



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.

One Tap Mobile: +16699006833,,85853695594# US (San Jose)

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Meeting ID: 858 5369 5594

Weblink: <https://us06web.zoom.us/j/85853695594>

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 BY
TELECONFERENCE**

**AGENDA
THURSDAY, OCTOBER 5, 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 September 7, 2023, minutes.

4. DISCUSSION

- 4.1 Review of Planning Area Boundaries
- 4.2 Draft Safety Goals, Policies, and Programs
- 4.3 Next Steps

5. INFORMATION ITEMS

- 5.1 California Forever/ Flannery Associates update

6. STAFF ANNOUNCEMENTS/COMMENTS

- 6.1 None

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 October 5, 2023, Regular Meeting of the General Plan Working Group was posted and available for review on or before September 28, 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**

MEETING DATE: October 5, 2023

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

**MEETING TOPICS: Review of Planning Area Boundaries
Preliminary Draft Safety Element Goals, Policies, and Programs**

REVIEW OF PLANNING AREA BOUNDARIES

The General Plan Consultant Team will review the proposed Planning Area boundaries of the Rio Vista 2045 General Plan. On the most recent version of the Draft Land Use Map presented to the GPWG, the land north of Highway 12 in the Planning Area surrounding Brann Ranch (outside the City limits) has been identified as Neighborhood Residential.

Flannery Associates/California Forever has recently disclosed plans for development of a new city/community in Solano County. The development footprint of California Forever is not yet known, but it is very likely this group will pursue major development to the west of Rio Vista and the California Forever proposal merits reconsideration of the Planning Area boundary. On September 19, 2023, the City Council discussed the City's sphere of influence. Within that discussion the Council expressed support for an expanded Planning Area in order to maintain as much control as possible over land adjacent to the City.

A revised map with the proposed Planning Area boundary (Attachment A) is provided for review and feedback by the GPWG committee. The changes proposed include expanding the Planning Area southwest of Highway 12 and changing the land use designation of the Planning Area from Neighborhood Residential to Study Area. Under this approach a section would be added to the Land Use Element describing the City's interests and expectations for uses in the Planning Area, but no specific urban land use designation would be applied.

PRELIMINARY DRAFT SAFETY ELEMENT GOALS, POLICIES, AND PROGRAMS

The Safety Element establishes policies and programs intended to minimize the risk of personal injury, loss of life and property damage associated with natural and man-made hazards. The consultant team is in the process of preparing the Safety Element. As a first step, the team has prepared draft Goals, Policies and Programs for the GPWG's consideration. The team is concurrently preparing the discussion portion of the Safety Element and GPWG input on the preliminary draft Goals, Policies and Programs will assist the team in preparing a complete draft Safety Element. Staff will revise the Safety Element Goals, Policies and Programs based on GPWG comments and will also continue to refine these provisions to ensure the Safety Element effectively serves the community and that it meets all requirements established under State law. Staff anticipates presenting the complete draft Safety Element to the GPWG at its November meeting.

Attachment A: Draft Land Use Map (Revised Sept. 2023)

Attachment B: Preliminary Draft Safety Element Goals, Policies, and Programs

GOALS

Goal SE-1 To avoid loss of life and minimize damage to property from natural and human-caused hazards.

Goal SE-2 To maintain emergency response services that meet the needs of the community.

Goal SE-3 To increase the resilience of the community to climate change.

POLICIES

Policy SE-1 The most recent version of the Solano County Multi-Jurisdictional Hazard Mitigation Plan, City of Rio Vista Annex, certified by FEMA, is hereby incorporated into this Safety Element by reference, as permitted by California Government Code Section 65302.6.

Policy SE-2 The City will strive to ensure that emergency preparation and response materials are available to all residents in multiple languages and in formats appropriate for people with access and functional needs.

Policy SE-3 Coordinate with emergency responders to maintain potential evacuation routes, including roadway improvements as needed.

Policy SE-4 Ensure City infrastructure in 100-year, 200-year, and 500-year floodplains conform to existing 100-year and 200-year floodplain elevation standards and can adapt to increased flooding.

Policy SE-5 Site critical and lifeline facilities, including police and fire stations, hazardous material storage facilities, bridges, and large public assembly halls, outside of hazardous, including flood hazard zones, sea level rise hazard areas, seismic and geologic hazard areas, and adjacent to hazardous materials facilities.

Policy SE-6 Plan for adequate firefighting infrastructure, including water supply and pressure, road and building clearance for firefighting vehicles, and clear and legible street signage throughout the community.

Policy SE-7 Minimize the potential for loss of life and property resulting from wildfire through community outreach and the development review process.

Policy SE-8 Prohibit the location of new hazardous waste storage facilities or land uses that use hazardous materials in areas subject to flooding during 100-year and 200-year storm events.

Policy SE-9 When reviewing any entitlements for residential uses on lands that contain natural gas wells or facilities, require a well/facility maintenance plan and a detailed safety plan that includes emergency response procedures.

Policy SE-10 Incorporate shade structures, installation of green space, public drinking water facilities, and heat-resilient building techniques into public and private projects, as

feasible, to ensure that key public facilities, are adequately protected and residents and visitors can prepare for extreme heat.

PROGRAMS

Program SE-1 Collaborate with interested service providers and the County to update and implement the Solano County Multi-Jurisdictional Hazard Mitigation Plan every five years and ensure that it is certified by FEMA.

Program SE-2 Implement SB 1137 to prohibit the development of gas wells within 3,200 feet of a sensitive receptor, including but not limited to, residences, schools, and medical facilities.

Program SE-3 Prepare and update the Emergency Operations Plan every five years and ensure that City departments are prepared to efficiently carry out assigned functions.

Program SE-4 Pursue funding to retrofit City infrastructure in 100-year, 200-year, and 500-year floodplains as identified in the City of Rio Vista Annex of the Solano County Multi-Jurisdictional Hazard Mitigation Plan and in coordination with Solano County Water Agency and Solano County Reclamation and Levee Districts.

Program SE-5 Evaluate storm drainage culverts and bridges along designated floodplains to ensure they are designed to accommodate, at a minimum, 200-year flood volumes.

Program SE-6 Work with public and private property owners within mapped wildland-urban interface areas to establish and maintain fire defensible space, fire-resistant landscaping, vegetation clearance, emergency access roads, and firefighting infrastructure.

Program SE-7 Continue to implement fire prevention programs as follows:

- Present annual Fire Prevention Week at local schools.
- Assist businesses in preparing their fire prevention programs upon request.
- Conduct fire extinguisher demonstrations to service clubs and businesses upon request.
- Conduct fire inspections through the business license approval procedure.
- Carry out routine fire inspections to the extent possible, as feasible based on staff availability.

Program SE-8 Seek grant funding and other support to ensure that public facilities are resilient to climate-related hazards. Prepare plans to provide critical and lifeline facilities, including water and wastewater systems, emergency and medical services, and heating and cooling centers, with adequate backup power supplies to support operations during a severe weather or extreme heat event that disrupts power service.

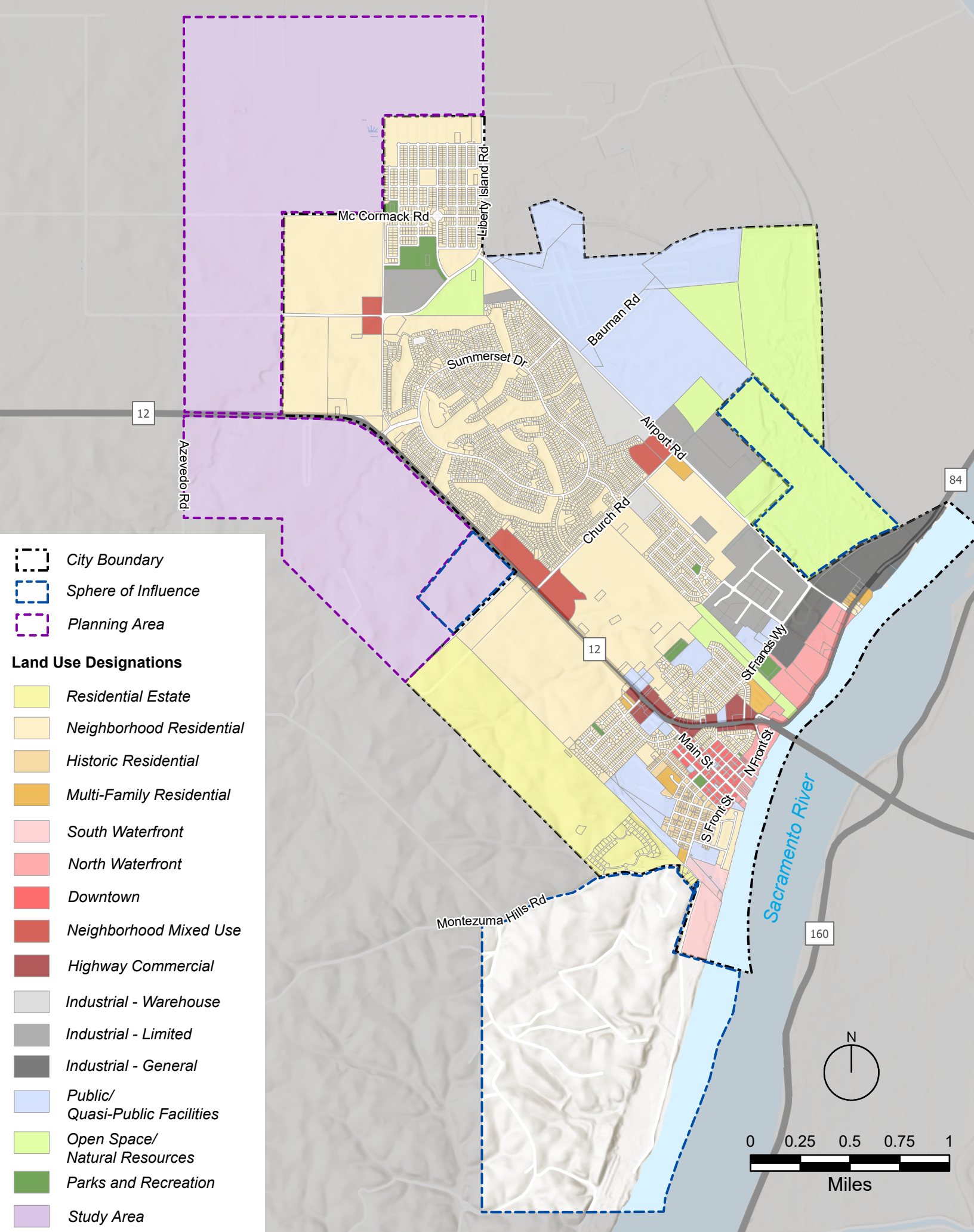
Program SE-9 Establish a network of equitably located resilience centers throughout Rio Vista and ensure that resilience hubs are situated outside of areas at risk from hazard impacts to the extent possible, offer refuge from extreme heat and other hazardous events, and are equipped with renewable energy generation and backup power supplies. Such facilities should be in easily accessible locations and available to all community members.

Program SE-10 Provide the community with information about the health effects of extreme heat and severe weather and measures to minimize heat exposure, negative health effects, weatherization of homes, and damage to property.

Program SE-11 Seek funding to install shade structures, trees, and public drinking water facilities at public facilities, including parks and the Rio Vista Boat Launch.

Program SE-12 Conduct Community Emergency Response Team trainings to provide more community members with the tools to respond to disasters.

DRAFT



Source: Solano County 2022, US Census Bureau 2022, Interwest 2023, ESRI