



RIO VISTA GENERAL PLAN WORKING GROUP

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JUDITH ADAMSON
ARTHUR DARDEN**

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

**REGULAR MEETING
BY TELECONFERENCE**

**MEETING MINUTES
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**
 - 3. ACTION ITEMS**

3.1 Minutes of the January 11, 2024, GPWG meeting were approved.

Motion to approve the minutes from January 11, 2024, by Committee Member Okamura and second by Committee Member Donnelly, 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: None

Chairman Stanish opened the meeting at 5:00 PM

4. DISCUSSION ITEMS

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

4.1 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, accommodates approximately 50,000 residents.
- No development within General Plan Planning Area, development proposed up to the Planning Area on the north side of Highway 12.
- 712 acre “Rio Vista Parkland” proposed within GP Planning Area.
- 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.
- 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.
- 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.

Comments Received:

- Initial plans are to not incorporate as a City of their own. How does that affect Rio Vista in the future?
- Concerns over ability for emergency response as needed, volume of traffic currently on Highway 12 and increase of traffic resulting

from California Forever

- Concern over impacts to water supply
- Concern of Brann Ranch development, change of surface streets and bridge is needed.

4.2 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 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.
- Staff requests the GPWG provide comments and direction regarding land use designations for the City 62.5 acre property.

Comments Received:

- Will trails be planned to connect through this area?
- Was commercial identified on this site at one point? Staff recommended to make this an economically viable project to move forward.
- Was it looked at to extend Harris Road to the southeast?

4.3 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.
- Current zoning of Esperson property includes the following residential uses and residential capacity:
 - R-1: 269.3 acres and 2,017 dwelling units
 - R-2: 38.0 acres and 950 dwelling units
 - R-3: 13.5 acres and 337 units
 - Total dwelling unit capacity is 3,304 units
- Current General Plan designations of Esperson property include the following residential uses and residential capacity:

- Neighborhood Residential – 227 acres and 1,702 dwelling unit capacity
- Residential Estate- 278 units and 556 units
- Total dwelling unit capacity is 2,258 units
- Issue Related to Land Planning for the Esperson Property
 - State law does limits “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.
- Commercial Uses on Esperson Property
 - Esperson property provides an opportunity for new commercial development
 - 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).
 - 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

Comments Received:

- Update Proposed Land Use map to have more area designated as Neighborhood Residential, to lessen the difference of units between the General Plan and existing zoning
- A roadway parallel to Highway 12 and a connection to Sandy Beach should be considered
- Support for 15 acres of commercial designated at the corner of Church Road and Highway 12

4.4 Next Steps/Information

- GPWG meeting – March 7, 2024

- Draft Economic Development Element Review
- GPWG meeting – April 4, 2024
 - Administrative Draft Element Sections Review

5.1 Information Items (no updates)

Chair Stanish adjourned the meeting at 6:45 p.m.

Krystine Ball

Krystine Ball, General Plan Working Group Clerk