



The public may participate and provide public comments in person or via Zoom Meeting.

Please be advised that when all Committee Members are attending the meeting in person, the teleconferencing option is provided as a courtesy to the public. If, for any reason, there are technical difficulties, the General Plan Working Group meeting will continue in person, provided there is quorum at the meeting.

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Meeting ID: 858 5369 5594

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

**RIO VISTA GENERAL PLAN WORKING GROUP**

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

**SPECIAL MEETING  
IN-PERSON AND BY TELECONFERENCE**

**AGENDA  
THURSDAY, FEBRUARY 8, 2024**

**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**
- 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 January 11, 2024 minutes.

**4. DISCUSSION**

- 4.1 California Forever Update
- 4.2 Land Use Designations for City-Owned Property Along Airport Rd.
- 4.3 Land Use Designations for Esperson Property
- 4.4 Next Steps

**5. INFORMATION ITEMS**

- 5.1 None

**6. STAFF ANNOUNCEMENTS/COMMENTS**

- 6.1 None

**7. ADJOURNMENT**

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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 January 08, 2024, Special Meeting of the General Plan Working Group was posted and available for review on or before February 1, 2024 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*

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Krystine Ball, General Plan Working Group Clerk



**CITY OF RIO VISTA  
General Plan Working Group  
STAFF REPORT**

**MEETING DATE:** February 8, 2024

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

**MEETING TOPICS:** California Forever Update, Land Use Designations for City-Owned Property, and Land Use Designations for Esperson Property

**CALIFORNIA FOREVER UPDATE**

Since the last GPWG meeting the proponents of California Forever have filed a ballot initiative that, if approved, would amend the Solano County General Plan to include the California Forever project. A link to the full language of ballot initiative is provided on the California Forever website at <https://californiaforever.com>.

The ballot initiative includes a land use map that identifies the boundaries of a first phase of development that includes 18,600 acres generally north and west of Rio Vista that would accommodate approximately 50,000 residents. This first phase of development does not include any land within the currently defined Rio Vista General Plan Planning Area, but does include land directly adjacent to the Planning Area on the north side of Highway 12.

The proposed land uses are rather generalized, including only four designations and those uses being identified as large land areas. In general, the proposed urban land use designations allow for flexibility of uses that include the following:

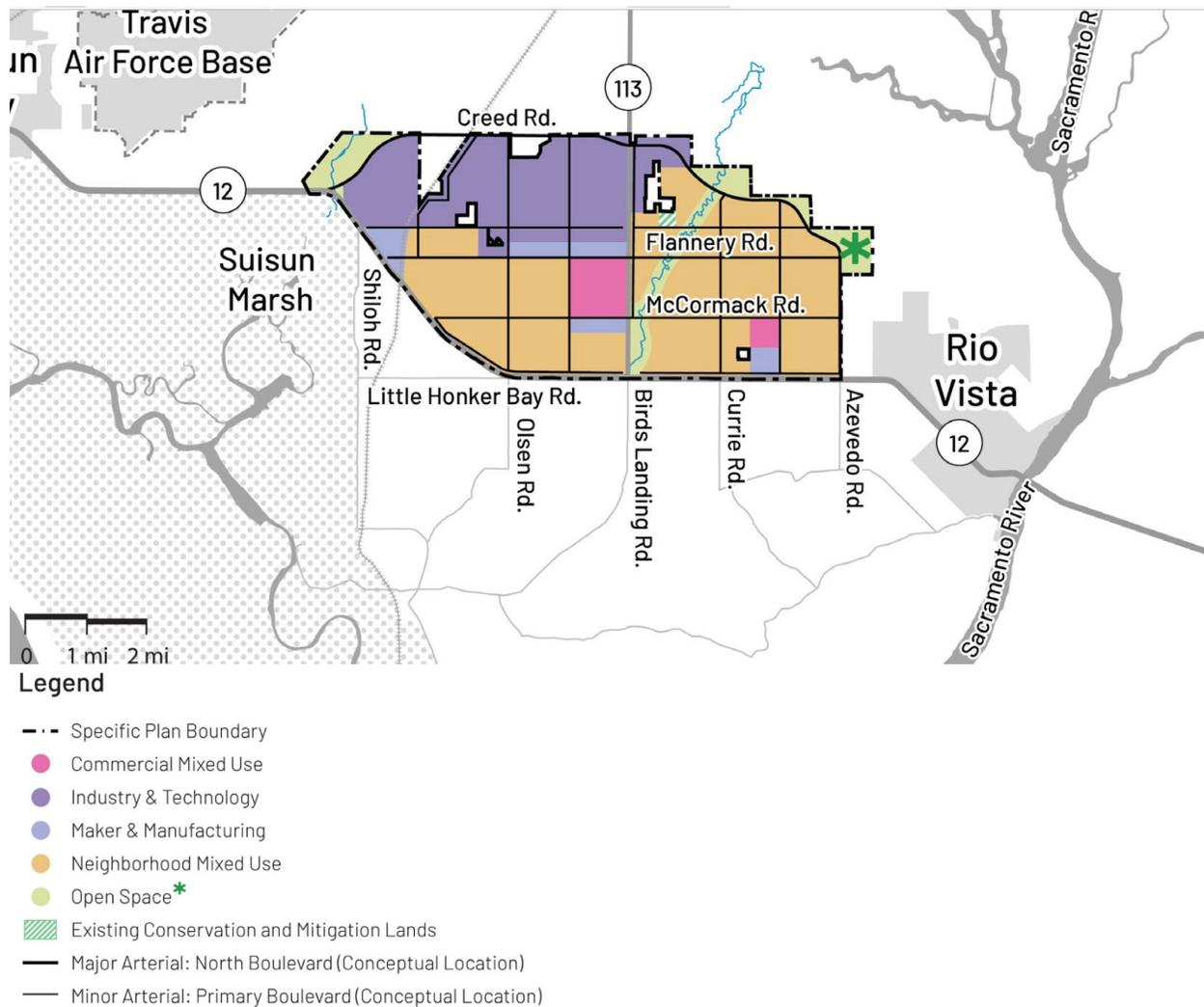
- Neighborhood Mixed Use: Allowed uses include predominantly residential with allowance for commercial, professional services, civic uses, and open space and recreation.
- Commercial Mixed Use. Allowed uses include a range of commercial office, and residential.
- Industry and Technology: Allowed uses include commercial, research, industrial and warehouse/logistics.

- **Maker and Manufacturing:** Allowed uses include large format retail, creative making, manufacturing and entertainment.

To date, the City does not have information on the phasing of development and therefore we do not know when development closer to Rio Vista would be anticipated.

The ballot initiative includes a number of assurances and commitments by California Forever that appear to be intended to either address community concerns over the projects or provide benefits to the communities and property owners surrounding the project. Among these commitments are the designation of 712 acres of land surrounding Brann Ranch and within the City General Plan Planning Area as “Rio Vista Parkland.” This designation will preclude California Forever from developing urban uses directly adjacent to Brann Ranch.

Figure 1: California Forever Development Plan



At this time staff has not identified any issues associated with the California Forever project that would lead to reconsideration of the Rio Vista Draft Land Use Plan. Staff requests the GPWG consider the California Forever proposal and provide guidance as appropriate to respond to that project in the General Plan.

### **LAND USE DESIGNATIONS FOR CITY- OWNED PROPERTY ALONG AIRPORT RD.**

The City completed a study of development options for the City-owned 62.5 acres located at Church and Airport Roads. The results of that study will be reflected on the General Plan land use map. The study anticipates a mix of residential densities, parks and trails, and on-site detention facilities.

Staff is recommending land use designations for this property that will accommodate the higher end of development potential for the site. This approach will minimize the need for future environmental analysis if and when the City allows residential development of the site to proceed.

Land uses proposed by staff for this property include:

- 35.5 acres Neighborhood Residential
- 17 acres Medium Density Residential
- 5 acres High Density Residential
- 5 acres Parks and Recreation

The development study prepared for the property identified potential locations for onsite drainage basins and a small neighborhood park. The locations for these facilities will require further consideration if and when the City considers a development proposal and therefore those uses are not identified as proposed land uses. It is very likely the configuration of land uses for a future project will vary from the uses proposed herein; these designations establish the following parameters for the site:

- Residential uses shall be a mix of densities and housing products.
- Single family residential will be the predominant use.
- Higher density housing will be located on Airport Road and Church Road.
- A five acre park will be located on Harris Road.

Figure 2: Proposed General Plan Designations – City 62.5 Acre Property



Staff requests the GPWG provide comments and direction regarding land use designations for the City 62.5 acre property.

**LAND USE DESIGNATIONS FOR ESPERSON PROPERTY**

During its January 2024, the GPWG requested the opportunity to review proposed land uses on the Esperson Property (the former Del Rio Hills project site that is now owned by California Forever).

Background

The Esperson property includes 505 acres within the Rio Vista city limits located southwest of Highway 12 and adjacent to existing Rio Vista neighborhoods. The property was the subject of the Del Rio Hills project proposal, a master plan community that received considerable City review but was withdrawn by the applicants prior to formal action.

The City’s zoning map identifies zoning designations for this property. Because the Del Rio Hills project did not receive approvals, the underlying zoning remains in effect. That zoning is depicted on Figure 4 and includes the following residential acreages:

Zoning	Acres	DU Capacity
R-1	269.3	2,017
R-2	38.0	950
R-3	13.5	337
		<hr/> 3,304 DU

The 2001 Rio Vista General Plan designated the property Neighborhood Residential and Residential Estate and these designations have been retained throughout the 2045 General Plan update process. Those designations would accommodate the following residential development.

<b>GP Designations</b>	<b>Acres</b>	<b>DU Capacity</b>
Neighborhood Residential	227	1,702
Residential Estate	278	556
		2,258 DU

As shown on Figures 3 and 4 below and as calculated above, the current General Plan designations and the current Zoning designations are inconsistent. State law requires zoning to be consistent with general plan designations. Therefore, it is very likely the City will amend the zoning of the Esperson property after adoption of the General Plan.

Prior to September 2023, the City had no indications of how the Flannery Group intended to use the lands they had acquired. There were no indications of the California Forever project and it appeared unlikely the Flannery Group had purchased the land with the intent to develop. As such, staff proposed to retain the existing General Plan land use designations in the 2045 Rio Vista General Plan.

Figure 3: Current General Plan Designations Esperson Property

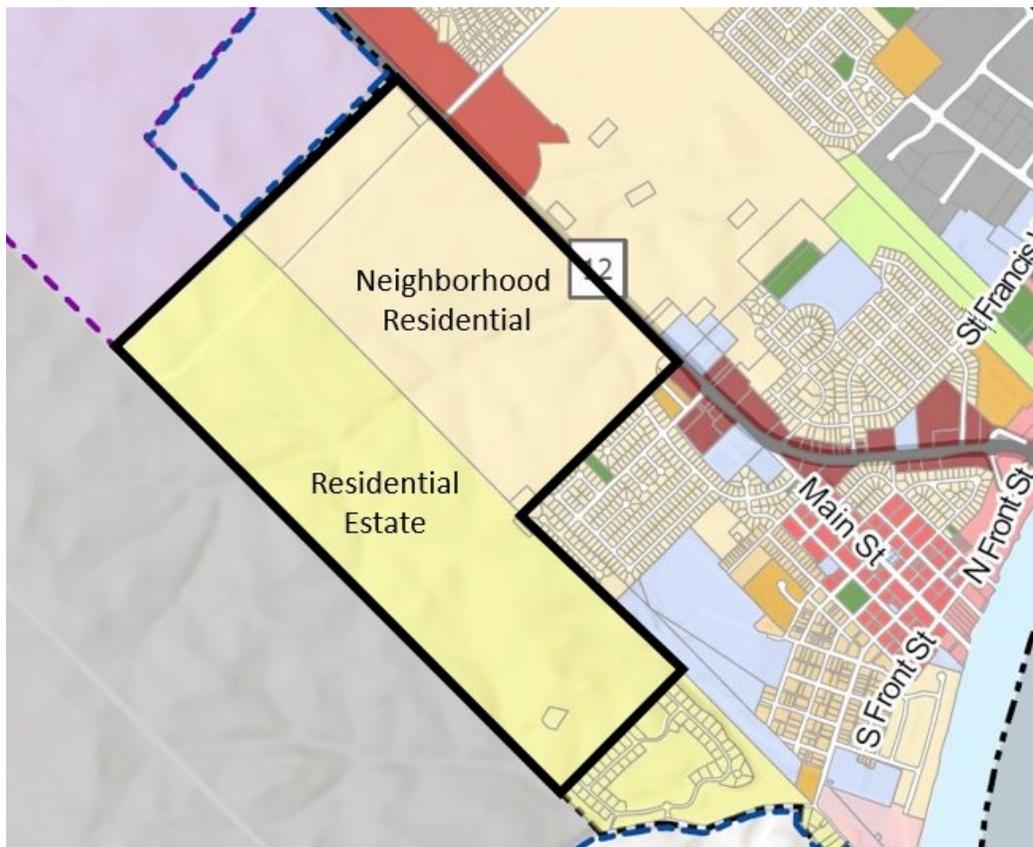
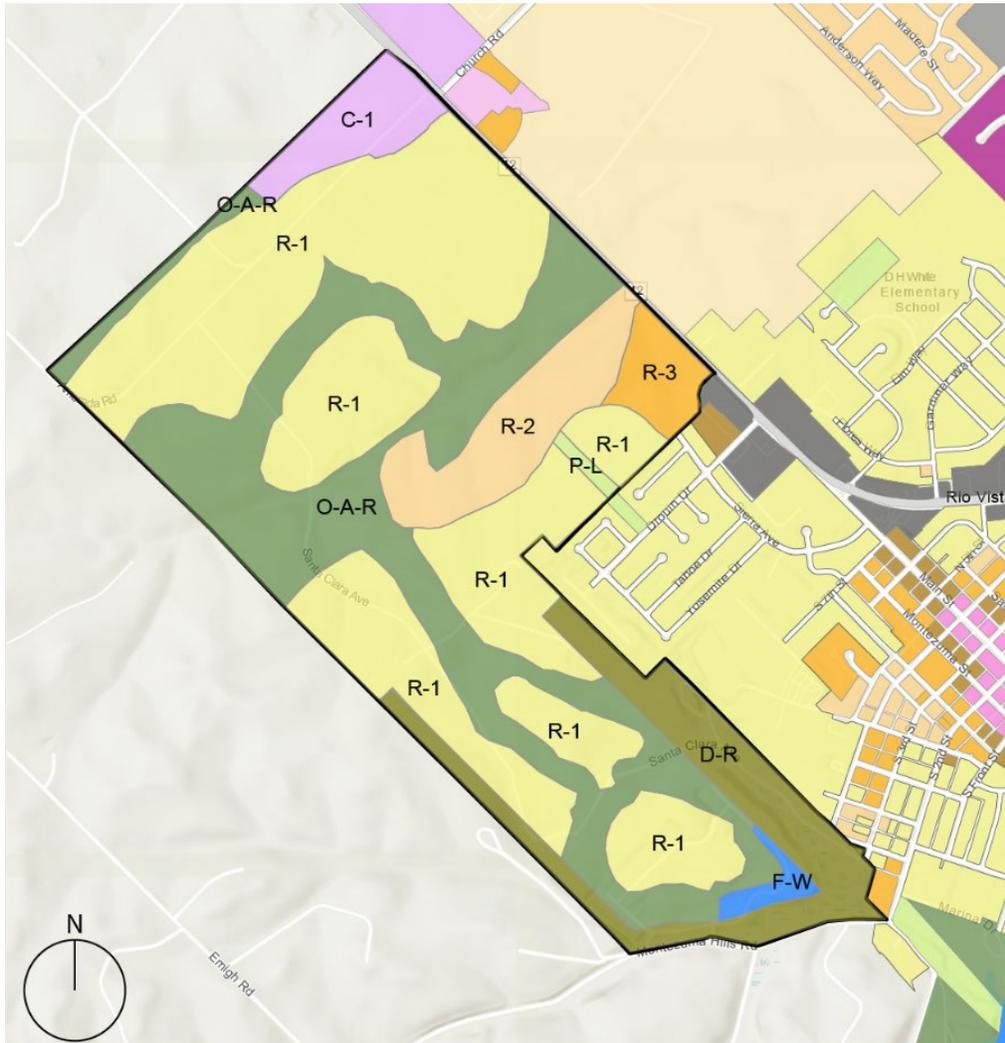


Figure 4: Current Zoning Designations Esperson Property



### Issues With Amending Esperson Designations

To date, no discussions of potential land uses for the Esperson property have been held with the GPWG or the community. Designating urban uses on Esperson would require such discussions and community input.

Changes to Esperson use designations would require environmental review. This would likely include an update to circulation analysis and subsequent updates to various technical studies.

The property owner, California Forever, has not approached the City with proposals for this land. Staff considers waiting for a proposal from California Forever to be reviewed outside the City General Plan update to be the prudent approach to planning Esperson.

## SB 330 Zoning Restrictions

The most complex issues related to land use designations for the Esperson property result from State housing law SB 330. Under the provisions of SB 330, the City is restricted from reducing the overall capacity of residentially zoned land throughout the City. Specifically, under SB 330 and established General Plan law, the City:

- Must bring zoning designations into conformance with the General Plan after adoption of the new General Plan land use map.
  - This will require zoning amendments of the Esperson property unless the City amends the GP map to be consistent with current Esperson zoning.
- Cannot reduce the housing capacity of zoning on a property without replacing that capacity elsewhere within the City.

Due to the restrictions of SB 330 and the fact that neither the community nor property owners have been consulted on land use designations for the Esperson property, staff is recommending the currently residential designations of Neighborhood Residential and Residential Estate be retained in the General Plan. Staff requests the GPWG provide guidance on whether this is appropriate or be prepared to discuss and provide ideas for alternative residential designations at the February 8, 2024 GPWG meeting.

## Commercial Uses on Esperson Property

Beyond the issue of residential capacity, the City may have an interest in designating a commercial site on the Esperson property. Highway 12 carries a significant commuter traffic volume that could support commercial development. Across Highway 12 at Church Road both corners of the intersection have commercial designations. Staff suggests the GPWG consider a 15 acre Highway Commercial site centered on the intersection of Highway 12 and Church Road.

Because this commercial use has not been considered in the environmental analysis prepared for the General Plan, there may be budget and schedule implications that result from the additional commercial property. Staff will attempt to define the scope of CEQA revisions prior to the February 8, 2024 GPWG meeting.

### GPWG DIRECTION

Staff requests that the GPWG provide direction on the three topics noted above and as summarized below:

- Should the General Plan approach be revised to consider and respond to the California Forever project?
- Are the proposed designations for the City 62.5 acre project acceptable?
- Should land use designations for the Esperson property be revised and, if so, what alternative designations would the GPWG suggest?