



CITY OF RIO VISTA

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Phone (707) 374-6451

March 6, 2024

MEMORANDUM

To: Rio Vista Residents

From: Kristina Miller, City Manager

Subject: City Response to a Recent Bulk Mail Flyer titled 'Democracy Lives in Rio Vista' written by an unknown person

In the last few weeks, two bulk mail flyers have been sent to every residence in Rio Vista. The flyers are creating unnecessary alarm amongst residents. The author is circulating incorrect information. The information below is being provided to provide correct information to the public.

Claim: The City is proposing/approving 4,000+ new units right now.

City Response: The City is currently reviewing one request from a property owner for the Brann Ranch project, a project that proposes approximately 1,200 homes. The City is legally obligated to consider such an application. There will be public hearings and the Planning Commission and City Council will determine if the project is in the best interests of Rio Vista.

Claim: The Planning Commission has proposed High Density housing for the Esperson property.

City Response: There is no proposal by the property owners or the Planning Commission to change the zoning of the Esperson property. The City's zoning map was recently corrected to reflect the zoning designations applied to the Esperson property in 1991 when the property was annexed to the City. The previous zoning map had incorrectly identified the property as Planned Development.

Claim: The City is delaying preparation of Objective Design Standards until December 2024. Today developers can build whatever they want with regard to character and new guidelines allow buildings taller and to lesser standards of quality.

City Response: The Housing Element does call for adopting Objective Design Standards by December 2024. The State of California has adopted laws that allow certain types of developments to only be reviewed under Objective Design Standards. Preparing such standards will better protect the City from development that does not meet the City's expectations. The process of preparing Objective Design Standards is complex, time consuming and requires community input. A December 2024 deadline is a fairly aggressive schedule.

Claim: It is suggested the City is supporting and pursuing development of the Esperson property.

City Response: As noted above, the City zoning map was recently corrected. No additional density beyond current zoning has been proposed. Currently, the Esperson property General Plan designations and zoning designations are inconsistent. The State has adopted laws restricting a city from lowering the density of housing allowed under existing zoning – zoning density on Esperson can only be lowered if the City adds an equal amount of density

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(homes) to some other location in Rio Vista. The General Plan designations for Esperson will be adjusted to allow the same number of homes as the existing zoning.

Claim: The City Council ignored Rio Vista residents when they approved the Housing Element on February 20, 2024.

*City Response: The Housing Element was adopted in July 2023. The current and previous flyers misrepresent the actions the City Council took on February 20, 2024. **The changes to the Zoning Code adopted at the recent meeting were required to bring the City Zoning Code into compliance with State law.** Failure to make these changes would have exposed the City to decertification of its Housing Element, placed State grants at risk and created the potential that the City could not deny developer projects even if they were inconsistent with City standards. The City adopted the minimum required changes to the zoning code to meet State law requirements and to protect the City's interests.*

Should any questions arise, please feel free to email the City Clerk at pcaronongan@ci.rio-vista.ca.us.