


# Rio Vista



## 2045 GENERAL PLAN UPDATE



FINAL DRAFT  
FEBRUARY 2026



CITY OF  
**RIO VISTA 2045  
GENERAL PLAN**

FINAL DRAFT

PREPARED FOR THE  
CITY OF RIO VISTA

BY

INTERWEST CONSULTING GROUP



FEBRUARY 2026



**INTRODUCTION .....1.1**

- 1.0 GENERAL PLAN BASICS ..... 1-2
- 1.1 RIO VISTA PROFILE ..... 1-2
- 1.2 PLANNING CONTEXT ..... 1-2
- 1.3 PLANNED AND POTENTIAL COMMUNITIES..... 1-4
- 1.4 VISION STATEMENT AND GUIDING PRINCIPLES ..... 1-9
- 1.5 STRUCTURE OF THE PLAN.....1-12
- 1.6 COMMUNITY INPUT AND PARTICIPATION .....1-14
- 1.7 CLIMATE ACTION PLAN .....1-15
- 1.7 ENVIRONMENTAL JUSTICE .....1-15

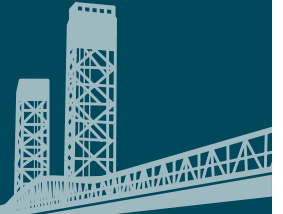
**LAND USE AND COMMUNITY CHARACTER.....2-1**

- 2.0 INTRODUCTION ..... 2-1
- 2.1 COMMUNITY CHARACTER..... 2-3
- 2.2 FUTURE LAND USE AND DEVELOPMENT PATTERNS ..... 2-5
- 2.3 EXISTING LAND USES IN RIO VISTA (2022) .....2-10
- 2.4 DEVELOPMENT PROJECTIONS – 2045.....2-11
- 2.5 WATERFRONT AND DOWNTOWN .....2-12
- 2.6 DEVELOPMENT STANDARDS AND LAND USE DIAGRAM .....2-15
- 2.7 LAND USE DESIGNATIONS .....2-16
- 2.8 LAND USE (LU) GOALS, POLICIES, AND  
IMPLEMENTATION POLICIES.....2-25

**MOBILITY AND CIRCULATION .....3-1**

- 3.0 INTRODUCTION ..... 3-1
- 3.1 OVERVIEW OF MOBILITY AND CIRCULATION IN RIO VISTA ..... 3-4
- 3.2 STREETS AND ROADWAYS NETWORK ..... 3-9
- 3.3 EVALUATING TRAFFIC AND CONGESTION .....3-11
- 3.4 ACTIVE TRANSPORTATION NETWORK.....3-12
- 3.5 OTHER TRANSPORTATION TOPICS.....3-15
- 3.6 MOBILITY AND CIRCULATION (MC) GOALS, POLICIES,  
AND PROGRAMS .....3-19

# TABLE OF CONTENTS



|  |            |
|--|------------|
| <b>ECONOMIC DEVELOPMENT .....</b>                                    | <b>4.1</b> |
| 4.0 INTRODUCTION .....   | 4-1        |
| 4.1 SETTING AND CONTEXT .....  | 4-2        |
| 4.2 A VISION FOR ECONOMIC DEVELOPMENT .....                          | 4-8        |
| 4.3 ECONOMIC OPPORTUNITIES AND CHALLENGES .....                      | 4-9        |
| 4.4 ECONOMIC DEVELOPMENT PARTNERS .....                              | 4-11       |
| 4.5 FUTURE LAND USE AND ECONOMIC DEVELOPMENT<br>OPPORTUNITIES .....  | 4-13       |
| 4.6 DOWNTOWN REVITALIZATION .....                                    | 4-15       |
| 4.7 GRADUAL EVOLUTION VERSUS FUNDAMENTAL SHIFT .....                 | 4-16       |
| 4.8 ECONOMIC DEVELOPMENT (ED) GOALS, POLICIES,<br>AND PROGRAMS ..... | 4-17       |

## **CHAPTER 5: HOUSING ELEMENT IS A STAND ALONE DOCUMENT**

|  |            |
|--|------------|
| <b>PARKS &amp; RECREATION .....</b>                                  | <b>6-1</b> |
| 6.0 INTRODUCTION .....   | 6-1        |
| 6.1 PARK AND RECREATION TYPOLOGIES .....                             | 6-3        |
| 6.2 EXISTING AND PLANNED PARK AND RECREATION FACILITIES .....        | 6-4        |
| 6.3 PUBLIC SCHOOL FACILITIES .....                                   | 6-10       |
| 6.4 PRIVATELY OWNED FACILITIES .....                                 | 6-10       |
| 6.5 EXISTING AND PROPOSED TRAILS .....                               | 6-11       |
| 6.6 EXISTING AND FUTURE PARKLAND NEEDS .....                         | 6-11       |
| 6.7 PARKS AND RECREATION (PR) GOALS, POLICIES,<br>AND PROGRAMS ..... | 6-14       |



**OPEN SPACE AND RESOURCE CONSERVATION .....7-1**

7.0 INTRODUCTION ..... 7-1

7.1 OPEN SPACE AND SCENIC RESOURCES ..... 7-4

7.2 BIOLOGICAL RESOURCES ..... 7-7

7.3 SACRAMENTO SAN JOAQUIN DELTA.....7-12

7.4 HISTORIC AND CULTURAL RESOURCES .....7-13

7.5 AIR QUALITY.....7-14

7.6 FARMLAND, MINERAL AND NATURAL GAS RESOURCES .....7-16

7.7 WATER RESOURCES AND WATER QUALITY .....7-18

7.8 OPEN SPACE AND RESOURCE CONSERVATION  
(OSC) GOALS, POLICIES, AND PROGRAMS .....7-21

**PUBLIC FACILITIES AND SERVICES .....8-1**

8.0 INTRODUCTION ..... 8-1

8.1 CITY BUILDINGS AND FACILITIES ..... 8-2

8.2 CITY UTILITIES ..... 8-3

8.3 PUBLIC SAFETY ..... 8-8

8.4 CITY SERVICES .....8-12

8.5 PUBLIC SCHOOLS .....8-13

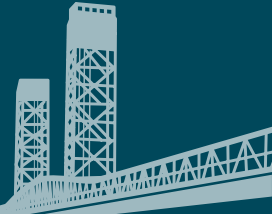
8.6 LIBRARY SERVICES.....8-15

8.7 FINANCING AND FUNDING .....8-16

8.8 PUBLIC FACILITIES (PF) GOALS, POLICIES, AND PROGRAMS .....8-19



# TABLE OF CONTENTS



|  |                 |
|--|-----------------|
| <b>SAFETY .....</b>  | <b>9-1</b>      |
| 9.0 INTRODUCTION .....   | 9-1             |
| 9.1 SOLANO COUNTY MULTI-JURISDICTIONAL HAZARD<br>MITIGATION PLAN .....         | 9-2             |
| 9.2 CLIMATE CHANGE VULNERABILITY ASSESSMENT .....                              | 9-3             |
| 9.3 PUBLIC SAFETY ISSUES .....   | 9-4             |
| 9.4 FLOODING AND INUNDATION HAZARDS .....                                      | 9-8             |
| 9.5 SEISMIC HAZARDS .....  | 9-15            |
| 9.6 FIRE HAZARDS .....   | 9-20            |
| 9.7 HAZARDOUS WASTE AND MATERIALS .....  | 9-21            |
| 9.8 AIRPORT HAZARDS .....  | 9-22            |
| 9.9 CLIMATE-RELATED HAZARDS .....  | 9-22            |
| 9.10 SAFETY ELEMENT (SE) GOALS, POLICIES, AND<br>IMPLEMENTATION PROGRAMS ..... | 9-24            |
| <br><b>NOISE .....</b>   | <br><b>10-1</b> |
| 10.0 INTRODUCTION .....  | 10-1            |
| 10.1 MEASURING NOISE LEVELS .....  | 10-2            |
| 10.2 NOISE SENSITIVITY .....   | 10-3            |
| 10.3 NOISE SOURCES IN RIO VISTA .....  | 10-6            |
| 10.4 ACHIEVING COMPLIANCE WITH NOISE STANDARDS .....                           | 10-12           |
| 10.5 NOISE (NE) GOALS, POLICIES, AND<br>IMPLEMENTATION PROGRAMS .....          | 10-16           |



## INTRODUCTION

|   |     |
|---|-----|
| FIGURE 1-1: REGIONAL LOCATION.....                      | 1-3 |
| FIGURE 1-2: PLANNING BOUNDARIES .....                   | 1-5 |
| FIGURE 1-3: PLANNED AND POTENTIAL NEW DEVELOPMENTS..... | 1-6 |

## LAND USE AND COMMUNITY CHARACTER

|   |             |
|---|-------------|
| FIGURE 2-1: NON-RESIDENTIAL FLOOR AREA RATIO.....     | 2-10        |
| FIGURE 2-2: LAND USE DIAGRAM.....                     | 2-13        |
| FIGURE 2-3: CORE AREA LAND USE DIAGRAM .....          | 2-14        |
| TABLE 2-1: GENERAL PLAN AND ZONING COMPATIBILITY..... | 2-21 - 2-22 |

## MOBILITY AND CIRCULATION

|  |      |
|--|------|
| FIGURE 3-1: ROAD CLASSIFICATIONS .....             | 3-10 |
| FIGURE 3-2: ACTIVE TRANSPORTATION FACILITIES ..... | 3-14 |

## ECONOMIC DEVELOPMENT

|  |     |
|--|-----|
| FIGURE 4-1: VACANT AND UNDERUTILIZED AREAS ..... | 4-7 |
|--|-----|

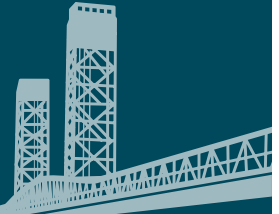
## PARKS & RECREATION

|   |      |
|---|------|
| FIGURE 6-1: EXISTING AND APPROVED (2023) PARK AND<br>RECREATION FACILITIES..... | 6-5  |
| TABLE 6.1: EXISTING AND PLANNED PARK FACILITIES.....                            | 6-9  |
| FIGURE 6-2: PROPOSED TRAIL SYSTEM.....  | 6-12 |
| TABLE 6-2: EXISTING AND FUTURE PARK NEEDS.....                                  | 6-13 |

## OPEN SPACE AND RESOURCE CONSERVATION ELEMENT

|                                    |      |
|------------------------------------|------|
| FIGURE 7-1: WETLANDS PROJECTS..... | 7-11 |
|------------------------------------|------|

# TABLE OF CONTENTS



## PUBLIC FACILITIES AND SERVICES

|                                     |     |
|-------------------------------------|-----|
| FIGURE 8-1: PUBLIC FACILITIES ..... | 8-5 |
|-------------------------------------|-----|

## SAFETY

|  |      |
|--|------|
| FIGURE 9-1: POTENTIAL EVACUATION ROUTES.....               | 9-6  |
| FIGURE 9-2: EVACUATION CONSTRAINED RESIDENTIAL AREAS ..... | 9-7  |
| FIGURE 9-3: FEMA AND DWR FLOOD HAZARD AREAS .....          | 9-10 |
| FIGURE 9-4: 200-YEAR AND 500-YEAR FLOOD HAZARD ZONES ..... | 9-11 |
| FIGURE 9-5: SEA LEVEL RISE 2080 TO 2100.....               | 9-13 |
| FIGURE 9-6: DAM INUNDATION AREAS .....                     | 9-14 |
| FIGURE 9-7: FAULT LINES .....                              | 9-16 |
| FIGURE 9-8: LIQUEFACTION AREAS .....                       | 9-18 |
| FIGURE 9-9: LANDSLIDE SUSCEPTIBILITY AREAS .....           | 9-19 |

## NOISE

|  |       |
|--|-------|
| FIGURE 10-1: SOUND LEVELS OF COMMON NOISE SOURCES .....  | 10-4  |
| FIGURE 10-2: COMMUNITY NOISE COMPATIBILITY MATRIX.....   | 10-5  |
| FIGURE 10-3: EXISTING NOISE LEVELS – MOBILE SOURCES .....  | 10-7  |
| FIGURE 10-4: PROJECTED 2045 NOISE LEVELS - MOBILE SOURCES .....  | 10-10 |
| FIGURE 10-5: AIRPORT NOISE CONTOURS .....  | 10-11 |
| TABLE 10-1: MAXIMUM ALLOWABLE EXTERIOR AND INTERIOR NOISE LEVELS<br>FOR NEW USES FOR NOISE GENERATED BY MOBILE NOISE SOURCES ..... | 10-13 |
| TABLE 10-2: NOISE STANDARDS FOR LOCALLY REGULATED (NON-<br>TRANSPORTATION) NOISE SOURCES .....                                     | 10-14 |