



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

Please be advised that when all Committie 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 Planning 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**

**WALT STANISH - CHAIRMAN  
LISA HECHTMAN – VICE CHAIR  
EDWIN OKAMURA  
TOM DONNELLY  
EMMETTE KEITH HOLTSLANDER  
JUDITH ADAMSON  
ARTHUR DARDEN**

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

**MINUTES**

**IN-PERSON AND BY TELECONFERENCE**

**DRAFT MEETING MINUTES  
THURSDAY, January 11, 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**

**PRESENT:** Chairman Walt Stanish, Vice Chair Lisa Hechtman, Edwin Okamura Tom Donnelly, Emmette Holtslander, Judith Adamson, Arthur Darden, Lisa Duke and Rick Dolk

**ABSENT:** None

Chairman Stanish opened the meeting at 5:00 PM

**2. PUBLIC COMMENT – See instructions on Page 1**

Zero (0) public comments were received.

### 3. ACTION ITEMS

#### 3.1 Approval of the November 2, 2023, minutes.

Motion to approve the minutes from November 2, 2023, by Committee Member Darden 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

### 4. DISCUSSION

#### 4.1 Land Use Element Revisions

Planning Consultant Paul Junker presented before the Committee and facilitated the Committee's discussion regarding the Land Use Element revisions. Planning Consultant Junker responded to inquiries and requests for clarification from the Committee.

- California Forever Overview
  - Draft language regarding California Forever is being written and we'll continue to flesh out the section.
  - California Forever will bring people to the region, bring traffic impacts, etc.
  - Document what the City was thinking at the time of writing the GP so people can understand when they are reading the document in terms of land use policies and recommendations
- Medium-Density Residential Designation
  - Staff proposes to eliminate the Historic Residential designation and create a new Medium-Density Residential designation
  - The Historic Residential designation does 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
  - Staff shared draft language of the Medium-Density Residential with GPWG for review
- Urban Reserve Designation
  - We were using the term "Planning Area Boundary" and made it bigger to wrap around Brann Ranch and area around the City
  - Staff proposes to change this to Urban Reserve, which is reserved by LAFCO

One (1) public comment was received.

#### 4.2 Draft Circulation Element

Planning Consultant Nick Pergakes presented before the Committee and facilitated the Committee's discussion regarding the Draft Circulation Element. Planning Consultant Junker and Planning Consultant Pergakes responded to inquiries and requests for clarification from the Committee.

- 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.
- 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 GPWG 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.

Two (2) public comments received.

#### 4.3 California Forever Discussion

Planning Consultant Paul Junker presented before the Committee and facilitated the Committee's discussion regarding California Forever, the upcoming disclosure of California Forever's land plan to the public, and how the City should respond and address to California Forever's plans based on the information that the City and the public know at this time.

Planning Consultant Junker responded to inquiries and requests for clarification from the Committee.

- 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 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.
- 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).
- 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.
- 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.
  - 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.

Five (5) public comments were received.

#### 4.4 Next Steps

Planning Consultant Paul Junker discussed the upcoming next steps – the main highlight being the preparation and administration of the draft General Plan.

The following were noted next steps regarding the draft General Plan:

1. Economic Development – Final Element for GPWG review.
2. Staff will begin a cover-to-cover consistency review.
3. Clerical edits such as formatting, grammar, syntax, etc.
4. Add, remove, or revise policies to support California Environmental Quality Act (CEQA) review or as determined appropriate by staff.

Three (3) public comments were received.

**5. INFORMATION ITEMS**

5.1 None

**6. STAFF ANNOUNCEMENTS/COMMENTS**

6.1 None

**7. ADJOURNMENT**

Chair Stanish adjourned the meeting at 6:42 p.m.

*Pam Caronongan*

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Pam Caronongan, CMC, City Clerk