



RIO VISTA GENERAL PLAN WORKING GROUP

**WALT STANISH - CHAIRMAN
LISA HECHTMAN – VICE CHAIR
EDWIN OKAMURA
TOM DONNELLY
EMMETTE KEITH HOLTSLANDER
JUDITH ADAMSON
ARTHUR DARDEN**

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

**REGULAR MEETING
IN PERSON AND TELECONFERENCE**

DRAFT MINUTES

Thursday, August 3, 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

PRESENT: Chairman Walt Stanish, Vice Chair Lisa Hechtman, Tom Donnelly, Emmette Holtslander, Judith Adamson, Arthur Darden, Lisa Duke and Rick Dolk

ABSENT: Edwin Okamura

Chairman Stanish opened the meeting at 5:00PM

2. PUBLIC COMMENT – See instructions on Page 1

Public comment was not received.

3. ACTION ITEMS

3.1 Approve the minutes from June 1, 2023.

Motion to approve the minutes from June 1, 2023 by committee member Darden and second by committee member Dolk, passed by the following roll call vote:

AYES: Chairman Walt Stanish, Vice Chair Lisa Hechtman, Edwin Okamura, Tom Donnelly, Emmette Holtslander, Judith Adamson, Arthur Darden

NOES: None

ABSENT: Edwin Okamura

4. DISCUSSION ITEMS

4.1 Public Facilities and Services Element

The Public Facilities and Services Element includes public improvements and services that directly affect the lives of Rio Vista residents. The consultant team has worked with City staff on developing the Element including the draft Goals, Policies, and Programs. The Public Facilities and Services Element covers many topics such as: city buildings and facilities, public safety, city services, public schools, library services, and financing and funding.

Draft Goals, Policies, and Programs (shown below) for the Public Facilities and Services Element were shared with the GPWG committee for review and input.

Goals

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.

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

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

GPWG Comments:

- Non-profits and volunteers are important to the City; add as a goal (goal #5). They help us do more.
- The term “high-quality means different things to different people – “quality” seems more appropriate. We should aim high as a community. Strike-through adequate and add “well serve the needs of the community.”

Policies

Policy PSF-1: Maintain roadways to allow for the safe travel of all vehicles, pedestrians, and bicyclists. Emphasize preventative maintenance to reduce costs associated with roadway replacement.

Policy PSF- 2: Maintain and construct new sidewalks to encourage walking and provide safe facilities for pedestrians.

Policy PSF- 3: New development projects shall construct full frontage improvements, including sidewalks, landscaping, and lighting within the public right of way, and along all project road frontages.

Policy PSF-4: Decommission the Beach Wastewater Treat Plan facility and complete all improvements necessary for the Northwest Wastewater Treatment Plant to serve the entire City through at least 2045.

Policy PSF-5: Require on-site stormwater management system (i.e., “green infrastructure”) design and Low Impact Development (LID) techniques, per the City to improve runoff water quality and decrease runoff volume.

Policy PSF-6: The City shall ensure that new growth pays for the facilities and services it requires without an additional burden to existing residents. The City shall ensure adequate funding is provided to construction, operate, and maintain capital facilities.

Policy PSF-7: The Capital Improvement Program (CIP) shall include expansion of facilities to meet increasing demands as the City grows.

Policy PSF-8: Community Facilities Districts (CFDs) shall be utilized to fund required City infrastructure improvements as well as improvements that directly serve and are within development projects.

Policy PSF-9: Give high priority in capital improvement programming to funding rehabilitation or replacement of critical infrastructure that has reached the end of its useful life or has capacity constraints.

Policy PSF-10: Ensure that police services are efficient and responsive to meeting the public safety priorities of the community.

Policy PSF-11: Maintain emergency response and fire prevention services at levels that minimize the risk of injury and loss of property in the community.

Policy PSF-12: Construct facilities and maintain equipment to provide effective and responsive police and fire protection services throughout the community.

Policy PSF-13: Establish and maintain mutual aid agreements that provide supplemental aid from partnering law enforcement and fire agencies.

Policy PSF-14: Maintain and expand volunteer and community-based policing programs as a strategy to enhance public safety in a cost-effective manner.

Policy PSF-15: The City shall support the efforts of the River Delta Unified School District to obtain adequate funding for new school facilities.

Policy PSF-16: The City shall encourage joint-use of facilities and coordinated park and recreation programs with the River Delta Unified School District.

Policy PSF-17: The City shall support the River Delta Unified School District's efforts to identify appropriate locations for future schools.

Comments and revisions were provided by GPWG members to the consultant team.

PROGRAMS

Draft implementation program statements (total of 17) were shared with the GPWG for their review. Draft programs are shown below:

Program PSF-1 Conduct an analysis to determine the need for an additional Fire Station to serve the community under the 2045 General Plan build out. Consider size and configuration of the station, staffing required and optimal location.

Program PSF -2: Conduct an analysis to determine the appropriate location, size, and configuration of a permanent Police Station.

Program PSF -3: Update the Park Master Plan every ten years.

Program PSF-4: Implement the Beach Treatment plan closure and complete all improvements required to route all wastewater to the Northwest Treatment Plant.

Program PSF-5: Conduct an analysis to determine the size and configuration of the Cord Yard facilities/improvements to meet the needs of the community at General Plan build out.

Program PSF -6: Conduct an analysis of needed future road improvements, sidewalk improvements, bicycle and pedestrian facilities, and road maintenance needs.

Program PSF-7: Prepare a study that identifies improvements to automate pumping during major storm events for the City Hall area and the Edgewater neighborhood.

Program PSF-8: Establish a priority project list for grant funding every five years.

Program PSF-9: AB 1600 Analysis: The City will analyze its development impact fee structure to ensure that fees are (1) adequate to fund capital projects and facilities, (2) based on expansion or provision of new facilities required by growth, and (3) meet all requirements of State law. Once established, development impact fees will be adjusted annually for inflation and construction costs.

Program PSF-10: Every five years a fee study and/or fee update will be completed for community facilities including water, wastewater and storm water rates, citywide user fees, AB1600 fees and rental fees.

Program PSF-11: Maintain a five-year Capital Improvement Program (CIP) for all City public capital projects that identifies priorities, funding sources, and timing for design, construction, and operations. The CIP will be developed in conjunction with the budget and will cover a period of five years from its inception. The CIP will be reviewed, amended, and adopted with the City's budget on an annual or biannual basis, as applicable. The CIP should include grant-funded projects, as well as projects funded from City sources.

Program PSF-12: Establish and review the franchise ordinance and regulations to ensure that the maximum control and leverage can be exercised over telecommunications services and utility services, both in the manner and means of service provision and the granting of easements on City property and rights-of-way. This review will overlap into development standards and regulations, such as the Subdivision Ordinance and other development standards. The City will use expert assistance in reviewing contract and franchise proposals and in conducting negotiations with utilities and private service providers.

Program PSF-13: Review and update the franchise agreement with the current and potential future solid waste franchisers every five years.

Program PSF-14: The City shall consult with the River Delta Unified School District regarding reservation of school sites within proposed development projects.

Program PSF-15: Coordinate recreation, library, and planning efforts with the River Delta Unified School District, Solano County, and other applicable agencies. Such coordination will help to ensure the clustering of community activities and should emphasize expansion and diversity of services and facilities, rather than duplication.

Program PSF-16: Work with the Solano County Airport Land Use Commission to update the Rio Vista Airport Land Use Compatibility Plan as needed. Consult with the Federal Aviation Administration on the Airport Land Use Plan as needed.

Program PSF-17: Review uses of technology to provide better customer service via only information and services (i.e., GIS, new financial system, online permits).

4.2 DRAFT LAND USE AND COMMUNITY CHARACTER ELEMENT

A Preliminary Draft Land Use and Community Character Element was provided to the GPWG in early May for their review and input. The Goals, Policies, and Implementation Programs section has been revised. An updated draft element in a formatted layout as it will appear in the General Plan was provided at the meeting for GPWG feedback.

GPWG Comments:

LU 2-3 Future Land Use

- Go on the other side of the river for future development. Expansion of Rio Vista to the other side of the river. It's in another county, so it could be difficult making this happen (Paul). Add discussion on expansion across the river in the LU Element and new program. Additional paragraph expansion. Show it as planning area (does not have legal standing)
- What is the architecture in Rio Vista? There is a character we're striving for. Early 20th Century "Eclectic" and or early 20th century small town. Adjust language of how to address architecture as eclectic or multiple styles should be described.
- The functions of the library are changing. Include how many people visit the library per week/month.
- Landfill should be described as a potential park site.
- Arthur - discuss City branding in the General Plan
- Also, public art should be mentioned in one or more of the GP elements.
- Old army base (south study area/south river park) has potential in recreation and events.

4.3 DRAFT OPEN SPACE AND CONSERVATION ELEMENT

A preliminary Draft Open Space and Conservation Element was provided to the GPWG back in June. The goals, policies, and implementation programs section has been revised per GPWG input since that meeting. The consultants shared an updated draft element (text and graphics) in a layout as it will appear in the General Plan.

4.4 NEXT STEPS

The September meeting will focus on the draft Introduction chapter and draft Noise Element of the General Plan, as well as the draft Circulation Goals, Policies, and Programs. In the October meeting, GPWG will see the complete first draft of the Safety Element, the Goals, Policies, and Implementation Programs of the Economic Development, and complete additions of the Environmental Justice element. On November 2, 2023, the GPWG will view the complete first draft of the Economic Development and the complete first draft of the Mobility and Circulation element. On December 7, 2023 we will review the comprehensive draft General Plan.

5. Information Items

No updates

6. Staff announcements/comments

No items

7. Adjournment

Chairman Stanish adjourned the meeting at 6:45 PM

Krystine Ball, General Plan Working Group Clerk