

# CITY OF RIO VISTA GENERAL PLAN UPDATE

GPWG MEETING #22 / FEBRUARY 8, 2024



# MEETING AGENDA

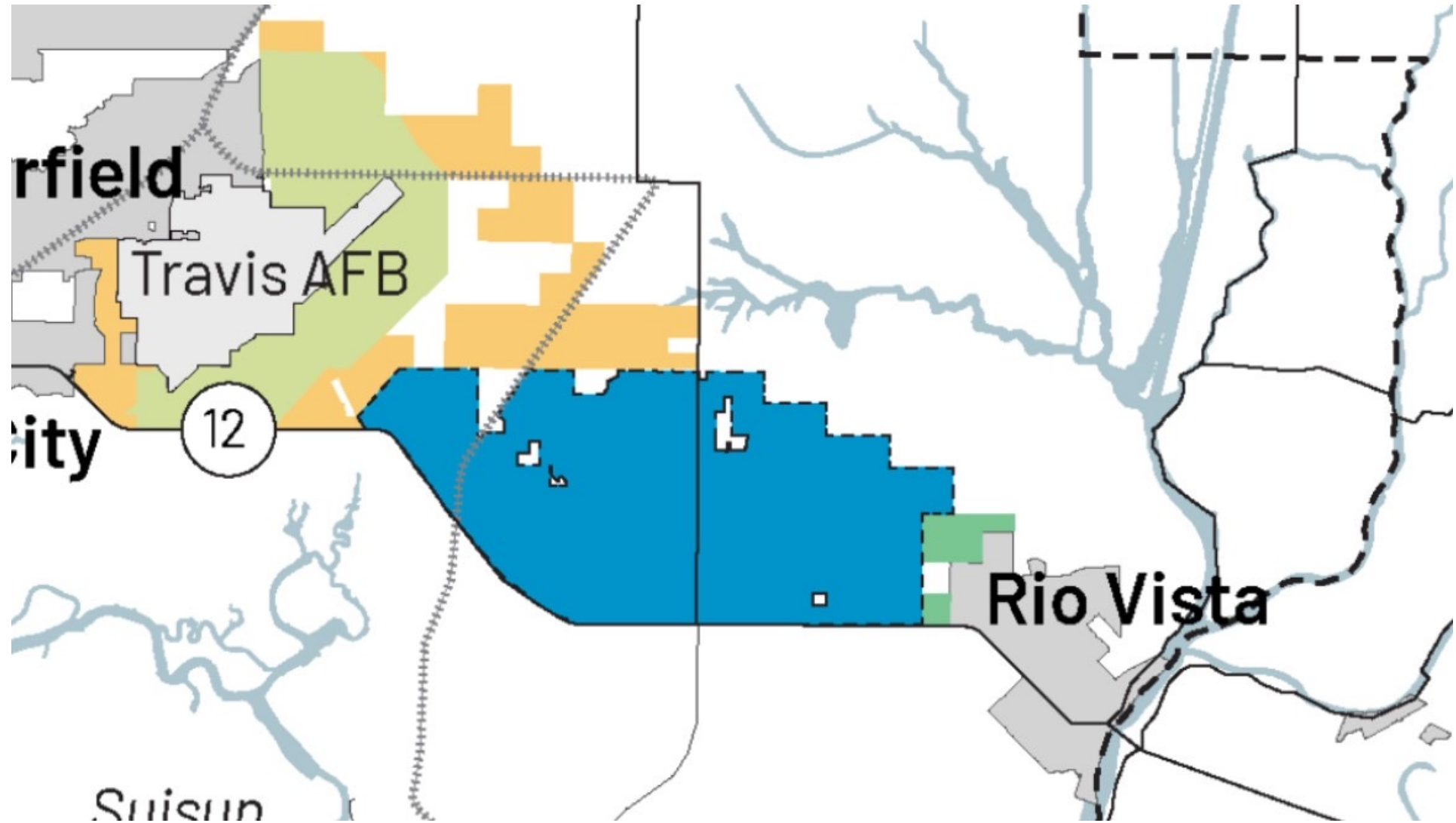
- ➔ Update on California Forever
- ➔ Land Use Designations for City-Owned Property Along Airport Road
- ➔ Land Use Designations for Esperson Property
- ➔ Next Steps

# Update on California Forever

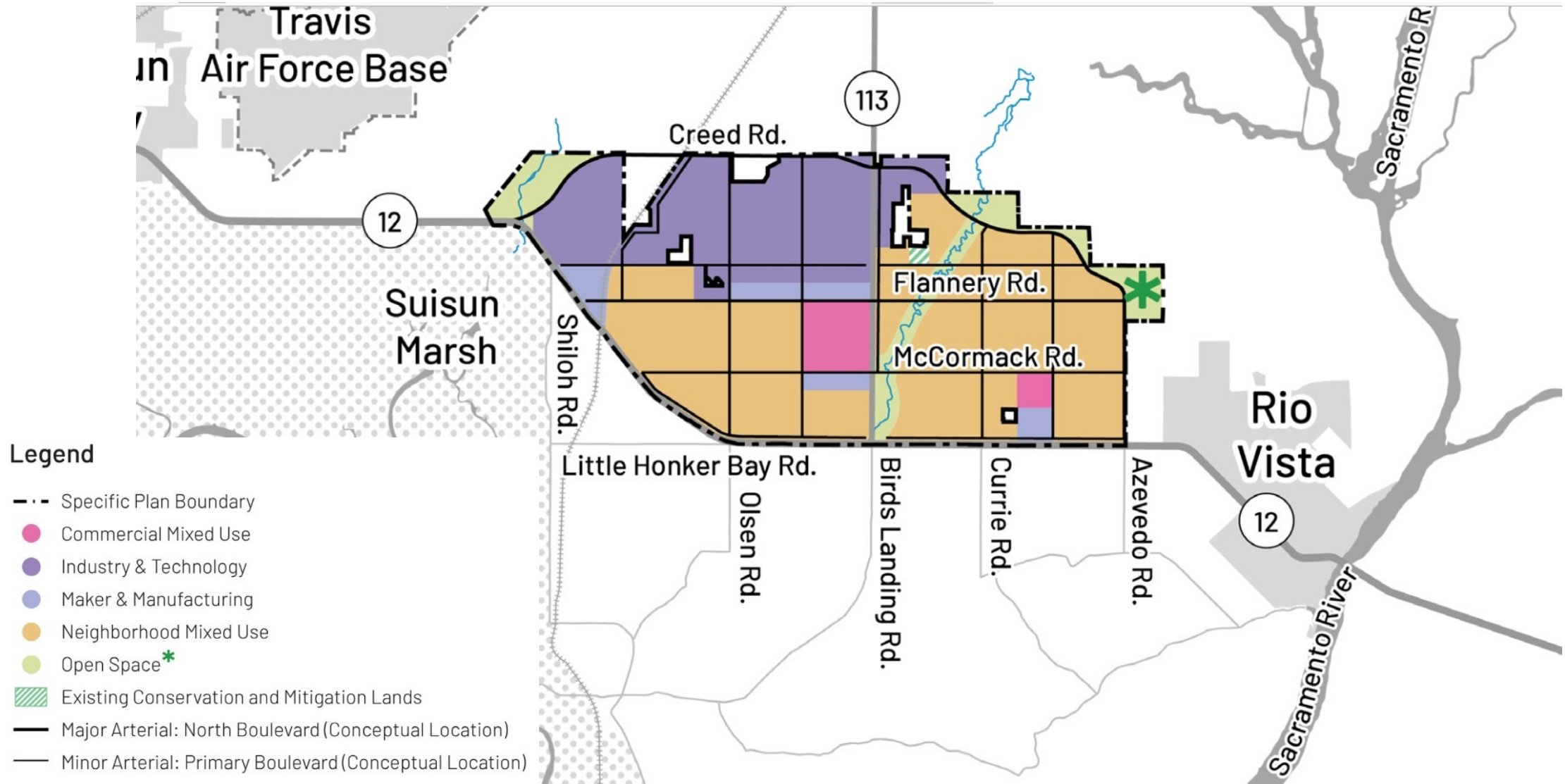
- ➔ County ballot initiative filed for November 2024 election.
- ➔ Amends County General Plan to accommodate development.
- ➔ First phase of development: 18,600 acres generally north and west of Rio Vista, accommodate approximately 50,000 residents.
- ➔ No development within General Plan Planning Area, development proposed up to Planning Area on the north side of Highway 12.
- ➔ 712 acre “Rio Vista Parkland” proposed within GP Planning Area.



# Update on California Forever



# Update on California Forever



# Update on California Forever

- ➔ The plan includes four land use designations:
  - ➔ **Neighborhood Mixed Use:** Predominantly residential, allows commercial, professional services, civic, and recreation.
  - ➔ **Commercial Mixed Use:** Commercial, office, and residential.
  - ➔ **Industry and Technology:** Commercial, research, industrial and warehouse/logistics.
  - ➔ **Maker and Manufacturing:** Large format retail, creative making, manufacturing and entertainment.

# California Forever Discussion

- ➔ No details on the phasing of development or when to anticipate development close to Rio Vista.
- ➔ 712 acre “Rio Vista Parkland” precludes California Forever from developing urban uses directly adjacent to Brann Ranch.
- ➔ Ballot initiative includes a number of assurances and commitments by California Forever to address community concerns or provide benefits to the communities and property owners surrounding the project.



# Update on California Forever

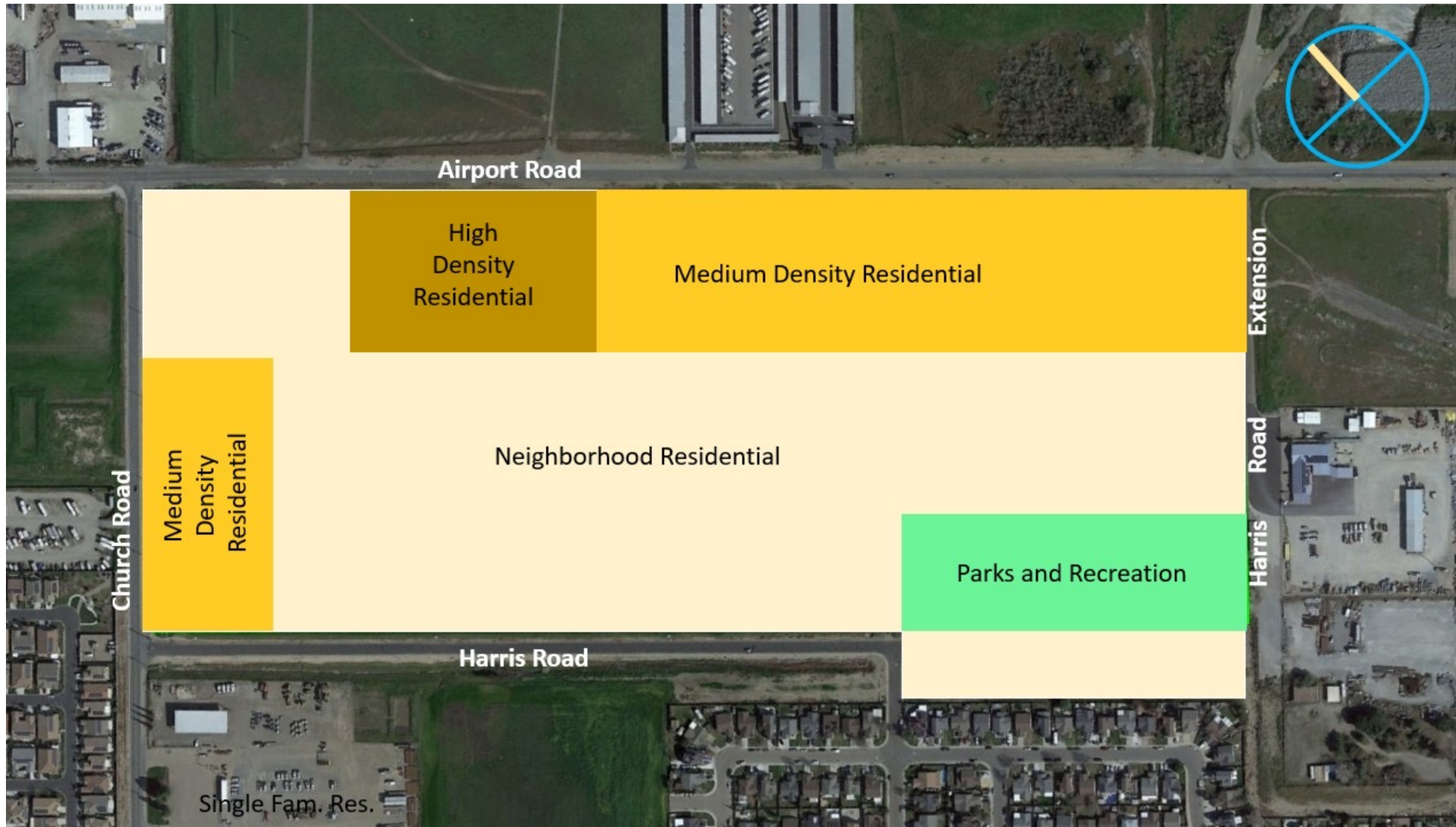
- ➔ At this time staff has not identified any issues associated with the California Forever project that would lead to reconsideration of the Rio Vista Draft Land Use Plan.
- ➔ Staff requests the GPWG consider the California Forever proposal and provide guidance as appropriate to respond to that project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



# Land Use Designations for City-Owned Property

- ➔ Entitlement Report for the City-owned 62.5 acres located at Church and Airport Roads has been completed.
- ➔ The study anticipates a mix of residential densities, parks and trails, and on-site detention facilities.
- ➔ Staff proposes land use designations to accommodate the higher end of development potential for the site - minimize the need for future environmental analysis.

# Land Use Designations for City-Owned Property



# Land Use Designations for City-Owned Property

- ➔ Land uses proposed by staff for this property:
  - ➔ 35.5 acres Neighborhood Residential
  - ➔ 17 acres Medium Density Residential
  - ➔ 5 acres High Density Residential
  - ➔ 5 acres Parks and Recreation
- ➔ Detention basins not identified, locations to be determined with review of development proposals.

# Land Use Designations for City-Owned Property

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

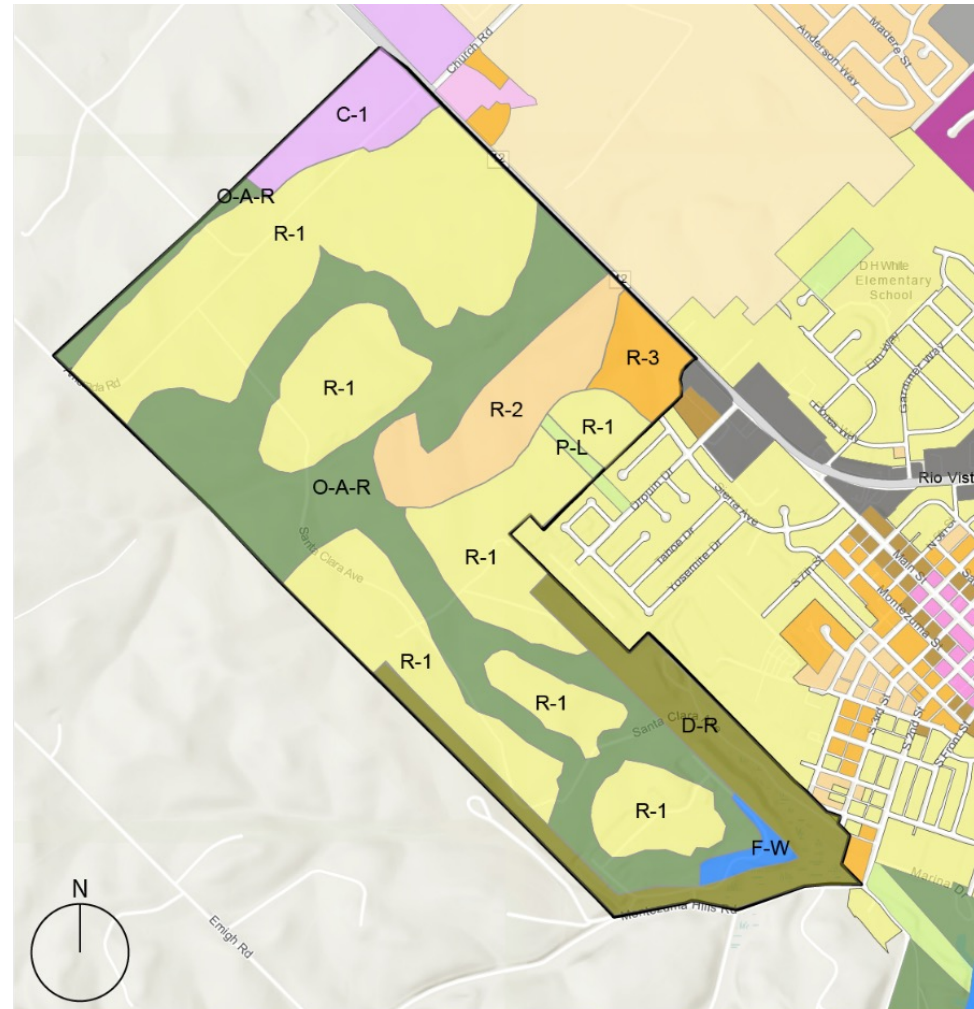


# Land Use Designations for Esperson Property

- ➔ The GPWG requested a review of proposed land uses on the Esperson Property (former Del Rio Hills project site).
- ➔ The Esperson property includes 505 acres within the Rio Vista city limits located southwest of Highway 12 and adjacent to existing neighborhoods.
- ➔ Proposed Del Rio Hills project was withdrawn by the applicants prior to formal action, site has no approved project entitlements.

# Land Use Designations for Esperson Property

## ➔ Current Zoning Designations for Esperson Property



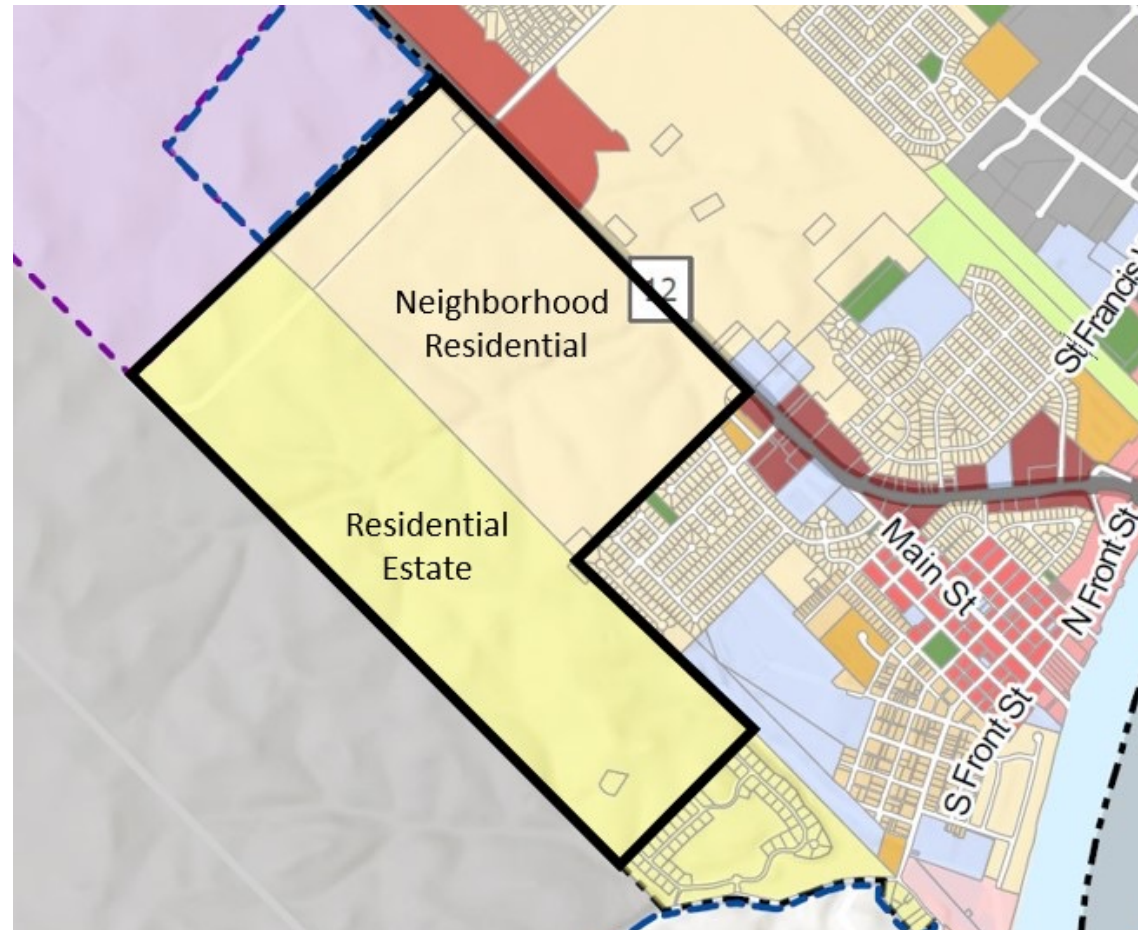
# Land Use Designations for Esperson Property

- ➔ Current zoning of Esperson property includes the following residential uses and residential capacity:

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

# Land Use Designations for Esperson Property

- ➔ Current General Plan Designations for Esperson Property





# Land Use Designations for Esperson Property

- ➔ Current General Plan designations of Esperson property include the following residential uses and residential capacity:

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

# Land Use Designations for Esperson Property

## Issue Related to Land Planning for the Esperson Property

- ➔ State law does limit “downzoning” of property.
- ➔ State law requires General Plan and Zoning be consistent.
- ➔ City has no input from California Forever regarding desired land uses.
- ➔ City has not contemplated possible uses for Esperson property.
- ➔ CEQA document has assumed current GP uses.
- ➔ Future GP/Zoning consistency may present challenges – current GP designations do not accommodate current zoning.

# Land Use Designations for Esperson Property

## Commercial Uses on Esperson Property

- ➔ Esperson property provides commercial opportunities.
- ➔ Trilogy and Riverwalk both designate Neighborhood Mixed Use, a predominantly commercial designation, at Church and Highway 12 are designated.
- ➔ City can accommodate loss of 15 acres residential.
- ➔ Adding commercial at this location could impact the GP budget and schedule (CEQA analysis).

# Land Use Designations for Esperson Property



# Land Use Designations for Esperson Property

- ➔ Due to various issues associated with residential designations, staff recommends retaining current designation.
- ➔ Some changes to GP designations may be required to accommodate current zoning residential capacity.
- ➔ Designation of a 15 acre commercial site near Church Road is feasible, but would have a minor impact on the GP process.

Staff requests GPWG direction on how to proceed.

# Next Steps/Information Items

- ➔ GPWG meeting – March 7, 2024
  - ➔ Draft Economic Development Element Review
- ➔ GPWG meeting – April 4, 2024
  - ➔ Draft Element Sections Review

# THANK YOU!

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