



**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, OCTOBER 5, 2023**

**5:00 P.M. – REGULAR MEETING**

**CITY HALL COUNCIL CHAMBERS  
ONE MAIN STREET  
RIO VISTA, CALIFORNIA 94571**

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**1. CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE**

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

**ABSENT:** None

Chairman Stanish opened the meeting at 5:00 PM

**2. PUBLIC COMMENT**

Public Comment was received.

### **3. ACTION ITEMS**

#### **3.1 Approve the Minutes from September 7, 2023**

Motion to approve the minutes from September 7, 2023, by committee member Holtslander and second by committee member Okamura, 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:**

### **4. DISCUSSION ITEMS**

General Plan consultant team members from Interwest and PlaceWorks were in attendance for the meeting with the General Plan Working Group Committee.

#### **4.1 Review of Planning Area Boundaries**

- 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. 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.
- 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.
- No specific urban land use designation would be applied.
- Will proceed with changes to the proposed land use map as shown in the meeting.

## 4.2 Safety Element Overview and Preliminary Draft Safety Goals, Policies, and Programs

### Overview of the Safety Element

- Mandatory part of a General Plan.
- Identifies hazards of concern.
- Helps protect the city against natural disasters and other hazards.
  - Sea level rise
  - Flooding
  - Hazardous materials
  - Emergency evacuations
  - Earthquakes
  - Other topics of concern

### Why Update the Safety Element?

- Update background information and policies
- Syncing with the Housing Element
- Incorporation of the Local Hazard Mitigation Plan
- Consistency with other documents
- Eligibility for grant funding

### SB 1241: Increased requirements for flood and wildfire sections.

- Identify responsible agencies for protecting against these hazards and ensure continued coordination.
- Refine current policies to minimize the risk for new buildings and essential facilities.

### SB 379: Requires a Safety Element to address climate change adaptation and resilience.

- Prepare vulnerability assessment to identify the risks from climate change hazards.
- Develop adaptation and resilience goals, policies, and implementation actions to increase community adaptation and build resilience.

### AB 2140: Incorporation of the LHMP

- SB 99 / AB 747: Show and assess evacuation routes and evacuation-constrained areas.

### Climate Change Vulnerability Assessment

- Identifies how people and key community assets may be affected by climate change.
- Evaluates availability of existing policies or programs to help people avoid or recover from impacts.
- Local impacts of climate change

- Sea level rise and increased shoreline flooding along the Sacramento River.
- More intense rainfall and severe weather events.
- Increase in frequency of drought conditions.
- More frequent extreme heat events.

#### Identified Key Vulnerabilities

- Rio Vista populations and community assets are most vulnerable to inland flooding.
- Households in poverty, immigrant communities, outdoor workers, and low-resourced people of color are the most vulnerable populations.
- The most vulnerable buildings and infrastructure include bridges, major roadways such as SR-12, Rio Vista Airport, Rio Vista Marina, and homes.
- Economic drivers are most vulnerable to sea level rise and extreme heat, with agricultural land and outdoor recreation and tourism being the most vulnerable.
- Public transit access is the most vulnerable key service, with many other key services highly vulnerable to inland flooding.

#### 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 team has prepared draft Goals, Policies and Programs for the GPWG's consideration and review.
- After tonight, the team will continue to refine these provisions to ensure the Safety Element effectively serves the community and that it meets all requirements established under State law.

#### Topics for Discussion

- Do the draft goals, policies, and programs cover the City's key desired outcomes related to public safety?

#### Property Owner Request

- Jared Graham, owner of 1015 Airport Road, Parcel C (5 acre site)
- Property is currently designated Neighborhood Residential on the Draft General Plan land use diagram
- Neighborhood Residential – single-family homes at up to 7.5 dwellings per acre

- Mr. Graham is requesting a designation that allows higher density and multi-family as well as single family dwellings
- Property is not subject to airport flight zone restrictions to land uses or building heights. Residential is appropriate for this property.
- Greater diversity of housing, including single-family homes, townhouses, and potentially some multi-unit, could accommodate a wider range of housing needs for families, young professionals, and retirees.
- Property's location, accessibility, and infrastructure make it a suitable candidate for higher density development and efficient use of infrastructure.
- A well-designed higher density project can provide a more walkable environment and greater sense of community.

#### **4.3 Next Steps**

GPWG meeting – November 2, 2023

- Safety Element: Complete First Draft
- Economic Development: First Draft (TBD)

GPWG meeting – December 7, 2023

- Comprehensive Draft General Plan Review

#### **5. INFORMATION ITEMS**

None

#### **6. ADJOURNMENT**

Chairman Stanish adjourned the meeting at 6:22PM

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Krystine Ball, General Plan Working Group Clerk