

# CITY OF RIO VISTA GENERAL PLAN UPDATE

GPWG MEETING #19 // OCTOBER 5, 2023



# MEETING AGENDA

- ➔ Review of Planning Area Boundaries
- ➔ Preliminary Draft Safety Goals, Policies, and Programs
- ➔ Property Owner Request
- ➔ Next Steps
- ➔ Information Items

# Review of Planning Area Boundaries



# 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 likely major development west of Rio Vista
- ➔ The California Forever proposal merits reconsideration of the Planning Area boundary.

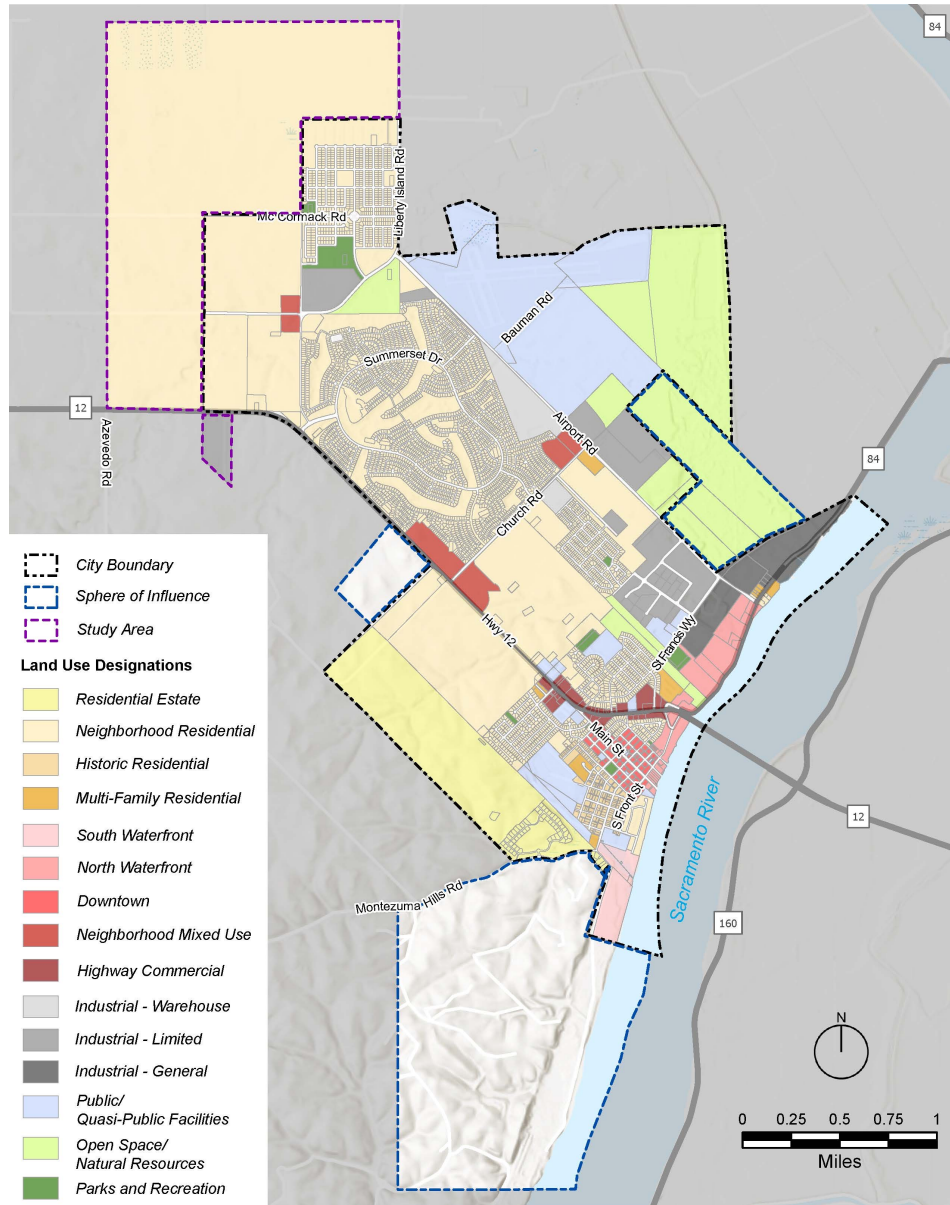
# Review of Planning Area Boundaries

- ➔ 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.

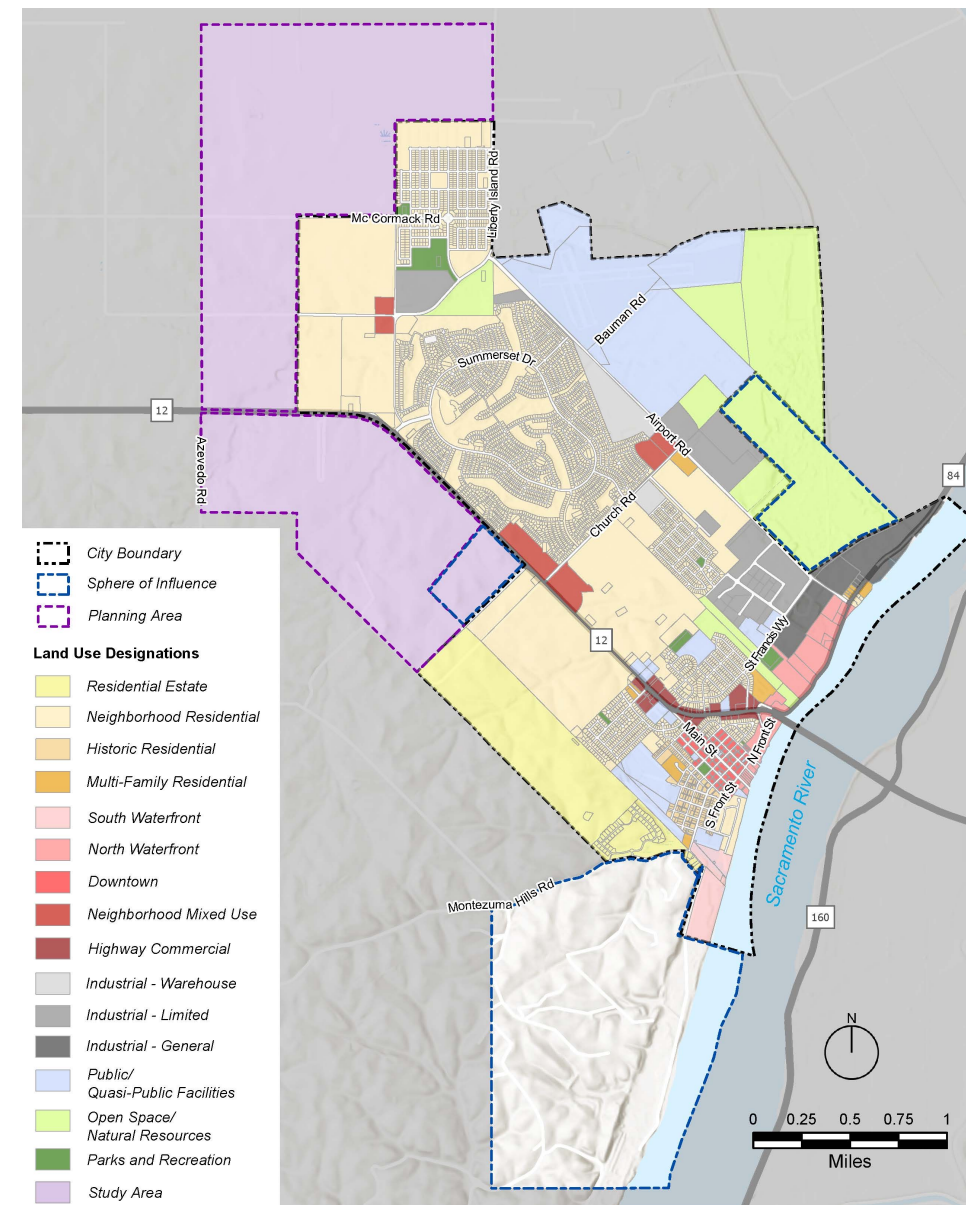
# Proposed Planning Area Adjustments

- ➔ Expand the Planning Area southwest of Highway 12.
- ➔ Change the land use designation of the Planning Area from Neighborhood Residential to Study Area.
- ➔ Add a section 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.

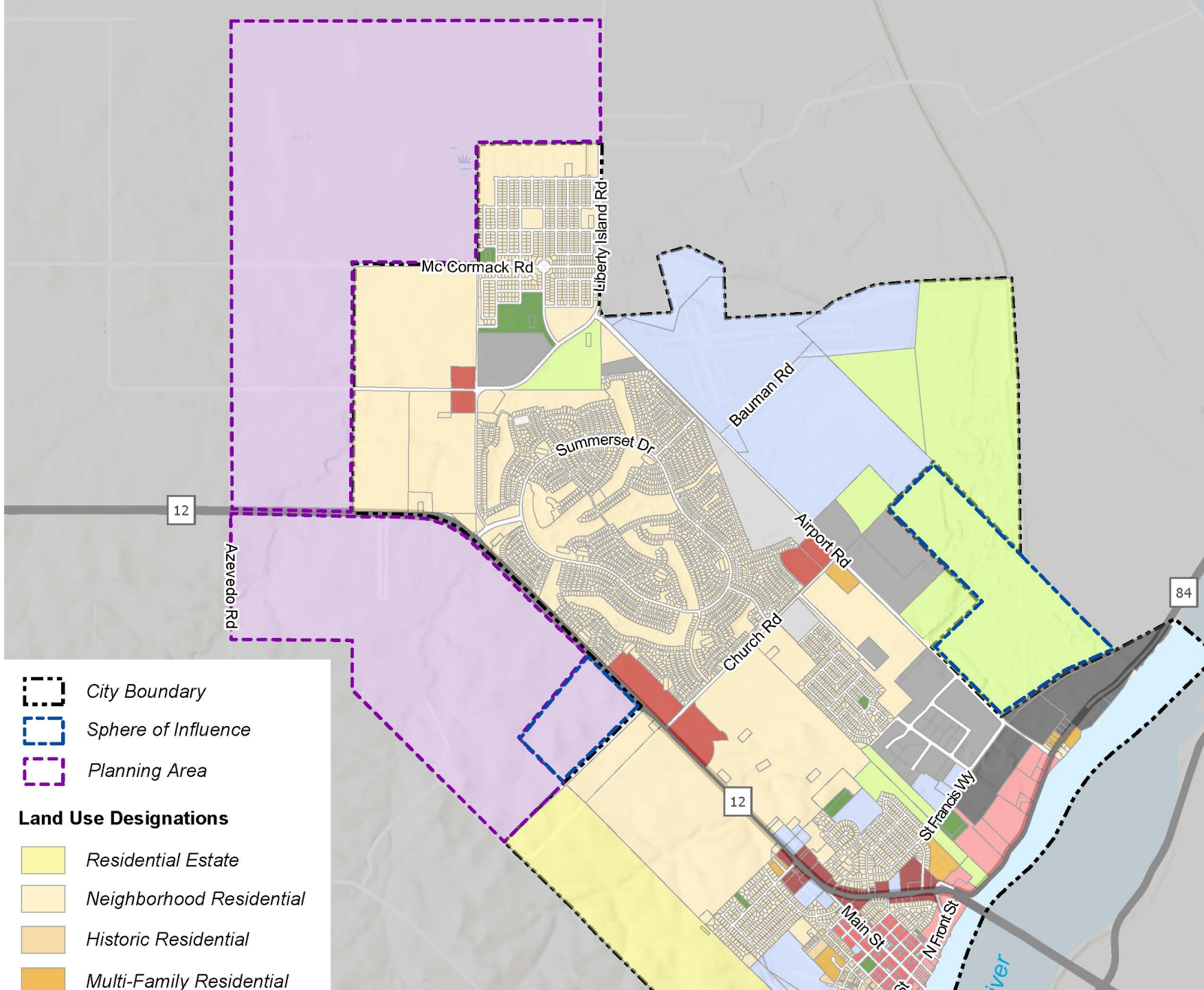
# Review of Planning Area Boundaries



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



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





# Overview of the Safety Element

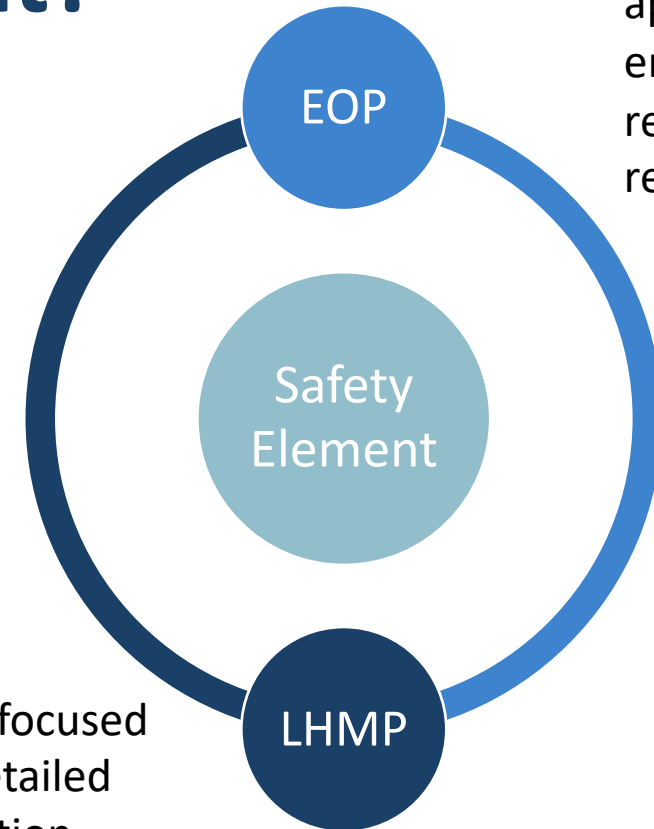


# What is a Safety Element?

- ➔ 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



Details City's approach for emergency response and recovery

Short-term, focused plan with detailed implementation actions

# Safety Element Update per State Law

- ➔ **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.

# Draft Safety Goals, Policies, and Programs



# Safety Element

- ➔ 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.
- ➔ 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.



# Safety Element

## 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.



# Safety Element

## 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:** 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.



# Safety Element

## Policies

**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.

# Safety Element

## Policies

**Policy SE-6:** Require existing unreinforced masonry buildings to be seismically retrofitted, based on an engineering evaluation, if deemed unsafe by a building official.

**Policy SE-7:** Ensure 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-8:** Minimize the potential for loss of life and property resulting from wildfire through community outreach and the development review process.

# Safety Element

## Policies

**Policy SE-9:** Prohibit the location of new hazardous waste storage facilities or land uses that use hazardous materials in areas identified at risk of sea level rise and flooding.

**Policy SE-10:** 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-11:** 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.

# Safety Element

## 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.



# Safety Element

## Programs

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



# Safety Element

## Programs

**Program SE-6:** Pursue funding to improve and retrofit the Rio Vista Marina, Rio Vista Pier, and Rio Vista Boat Launch to withstand King Tide events and sea level rise.

**Program SE-7:** Assess critical and lifeline facilities, including flood control facilities, for seismic safety and earthquake performance to ensure they remain operational after a seismic event. 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.





# Safety Element

## Programs

**Program SE-8:** 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.

# Safety Element

## Programs

**Program SE-9:** Seek grant funding and other support to ensure that public facilities are resilient to climate-related hazards. 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.

# Safety Element

## Programs

**Program SE-10:** 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.

# Safety Element

## Programs

**Program SE-11:** 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-12:** Seek funding to install shade structures, trees, and public drinking water facilities at public facilities, including parks, the Rio Vista Pier, Rio Vista Boat Launch, and Rio Vista Marina.

**Program SE-13:** Conduct Community Emergency Response Team trainings to provide more community members with the tools to respond to disasters.



# Draft Safety Element Update

- ➔ Topics for Discussion:
  - ➔ Do the draft goals, policies, and programs cover the City's key desired outcomes related to public safety?
  - ➔ Additional comments or ideas for discussion

# Property Owner Request

- ➔ Jared Graham, owner of 1015 Airport Road, Parcel C
- ➔ 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 Owner Justification

- ➔ 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.



1015 Airport  
Parcel C





City Property

Harris Road

Extension

Airport Road

Homecoming

1015 Airport Parcel C

Business Park

# Next Steps/Information Items

- ➔ GPWG meeting – November 2, 2023
  - ➔ Safety Element: Complete First Draft
  - ➔ Economic Development: Complete First Draft
  - ➔ Environmental Justice: Proposed Additions to Elements
- ➔ GPWG meeting – December 7, 2023
  - ➔ Comprehensive Draft General Plan Review

# THANK YOU!

GPWG #19 MEETING // OCTOBER 5, 2023

