

CITY OF RIO VISTA GENERAL PLAN UPDATE

GPWG MEETING #21 / JANUARY 11, 2024



MEETING AGENDA

- ➔ Land Use Element Revisions
- ➔ Draft Circulation Element
- ➔ California Forever Discussion
- ➔ Next Items

Residential Land Element Revisions

- ➔ California Forever Overview
- ➔ Medium-Density Residential Designation
- ➔ Urban Reserve Designation

California Forever Overview

- ➔ Proposed introductory language for California Forever to be inserted in Land Use Element
- ➔ Given the uncertainty of that project, it is possible/likely that this section will be further revised.

Medium-Density Residential Designation

- ➔ Staff proposes to eliminate the Historic Residential designation and create a new Medium-Density Residential designation
- ➔ The Historic Residential designation did not provide any specific guidance unique to historic neighborhoods
- ➔ Staff also considers the jump from Neighborhood Residential (single family) to Multi-Family (high-density) results in a gap
- ➔ The Medium Density Residential fills the gap for allowed density and allowed uses

Medium-Density Residential

Medium-Density Residential

The Medium Density Residential (MDR) designation provides for a mix of single-family homes and other more compact housing types, including zero-lot line homes, townhomes, mobile homes, apartments, and condominiums). The intent of this designation is to foster a traditional neighborhood environment such as the historic residential neighborhood next to downtown. This designation includes a range of housing types that are affordable to people at all ages and stages of life. Permitted land uses include residential homes and public facilities such as parks, schools, religious institutions, small-scale commercial, and other community facilities appropriate within a residential neighborhood.

Maximum Density/FAR: 20 du/ac for residential uses. 0.30 FAR for non-residential uses.



Urban Reserve Designation

- ➔ Staff proposes to apply a new designation, Urban Reserve, to Planning Area lands near Brann Ranch and southwest of Highway 12.
- ➔ The designation Urban Reserve is accepted and understood by Solano County Local Agency Formation Commission (LAFCo) and will facilitate expansion of the City's Sphere of Influence to include land in the Planning Area.

Urban Reserve Designation

Urban Reserve

The Urban Reserve designation is applied to land in the City's Planning Area for which a specific use has not yet been determined. The Urban Reserve designation does not provide any development potential or any entitlement for land development. These lands are situated in areas where the City could expand if such expansions are sought by property owners and supported by the City. The City may proceed with seeking to add these lands to its Sphere of Influence (SOI) and Solano LAFCo might be supportive of such an SOI expansion. However, to annex these lands to the City, specific use designations would be required and the property owner(s) would need to support the annexation. Until such time as the City seeks to annex lands designated as Urban Reserve, the lands will remain under the authority of Solano County and regulation of land uses will be exercised by the County.

Maximum FAR: N/A



Draft Circulation Element

- ➔ In the September 2023 GPWG meeting, the General Plan circulation consultant, Fehr and Peers, provided a high-level discussion of options related to the future of Highway 12.
- ➔ The discussion included the review of near and long-term strategies to manage Highway 12 congestion in Rio Vista.
- ➔ The consultant team also presented initial draft Goals and Policies for discussion and input from the GPWG committee.

Draft Circulation Element

- ➔ Since that meeting, the consultant team and City staff refined the draft Goals and Policies which were presented at the October 2023 meeting. Additionally, staff has added implementation programs to the Element.
- ➔ Changes to the Goals and Policies that were presented to the GWPG in October and the new Implementation Programs are presented in track changes for GPWG review.
- ➔ The consultant team and City staff has prepared a draft Circulation Element for review and comments by the GPWG.

California Forever Discussion

- ➔ Prior to September 2023, the purpose and intent of Flannery Associates' land acquisitions was not known.
- ➔ Since September 2023, California Forever has communicated intentions to develop a new city in southeast Solano County. Rio Vista must now consider how California Forever plans will affect the completion of the Rio Vista General Plan.



California Forever Discussion

- ➔ California Forever is preparing to submit a County General Plan amendment, Specific Plan and public commitments to Solano County for the 2024 ballot.
- ➔ California Forever's land plan will likely become publicly available in the next two weeks.
- ➔ No California Forever development is anticipated in the City's Planning Area in the 2024 ballot measure.

California Forever Discussion

- ➔ October 2023 meeting - GPWG approved an expanded Planning Area boundary. Staff proposes these lands be designated Urban Reserve in the General Plan (currently designated Study Area).
- ➔ Urban Reserve designation would likely support SOI expansion.
- ➔ Urban Reserve does provide an urban use entitlement.
- ➔ Urban Reserve designation would likely be amended to an urban use designation if and when the City wishes to pursue annexations.
- ➔ Use designations in the Planning Area will affect the update of the City's Municipal Services Review (MSR) and Sphere of Influence (SOI).

California Forever – Optional Approaches

- ➔ If the City wishes to apply the Urban Reserve designation to the Planning Area the following actions would be undertaken:
 - ➔ Proceed with finalizing the General Plan.
 - ➔ No revisions to CEQA technical analysis required.
- ➔ City could proceed with an MSR and SOI update based on the Urban Reserve designation.

California Forever – Optional Approaches

- ➔ If the City wishes to designate urban uses (homes, commercial, employment, etc.) in the Planning Area, then the following actions would likely be undertaken:
 - ➔ GPWG consideration of proposed uses.
 - ➔ Revisions to traffic analysis and possibly Circulation Element plans.
 - ➔ Revisions to the Land Use Element, including mapping and possibly development buildout assumptions.

California Forever – Optional Approaches

Continued:

- ➔ Possibly review the Economic Development Element to consider impacts and benefits of California Forever.
- ➔ Review of CEQA analysis completed to date and update of affect impact analysis.
- ➔ The refined land uses of the General Plan would support an MSR and SOI update.
- ➔ MSR would need to address serving those uses in the MSR.

Preparing Admin./Public Draft General Plan

- ➔ Economic Development - final Element for GPWG review.
- ➔ Staff will begin cover-to-cover consistency review.
- ➔ Anticipated changes:
 - ➔ Format, grammar, syntax, section structure – non-substantive edits that do not change policy or fundamental content (not shown in track changes).
 - ➔ Add, remove or revise policies to support CEQA review or as determined appropriate by staff (shown in track changes).

Preparing Admin./Public Draft General Plan

- ➔ Internal staff and legal review, additional changes incorporated as needed.
- ➔ Produce formatted Admin. Draft General Plan
 - ➔ Includes all photos, figures and tables.
 - ➔ Includes substantive revisions in track changes.
- ➔ Present Admin. Draft GP to GPWG for review – two week review period to provide comments to staff.
- ➔ Staff prepares and releases public review Draft General Plan.

Next Steps/Information Items

- ➔ GPWG meeting – February 1, 2024
 - ➔ Propose cancelling February meeting
- ➔ GPWG meeting – March 7, 2024
 - ➔ Draft Economic Development Review

THANK YOU!

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