curb to curb right-of-way to keep costs as low as possible. Although the ATP includes a robust list of bicycle and pedestrian improvements, it does not preclude new facility planning.

General Plan Public Workshop

At the public workshop held on January 26, 2023, the Project Team received direct input from the community regarding travel in Rio Vista. The following summarizes responses received relevant to biking and walking:

- Between 58 and 67 percent of respondents feel the lack of bicycle or pedestrian facilities make walking or biking difficult and indicated they would walk or bike more if there were more facilities.
- Most residents feel safe walking.
- Most residents feel neutral or very unsafe biking.
- Walking, biking, and driving were evenly noted as the preferred travel mode, if travel was safer and more efficient.
- Favorite places to walk or bike include:
 - Airport Road between Liberty Island Road and Church Road
 - Summerset Drive in Trilogy
 - River Road (some noted they enjoy this strictly because of the view but indicated bicycle/pedestrian improvements are necessary)
 - The Promenade
 - Major roads around Summit (Liberty Island Road, McCormack Road, Province Path)
- Least favorite places to walk or bike include:
 - Highway 12
 - St Francis Way
 - River Road (due to poor facilities)
 - Airport Road between Church Road and River Road
 - Church Road

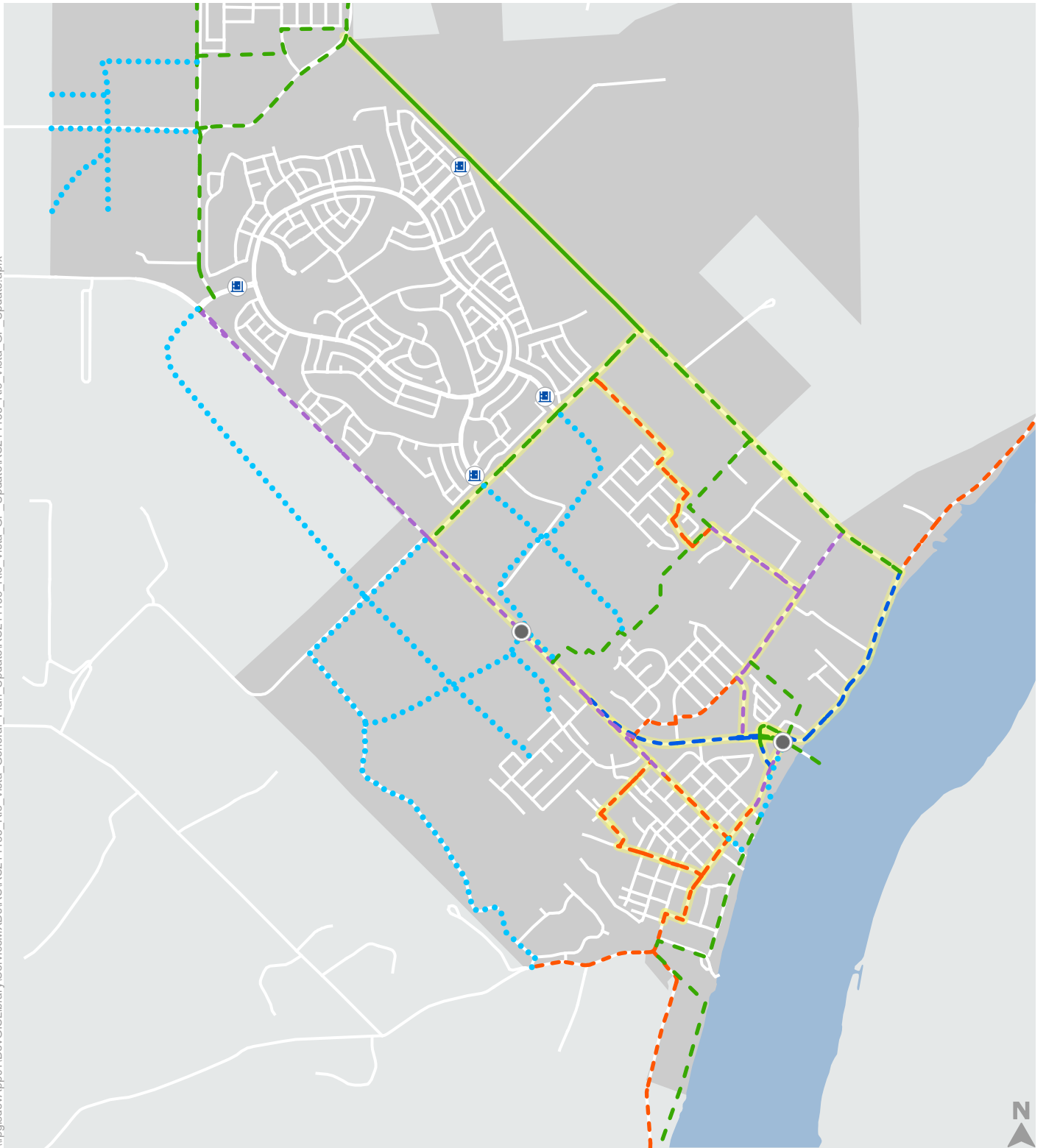


Next Steps

Review and discuss the previous planning documents and public input received at the workshop with the General Plan Working Group and evaluate potential additions and/or modifications to the planned bicycle and pedestrian network identified in the Rio Vista ATP, the planned improvements included with the Caltrans SHOPP project, and additional improvements like identifying a location(s) for a bicycle/pedestrian undercrossing on Highway 12, additional Class I Multi-Use Paths, etc.

Figure 1 identifies the proposed bicycle and pedestrian network based on the ATP and Caltrans SHOPP project. We have added potential additional connections and improvements for the purpose of facilitating discussion; however, input from the General Plan Working Group is critical. In particular, we are seeking input regarding priority near-term and long-term improvements, which will be used to guide the goals and policies section of the General Plan Circulation Element.

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|--|--|--|-----------------------------|--|----------------------------|--|-------------------------|
| | Gated Entrance to Trilogy* | | Existing Bicycle Facilities | | Planned Bicycle Facilities | | Rio Vista City Boundary |
| | Potential Bicycle/Pedestrian Undercrossing | | Class II Bicycle Lane | | Class II Bicycle Lane | | |
| | Potential Bicycle/Pedestrian Connection | | Class III Bicycle Route | | Class III Bicycle Route | | |
| | Backbone Network | | Class IV Separated Bikeway | | Class IV Separated Bikeway | | |
| | | | Feasibility Study | | | | |

Figure 1

Bicycle Facilities

* Bicycle/Pedestrian improvements located within private, gated subdivisions are not displayed as they are not publicly accessible.



Attachment B

Rio Vista General Plan Memorandum

Subject: Public Facilities and Services Goals, Policies and Programs

The General Plan team is in the process of preparing goals, policies and programs for the Public Facilities and Services Element. The General Plan team is currently consulting with City staff on draft Goals, Policies and Programs and will present a complete draft Public Facilities and Services Element to the General Plan Working Group (GPWG) at its July meeting. This memo is provided as an update on those efforts and will assist the GPWG to prepare for the review of this element at its next regular meeting.

Significance of Public Facilities and Services

The topics addressed in the Public Facilities and Services Element include the physical improvements and services managed by the City that most directly affect the lives of Rio Vista residents. Ensuring the goals, policies and programs address those subjects most important to Rio Vista residents is a priority for staff and the GPWG.

Range of Services

The Public Facilities and Services Element provides guidance to City departments on how to implement their varied duties and responsibilities. Additionally, some services are provided by separate agencies and private companies that the City will have varying levels of ability to guide and direct. Generally, public facilities can be considered in three categories:

City Facilities and Services

- Utilities: Water, Wastewater and Drainage
- Facilities: Parks, Community Buildings
- Services: Police, Fire, Recreation, Road Maintenance

These facilities are under the direct control of the City and the City is solely responsible for ensuring these facility and services needs are met.

Independent Districts

- Schools

Schools are a key feature of the community and the quality of schools and educational programs has a significant effect on many aspects of the community. However, the River Delta Unified School District is an independent agency governed by independent elected officials. The City can

work collaboratively with the District, but ultimately the District is responsible for ensuring school facilities and educational programs best serve the community.

Private Entities

- Solid Waste (under contract to City)
- Electrical and natural gas service
- Telecommunications

These service providers operate with varying levels of independence from the City. Solid waste is operated by a private company under contract to the City; this relationship allows the City to set the standards and expectations for service. Energy and telecommunications are served by private companies over which the City has limited influence.

Draft Public Facilities and Services Goals

Staff has prepared the following draft goals for this element. These goals focus on the City's desired outcomes related to public facilities and services.

Goal PSF-1: To provide high-quality and reliable public facilities and services to members of the community.

Goal PSF-2: To provide public facilities and services in a cost effective manner.

Goal PSF-3: To ensure public facilities and services will be adequate to serve the community through the year 2045.

Goal PSF-4: To work effectively with outside agencies that provide public facilities and services to the Rio Vista community.

Topics for Discussion

Has staff identified all key public facilities and services?

Do the draft goals cover the City's key desired outcomes related to public facilities and services?

Other items the GPWG wishes to discuss.

Chapter 7 Open Space and Resource Conservation Element

7.1 Introduction

A significant component of a community's identity and quality of life are its relationship to the surrounding natural environment, the quality and preservation of its biological and cultural resources, and the safety and well-being of its citizens. The City of Rio Vista recognizes that natural resources are limited and must be conserved wherever possible. These resources provide both tangible and intangible benefits. For example, the Sacramento River environs provide benefits to the City, not only in the diversity of species they support but also in their aesthetic appeal to residents and visitors to the community. This Element addresses the following topic areas:

- Open Space and Scenic Resources
- Biological Resources
- Historic and Cultural Resources
- Air Quality and Greenhouse Gas Emissions
- Farmland, Mineral and Natural Gas Resources
- Water Resources and Water Quality

Purpose and Authority

State law (State Government Code Section 65560) requires a General Plan to address open space and conservation issues, including the preservation, management, and efficient use of open space and natural resources. The State has defined open space lands as being essentially unimproved and devoted to the preservation of natural resources, managed production of resources, outdoor recreation, or public health and safety. Conservation efforts are intended to focus on the wise management of natural and manufactured resources in order to ensure their continued availability for use, appreciation, and enjoyment.

The broad scope of issues addressed in the Open Space & Resource Conservation element overlaps with other elements of the General Plan. This element should be used in combination with the other elements to ensure full implementation of all General Plan resource-related policies.

7.2 Open Space and Scenic Resources

OPEN SPACE OVERVIEW

Open space is a broad term that encompasses many types of land, including waterfront lands for walking and passive enjoyment, natural landscape in the City such as wetlands and stream

corridors and hillsides and agricultural lands that surround the City. Generally, these are lands that provide for passive enjoyment and contribute to the setting and character of Rio Vista.

Scenic resources are primarily lands surrounding Rio Vista that contribute to its rural community setting. This connection to its agricultural heritage and the landscape of rolling hills are highly valued by Rio Vista residents. Because most lands surrounding Rio Vista are under ownership that has indicated no desire to annex to the City or seek development, Rio Vista will have little direct influence on the agricultural lands and hillsides that surround the City.

While it is not anticipated that the City will expand into surrounding agricultural lands and hillsides within the planning horizon of this General Plan (2045), policies related to preserving the values of surrounding rural lands are retained in the event development proposals for lands surrounding the City are received in the future.

The most scenic feature of the Rio Vista community is the waterfront of the Sacramento River. This element, along with the Land Use and the Parks and Recreation Element, describe the importance of maintaining public access to the Riverfront and provide policies to guide development adjacent to the River.

The Montezuma Hills lie to the west and south of Rio Vista. These hills are the most significant topographic feature of the Planning Area. The preservation of landforms can create places for long views, natural drainage flows, public open space, and protected habitat. These hilltops also create opportunities for visual connections to the existing neighborhoods south of Highway 12.

North of Airport Road lies a large expanse of open land and some developed urban uses within the city limits. All of this area (about 800 acres) is within the boundaries of the Primary Delta as defined by the State of California Delta Plan and is subject to review by the Delta Protection Commission and the Delta Stewardship Council. This area includes some dry pasture lands, active sand and gravel quarries, State Department of Water Resources stockpiles of rock for repair of levee banks and riparian/wetland zones that have become established over the past 40 years that offer the potential for nature trails. Use of this land is discussed further in the Land Use Element.

The area designated the South Waterfront includes the Marina, land conveyed to the City by the U. S. Army and the Sandy Beach Regional Park. This area, located partially in the City, has tremendous potential to provide publicly-accessible open space on the Sacramento River waterfront. Policies and programs related to the use of this land are provided in the Parks and Recreation Element.

SCENIC RESOURCES

Scenic resources are both varied and abundant in and around Rio Vista. Those approaching town from the west will pass the rolling Montezuma Hills, with undulating topography that creates spectacular vistas. On the northern edge of the City, the Delta marshlands provide yet another viewing opportunity. Travelers from the east enter the City via the Rio Vista Bridge, with panoramic views of the City's waterfront, the Sacramento River and the Rio Vista marina. Primary viewing opportunities in Rio Vista are intermittent, with vantage points along Highway 12, from

River Road (State Route 84), the City's Promenade trail at the end of Main Street, the Marina, and properties in the South Waterfront including Sandy Beach Regional Park.

Rio Vista's location in the Montezuma Hills, adjacent to the Sacramento River, is a unique feature of the City's character. The Montezuma Hills offer outstanding views of the existing city, the Sacramento River, and the regional agricultural landscape. The hilltops and ridgelines offer the potential for views to a variety of urban and natural feature and the low-lying areas include drainage corridors (intermittent streams), wetlands and floodplains, absorb storm water runoff and help to alleviate or reduce flooding.

Development in areas near these key scenic areas should be sensitive to the key natural features of the area, including ecological systems, vegetative communities, mature trees, watercourses, key hilltops and landforms, and areas adjacent to the Sacramento River waterfront.

7.3 Biological Resources

Note: This section will be updated based on the findings of PlaceWorks' assessments of biological resources that will be prepared for the GP EIR.

The Sacramento River Delta, agricultural lands, wetlands, and seasonal streams in and around Rio Vista are rich in biological resources. Shorebirds and wintering waterfowl, rare plant species, and varied fish and aquatic species can be found in and around Rio Vista.

VEGETATION

Outside the urban core, most of the planning area contains agricultural and vacant lands. Small amounts of herbaceous upland and some open water habitats may be found, as well as woody non-native vegetation. Sensitive habitat types found in the nearby Delta lands include marsh, riparian, and naturally occurring vernal pools.

RIPARIAN HABITAT

Riparian habitats are characterized by shrubby or wooded plant communities along the fringes of ponds and streams. Ecologically, riparian habitats are biologically very rich, supporting more species than most other habitat types due to the presence of water and a productive, nutrient-rich environment. Within the Rio Vista city limits and immediate surroundings, riparian communities are quite limited. The best example of riparian habitat is found north of Airport Road on State Department of Water Resources land where riparian plant communities have develop over a period of 30 years following land disturbance related to sand and aggregate mining.

HERBACEOUS UPLAND

Annual grassland is found primarily on the broad, gentle interior slopes of the perimeter levees and within set aside open space lands such as the western portion of the Trilogy development. Typical annual grassland species include canary grass, rigput brome, mustard, and burr-clover. Annual grasslands also develop along levees and on agricultural lands that are not cultivated for an extended period. These annual grasslands are typically dominated by non-native species, but with appropriate management native plant species can be encouraged.

VERNAL POOL AND VERNAL SWALE

Vernal pools are seasonally flooded depressions that pond water during the rainy season. They lack a drainage outlet and due to slow-draining soils these depressions retain water for an extended period. This combination of persistent water and soils is conducive to native species and vernal pools tend to have high species diversity and support many rare plant and animal species. Vernal pools in Rio Vista are limited and such resources would likely only be affected by the City through future land annexations.

WILDLIFE

The Sacramento San Joaquin Delta supports a diversity of plant, bird, mammal, fish and aquatic species. Rio Vista is fortunate to be located adjacent to this rich biological diversity. Within the City of Rio Vista the biological diversity is much more limited. Migratory and wintering wildlife include waterfowl, shorebirds, and raptors that congregate primarily on agricultural lands north of Airport Road. Concentrations of snow geese, tundra swans, white-fronted geese, pintails, and mallards are among the more visible species that are attracted to the Delta. Large amounts of waste grain and winter wheat provide foraging habitat, and seasonally flooded fields provide both food and roosting habitat.

The Delta also is home to an abundance of wintering raptors, including red-tailed hawk, ferruginous hawk, rough-legged hawk, white-tailed kite, American kestrel, sharp-shinned hawk, Cooper's hawk, and peregrine falcon. During winter, raptors forage opportunistically throughout the Delta on rodents that become accessible because of flooded fields and other agricultural activities.

SPECIAL-STATUS FISH AND AQUATIC SPECIES – Update based on PlaceWorks Research

The Delta contains fish and other aquatic species that have been identified by state or federal agencies as species at risk. Chinook salmon, steelhead trout, green sturgeon, Delta smelt, longfin smelt, and splittail are present either year-round or seasonally. Some species, like the chinook salmon, steelhead trout, and green sturgeon, are seasonal; others, such as Delta smelt, longfin smelt, and Sacramento splittail, are year-round residents in the Delta. Other aquatic species that could inhabit the area include the Southwestern pond turtle and vernal pool fairy shrimp.

SPECIAL-STATUS PLANTS – Update based on PlaceWorks Research

Special-status plant species potentially occurring in the planning area are defined as at-risk species with known populations in or near the planning area, or species found in habitats identical or similar to those found in the planning area. The California Department of Fish and Game's Natural Diversity Data Base indicates that six special-status plant species are known to occur in the planning area. All are wetland-associated species from wetland habitats that occur along margins of large waterways or within the confines of the levee system (i.e., in-water islands or large remnant marshes). Reference "Appendix A of the General Plan Final EIR" for a list of the special-status plant species known or with the potential to occur in the planning area.

SENSITIVE LOCAL RESOURCE AREAS

Figure XX-X identifies “Sensitive Local Resource Areas” (SLRAs), areas in or adjacent to the City where one or more of the resources identified Element may be concentrated or that may feature several of these resources. SLRAs are defined as areas possessing one or more natural resources that, when taken together, create a feature that is uniquely representative of Rio Vista’s character. The SLRAs are mapped in *Figure XX-X* are to be either preserved to the extent feasible during the course of development or actively managed to the extend feasible to enhance the existing resources.

7.4 Historic and Cultural Resources

The Delta possesses a unique blend of historic and archaeological resources. Until the Gold Rush of the 1840s and 1850s, the Delta was a network of waterways and natural islands of sand and peat. The levee system that evolved between the 1850’s and the present represents a unique human-made landscape that contributes to the rich historic heritage of the Delta as a whole and to Rio Vista as a Delta community.

The Rio Vista Museum on Front Street houses most of the documentation of Rio Vista’s history. While the community is rich in its history—with numerous homes and commercial buildings dating back to the mid-19th century and the settlement of Chinese immigrants—there is no historic district in Rio Vista, nor do any programs exist to promote or preserve its historic structures or sites.

HISTORIC RESOURCES

Rio Vista’s historic resources continue to play a vital role in maintaining the community’s character. The city’s rich historical context needs to be called out and preserved for future generations. The City’s overall preservation objectives are to identify, protect, and encourage preservation of Rio Vista’s historic and cultural resources throughout the City. This element establishes the policies and implementing actions to guide the City’s achievement of its preservation objectives.

While structures and areas of Rio Vista may not have official designation as historic resources, the buildings remaining from Rio Vista’s early years are among the most compelling features of the community. An inventory of buildings demonstrating qualities that contribute to the historic character and charm of Rio Vista has been completed (see Figure XX.X). The City does not have specific regulations regarding the reuse or modification of these historic structures. However, any modifications to identified historic structures that are subject to review under CEQA, will be evaluated for significance and the City will strive to preserve the qualities that make these buildings an asset to the entire community.

CULTURAL RESOURCES

The Sacramento River and associated Delta provide a resource-rich environment to the native peoples that occupied the region prior to European settlement. Artifacts of these peoples are considered significant cultural resources and must be handled appropriately when discovered. Due to the high level of disturbance in Rio Vista, first for Delta reclamation and later for agricultural operations, Rio Vista has a generally low level of sensitivity for prehistoric cultural resources.

Significant development projects, such as Brann Ranch or Riverwalk, are required to conduct assessments of cultural resources within the project entitlement review and then are required to maintain specific practices during site grading to minimize the potential for damage of cultural resources.

7.5 Air Quality

Revise Air Quality based on PlaceWorks research and analysis.

Air is a critical environmental resource that must be protected. Rio Vista enjoys good air quality due to the Delta breezes and the community's relative distance from the large urban areas of the Bay Area and Central Valley. Nevertheless, without conscious efforts to achieve and maintain air quality standards, threats to the public health may result from degraded air quality. Degradation of air quality is caused, in part, by emissions of pollutants from motor vehicles, as well as by commercial and industrial development. Agricultural activities and wood-burning stoves also affect air quality.

Both the state and the federal Environmental Protection Agencies (EPAs) have established ambient air quality standards for six key air pollutants by which overall air quality is measured. These six pollutants are photochemical ozone, carbon monoxide, sulfur dioxide, nitrogen dioxide, particulate matter 10 microns or less in diameter (PM₁₀), and lead.

The Sacramento Valley Air Basin, of which Rio Vista is a part, meets each of the ambient air quality standards except ozone (state and federal standards) and PM₁₀ (state standards). Ozone forms when precursor pollutants (i.e., hydrocarbons and nitrogen oxides) react together in sunlight. Sources of ozone precursors include motor vehicles, petroleum and chemical industries, consumer products, and dry cleaning. From 80 to 90 percent of carbon monoxide emissions results from motor vehicles burning gasoline incompletely. The Yolo-Solano Air Quality Management District (YSAQMD) is the agency responsible for protecting human health and property from the harmful effects of air pollution. The YSAQMD has jurisdiction over the northeast portion of Solano County, from Vacaville on the west to Rio Vista on the south. The District is governed by an air quality management board composed of representatives from both the County Board of Supervisors and the mayors and city council members from the cities within the District.

7.6 Farmland, Mineral and Natural Gas Resources

Farming and natural gas extraction have both played significant roles in Rio Vista's economy in the past. Today, farming in the vicinity of Rio Vista has diminished and economic activity in the City related to farming is relatively limited. Similarly, extraction of natural gas has diminished as gas reserves have become depleted and less productive. Mineral resources in the form of soils,

FARMLAND

The lands surrounding Rio Vista contain large tracts of land in active agricultural use. These tracts include lands that are actively farmed or in a temporarily fallow condition (i.e., fallow for less than 2 years) and other lands that are left vacant for natural gas extraction and wind energy facilities. There is very little active agriculture within the City, limited primarily to cattle grazing on lands north of Airport Road.

Although Rio Vista has not designated any of its lands in the city limits for agricultural uses, preservation of farmland is a critical component in maintaining the community's rural, small-town character. Rio Vista supports agriculture outside the municipal boundaries. If the City develops and expands, it will continue to promote agricultural conservation practices and will oppose premature conversion of farmland in adjacent unincorporated areas.

MINERAL RESOURCES

The alluvial depositions of sand and gravel along the historic course of the Sacramento River represent an important resource. Historically, mining of sand and aggregate has occurred on lands north of Airport Road. Property owned by the State Department of Water Resources has been mined since the 1980s and mining operations continue to the north of the Rio Vista city limits.

Areas located close to Airport Road and generally north of the City's Business Park were mined in the early 2000's and since that time riparian vegetation has become established. This area now approximates young riparian forest and demonstrates that following completion of mining operations, land can be restored for use in various ways, including the establishment of naturalized landscapes. The City will consult with the Department of Water Resources to determine ultimate plans for the use of this land and, if feasible, the City will encourage public access in these naturalized areas.

NATURAL GAS WELL RESERVE SITES

Natural Gas well reserve sites are found both within the City and on surrounding unincorporated lands. The presence of natural gas resources in areas planned for or developed as urban uses has created challenges in Rio Vista. In some residential developments, existing natural gas wells remain active and homes have been developed immediately adjacent to the well sites. The City recognizes both the importance of energy production and the rights of parties owning wells to continue operations to extract natural gas.

Chapter 13.12 – Natural Gas of the City's municipal code regulates natural gas operations and establishes requirements for a natural gas permit to drill or operate natural gas wells in the City.

State law establishes the minimum setback of urban land uses from active natural gas wells and the City requires appropriate setbacks when reviewing development projects.

Ideally, when an area is developed for urban uses natural gas extraction within the project site would cease and natural gas wells would be properly abandoned. However, rights to extract natural gas may be held by the individual owning a parcel of land or the rights to underground resources (e.g., minerals, natural gas, etc.) may be held by a separate owner. In such cases, natural gas extraction could continue as the project is developed and the new development is occupied. In such cases the design of the project must protect the health and safety of future occupants of the project. Further, the project should be designed to function independently of the land set aside for gas extraction and the visual impact of the well facility should be minimized through appropriate setbacks, screening, and landscaping. Additionally, future owners/occupants in the vicinity of these sites must be informed of the operations relative to safety, noise, traffic, and duration of the operation of such facilities.

7.7 Water Resources and Water Quality

Water resources and the landscapes surrounding water and waterways are resources of critical importance. Rio Vista is fortunate to share its border with the Sacramento River and also has intermittent streams that pass through the City.

SACRAMENTO RIVER DELTA

The principal waterway in the Rio Vista area is the Sacramento River, which borders the City to the east. The river and Delta environs provide a variety of habitat types for wildlife in and around Rio Vista. The Delta Protection Commission (DPC) was created in 1992 to protect and enhance the existing land uses in the Delta: agriculture, recreation, and wildlife habitat. The State of California Delta Plan established the Primary Zone of the legal Delta and includes lands north of Airport Road.

Typically, lands in the Primary Zone would remain undeveloped or only developed for uses directly related to agriculture. Within Rio Vista, land use designations in the 2001 General Plan included an industrial designation west of St. Francis and Study Area east of St. Francis extending along River Road (State Route 84). Various uses have been developed in these areas that are now recognized as legal uses, including Dutra operations, existing residential, existing light industrial uses, State Department of Water Resources operations, and the City's Northwest Treatment Plant (wastewater treatment). Future uses on lands designated for industrial uses in the Delta Primary Zone should have a relationship to and should support agricultural uses.

WATERFRONT

The Sacramento River waterfront, extending from the northernmost industrial uses to the Sandy Beach Regional Park, represent a critically important resource to the Rio Vista community. The 8-acre area—bounded by Highway 12 on the north, Front Street on the west, Main Street on the south, and the Sacramento River on the east—provides a significant opportunity for public and private land uses to effectively link the river and downtown.

Land north of the Rio Vista Bridge extending to the alignment of Airport Road has been designated as part of the North Waterfront District by this General Plan and is anticipated to transition from industrial uses to commercial and residential uses that will enhance public access to the waterfront.

The area extending from the Rio Vista marina to Sandy Beach is designated as the South Waterfront by this General Plan. Included in this area is largely undeveloped land conveyed by the U.S. Army to the City of Rio Vista and this area provides the opportunity for recreational and related commercial uses that would significantly expand public access to the waterfront.

STREAMS AND WATERWAYS

Intermittent stream channels originating in the Montezuma Hills pass through Rio Vista. A primary example of this is the stream channel that passes through the Brann Ranch project area and extends through the open space on the northwest edge of the Trilogy project and drains to lands north of the Rio Vista Airport.

Such stream corridors function as important stormwater channels, but they also provide the opportunities for aligning public trails. The City will support the inclusion of public trails along stream channels and drainage corridors.

WATER SUPPLY AND WATER QUALITY

Providing domestic water service and ensuring the protection of water quality are key priorities of the City. These functions are described in detail in the Public Facilities and Services Element. In brief, the City relies on groundwater for its domestic water needs. The availability of this water is regularly monitored and to date the rate of recharge of groundwater has matched the rate of extraction for domestic use. The City's groundwater supply appears stable and reliable and the City continues to implement regulations that are reducing the amount of water required per person, further ensuring the availability of water as Rio Vista develops.

Local, regional, and state regulations require that water quality be maintained as new development occurs. Improvements that protect water quality primarily relate to drainage facilities. Proposed development projects must include facilities that ensure the rate of runoff leaving a site after development does not exceed the rate of runoff prior to development. Additionally, facilities are required to ensure the quality of storm water runoff (level of contaminants) is reduced to acceptable levels. Key implementing actions to protect water resources involve the use of setbacks, best management practices (e.g., grading, drainage, and erosion control), and site design.

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

GOALS

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 programs for lower energy and water consumption in the City.

GOAL OSC-4: To preserve the rural landscape and to provide residents access to 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.

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

Policy OSC-5: Encourage landowners and developers to preserve the integrity of existing terrain and natural vegetation in environmentally-sensitive areas, such as drainage corridors, wetlands, 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:

- 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 these areas and visual screening of the perimeter landscaping to be installed with project construction. Also, the City shall require a plan for ultimate improvement of the area as either urban development or public lands (not as City park land). Lands constrained by natural gas wells, facilities or rights shall not be credited as City park land.

Policy OSC-9: 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-10: 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. May be able to consolidate this with another policy.

Policy OSC-11: 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-12: Require application of the analysis methods and significance thresholds recommended by the Yolo-Solano Air Quality Management District to determine a project’s air quality impacts.

Policy OSC-13: Promote energy conservation programs for all utility users and encourage active and passive solar energy design in building and site development.

Policy OSC-14: Encourage public and private efforts for the preservation of historic and architecturally significant buildings and sites, archaeological sites, and other landmarks.

Policy OSC-15: 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 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. If a drainage corridor, wetland set aside, hilltop, or other sensitive area is proposed 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 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: 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-7: 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).