

CITY OF RIO VISTA GENERAL PLAN UPDATE

GPWG MEETING #15 // MAY 4, 2023



MEETING AGENDA

- ➔ Draft Land Use Element
- ➔ Revised Draft Land Use Map
- ➔ Draft Open Space & Conservation Goals, Policies, and Implementation Programs
- ➔ Circulation Element Update
- ➔ Next Steps

LAND USE ELEMENT



Draft Land Use Element

- ➔ Preliminary Draft Land Use Element has been provided to the GPWG
- ➔ Purpose of this review:
 - ➔ Generally, are the important themes and values related to land use included in the Draft Element?
 - ➔ Generally, is the format, presentation and level of detail consistent with GPWG expectations?

Draft Land Use Element

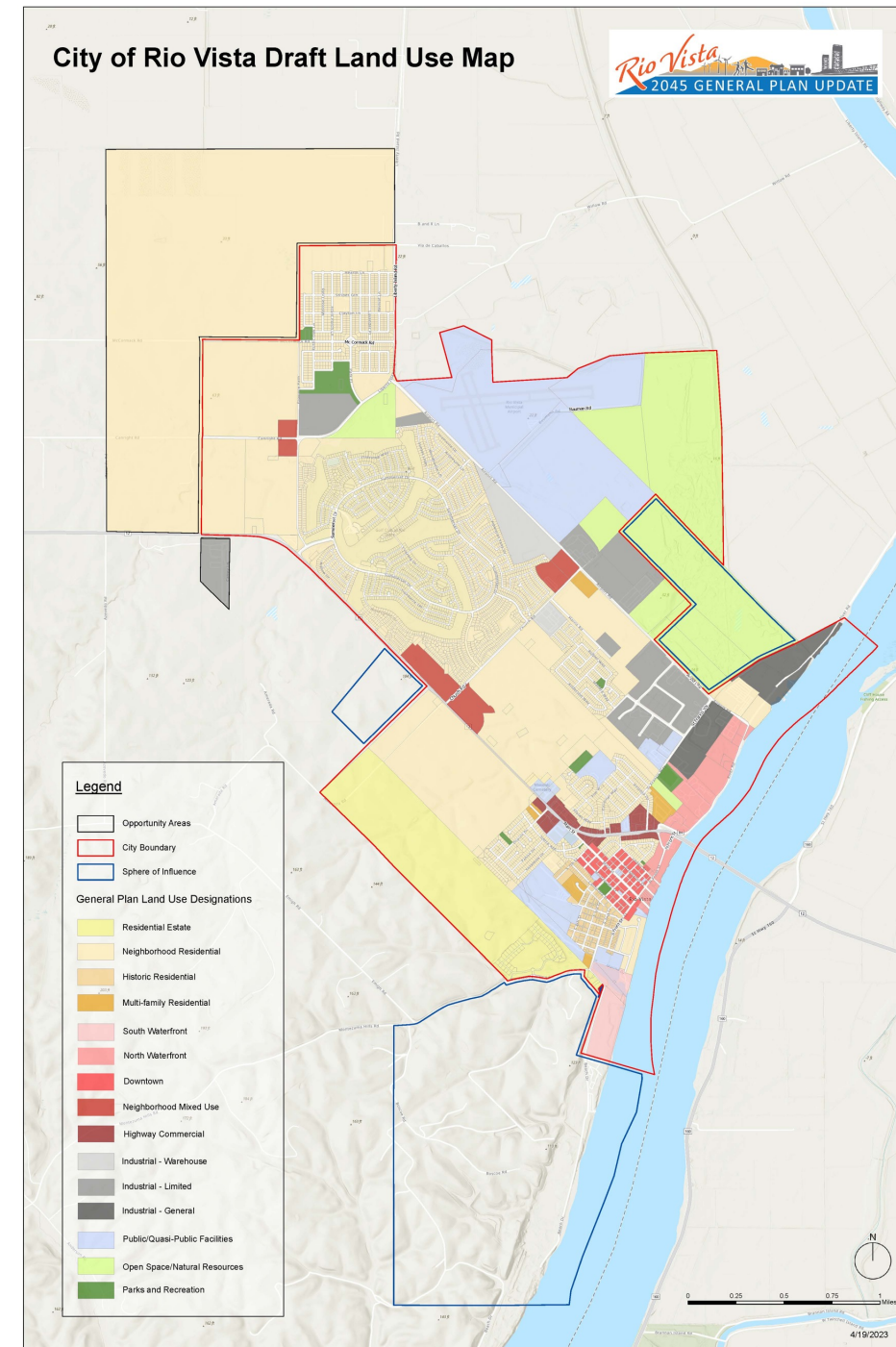
- ➔ Addresses the following topics:
 - ➔ Community Character – features that contribute to the town’s character/identity
 - ➔ Future Land Use and Development Patterns
 - ➔ Land Uses Today in Rio Vista (in-progress)
 - ➔ Development Projections (Residential and Employment)
 - ➔ Waterfront and Downtown

UPDATED LAND USE MAP

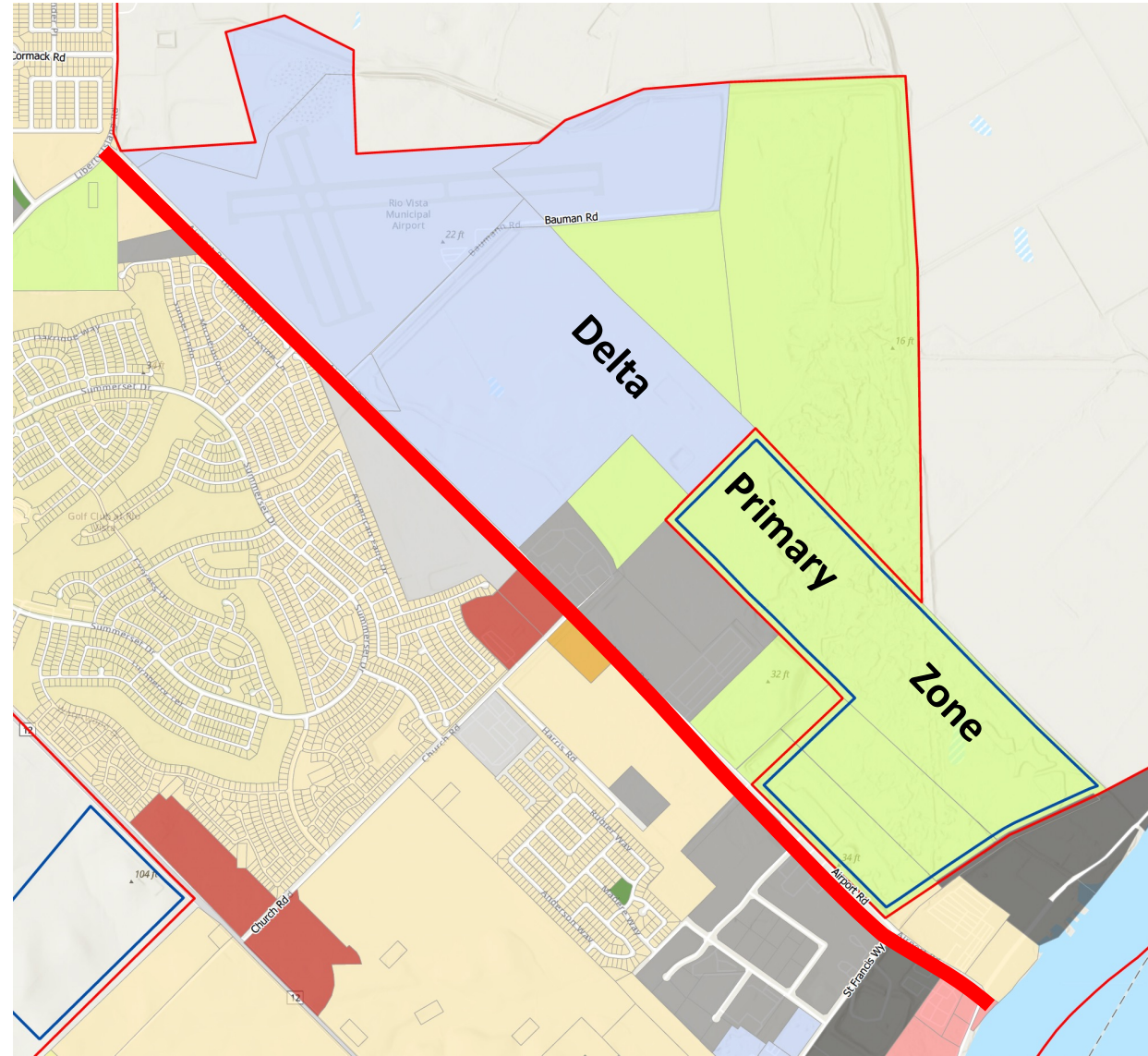


Draft Future Land Use Map

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



Delta Primary Zone



DRAFT OPEN SPACE GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS



Draft Open Space and Conservation Element

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

Draft Open Space Goals, Policies, and 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.



Draft Open Space Goals, Policies, and Programs

GOALS

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.



Draft Open Space Goals, Policies, and Programs

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.



Draft Open Space Goals, Policies, and Programs

POLICIES

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

Draft Open Space Goals, Policies, and Programs

POLICIES

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 sites, 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.



Draft Open Space Goals, Policies, and Programs

POLICIES

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.

Draft Open Space Goals, Policies, and Programs

POLICIES

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.



Draft Open Space Goals, Policies, and Programs

POLICIES

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.



Draft Open Space Goals, Policies, and Programs

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.



Draft Open Space Goals, Policies, and Programs

IMPLEMENTATION PROGRAMS

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.



Draft Open Space Goals, Policies, and Programs

IMPLEMENTATION PROGRAMS

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.



Draft Open Space Goals, Policies, and Programs

IMPLEMENTATION PROGRAMS

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.



Draft Open Space Goals, Policies, and Programs

IMPLEMENTATION PROGRAMS

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).



Draft Open Space Goals, Policies, and Programs

IMPLEMENTATION PROGRAMS

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Circulation Element Update

- ➔ Roadway segment count data has been collected
- ➔ Evaluating cut-through traffic in the City, as a result of travelers on Hwy 12 trying to avoid congestion
- ➔ TAZ boundaries for the travel demand model have been updated and incorporating into the model
- ➔ Drafting of the existing conditions report is underway

Next Steps/Information Items

- ➔ Preparation of Draft Open Space & Conservation Element
- ➔ Writing of the Draft Public Facilities Goals, Policies, and Implementation Programs
- ➔ Next GPWG meeting – June 1, 2023

THANK YOU!

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