

# CHAPTER 2 LAND USE AND COMMUNITY CHARACTER

## 2.0 INTRODUCTION

The Land Use Element provides a framework to guide future land use decisions and development in Rio Vista, while also enhancing community character and improving the City's look and feel. This element forms the core of the General Plan, and its policies articulate the community's land use and development priorities through 2045. The Element includes the Land Use Diagram, land use classifications, standards for density and intensity, growth boundaries, and phasing of development.

The goals and policies focus on several distinct areas: the form and character of development; the importance of retail/commercial/industrial uses for providing goods, services and jobs; enhancement and improvement of the Waterfront; and creation of development regulations that will achieve Rio Vista's vision as the community develops. Together, these goals and policies help define Rio Vista's physical development and reinforce its commitment to balancing land use requirements with community needs and economic growth. It also allows for flexibility in implementation to respond to the broader economy.

Senate Bill (SB) 1425 requires cities and counties to update their general plans by January 1, 2026 to address certain topics generally related to open space and wildlife. This Land Use element correlates land use designations of key open space corridors and lands as follows:

- Habitat and drainage corridor extending along Liberty Island Road to Airport Road designated as



### Open Space/Natural Resources.

- Riparian corridor adjacent to Montezuma Hills Road and Rio Vista High School – designated as Public/Quasi Public.
- Department of Water Resources property northeast of Airport Road – designated as Open Space/Natural Resources.
- Land associated with the Rio Vista Northwest Wastewater Treatment Plant – designated as Public/Quasi Public.
- Drainage corridor generally southwest of the Business Park and Egbert Field – designated as Open Space/Natural Resources.
- Promenade Park and future mixed use lands north and south of the Rio Vista Bridge (public access to the Sacramento River waterfront) – designated as South Waterfront and North Waterfront.

These designations allow the City latitude to pursue improvements of these lands to enhance natural resources and publicly accessible open space at these locations.



## 2.1 COMMUNITY CHARACTER

A community's identity and character refer to the varied collection of qualities and characteristics—visual, cultural, physical, social, and environmental—that provide meaning to a location and differentiate one location from another. In some cases, it is represented by tangible features of the environment—defined by thoughtful architecture, the quality and condition of buildings, and their relationship to other features of the built environment. In other cases, the presence of parks, recreation, and other amenities provide a prevailing identity and sense of place.

Rio Vista has a unique and treasured character as a small town on the edge of the Sacramento River. Residents often describe the small town character of Rio Vista as one of the most desirable qualities of the town. Some of the features that contribute to the town's character include:

- Rio Vista's historic core is made up of homes and commercial buildings, many of which date to the early 1900's. Businesses are focused around the Main Street corridor, but homes and shops are interwoven in a manner common to such older districts.
- The Sacramento River was a key factor in the development of Rio Vista,

# LAND USE AND COMMUNITY CHARACTER



reflecting the historic movement of goods via river transport. The City has access to over 1,000 miles of waterway that provide a beautiful backdrop for the community, and the river and broader Delta provides recreational opportunities that could draw tourists to Rio Vista. Enhancement of the river frontage is a key priority of the City.

- Rio Vista has a small town character in a rural setting. Located in the nine-county San Francisco Bay Area, Rio Vista is far enough removed to feel like a Delta town located in a rural landscape. The connection to surrounding farming and grazing lands is valued by Rio Vista residents.
- Whether one lives in the historic core neighborhoods or the more recent neighborhoods of Trilogy and Summit at Liberty, Rio Vista residents value their close-knit neighborhoods where they feel they have a sense of community, safety, and familiarity.
- Rio Vista's median age of 64 is the highest median age of all cities in Solano County, with median age of 45 in Solano County (U.S. Census, 2022).

While Rio Vista has many wonderful qualities that create a great community, there are two significant factors that present challenges.

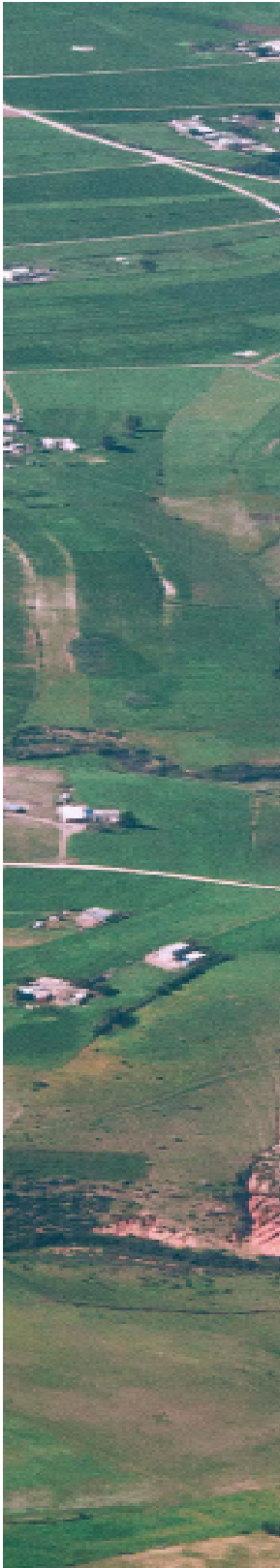
- Currently, Rio Vista is divided, with Highway 12 not only bisecting the historic core, but also the undeveloped Riverwalk project separating the historic core from the more recent Trilogy and Liberty neighborhoods.
- Highway 12 is an important regional highway that could help to introduce Rio Vista to visitors from neighboring cities and counties. Currently, the community seems to receive little economic benefit from the Highway 12 travelers while the highway congestion regularly and routinely impacts the community's mobility and circulation.

## 2.2 FUTURE LAND USE AND DEVELOPMENT PATTERNS

Rio Vista is a safe, quiet, family-friendly city. Small town character is one of Rio Vista's most cherished qualities and is what draws people to the area to settle. Critical elements in defining a small-town feel are the type and scale of buildings in a city. In Rio Vista's downtown area, buildings are between one and three stories tall, with architectural details dating back to different eras, creating a harmonized, yet diverse set of buildings on downtown blocks. Rio Vista's neighborhoods have a similarly eclectic collection of houses, between one and two stories, with many historic homes built in the late 1800s and early 1900s in the Victorian, Queen Anne, or Tudor Revival architectural styles.

Balancing future growth in the City will ensure that people can continue to live, work, and play in the community through all stages of their lives. Various land use strategies can ensure that new growth fits right into Rio Vista's existing urban fabric, builds local pride, and contributes to the strong sense of place. Additional shops, offices, homes, and recreational and cultural spaces will bring activity and vitality to the City. If new buildings are designed to be sensitive to the historic and natural setting, they will reinforce Rio Vista's existing character and be supportive of its future needs. Maintaining a human scale with appropriate building heights, massing and setbacks, and transitions between higher- and lower-density areas will ensure that new buildings blend in well with existing development.

Expansion of Rio Vista is constrained by the Sacramento River and lands subject to flooding to the north and east and by the East Solano New Community land ownership to the north and west. In recognition of these constraints, this General Plan contemplates new development primarily as intensification of uses in the existing footprint of Rio Vista. This includes three large and undeveloped properties in the City: the Brann Ranch project (Highway 12 and Liberty Island Road), the Riverwalk Project (Highway 12 and Church Road), and the City-owned property at Airport and Church Roads. The previous approvals for Brann Ranch have lapsed and the property owners will require new City approvals prior to development. The Riverwalk project



has received entitlements and could proceed with development as approved. A fourth site, property formerly owned by the Esperson family that is located southwest of Highway 12, could also develop but the site faces constraints related to natural gas rights and infrastructure.

## **EAST SOLANO NEW COMMUNITY**

Prior to and during the preparation of this General Plan, the proponents of the East Solano New Community (Flannery Associates LLC/California Forever), began acquiring land in southeast Solano County. By late 2023, the group had acquired more than 60,000 acres in the County. In September 2023, the group began publicly describing plans to build a new city on its land holdings. The project is described by its proponents as a “smart city” that will provide housing, jobs, and a walkable community in an environmentally responsible manner.

The proponents of the new community had initially sought a November 2024 Solano County ballot initiative that, if supported by County voters, would have amended the Solano County General Plan to allow a 17,500-acre first phase of development. The proponents of the project later withdrew this measure and have not stated how they will continue to pursue the project.

Giving the very substantial investment in land purchases, it appears likely that the proponents will seek to move forward with the East Solano New Community, either as a future ballot measure or as a project application submitted to the County.

Plans for the project that were publicly shared by the proponents identified a first phase of development as immediately west of Rio Vista and extending toward Suisun City. The phasing of development within that area was not identified and information on the timing of development closest to Rio Vista was not provided.

If the project does proceed to construction, then it would have many significant effects on Rio Vista. Benefits to Rio Vista that could result from the project include increased employment and commercial opportunities near Rio Vista,

a larger nearby population to support Rio Vista businesses, opportunities to secure local healthcare services, and financial support for an alternative Highway 12 river crossing. Potential impacts the project could bring to Rio Vista include increased traffic congestion, loss of the rural character and farmlands surrounding the community, competition/loss of business for stores and restaurants in Rio Vista, and overall reduction of Rio Vista's small town character.

The effects of the East Solano New Community on Rio Vista would be more complex and far reaching than the few benefits and impacts noted above; however, further studies to be completed by the project proponents are required to quantify potential impacts on Rio Vista. Additionally, greater details regarding development phasing, construction and operation of public facilities and services, and commitments by the project proponents to protect Solano County communities are needed to better understand the effects of the project.

Lands in the Planning Area established by this General Plan, generally west of the Liberty and Brann Ranch projects and southwest of Highway 12, are designated Urban Reserve in recognition of the potential for future development as well as the uncertainty created by the East Solano New Community project. The proponents of that project own the majority of land in the Planning Area. Those and other landowners surrounding the City will decide whether to request annexation and propose development of their properties in the City. Ultimately, the City will determine whether to allow such annexations. If annexation of land is supported by the City and ultimately approved by Solano LAFCo, then the City would consider approval of proposed development projects. topropose development of their properties. Ultimately, the City decides whether to allow expansion of its boundaries or to approve proposed development projects.

## URBAN RESERVE EXPANSION AREA

The Land Use Diagram identifies Urban Reserve lands generally north and west of Rio Vista. Due to constraint related to the Sacramento River, the Primary Delta and development constraints of lands in the Montezuma Hills, the designated Urban Reserve lands provide the only feasible opportunity for

long-term growth of Rio Vista. Located directly adjacent to the existing Rio Vista city limits, the Urban Reserve lands represent a logical expansion of the City.

The substantial majority of the Urban Reserve lands are owned by the development group proposing the East Solano New Community, although these lands are not within the boundaries of currently proposed development. Due to uncertainty of whether the East Solano New Community will be approved by Solano County voters and the ultimate timing and form of development if approved, the City is not

able identify specific land uses for Urban Reserve lands. As such, the Urban Reserve designation does not confer rights to develop and the impacts of developing Urban Reserve lands has not been evaluated in the General Plan environmental review.

While specific land use designations have not been applied to Urban Reserve lands, this General Plan does identify the following general expectations for development of Urban Reserve lands.

- **Mix of Uses.** Overall, development on Urban Reserve lands should include a mix of residential, commercial and employment uses.
- **Circulation.** Development projects on Urban Reserve lands should contribute to a circulation network that accommodates pedestrians, bicyclists and other alternative transportation modes.
- **Health Care.** Rio Vista requires additional health care facilities to meet the needs of existing and future residents. Such facilities could include a hospital, urgent care facilities, clinics and similar medical facilities. Overall



## LAND USE AND COMMUNITY CHARACTER

development of Urban reserve lands should accommodate and include such facilities.

- **Agricultural Preservation.** The Montezuma Hills and lands north of Rio Vista accommodate agricultural activities and development in the Urban Reserve should be planned to protect and promote continued agriculture.

Public facilities and services required for development of Urban Reserve lands have not been analyzed in detail. Generally, the City anticipates public facilities and services such as domestic water, wastewater treatment, drainage, police and fire protection can be provided to Urban Reserve lands. Any development proposals on Urban Reserve lands would be reviewed for consistency with the policies and programs of this General Plan. The Land Use and Community Character Element, Mobility and Circulation Element, Park and Recreation Element and Public Facilities and Services Element all provide policies and programs applicable to development in the City that would be applied to development proposals on Urban Reserve lands.



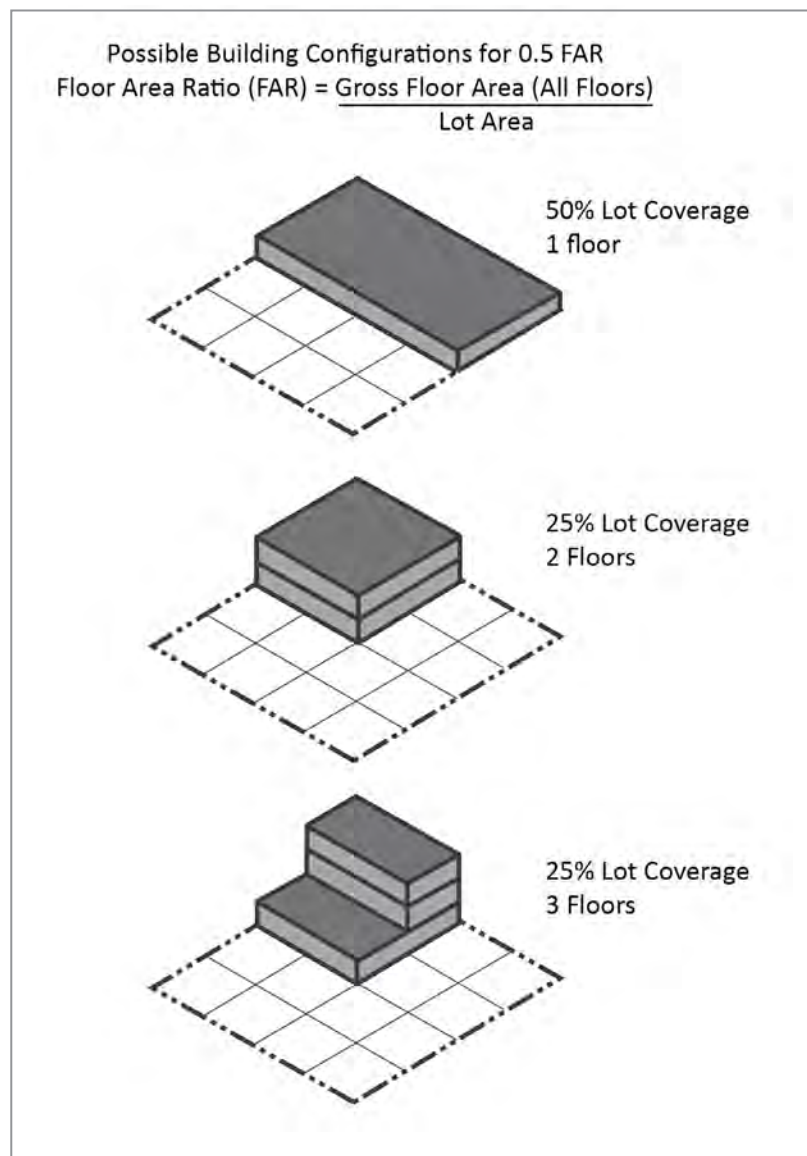
While the City envisions Urban Reserve lands will ultimately be annexed to the City to meet the needs of a growing Rio Vista community, the Urban Reserve designation does not define a specific type and intensity of development. Prior to annexation of Urban Reserve lands, the City will adopt specific land uses through a General Plan amendment or technical update of the General Plan and through pre-zoning of land to specific City zoning designations. Establishment of such specific use designations will require environment review consistent with the provisions of the California Environmental Quality Act.

## 2.3 EXISTING LAND USES IN RIO VISTA (2022)

Existing land uses found within the City’s boundaries and in the Planning area as of 2024 are shown below. Land use designations for guiding the future development of properties are shown in Chapter 2.7.

- **Agricultural/Range and Watershed** – Land that is used for farming, grazing or other agricultural purposes, as well as areas in the City that have natural and water resources.
- **Public/Quasi-Public** – Public buildings, parks and recreational facilities such as the City Community Center and Simonsen Delta Swim Center.
- **Industrial**– Small-scale industrial, parts assembly, research and development, construction, distribution, storage, and office uses. Warehouses are also included in this category.
- **Retail/Commercial** – Retail uses, commercial uses and service-oriented businesses such as restaurants, hair salons, etc.
- **Low Density Residential** – Single-family homes in and surrounding the downtown core, as well as in newer neighborhoods throughout the City.
- **High Density Residential** – Multi-family residential (apartments, condominiums) in Downtown and adjacent residential districts.

**Figure 2-1:** Non-residential Floor Area Ratio



- **Mixed-Use** - Mix of retail, commercial, and residential uses vertically in the same building or horizontally on the same site.

## 2.4 DEVELOPMENT PROJECTIONS – 2045

This General Plan establishes a planning horizon of 2024 through 2045 – in essence planning for and accommodating 21 years of growth and development. Projecting development over this period offers guidance on the amount of land that will be required to accommodate likely growth for residential and employment land uses.

### RESIDENTIAL DEVELOPMENT PROJECTIONS

In the year 2022, the City of Rio Vista had an estimated population of 10,553 persons. In the period from 2000 through 2022, the City grew at an average rate of 3.4 percent annually. This is a rather robust growth rate that can be attributed to the fact that Rio Vista was a fairly small town in the year 2000 (5,100 residents) and then two large projects, Trilogy and Liberty, were developed over the 22-year period.

Due to constraints to City expansion (East Solano New Community, Sacramento River and flood zones) and the larger population base of Rio Vista in the year 2022, it appears reasonable, and possibly optimistic, to assume Rio Vista's population will grow at a rate of two percent annually through year 2045. Based on a two percent annual growth rate, Rio Vista's population in year 2045 will be 16,722 persons.

Based on a mix of housing types (90% single family and 10% multi-family) and densities consistent with past development (six single family dwellings per acre and twenty multi-family dwellings per acre), it is anticipated the following residential development will be required to accommodate the 6,169 anticipated new residents of Rio Vista:

- Single Family: 1,850 new dwellings situated on 308 acres of land.
- Multi-Family: 617 new dwellings situated on 31 acres of land.

## EMPLOYMENT DEVELOPMENT PROJECTIONS

US Census data indicate there were a total of 1,980 jobs in Rio Vista in the year 2000 and that in the year 2022, jobs in the City had increased to 2,437. This is an approximate one percent annual growth rate. This rate of growth is relatively low, has failed to provide adequate employment opportunities for community members, and has not resulted in the increase in goods and services desired by Rio Vista's residents. Based on factors of the increased number of residents, a transition to web-based work that provides employees greater opportunities for remote work, and an increasing regional shortage of sites available for light industrial development, these projections assume a two percent annual growth rate for employment in the City through year 2045.

Based on a mix of job types (75% commercial and 25% industrial) and jobs per acre consistent with local and regional trends (twelve employees per acre for commercial and 6.5 jobs per acre for industrial), it is anticipated the following development will be required to accommodate employment growth through 2045:

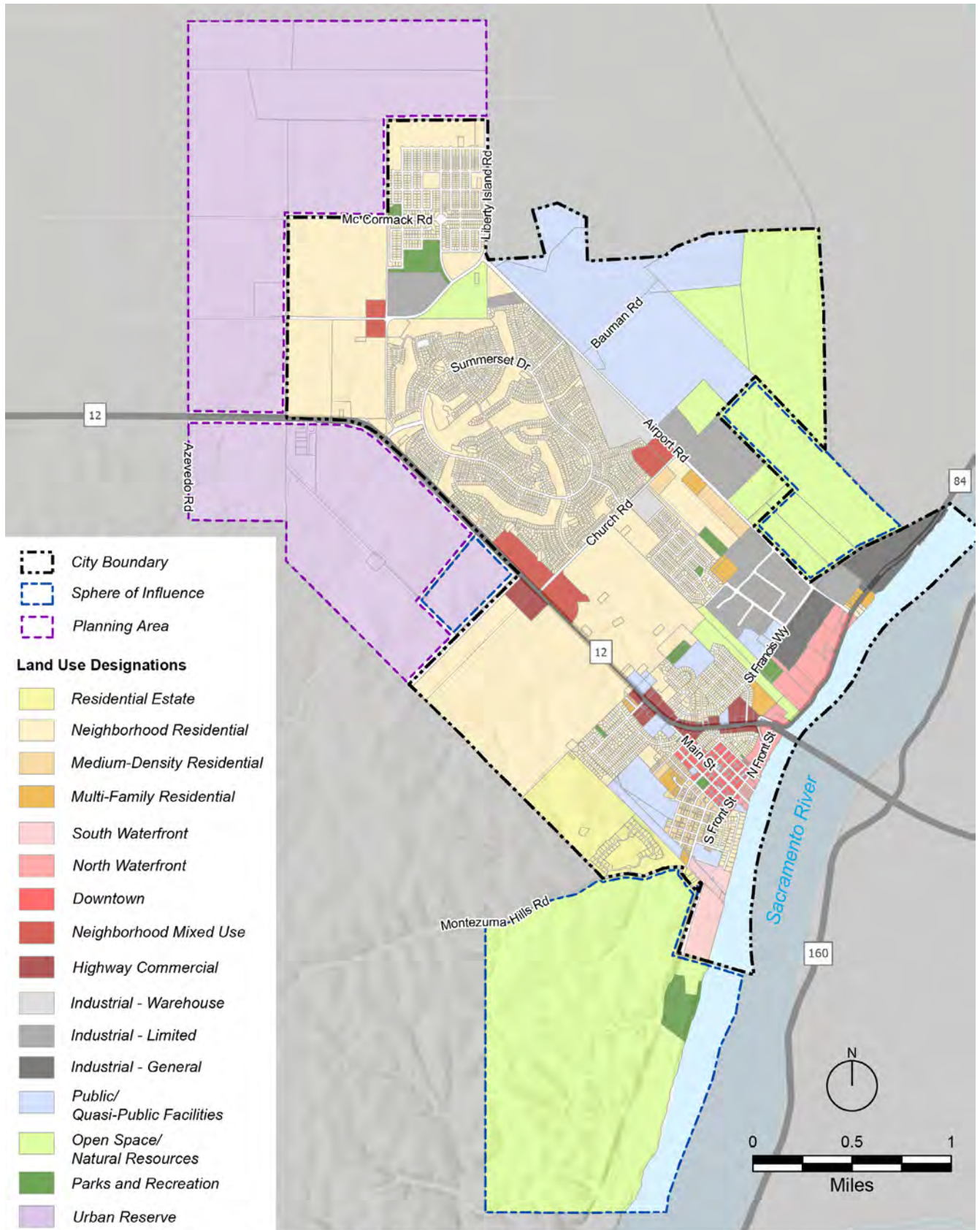
- Commercial: 1,054 new jobs situated on 88 acres of land.
- Industrial: 351 new jobs situated on 54 acres of land.

## 2.5 WATERFRONT AND DOWNTOWN

The Waterfront Districts (North Waterfront and South Waterfront) and the Downtown area represent significant destinations in Rio Vista that both attract visitors and tourists and serve as important meeting places for community members. The City has adopted the Waterfront Specific Plan which provides guidance on land use and development standards for a portion of the North Waterfront District. The general concepts for development and the development standards of the Waterfront Specific Plan apply throughout the North Waterfront District.

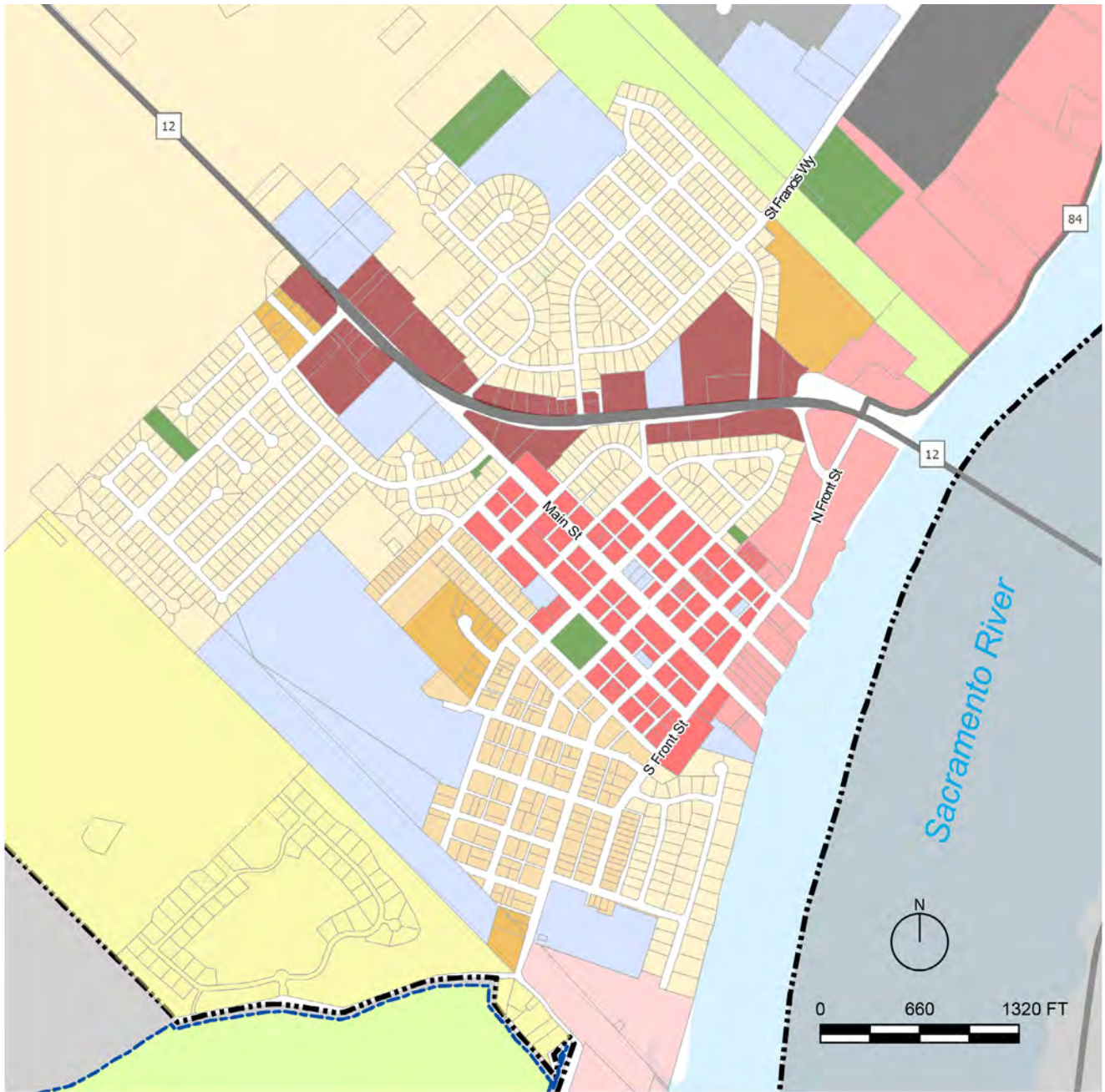
The Downtown area, generally bounded by Logan Street, North and South Front Street, California Street and 7th Street, includes a mix of retail, commercial, residential and public uses. Promoting investment in and revitalization of the Downtown is a key City priority. The intensification of uses in the Downtown area and the surrounding historic core of Rio Vista presents

**FIGURE 2-2: Land Use Diagram**



Source: Solano County 2022, US Census Bureau 2022, Interwest 2023, ESRI

**FIGURE 2-3: Core Area Land Use Diagram**



**Land Use Designations**

City Boundary	Residential Estate	Downtown	Public/ Quasi-Public Facilities
Sphere of Influence	Neighborhood Residential	Neighborhood Mixed Use	Open Space/ Natural Resources
Planning Area	Medium-Density Residential	Highway Commercial	Parks and Recreation
	Multi-Family Residential	Industrial - Warehouse	Urban Reserve
	South Waterfront	Industrial - Limited	
	North Waterfront	Industrial - General	

Source: Solano County 2022, US Census Bureau 2022, Interwest 2023, ESRI

both opportunities and challenges, and the City is committed to assisting property owners, businesses, and developers succeed in developing Rio Vista's downtown.

## 2.6 DEVELOPMENT STANDARDS AND LAND USE DIAGRAM

### DEVELOPMENT STANDARDS

The General Plan establishes density/intensity standards for each type of land use. The purpose of the density/intensity standards is to indicate how much development is allowed or recommended on a single plot of land. Residential density is expressed as housing units per gross acre, including land for public streets and other rights-of-way, as well as storm drainage that may need to be dedicated to the City.

A maximum permitted Floor Area Ratio (FAR) is specified for non-residential uses. FAR refers to the ratio of building floor space compared to the square footage of the site. As seen in Figure 2.1, FAR is calculated by dividing the floor area of all buildings on the site by the total square footage of the site. FAR is a broad measure of building bulk that controls both visual prominence and traffic generation. It can be translated to a limit on building bulk in the Zoning Ordinance and is independent of the type of use occupying the building.

Density (units per acre) and intensity (FAR) standards do not imply projects will be approved at the maximum specified. Zoning regulations consistent with General Plan policies and/or site conditions may reduce development potential within the stated ranges.

### LAND USE DIAGRAM

The General Plan Land Use Diagram (Figure 2-2) depicts land uses for Rio Vista through the year 2045 and beyond. Figure 2-3, Core Area Land Use Diagram, provides a more detailed view of lands surrounding the Rio Vista Downtown area. The



land uses are represented using designations - districts that specify the type and intensity of allowed land uses. The boundary lines between land use designations are delineated as specifically as possible, in most cases following parcel lines.

## 2.7 LAND USE DESIGNATIONS

The City of Rio Vista's General Plan guides development in the City by identifying land use designations and setting forth a vision for the character and design for future development. The updated Land Use Diagram will depict land uses for Rio Vista through the year 2045 and beyond. The land uses are represented using designations – districts that specify the type and intensity of allowed land uses.

The Land Use Diagram presents five general categories of land uses: residential, mixed use (downtown and waterfront areas), commercial, industrial, and “other” (e.g., parks, public facilities). The land use designations that appear on the map are described in succeeding paragraphs. The descriptions for each of the land use designations describe the character and proposed uses/activities for each designation, as well as density and intensity of new development.

### RESIDENTIAL ESTATE

The Residential Estate designation has been applied to a portion of the Esperson property, to the Vineyard Bluffs neighborhood (both located in the southern portion of the City), and a few parcels fronting Beach Drive. This designation is intended to provide areas of mixtures of housing and limited agricultural uses. The single-family dwelling is the primary use, while agricultural uses are intended to be of secondary importance.

**Maximum Density:** 2.0 dwelling unit (du) per acre (ac).

### NEIGHBORHOOD RESIDENTIAL

The Neighborhood Residential designation is the most broadly applied designation in the General Plan and is intended to encourage compact, complete, single-family residential neighborhood-style development.

Traditional single-family uses will comprise a substantial portion of these districts. Designations for neighborhood-serving uses such as Public/Quasi-Public uses and Commercial uses are often located within or adjacent to Neighborhood Residential lands and such uses should be integrated into a neighborhood design in a manner that provides the greatest benefit to the community.

**Maximum Density/FAR:** 7.5 du/ac for residential uses. 0.30 FAR for non-residential uses.

## **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.

## **MULTI-FAMILY RESIDENTIAL**

This Multi-Family Residential designation is intended primarily for multi-family attached structures (townhomes, condominiums, and apartment buildings). Multi-family buildings are typically two to three stories tall. This designation is typically applied to transition areas between lower-density neighborhoods and commercial areas. Such development would typically be located in close proximity to neighborhood facilities, such as a school or parks.

**Maximum Density:** 25 du/ac for residential uses.

## NEIGHBORHOOD MIXED USE

The Neighborhood Mixed Use designation is intended to accommodate community- and regional-serving commercial needs within walkable distance of residential neighborhoods, such as near Church Road and the Highway 12 intersection, as well as Liberty Island Road and Canright Road (Brann Ranch).

Complementary and supporting uses that could be allowed in Neighborhood Mixed Use include multi-family residential including assisted-living facilities, neighborhood and local-serving businesses, employment uses (office-related), personal and business services and similar uses.

**Maximum Density/FAR:** 25 du/ac for residential uses; 0.50 maximum for non-residential uses.

## DOWNTOWN

The Downtown designation is applied to the traditional downtown area/commercial core of Rio Vista, generally bordered by Logan Street, S. Front Street, California Street, and S. 7th Street. This designation is intended to promote downtown Rio Vista as an attractive destination for residents and visitors to the community. Downtown is envisioned as a pedestrian-friendly environment with direct bicycle and pedestrian connections to surrounding residential neighborhoods. This designation provides for a full range of retail, employment, residential, entertainment, cultural, religious institutions, and personal service uses. Typical commercial uses include restaurants, apparel stores, specialty shops, theaters, bookstores, hotels, professional services and other similar uses serving community members as well as visitors and tourists. Typical residential uses range from single-family dwellings to apartments and individual structures may transition between residential and commercial uses over time.

**Maximum Density/FAR:** 30 du/ac for residential uses. 2.0 FAR (combined residential and non-residential uses).

## **NORTH WATERFRONT**

This North Waterfront district applies to waterfront properties adjacent to the Downtown district and extends north along the waterfront from the City boat launch along Front Street and Highway 84 (River Road) to Airport Road. The North Waterfront designation includes lands within the adopted Waterfront Specific Plan.

This area will promote redevelopment and infill development on the waterfront with a mix of uses including residential (generally second floor and above), retail, commercial, and hotels. Mixed use can be vertical and or horizontal with the allowable range of uses to include specialty retail, offices, hotels, housing, and public parks. On larger sites, more than one use may be appropriate.

**Maximum Density/FAR:** 30 du/ac for residential uses. 2.0 FAR (combined residential and non-residential uses).

## **SOUTH WATERFRONT**

The South Waterfront district applies to waterfront properties south of Downtown and the North Waterfront district. The majority of this district is expected to develop in a range of public recreational uses, educational facilities, and institutional uses that might include a community park/sports facility, Delta Science Center, discovery park, and related uses. Commercial uses would generally be limited to recreation-related or -serving uses, conference or meeting facilities, hotels, and restaurants on the site. Delta Marina and new uses to the south should be compatible and complimentary. It is anticipated the City will explore the potential for a pedestrian connection between these areas that will include sidewalks or possibly a bridge.

**Maximum Density/ FAR:** 0.20 FAR for non-residential uses.

## **HIGHWAY COMMERCIAL**

The Highway Commercial designation provides for a range of commercial uses that cater to traffic passing through Rio Vista on Highway 12, as well as to local residents. Permitted uses include fast food and other restaurants, gas stations, and large-format chain retail establishments, including supermarkets and super drugstores. This designation applies to land immediately adjacent to Highway 12 that is easily accessible by car and highly visible from the roadway. The Highway Commercial designation will be more permissive of auto-oriented uses (gas stations and quick serve food/drive-throughs) than other commercial designations.

**Maximum FAR: 0.50 FAR.**

## **INDUSTRIAL/EMPLOYMENT – WAREHOUSE/SERVICE**

The Industrial/Employment Warehouse/Service designation provides for warehousing, distribution, and wholesale uses. This designation is used for industrial uses adjacent to residential and in the overflight zone of the Rio Vista Airport. This designation has the lowest level of employment for industrial uses in the City and would have the lowest levels of traffic and noise generated.

**Maximum FAR: 1.0 FAR.**

# LAND USE AND COMMUNITY CHARACTER

**Table 2-1:** General Plan and Zoning Compatibility

General Plan Land Use Category	Corresponding Zoning Designations
Residential Estate	R-1: Residential Low Density R-E-1: Residential Estate One Acre F-W: Floodway D-R: Drilling Reservation O-A-R: Open Area Resort P-L: Park Land
Neighborhood Residential	R-1: Residential Low Density R-2: Residential Medium Density R-3: Residential High Density C-1: Neighborhood Commercial
Medium-Density Residential	R-1: Residential Low Density R-2: Residential Medium Density R-3: Residential High Density
Multi-Family Residential	R-2: Residential Medium Density R-3: Residential High Density R-4: Residential High Density
Neighborhood Mixed Use	R-1: Residential Low Density R-2: Residential Medium Density R-3: Residential High Density R-4: Residential High Density C-1: Neighborhood Commercial
Downtown	R-2: Residential Medium Density R-3: Residential High Density R-4: Residential High Density C-1: Neighborhood Commercial C-2: Community Commercial
North Waterfront	D-W: Downtown Waterfront R-2: Residential Medium Density R-3: Residential High Density R-4: Residential High Density C-1: Neighborhood Commercial C-2: Community Commercial P-L: Park Land

# LAND USE AND COMMUNITY CHARACTER

**Table 2-1:** General Plan and Zoning Compatibility (continued)

General Plan Land Use Category	Corresponding Zoning Designations
South Waterfront	C-2: Community Commercial O-A-R: Open Area Resort P-L: Park Land
Highway Commercial	C-1: Neighborhood Commercial C-3-I: General and Service Commercial and Industrial
Industrial/Employment – Warehouse/Service	C-3-I: General and Service Commercial and Industrial
Industrial/Employment – Limited	I-P-I: Industrial Park and/or Industrial B-P: Business Park
Industrial/Employment – General	M-G: General Manufacturing Industry B-P: Business Park
Public/Quasi-Public	R-1: Residential Low Density R-2: Residential Medium Density R-3: Residential High Density R-E-1: Residential Estate One Acre C-2A: Airport Commercial C-1: Neighborhood Commercial C-2: Community Commercial C-3-I: General and Service Commercial and Industrial O-A-R: Open Area Resort P-L: Park Land
Parks and Recreation	R-1: Residential Low Density R-2: Residential Medium Density R-3: Residential High Density R-E-1: Residential Estate One Acre C-1: Neighborhood Commercial C-2: Community Commercial O-A-R: Open Area Resort F-W: Floodway P-L: Park Land
Open Space/Natural Resources	F-W: Floodway D-R: Drilling Reservation P-L: Park Land

## INDUSTRIAL/EMPLOYMENT – LIMITED

The Industrial/Employment-Limited designation provides for small-scale industrial, parts assembly, distribution and storage uses, research and development, and distribution, storage, warehouse, and office uses. This designation differs from Industrial/Employment-General in that uses typically have more employees per acre and have less potential for negative impacts on adjoining properties. From a design perspective, buildings in this district would have more articulated facades than typical industrial uses and projects would have more attractive landscaping along property edges facing toward public roads.

**Maximum FAR: 1.0 FAR.**

## INDUSTRIAL/EMPLOYMENT – GENERAL

The Industrial-General designation allows for heavy industrial uses in the City. Types of uses include large scale manufacturing, heavy commercial uses such as food processing, fabricating, motor vehicle service and repair, construction supplies, building material facilities, and contractors' yards. Establishments located in these areas characteristically require large parcels of land. Due to the nature of their operations, uses in this designation require a degree of separation from residential, parks, and other sensitive uses.

**Maximum FAR: 1.0.**

## PUBLIC/QUASI-PUBLIC

The Public/Quasi Public designation encompasses existing facilities serving various community functions, including the airport; fire; wastewater treatment facilities and other core public facilities. Facilities constructed in on Public/Quasi public lands would be developed consistent with the underlying zoning designation. Permitted uses in this designation vary significantly based on the underlying zoning designation.

**Maximum FAR: 0.5 FAR.**

## PARKS AND RECREATION

The Parks designation applies to existing and planned public parks in Rio Vista, including community parks, neighborhood parks, and “linear parks” that serve

both a circulation and recreation function. Permitted uses in this designation include parks, playgrounds, trails, recreational facilities and other similar uses.

**Maximum FAR: 0.2 FAR**

## OPEN SPACE/NATURAL RESOURCES

The Open Space and Natural Resources designation is applied to areas where urban development is either inappropriate or undesirable. Specifically, it is intended to preserve and protect lands that are considered environmentally unsuitable for development, including natural resource areas or mineral deposits as well as lands known to be subject to regular flooding.

While some limited activities and structures may be allowed, such uses would be subject to site-specific environmental review and must be limited in scope to ensure preservation of natural resources and protection of public health and safety. For example, there may be an opportunity to allow public access to Open Space lands for limited activities, such as hiking and bicycling. Park facilities might be compatible within this designation, depending on the character and resources of an individual site.

**Maximum FAR: N/A**

## URBAN RESERVE

The Urban Reserve designation is applied to a large, contiguous, and undeveloped area in the City's Planning Area north and west of the existing City limits. The purpose of assigning the Urban Reserve designation in this area, rather than applying specific land use designations, is to demonstrate that the City eventually expects urban development in the area, while also allowing flexibility in planning for future uses. While these lands are situated in areas of logical expansion of the City, the Urban Reserve designation does not provide any development potential or any entitlement for land development. Prior to development of Urban Reserve lands, the City would need to expand its Sphere of Influence (SOI), annex the lands, and approve urban use designations for the property. Until such time as the lands are annexed to the City, the Urban Reserve lands will remain under the authority and land use regulation of Solano County.

**Maximum FAR: N/A**

## 2.8 LAND USE (LU) GOALS, POLICIES, AND IMPLEMENTATION POLICIES

### GOALS

**Goal LU-1:** To create a Downtown and Waterfront that is a vibrant, highly desirable place for residents, businesses, and visitors.

**Goal LU-2:** To maintain and enhance Rio Vista while providing a safe, family-friendly small-town character.

**Goal LU-3:** To provide new residential and non-residential uses, while maintaining and preserving natural open space and recreational areas.

**Goal LU-4:** To create a community with a variety of housing types that offer choices for Rio Vista residents and create complete, livable neighborhoods.

**Goal LU-5:** To preserve and enhance historic and cultural features that contribute to the character of Rio Vista.

**Goal LU-6:** To encourage the growth and development of new retail services and businesses, employment, restaurants/dining establishments, and entertainment uses in Rio Vista to meet the needs of the community and visitors to the City.

**Goal LU-7:** To welcome new businesses and job opportunities in the City, while ensuring compatibility with surrounding uses and planned new uses.

### POLICIES

**Policy LU-1.** Promote the development of compact, complete residential neighborhoods by encouraging the location of services and amenities within walking and biking distance of residences.

**Policy LU-2.** For larger developments and infill projects, encourage a range of housing types, varied lot sizes, and price levels within new neighborhoods to meet the needs of all segments of the community.

**Policy LU-3.** Encourage new residential development to incorporate design features that promote walking and connectivity between blocks and adjacent neighborhoods.

**Policy LU-4.** New buildings within the Downtown and North Waterfront Districts should embrace Rio Vista's unique character and reflect the architectural styles and characteristics of historic Rio Vista development.

**Policy LU-5.** Require the use of high-quality, environmentally sustainable materials and enhanced architectural design for new development and the re-use of buildings in Downtown.

**Policy LU-6.** Encourage development in the North Waterfront District to be a mix of uses including residential, commercial, and public park space along the waterfront.

**Policy LU-7.** New blocks created in the North Waterfront district shall be of a size and scale consistent with the existing urban form of Downtown and as described in the Waterfront Specific Plan.

**Policy LU-8.** Encourage new commercial uses to group into clustered areas or centers containing professional offices, retail sales, and services. Where feasible, clustered development should be located at the major intersections, and exclude "strip" commercial development (shallow depth, linear form, parking in front of building, etc.).

**Policy LU-9.** Promote pedestrian-oriented retail and mixed use development in Neighborhood Mixed Use, Downtown, and the Waterfront areas.

**Policy LU-10.** Improve and enhance the physical image and desirability of Downtown through public investments in infrastructure, parking, streetscapes, and public spaces.

**Policy LU-11.** In Downtown, Waterfront, and Neighborhood Mixed Use areas, require pedestrian-oriented amenities such as small plazas, outdoor seating,

refuse and recycling receptacles, public art, and active street frontages with ground floor retail where appropriate.

**Policy LU-12.** Lands designated as Urban Reserve are recognized by the City as areas that may be annexed to the City and developed in the future. Urban Reserve lands will require comprehensive planning, a General Plan amendment and application of zoning designations prior to land development.

**Policy LU-13.** In considering expansion of the City (annexations), ensure that key City priorities are met in the expansion area. Annexation proposals should include land uses and features that would be required to serve the new development area, key uses or services not currently available in the City, or key uses that cannot be easily accommodated on lands already in the City.

**Policy LU-14.** Require a General Plan amendment to convert lands designated as Urban Reserve to other land use designations. Conversion of lands from urban reserve to specific land use designations shall be reviewed for consistency with policies, programs and development standards of this General Plan. Additionally, the following findings shall be made prior to converting Urban Reserve lands to other land use designations:

- The project proposes a mix of uses that will serve the needs of future project residents as well as the broader Rio Vista community.
- The project will be beneficial to the overall Rio Vista community. To the extent feasible, the project should provide uses and facilities that are not currently available or adequate to serve the community (e.g. medical services, educational or recreational facilities, employment opportunities, etc.).
- The project provides attractive, convenient and safe pedestrian and bicycle facilities that connect to existing and planned facilities in the City.
- The project is designed to minimize conflicts between agricultural and urban uses.

**Policy LU-15.** Protect, preserve and enhance significant historic buildings to preserve and enhance the identity and character of the community.

## PROGRAMS

**Program LU-1:** Review and update the Rio Vista Zoning Ordinance and Zoning Map to be consistent with the Land Use Map and related policies of the General Plan. Consider rezoning areas inconsistent with the Land Use Map, as appropriate, and update the zoning district descriptions to reflect the updated land use designation descriptions.

**Program LU-2:** Facilitate development of public uses in the South Waterfront District. Specific actions to include:

- Determine presence of hazardous materials on the former Army Base property and remediation steps required to allow development of the site for public uses.
- Determine the feasibility and likelihood of partnering with other public agencies and private entities to facilitate site development.
- Conduct a public process to identify uses most desired by community members.
- Evaluate existing structures to determine if potential for reuse exists.
- Seek partnerships (public or private sectors) to develop public recreational uses on the site.
- Consider potential to open the property to public use prior to development.

**Program LU-3:** Utilize the existing Waterfront Specific Plan as a guide for new development in the North Waterfront Area. Adopt new development and design standards in the Zoning Code for the North Waterfront Area that emulate the standards/guidelines found in the Waterfront Specific Plan.

**Program LU-4:** Adopt and implement an incentive program to promote residential infill development on existing vacant lots and underutilized sites.

**Program LU-5:** Provide information on incentives for the restoration and preservation of designated historic properties and landmarks to property owners and the public. Survey and conduct an inventory for historic properties that need preservation.

**Program LU-6:** Update development regulations in the Zoning Code to include objective design standards that promote high-quality building and site design for multi-family developments.

**Program LU-7:** Adopt citywide objective design standards for streamlining the review of multi-family residential development, and design guidelines for non-residential development. The design standards and guidelines shall define and encourage elements and features that contribute to Rio Vista's small-town character.

**Program LU-8:** Prior to annexation of land to the City, prepare an appropriate area-wide plan (e.g., master plan, specific plan) that addresses land use, circulation, housing, infrastructure, public facilities and services.

**Program LU-9:** Consistent with the provisions of the Rio Vista Airport Land Use Compatibility Plan (Rio Vista ALUCP), proposals to amend the general plan, specific plans, zoning ordinances or other land use policies that relate to and/or regulate land development shall be referred to Solano County Airport Land Use Commission for review and consideration for consistency with the Rio Vista ALUCP. Procedures for the review of such actions are stipulated in the Rio Vista ALUCP.