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**RIO VISTA GENERAL PLAN WORKING GROUP**

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

**REGULAR MEETING  
IN-PERSON AND BY TELECONFERENCE**

**AGENDA**

**THURSDAY, AUGUST 3, 2023**

**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**

Members of the audience may comment on any item of interest to the public within the subject matter jurisdiction of the General Plan Working Group and any item specifically agendized. Each person will be allowed five minutes, or less if a large number of requests are received on a particular subject, all subject to the Chair's direction. With certain exceptions, the General Plan Working Group may not discuss or take action on items that are not on the agenda. Members of the audience wishing to address a specific agendized item are encouraged to offer their public comment during consideration of that item. If you wish to offer public comment or speak on any item on the agenda, please raise your hand in the zoom window. When your name is called or you are recognized by the Chairperson, please unmute, and present your comments.

- 3. ACTION ITEMS**

- 3.1 Approval of the June 1, 2023 minutes.**

#### **4. DISCUSSION**

- 4.1 Preliminary Draft Public Facilities and Services Element
- 4.2 Revised Land Use and Community Character Element
- 4.3 Revised Draft Open Space and Conservation Element
- 4.4 Next Steps

#### **5. INFORMATION ITEMS**

- 5.1 Housing Element Status

#### **6. STAFF ANNOUNCEMENTS/COMMENTS**

- 6.1 No Items

#### **7. ADJOURNMENT**

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Disclosable public records related to an open session item on a meeting agenda distributed by the City of Rio Vista to the General Plan Working Group are available on the city's website & at City Hall for public review at 72 hours prior to a regular meeting and 24 hours prior to a special meeting or, in the event information is delivered to the Council less than 72 or 24 hours prior to an open meeting, as soon as it is so delivered. To arrange for alternative agenda document format or to arrange aid or services to modify or accommodate persons with a disability to participate in a public meeting contact the City Clerk 48 hours in advance of the meeting date by calling 707-374-6451. Pursuant to applicable laws and regulations, including without limitation, California Government Code Section 65009 and or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (including any action regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.

CERTIFICATION OF POSTING – I, Krystine Ball, Clerk, for the City of Rio Vista, declare that the foregoing agenda for the August 3, 2023 Regular Meeting of the General Plan Working Group was posted and available for review on or before July 28, 2023, on the city's website and during open hours at City Hall, One Main Street, Rio Vista, California, in accordance with Government Code §54954.2(a).

*Krystine Ball*

Krystine Ball, General Plan Working Group Clerk



**CITY OF RIO VISTA  
General Plan Working Group  
STAFF REPORT**

**DISCUSSION**

**MEETING DATE:** August 3, 2023

**PREPARED BY:** Paul Junker, Contract Planner  
Nick Pergakes, General Plan Contract Planner  
Eunice Ban, General Plan Contract Planner

**SUBJECT:** **Draft Public Facilities and Services Element, Draft Land Use and Community Character Element, and Draft Open Space and Conservation Element**

**BACKGROUND**

At the June 1<sup>st</sup> GPWG meeting, the consultant team shared an overview of the Public Facilities and Services Element that was being prepared. In addition, a memo was provided and outlined the topics and range of services that would be addressed in the element. In addition, draft goals were shared with the GPWG and feedback was received. Since that meeting, the consultant team has been working with City staff and affected agencies to prepare a preliminary draft of the Public Facilities and Services Element. The team is providing this draft element for review and comments from the GPWG.

The General Plan team also prepared a formatted draft of the Land Use and Community Character Element, which now includes photos and figures. This is an update to the draft version that was previously shared at the May 4<sup>th</sup> GPWG meeting. The consultant team is providing the revised element for the review of GPWG members and feedback.

In addition, the consultant team has also prepared a revised draft of the Open Space and Conservation Element for the GPWG's review and input. This is an update to the draft version shared at the June 1<sup>st</sup> GPWG meeting. This draft will continue to evolve as the environmental consultant, PlaceWorks, provides additional information to include in the element.

**DISCUSSION**

**Draft Public Facilities and Services Element Update**

The topics addressed in the draft Public Facilities and Services Element include the physical improvements and services managed by the City that most directly affect the lives of Rio Vista residents (see Attachment A). Ensuring the goals, policies, and programs address those subjects most important to Rio Vista residents is a priority for staff and the GPWG.

The Public Facilities and Services Element provides guidance to City departments on how to implement their varied duties and responsibilities. The General Plan team has consulted with City staff on the draft document, and a preliminary draft is provided for review and comments by the GPWG committee.

### **Draft Land Use and Community Character Element**

The consultant team has prepared a draft Land Use and Community Character Element for the review of the GPWG committee (see Attachment B). This is a revised draft that was first shared at the May 4<sup>th</sup> meeting, and now includes additional text, photos and figures.

The Element addresses the following topics: community character, an overview of existing land uses in 2022, future land use and development patterns, development projections for 2045, and land use designations to be used city-wide.

### **Draft Open Space and Conservation Element**

The consultant team has prepared a draft Open Space and Conservation Element for the review of the GPWG committee (see Attachment C). This was based on the review of existing policy documents, discussions with City staff, and public input received at community workshops.

The Element addresses the following topics: open space and scenic resources, biological resources, historic and cultural resources, air quality and greenhouse gas emissions, farmland, mineral, and natural gas resources, and water resources and water quality.

### **GPWG DIRECTION**

Staff and the consultant team are seeking input on the Preliminary, Draft Public Facilities and Services Element, the Draft Land Use and Community Character Element, and Draft Open Space and Conservation Element.

## **Overview of Public Facilities and Services**

The Public Facilities and Services Element addresses the many public services and related public infrastructure that ensure the needs of the community will be met and that residents will have the opportunity for healthy and safe lives. These services encompass a core commitment of the City of Rio Vista to meet the needs of the community.

The majority of facilities and services described in this section are completed by City staff and accomplished through City-owned facilities. In some cases, services are provided by outside agencies. In one case, public schools, an independently elected board of the Delta River Unified School District works to ensure high quality schools that benefit City residents.

The facilities and services described in this section are essential to a high quality of life for Rio Vista residents. Due to the nature of these services and facilities, they represent a significant portion of the City's capital improvement and operating budgets and the City will always endeavor to provide quality services in a cost effective manner.

## **City Buildings and Facilities**

The City owns various facilities and properties that support the community and provide services to residents. The following are among the City's key community facilities:

City Hall. Located at One Main Street in downtown Rio Vista, City Hall is the center of City administrative functions. The facility includes the City Council chambers as well as the management and administrative support staff for all City Departments except Fire and Police. Residents visit City Hall to pay utility bills, apply for business licenses and building permits and for other City functions.

Senior Center/Youth & Community Hall. Located at 25 Main Street, the Rio Vista Community Center serves the residents of Rio Vista as a place for activities, community meetings, meals on wheel, and community events.

### Rio Vista Municipal Airport

The Rio Vista Municipal Airport is located on 273 acres of land located on the western boundary of the City. The Airport has a 4,200-foot long, 75-foot wide primary runway and a 2,200-foot long, 60-foot wide general aviation runway. An 4,200-foot runway is planned to be expanded by an additional 500 to 800 feet of runway length. The Airport facilities also include a terminal building, fueling facilities and a helipad.

### Corporation Yard

The City's Corporation Yard is sited on 7.53 acre of land located at 789 St. Francis Way. The facility provides a base of operations for the City's Public Works maintenance crews.

### **City Utilities**

Key City utilities include domestic water service, wastewater treatment, and drainage. Construction, maintenance and operation of these facilities and services are conducted or managed by City staff or through contracts with service providers.

#### Domestic Water Service

Water service in Rio Vista is provided entirely from water wells located within the City limits. Given the City's reliance on groundwater, the quality and reliability of the water supply is a high priority for the City. Fortunately, the City aquifer is adequate to supply current and future demand.

The consulting firm Engeo has prepared a groundwater study and monitors ground water levels. Engeo's last report was prepared in 2021 and that report determined that groundwater levels have remained consistent as recharge has balanced water consumption. While the City enjoys a reliable water supply, the City still promotes water conservation and has implemented programs to reduce per capita water use.

The City water system is comprised of wells located throughout the City. Each well receives treatment as needed, including chlorination. The City currently has two 2 million water tanks and a third 2 million gallon tank will be needed for buildout under the 2045 General Plan. This third tank, along with a booster pump, is currently planned to be located at the City's corporation yard.

As development occurs, the locations for future wells are identified. It is anticipated that the City will require two additional wells, Wells 17 and #18, to serve the City's current population. These wells will replace other wells that are no longer in service. New development will require construction of additional wells and will be required within the review of major development projects and well construction will be required in the early phases of such projects.

#### Wastewater Treatment

As of 2023 the City operated two wastewater treatment plants: the Beach Treatment Plant located immediately south of the City and the Northwest Treatment Plant located adjacent to the Rio Vista Airport. At that time the Beach Treatment Plant processed 0.46 million gallons per day (MGD) of wastewater and the Northwest Treatment Plant processed 0.27 MGD of wastewater.

As of 20223 the City was in the process of reviewing and consolidating both plants into the Northwest Treatment Plant. Decommissioning the Beach Treatment Plant and

constructing improvements to direct all wastewater treatment to the Northwest Treatment Plant will be part of the consolidation. As part of the consolidation project, the City is will install infrastructure to facilitate reclaimed water use as an alternative to discharging into the river.

The timing for decommissioning the Beach Treatment Plant will be based on funding, but the City has initiated work and it is anticipated the Beach Treatment Plant will be decommissioned in approximately five years. Funding of the consolidation of the plants is being addressed in a facility rate study that is currently underway.

The City has two major approved development projects: Brann Ranch and Riverwalk. These two projects represent the substantial majority of future residential development in Rio Vista. Brann Ranch and Riverwalk wastewater will be directed to the Northwest Treatment Plant and the projects will generate approximately 400,000 gallons per day (GPD) of wastewater. The Northwest Treatment Plan will require expansion to accommodate these flows and the development projects will contribute funding for required improvements.

The Northwest Treatment Plant has a current treatment capacity of 1 million gallons per day (MGD). The overall design of the facility will accommodate expansion up to 2 MGD. Projected wastewater volumes for buildout at the year 2045 are 1.86 MGD and it is anticipated the expanded capacity of 2 MGD at the Northwest Treatment Plant will be adequate to serve the entire Rio Vista community at build out of the 2045 General Plan.

The Northwest Treatment Plant provides a level of treatment that allows discharge directly into the Sacramento River. Directing all wastewater flows to the Northwest Treatment Plant will have the benefit of relieving burdens on sewer trunk lines passing through Rio Vista's downtown, essentially expanding capacity for downtown uses.

### Storm Drainage

Storm drainage in Rio Vista is accomplished through a network of drainage pipes and open swales, all leading to the Sacramento River. The City's approximate elevation is 20 feet MSL.

Future development in the Brann Ranch and Riverwalk projects are located at elevations where drainage can be feasibly addressed. These projects, and all new development, will be required to comply with City, regional and State regulations regarding managing stormwater runoff.

Rio Vista's downtown area presents drainage challenges due to the lack of construction of drainage facilities during historic development. During major storms, the City must pump stormwater into the Sacramento River from Downtown and from the Edgewood neighborhood, resulting in significant ongoing costs to the City. As discussed in the Safety



Element, portions of Rio Vista are currently vulnerable to flooding in major storm events (100 year, 200 year and 500 year storm events). Additionally, lands along the Sacramento River will be affected by increasingly severe storm events and possibly sea level rise that will result from climate change.

## **Public Safety**

Public safety and protection of people and property in the community is among the City's highest priorities. The services of Law Enforcement and Fire Protection directly protect the lives and property of community members and these services are among the most significant fiscal commitments of the City.

### **Law Enforcement**

Generally, Rio Vista enjoys relatively low crime levels and overall is a safe community for residents and visitors. In 2019 the Police responded to 9,020 calls for service and in 2022 calls for service increased to 10,581. Traffic stops are the most frequent calls for service, which generate more than 30 percent of all calls.

As of 2023, the staff of the Rio Vista Police Department included 12 sworn staff (including Police Chief) supported by three City staff members (support services and code enforcement). This staff served the needs of Rio Vista's approximately 10,500 residents and associated employees, visitors and commuters.

Police services are provided from the Police Station located at 50 Poppy House Road. This facility is City owned and located on City property. The Police vehicle fleet is owned by the City.

Since 2019 the City has contracted with the Solano County Sheriff's Office to provide law enforcement services. Prior to 2019, Police services were provided by a City Police Department with all staff being City employees. It is anticipated the City Council will periodically review options for providing high quality and cost-effective law enforcement services over the term of this General Plan.

#### Challenges to Law Enforcement Services.

The existing Police Station is a modular building that was used when it was dedicated in 2002. This structure has numerous issues and is reaching or has exceeded the anticipated usable life of the building.

Generally, Police staffing levels are adequate, but challenges arise during calls for service, particularly during vehicle accidents when two officers are required to be present to both conduct accident reporting and traffic control. In such cases the Chief or one of

the Sergeants is often required to assist, leaving the department somewhat unprepared to respond to additional calls for service.

Rio Vista's large percentage of age restricted homes (Trilogy and Liberty) result in higher than average calls for service to Police for non-emergency responses. As residents in these projects age such calls for service will likely increase.

#### Law Enforcement Services at General Plan Build Out.

The City is well-equipped to provide law enforcement services to the community through 2045. It is very likely the City will be required to replace the existing Police Station prior to the year 2045. Due to the nature of police services, officers are on patrol in the community during shifts and a single Police Station will effectively serve the community.

Staffing levels have a general relationship to population served. The current staff of nine sworn officers provide one officer per 1,150 residents. An equal ratio of officers to residents is projected to result in 15 sworn officers at the year 2045. This number of sworn officers would maintain and potentially improve current service levels.

#### Fire Protection Services

Fire protection services are provided from a single Fire Station located at 350 Main Street. As of 2023, the Fire Department staff included 12 Firefighters (3 Fire Captains, 4 Engineer/Paramedics, 2 Engineer/EMT, 3 Fire Fighter/Paramedics) plus 1 Fire Chief, and 1 Battalion Chief.

The existing Fire Station is not adequate for housing the current fleet of firefighting and emergency response vehicles and Fire Department staff. While somewhat undersized and in need of minor to moderate upgrades, the facility is in sound condition and will continue to serve the community.

The Rio Vista Fire Department relies on various agreements with other fire agencies, including a Fire Joint Operations Agreement with the City of Isleton, the Solano County Local Mutual Aid Agreement, and the State Mutual Master Mutual Aid for response to events that exceed County resources.

Emergency medical service, which includes vehicle accidents, accounts for 63 percent of all Fire calls. Service calls (non-injury calls) where Fire staff assist members of the community, account for 23 percent of all calls (a relatively high percentage). While total calls for service have remained relatively steady from 2018 through 2023, calls for service west of Church Road (Trilogy and Liberty) have increased from 46 percent of calls to 55 percent of all calls over the same five-year period.

The City has established an eight-minute response goal to reach anywhere in the community. Actual response times are under 4 minutes in the Rio Vista core, 6.5 minutes in Trilogy, and 8 to 10 minutes in Liberty.

#### Challenges to Fire Protection Services:

Generally, the Fire Department vehicle fleet is able to meet the needs of the community, with the exception of a Ladder Truck that will at some point require replacement.

Adequate staffing and the associated fiscal costs are the greatest impediment to providing fire and emergency response services. As calls for service increase, and when significant events occur, the current staffing model may become over extended.

Responding to the Trilogy and Liberty communities, and then returning to the Station, can be significantly impacted by traffic on Highway 12 in general, and more acutely when the Rio Vista bridge is not operating.

#### Fire Protection Services at General Plan Build Out:

The aging population of the Trilogy and Liberty neighborhoods will likely lead to increases in both service calls and emergency medical responses. The addition of more than 6,000 residents (up to 3,000 in Brann Ranch at the western edge of the City) will strain fire and emergency medical services.

While the existing Fire Station will remain serviceable and an important part of providing fire and emergency response services, demands for service will likely require additional station area in 2045. The form of this expansion and options to expand services will be considered as new residential development occurs.

## **City Services**

### **Recreation Services**

During the economic downturn that began in 2007 and continued through 2014, the City was forced to curtail certain community services, including most recreation programs.

As of 2023, the City Council expressed its desired to begin providing expanded recreation programs. Initially, these expanded recreation programs will focus on expanded hours of operation at the City swimming pool and greater emphasis on City-sponsored and City-supported community event.

As the economy continues to recover from the impacts of the COVID epidemic and the potential for an economic downturn remains, the City must be cautious in expanding ongoing program obligations.

### Solid Waste Disposal

Disposal of solid waste is a service managed by the City and provided by contracted vendors. Solid waste disposal has been subject to additional State-imposed requirements in recent years, including recently imposed requirements of SB 1383. The City's solid waste vendor must provide services consistent with State waste diversion requirements. As of 2022, the City contracted with Mount Diablo Resource and Recovery for solid waste disposal services. It is anticipated the City will periodically consider how best solid waste disposal services can be provided, including consideration of the most appropriate vendor, how State mandated diversion guidelines will be met and how residents and businesses of Rio Vista can best be served.

### Public Schools

Public education (Preschool-12) in Rio Vista is provided by the River Delta Unified School District (RDUSD). The RDUSD extends to three counties (Solano, Yolo, and Sacramento) and as of 2022-23 served approximately 1,750 students in the communities of Clarksburg, Hood, Locke, Walnut Grove, Isleton, Birds Landing/Collinsville, Courtland, and Rio Vista. There are three schools located in Rio Vista: D.H. White Elementary School (Transitional Kindergarten-6); Riverview Middle School (7-8); and Rio Vista High School (9-12). Students from a fourth school, Isleton Elementary School (Pre-school -6<sup>th</sup>), are promoted into Riverview Middle School.

#### RDUSD Rio Vista Campuses

D.H. White Elementary is located on an 11 acre site at 500 Elm Way, Rio Vista. The 2022-23 enrollment at D. H. White was approximately 430 students and the school had a capacity of 450 students. As of 2023, there was approximately 3-acres of undeveloped land at this site.

Riverview Middle School is located on a 7-acre site at 525 South 2nd Street, Rio Vista. The 2022-23 enrollment at Riverview Middle School was 165 students and the school had a capacity of about 200 students. This site has no area for building expansion.

Rio Vista High School is located on a 26-acre site at 410 South 4<sup>th</sup> Street, Rio Vista. The 2022-23 enrollment at Rio Vista High School was 367, and the school has capacity for approximately 475 students. This site has limited capacity for expansion.

#### Shared Facilities

The City and the RDUSD own and operate facilities within the City. The District makes its facilities available for use for community events and activities through a use agreement. The Rio Vista High School swim team relies on the City's swimming pool. There are other opportunities for shared use of RDUSD athletic fields and City parks/facilities – offering the potential for efficient use of land and reduced overall maintenance and operating

costs. The City and RDUSD will collaborate to identify shared-facility arrangements that meet the needs of both the City and the District.

### Challenges to Public School Facilities and Services

The RDUSD provides schools across a large geography with relatively low populations. This creates challenges for the efficient delivery of school services, adequacy of funding for school programs and transportation of students.

Serving special needs students can be particularly challenging for a relatively small school district due to the staff-intensive nature of special needs programs.

While adequate to meet current needs, as Rio Vista grows the existing community schools will become impacted. Land acquisition, school planning and construction, and ultimately staffing and operating a new school or schools will present the District with various challenges.

### Public Schools at General Plan Build Out

The City anticipates approximately 2,100 single family homes and approximately 400 multi-family homes will be built in Rio Vista through 2045. Based on general estimates of students per household, this amount of development will likely generate more than 1,000 elementary/middle school students, and more than 450 high school students.

Actual students per household will vary, and while the current RDUSD campuses have some capacity for additional students, the students generated by new homes will likely require at least one additional campus, likely a K-8 combined elementary/ middle school.

### Library Services

The Rio Vista Library is a City-owned building located at 44 South Second Street in downtown Rio Vista. Library services in the City of Rio Vista have been provided by the Solano County Library since the 1920's. Library services are provided under an annual agreement between the City and the Solano County Library and these services are provided subject to the same policies, procedures, rules, and regulations that govern all County Library branches. The Solano County Library Facilities Master Plan was updated in 2021 and that document provides direction on how the Library can best serve Rio Vista.

In recent years demand for digital resources has continually increased, but physical spaces still are in demand. Community members use libraries not only for access to information and technology but also as a place of convention, respite and refuge. Quite space is coveted; study rooms are in very high demand; and multifunctional space is needed.

The Rio Vista Library was originally housed in a structure built in 1896. That structure was destroyed in a fire in 1993 and the current library building was constructed in 1995 and remodeled in 2009. At 5,300 square feet in size, the Rio Vista Library is undersized and somewhat inadequate to serve the community. For comparison, new library projects generally are at least 15,000 square feet in size. While relatively small, the Library is an important resource and members of the community support the Library by volunteering as tutors and assisting with minor renovation projects.

Due to its relatively small size, the Rio Vista Library has the second highest collection density in the Solano County Library system, resulting in a crowded feel with limited area for staff, library programs and storage.

The existing Library building requires investment to address existing issues that include water intrusion and electrical issues, as well as a rebalancing of its collection that would allow removal of one or two bookshelves to open up the children's and teen's space.

In the longer term, the Solano County Library would support a substantial expansion of the library (ideally to 15,000 square feet). This would allow inclusion of quiet study rooms, a larger multipurpose room, increased storage, enlarged staff workroom, and more program space. The current site does not have room for expansion of the facility and so expanding the library would require construction at an additional site or an alternative site. Construction of a new library building is the City's obligation while the County Library would be responsible for tenant improvements.

## **Financing and Funding**

The facilities and services described in this Element require significant funding, both for initial facility construction and for ongoing operations and maintenance.

### **Capital Improvements**

The construction of facilities (buildings, utilities, etc.) are generally referred to as capital improvements. These facilities are often constructed and expanded to serve the demand created by new development. Typically, such construction projects are funded primarily through development impact fees (fees established to fund facilities improvements that are required because of impacts from new development).

### **Operational Costs**

While capital costs are a one-time expenditure that is suited to financing from a one-time revenue source, operation and maintenance costs are ongoing for the life of the facility or service and must be funded by an ongoing, reliable revenue source. Typically, those sources are general fund tax revenues, service assessment districts or user fees paid by those receiving the service, such as water and sewer rates and assessments.

### Development Impact Fees

Under State law, the City can establish impact fees that assure new development will pay for the costs of public improvements that are associated with serving a project. The City has adopted impact fees for water service, wastewater service and drainage. Such fees must be justified by a fee study that determines the proportional obligation based on the impacts for new development. As of 2023, the City was in the process of completing an AB 1600 Rate Study to support an update of its development impact fees to ensure public improvements are adequately funded.

### Citywide User Fees

The City provides various services to the community that all result in costs that the City must fund. These include planning applications, building permits, facility rentals and airport fees. As of 2023, the City was preparing a comprehensive update to its User Fees.

### Community Facility Districts

Community Facility Districts (CFDs) are often established with new development projects to fund a portion of the improvements required to construct a project and/or the facilities required to serve the project. A CFD establishes an ongoing funding stream, paid by individual owners of resulting developed properties (primarily homeowners in Rio Vista). Through the CFD, funds are made available at the beginning of project development to pay for major improvements and the costs of improvements are paid back over time (typically 30 years).

In recent years, there has been a trend to structure CFDs such that after the initial term the CFD is converted into an ongoing assessment to pay for either replacement of facilities or the maintenance of such facilities.

### Maintenance and Community Assessment Districts

Maintenance Assessment Districts pay the ongoing costs of City maintenance operations. A common form of Maintenance Assessment Districts is a Lighting and Landscape assessment district which funds for the ongoing costs of maintaining street lights and landscaping in public road rights-of-way.

A recent trend in this funding mechanism is the Community Service Assessment District, which assists the City in funding the gap between the revenue generated by property taxes and the cost of providing public services.

## **GOALS, POLICIES AND PROGRAMS**

### **GOALS**

**Goal PSF-1:** To provide high quality and reliable public facilities and services to members of the community.

**Goal PSF-2:** To provide public facilities and services in a cost-effective manner.

**Goal PSF-3:** To ensure public facilities and services will be adequate to serve the community through the year 2045.

**Goal PSF-4:** To work effectively with outside agencies that provide public facilities and services to the Rio Vista community.

### **POLICIES**

**Policy PSF-1** Maintain roadways to allow for the safe travel of all vehicles, pedestrians, and bicyclists. Emphasize preventative maintenance to reduce costs associated with roadway replacement.

**Policy PSF-2** Maintain and construct new sidewalks to encourage walking and provide safe facilities for pedestrians.

**Policy PSF-3** New development projects shall construct full frontage improvements, including sidewalks, landscaping, and lighting within the public right-of-way, and along all project road frontages.

**Policy PSF-4** Decommission the Beach Wastewater Treat Plant facility and complete all improvements necessary for the Northwest Wastewater Treatment Plant to serve the entire City through at least 2045.

**Policy PSF-5** Require on-site stormwater management system (i.e., “green infrastructure”) design and Low Impact Development (LID) techniques, per the City to improve runoff water quality and decrease runoff volume.

**Policy PSF-6** The City shall ensure that new growth pays for the facilities and services it requires without an additional burden to existing residents. The City shall ensure adequate funding is provided to construct, operate, and maintain capital facilities.

**Policy PSF-7** The Capital Improvement Program (CIP) shall include expansion of facilities to meet increasing demands as the City grows.

**Policy PSF-8** Community Facilities Districts (CFDs) shall be utilized to fund required City infrastructure improvements as well as improvements that directly serve and are within development projects.



**Policy PSF-9:** Give high priority in capital improvement programming to funding rehabilitation or replacement of critical infrastructure that has reached the end of its useful life or has capacity constraints.

**Policy PSF-10** Ensure that police services are efficient and responsive to meeting the public safety priorities of the community.

**Policy PSF-11** Maintain emergency response and fire prevention services at levels that minimize the risk of injury and loss of property in the community.

**Policy PSF-12** Construct facilities and maintain equipment to provide effective and responsive police and fire protection services throughout the community.

**Policy PSF-13** Establish and maintain mutual aid agreements that provide supplemental aid from partnering law enforcement and fire agencies.

**Policy PSF-14** Maintain and expand volunteer and community-based policing programs as a strategy to enhance public safety in a cost-effective manner.

**Policy PSF-15** The City shall support the efforts of the River Delta Unified School District to obtain adequate funding for new school facilities.

**Policy PSF-16** The City shall encourage joint-use of facilities and coordinated park and recreation programs with the River Delta Unified School District.

**Policy PSF-17** The City shall support the River Delta Unified School District's efforts to identify appropriate locations for future schools.

## **PROGRAMS:**

**Program PFS-1** Conduct an analysis to determine the need for an additional Fire Station to serve the community under the 2045 General Plan build out. Consider size and configuration of the station, staffing required and optimal location.

**Program PFS-2** Conduct an analysis to determine the appropriate location, size and configuration of a permanent Police Station.

**Program PFS-3** Update the Park Master Plan every ten years.

**Program PFS-4** Implement the Beach Treatment plan closure and complete all improvements required to route all wastewater to the Northwest Treatment Plant.

**Program PFS-5** Conduct an analysis to determine the size and configuration of the Corp Yard facilities/improvements to meet the needs of the community at General Plan build out.

**Program PFS-6** Conduct an analysis of needed future road improvements, sidewalk improvements, bicycle and pedestrian facilities, and road maintenance needs.

**Program PFS-7** Prepare a study that identifies improvements to automate pumping during major storm events for the City Hall area and the Edgewater neighborhood.

**Program PFS-8** Establish a priority project list for grant funding every five years.

**Program PFS-9** AB 1600 Analysis. The City will analyze its development impact fee structure to ensure that fees are (1) adequate to fund capital projects and facilities, (2) based on expansion or provision of new facilities required by growth, and (3) meet all requirements of State law. Once established, development impact fees will be adjusted annually for inflation and construction costs.

**Program PFS-10** Every five years a fee study and/or fee update will be completed for community facilities including water, wastewater and storm water rates, citywide user fees, AB1600 fees and rental fees.

**Program PFS-11** Maintain a five-year Capital Improvement Program (CIP) for all City public capital projects that identifies priorities, funding sources, and timing for design, construction, and operations. The CIP will be developed in conjunction with the budget and will cover a period of five years from its inception. The CIP will be reviewed, amended, and adopted with the City's budget on an annual or biannual basis, as applicable. The CIP should include grant-funded projects, as well as projects funded from City sources.

**Program PFS-12** Establish and review the franchise ordinance and regulations to ensure that the maximum control and leverage can be exercised over telecommunications services and utility services, both in the manner and means of service provision and the granting of easements on City property and rights-of-way. This review will overlap into development standards and regulations, such as the Subdivision Ordinance and other development standards. The City will use expert assistance in reviewing contract and franchise proposals and in conducting negotiations with utilities and private service providers.

**Program PSF-13** Review and update the franchise agreement with the current and potential future solid waste franchisers every five years.

**Program PSF-14** The City shall consult with the River Delta Unified School District regarding reservation of school sites within proposed development projects.

**Program PFS -15** Coordinate recreation, library, and planning efforts with the River Delta Unified School District, Solano County, and other applicable agencies. Such coordination will help to ensure the clustering of community activities and should emphasize expansion and diversity of services and facilities, rather than duplication.

**Program PFS-16** Work with the Solano County Airport Land Use Commission to update the Rio Vista Airport Land Use Compatibility Plan as needed. Consult with the Federal Aviation Administration on the Airport Land Use Plan as needed.

**Program PFS-17** Review uses of technology to provide better customer service via only information and services (i.e., GIS, new financial system, online permits).



# LAND USE AND COMMUNITY CHARACTER ELEMENT

## 2.1 INTRODUCTION

The purpose of the Land Use Element is to present 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. The 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: form and character of development, 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 policies help define Rio Vista's physical development and reinforce its commitment to balancing land use requirements with community needs and economic growth, while also allowing for flexibility in implementation to respond to the broader economy.

## 2.2 COMMUNITY CHARACTER

Rio Vista has a unique and treasured character as a small town on the edge of the Sacramento/San Joaquin Delta. 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, reflecting the historic movement of goods via river transport. Now the River provides 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, as only limited development that enhances and builds on the River's frontage has occurred to date.

- 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 one is in 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 Liberty, Rio Vista residents value their close knit neighborhoods where they feel they have a sense of community, feel safe, and know their neighbors.



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

- Currently, Rio Vista is a divided community with Highway 12 not only bisecting the historic core and 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 benefit from the Highway 12 travelers and highway congestion regularly impacts the community.

## 2.3. 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 and gets them to settle for many years. 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, built over the past 100 years.



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, recreational, and cultural spaces will bring activity and vitality to the City. If the new buildings are designed to be sensitive to the historic and natural setting, they will reinforce Rio Vista's existing character and be adapted to its future needs.



Maintaining a human scale with appropriate building heights, building massing and setbacks, and transitions between higher- and lower-density areas will ensure that new buildings blend in well with existing development. Encouraging a mixture of interesting architectural styles in new construction will also enrich the built environment and maintain the charm of Rio Vista.

At the time of preparation of this General Plan, a private land acquisition entity had acquired approximately 40,000 acres of land in Solano County, including most of the land surrounding Rio Vista from the southeast near the Sacramento River to the northeast beyond the Rio Vista Municipal Airport. The intentions are not known at this time, but based on limited knowledge of their terms of acquisition, it appears the entity has no plans for land development for the next 30 years. As such, Rio Vista is essentially blocked from expansion on all sides by the land holdings, agricultural flood plains to the northeast, and the Sacramento River to the southeast.

Given the constraints to expansion of the City, this General Plan contemplates new development primarily as intensification of uses in the existing footprint of Rio Vista. The two notable exceptions are the previously approved Brann Ranch project (Highway 12 and Liberty Island Road) and the Riverwalk Project (Highway 12 and Church Road). These projects have received entitlements and could proceed with development as approved. If either of these projects seeks amendments to previous project approvals, then the project would be reviewed for consistency with current adopted policies and regulations.

## 2.4 2022 LAND USES IN RIO VISTA

A description of existing land uses within the City’s boundaries and in the Planning area in 2022 are described below.

- Agricultural/Range and Watershed Land – Land that is used for personal farming or agricultural purposes, as well as areas in the City that have natural and water resources.
- Public/Quasi-Public – Public buildings, parks and recreational uses such as the City community center and swimming pool for residents of Rio Vista.
- Industrial– Small-scale industrial, parts assembly, distribution and storage uses, research and development, and office uses. Warehouses are also included in this category.
- Retail/Commercial – Retail uses, commercial uses, service-oriented businesses such as restaurants, 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.
- Mixed Use (Commercial and Residential). Mix of commercial and residential uses vertically in the same building or horizontally on the same site.

Table 2-1 shows a summary of existing land uses inside the City limits, outside the City limits, and the total Planning area.

**Table 2-1: Existing Land Use in the Planning Area**

Land Use	Inside City Limits		Outside City Limits		Total Planning Area	
	Acres	Percent	Acres	Percent	Acres	Percent
Agricultural / Range and Watershed Land	871	22.6%	1,767	70.5%	2,638	41.5%
Public/Quasi-Public	1,063	27.6%	482	19.2%	1545	24.3%
Low Density Residential	650	16.8%	230	9.2%	880	13.8%
Industrial	129	3.4%	7	0.3%	136	2.1%
Retail / Commercial	91	2.4%	0	0.0%	91	1.4%
High Density Residential	32	0.8%	0	0.0%	32	0.5%
Mixed Use (Commercial and Residential)	1	0.0%	0	0.0%	1	0.0%
<b>TOTAL</b>	<b>2,837</b>	-	<b>2,486</b>	-	<b>5,323</b>	-

## 2.5 DEVELOPMENT PROJECTIONS – 2045

This General Plan establishes a planning horizon of 2023 through 2045 – in essence planning for and accommodating 22 years of growth and development. Projecting development over this period offers guidance into 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 year 2000 (5,100 residents) and then two large projects, Trilogy and Liberty, were largely build out over the 22 year period.

Due to constraints to City expansion (Flannery Group) 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 2 percent annually through year 2045. Based on a 2 percent annual growth rate, Rio Vista's population in year 2045 will be 16,722 persons.

Based on a mix of housing types (90 percent single family and 10 percent multi-family) and densities consistent with past development (6 single family dwellings per acre and 20 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 14 acres of land.

### EMPLOYMENT DEVELOPMENT PROJECTIONS

US Census data indicate there were a total of 1,980 jobs in Rio Vista in year 2000 and that in year 2022 jobs in the City had increased to 2,437. This is an approximate 1 percent annual growth rate. This rate of growth is relatively low and 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 2 percent annual growth rate for employment in the City through year 2045.

Based on a mix of job types (75 percent commercial and 25 percent industrial) and jobs per acre consistent with local and regional trends (12 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.

## 2.6 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 uses 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.

Rio Vista's downtown area, generally bounded by Logan Street, S. Front Street, California Street and S. 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 both opportunities and challenges, and the City is committed to assisting property owners, businesses, and developers succeed in developing Rio Vista's downtown.





## 2.7 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 and storm drainage that may need to be dedicated to the City.

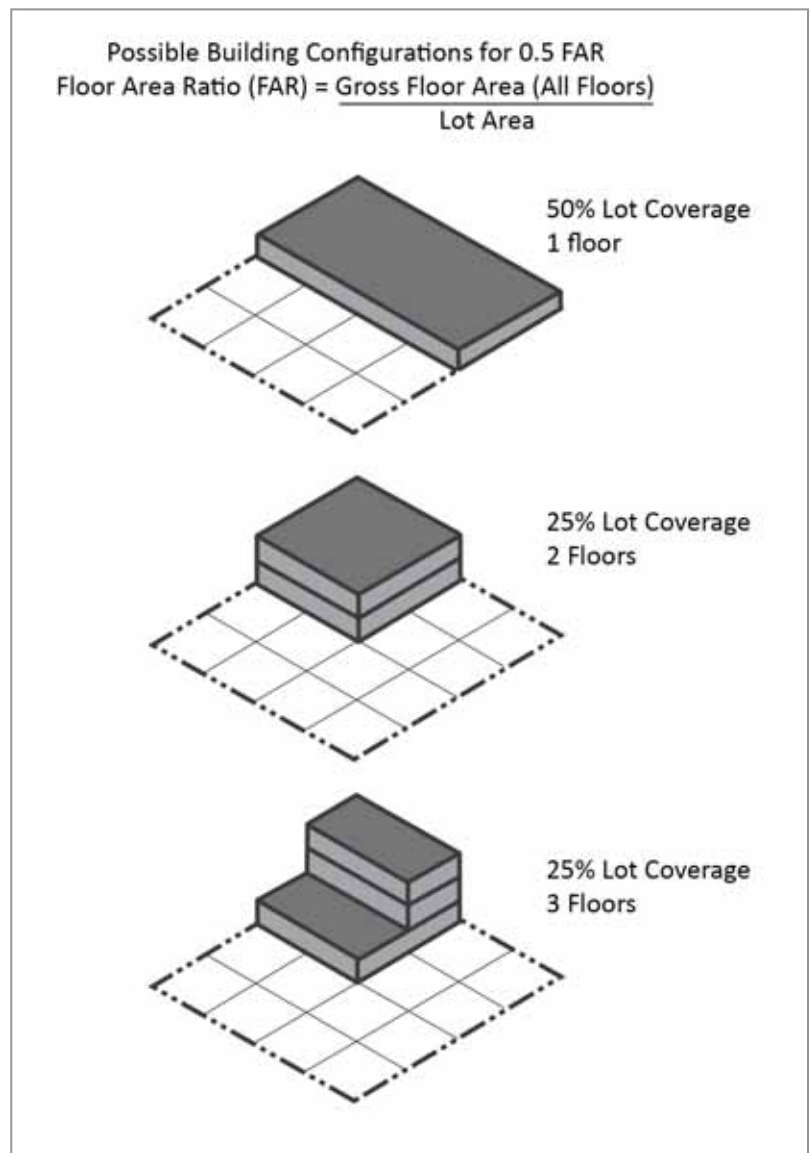
A maximum permitted Floor Area Ratio (FAR) is specified for non-residential uses. FAR refers to the ratio of building floor space compared to the square footage of the site. As seen in Figure 2.1, FAR is calculated by dividing the floor area of all buildings on the site by the total square footage of 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 to be and/or site conditions may reduce development potential within the stated ranges.

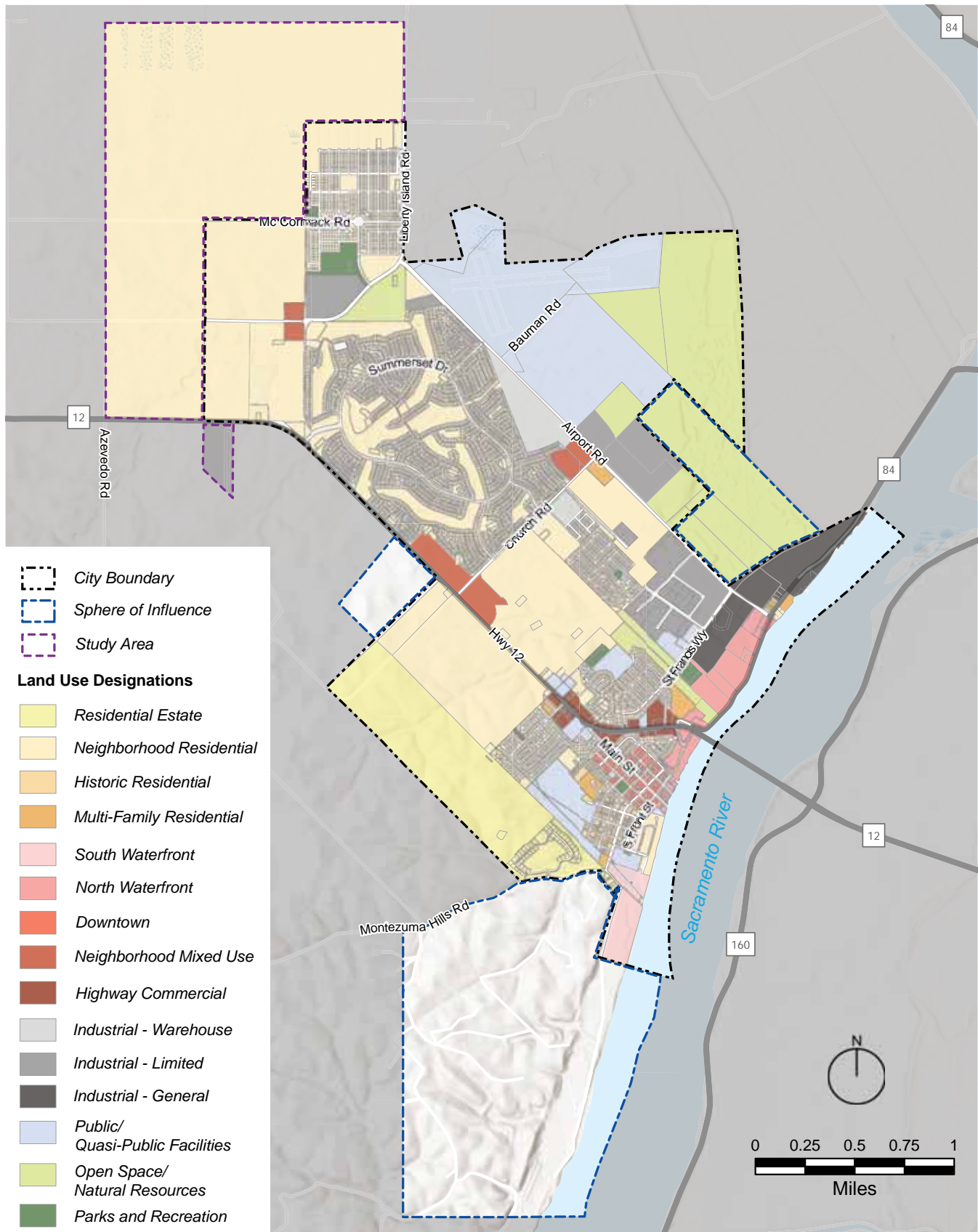
### LAND USE DIAGRAM

The General Plan Land Use Diagram (Figure 2-2) depicts land uses for Rio Vista through the year 2045 and beyond. 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.

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



**FIGURE 2-2 – Land Use Diagram**



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

## 2.8 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 boundary lines between land use designations are delineated as specifically as possible, in most cases following parcel lines.

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 below. 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 large portion of the Esperson property, to the Vineyard Bluffs neighborhood and a few parcels fronting to 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, 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.



## HISTORIC RESIDENTIAL

The Historic Residential designation is applied to “old town” residential neighborhoods in the City developed between the 1890’s and World War II. This designation retains and further emphasizes the existing character of the historic downtown residential area. The district would retain the predominance of historic single-family homes while allowing multi-family structures and secondary (“accessory”) dwelling units (ADU’s) that comply with City standards. The Historic Residential designation recognizes that most development in this area took place before current development standards were established and that flexibility of development standards is required in land use regulations.

**Maximum Density:** 20 du/ac for residential uses.

## MULTI-FAMILY RESIDENTIAL

This Multi-Family Residential designation is intended primarily for multi-family attached structures (townhomes, condominiums, 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 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 and 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 between Logan Street and S. Front Street, and extending from California Street to S. 7th Street. This designation is intended to promote Downtown Rio Vista as an attractive destination for residents and visitors to the community. The area 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/tourists. Typical residential uses range from single-family dwellings to apartment 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 north across Highway 12 and 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, retail, commercial, and hotels. Mixed use can be vertical and/ or horizontal, and the allowable range of uses includes large format retail, shopping centers, offices, hotels and housing. 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 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 be limited to recreation-related or -serving uses, conference or meeting facilities, hotels, and restaurants on the site. The Marina and new uses to the south should be compatible and complimentary and it is anticipated the City will explore the potential for a pedestrian connection (bridge) between these areas.

**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 Hwy 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.**

### INDUSTRIAL/EMPLOYMENT – LIMITED

The Industrial/Employment-Limited designation provides for small-scale industrial, parts assembly, distribution and storage uses, research and development 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

Table 2-2 below shows each of the General Plan Land Use categories with their corresponding zoning designations in the City.

**Table 2-2: 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
Historic 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



**Table 2-2: 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

## 2.9 LAND USE GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

### GOALS

**Goal LU-1:** To create a Downtown and Waterfront that is a vibrant, high-quality 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, 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, public art, and active street frontages with ground floor retail where appropriate.

**Policy LU-12.** Protect, preserve and enhance significant historic buildings to preserve and enhance the identity and character of the community.

## IMPLEMENTATION 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 of 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.

**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, and public facilities and services.

# OPEN SPACE AND RESOURCE CONSERVATION ELEMENT



## 7.1 INTRODUCTION

A significant component of a community's identity and quality of life are its relationship to the surrounding natural environment, the quality and preservation of its biological and cultural resources, and the safety and well-being of its citizens. The City of Rio Vista recognizes that natural resources are limited and must be conserved wherever possible. These resources provide both tangible and intangible benefits. For example, the Sacramento River environs provide benefits to the City, not only in the diversity of species they support but also in their aesthetic appeal to residents and visitors to the community. This Element addresses the following topic areas:

- Open Space and Scenic Resources
- Biological Resources
- Historic and Cultural Resources
- Air Quality and Greenhouse Gas Emissions
- Farmland, Mineral and Natural Gas Resources
- Water Resources and Water Quality

## PURPOSE AND AUTHORITY

State law (State Government Code Section 65560) requires a General Plan to address open space and conservation issues, including the preservation, management, and efficient use of open space and natural resources. The State has defined open space lands as being essentially unimproved and devoted to the preservation of natural resources, managed production of resources, outdoor recreation, or public health and safety. Conservation efforts are intended to focus on the wise management of natural and manufactured resources in order to ensure their continued availability for use, appreciation, and enjoyment.

The broad scope of issues addressed in the Open Space & Resource Conservation element overlaps with other elements of the General Plan. This element should be used in combination with the other elements to ensure full implementation of all General Plan resource-related policies.

## 7.2 OPEN SPACE AND SCENIC RESOURCES

### OPEN SPACE OVERVIEW

Open space is a broad term that encompasses many types of land, including waterfront lands for walking and passive enjoyment, natural landscape in the City such as wetlands and stream corridors and hillsides and agricultural lands that surround the City. Generally, these are lands that provide for passive enjoyment and contribute to the setting and character of Rio Vista.

Scenic resources are primarily lands surrounding Rio Vista that contribute to its rural community setting. This connection to its agricultural heritage and the landscape of rolling hills are highly valued by Rio Vista residents. Because most lands surrounding Rio Vista are under ownership that has indicated no desire to annex to the City or seek development, Rio Vista will have little direct influence on the agricultural lands and hillsides that surround the City.

While it is not anticipated that the City will expand into surrounding agricultural lands and hillsides within the planning horizon of this General Plan (2045), policies related to preserving the values of surrounding rural lands are retained in the event development proposals for lands surrounding the City are received in the future.

The most scenic feature of the Rio Vista community is the waterfront of the Sacramento River. This element, along with the Land Use and the Parks and Recreation Element, describe the importance of maintaining public access to the Riverfront and providing policies to guide development adjacent to the River.

The Montezuma Hills lie to the west and south of Rio Vista. these hills are the most significant topographic feature of the Planning Area. The preservation of landforms can create places for long views, natural drainage flows, public open space, and protected habitat. These hilltops also create opportunities for visual connections to the existing neighborhoods south of Highway 12.



North of Airport Road lies a large expanse of open land and some developed urban uses within the city limits. All of this area (about 800 acres) is within the boundaries of the Primary Delta as defined by the State of California Delta Plan and is subject to review by the Delta Protection Commission and the Delta Stewardship Council. This area includes some dry pasture lands, active sand and gravel quarries, State Department of Water Resources stockpiles of rock for repair of levee banks and riparian/wetland zones that have become established over the past 40 years that offer the potential for nature trails. Use of this land is discussed further in the Land Use Element.

The area designated the South Waterfront includes the Marina, land conveyed to the City by the U. S. Army and the Sandy Beach Regional Park. This area, located partially in the City, has tremendous potential to provide publicly-accessible open space on the Sacramento River waterfront. Policies and programs related to the use of this land are provided in the Parks and Recreation Element.

## SCENIC RESOURCES

Scenic resources are both varied and abundant in and around Rio Vista. Those approaching town from the west will pass the rolling Montezuma Hills, with undulating topography that creates spectacular vistas. On the northern edge of the City, the Delta marshlands provide yet another viewing opportunity. Travelers from the east enter the City via the Rio Vista Bridge, with panoramic views of the City's waterfront, the Sacramento River and the Rio Vista marina. Primary viewing opportunities in Rio Vista are intermittent, with vantage points along Highway 12, from River Road (State Route 84), the City's Promenade trail at the end of Main Street, the Marina, and properties in the South Waterfront including Sandy Beach Regional Park.



Rio Vista's location in the Montezuma Hills, adjacent to the Sacramento River, is a unique feature of the City's character. The Montezuma Hills offer outstanding views of the existing city, the Sacramento River, and the regional agricultural landscape. The hilltops and ridgelines offer the potential for views to a variety of urban and natural feature and the low-lying areas include drainage corridors (intermittent streams), wetlands and floodplains, absorb storm water runoff and help to alleviate or reduce flooding.

Development in areas near these key scenic areas should be sensitive to the key natural features of the area, including ecological systems, vegetative communities, mature trees, watercourses, key hilltops and landforms, and areas adjacent to the Sacramento River waterfront.



### 7.3 BIOLOGICAL RESOURCES

*Note: This section will be updated based on the findings of the EIR consultant’s assessment of biological resources that will be prepared for the GP EIR.*

The Sacramento River Delta, agricultural lands, wetlands, and seasonal streams in and around Rio Vista are rich in biological resources. Shorebirds and wintering waterfowl, rare plant species, and varied fish and aquatic species can be found in and around Rio Vista.

#### VEGETATION

Outside the urban core, most of the planning area contains agricultural and vacant lands. Small amounts of herbaceous upland and some open water habitats may be found, as well as woody non-native vegetation. Sensitive habitat types found in the nearby Delta lands include marsh, riparian, and naturally occurring vernal pools.

#### RIPARIAN HABITAT

Riparian habitats are characterized by shrubby or wooded plant communities along the fringes of ponds and streams. Ecologically, riparian habitats are biologically very rich, supporting more species than most other habitat types due to the presence of water and a productive, nutrient-rich environment. Within the Rio Vista city limits and immediate surroundings, riparian communities are quite limited. The best example of riparian habitat is found north of Airport Road on State Department of Water Resources land where riparian plant communities have developed over a period of 30 years following land disturbance related to sand and aggregate mining.

#### HERBACEOUS UPLAND

Annual grassland is found primarily on the broad, gentle interior slopes of the perimeter levees and within set aside open space lands such as the western portion of the Trilogy development. Typical annual grassland species include canary grass, ripgut brome, mustard, and burr-clover. Annual grasslands also develop along levees and on agricultural lands that are not cultivated for an extended period. These annual grasslands are typically dominated by non-native species, but with appropriate management native plant species can be encouraged.

#### VERNAL POOL AND VERNAL SWALE

Vernal pools are seasonally flooded depressions that pond water during the rainy season. They lack a drainage outlet and due to slow-draining soils these depressions retain water for an extended period. This combination of persistent water and soils is conducive to native species and vernal pools tend to have high species diversity and support many rare plant and animal species. Vernal pools in Rio Vista are limited and such resources would likely only be affected by the City through future land annexations.



## WILDLIFE

The Sacramento San Joaquin Delta supports a diversity of plant, bird, mammal, fish and aquatic species. Rio Vista is fortunate to be located adjacent to this rich biological diversity. Within the City of Rio Vista the biological diversity is much more limited. Migratory and wintering wildlife include waterfowl, shorebirds, and raptors that congregate primarily on agricultural lands north of Airport Road. Concentrations of snow geese, tundra swans, white-fronted geese, pintails, and mallards are among the more visible species that are attracted to the Delta. Large amounts of waste grain and winter wheat provide foraging habitat, and seasonally flooded fields provide both food and roosting habitat.

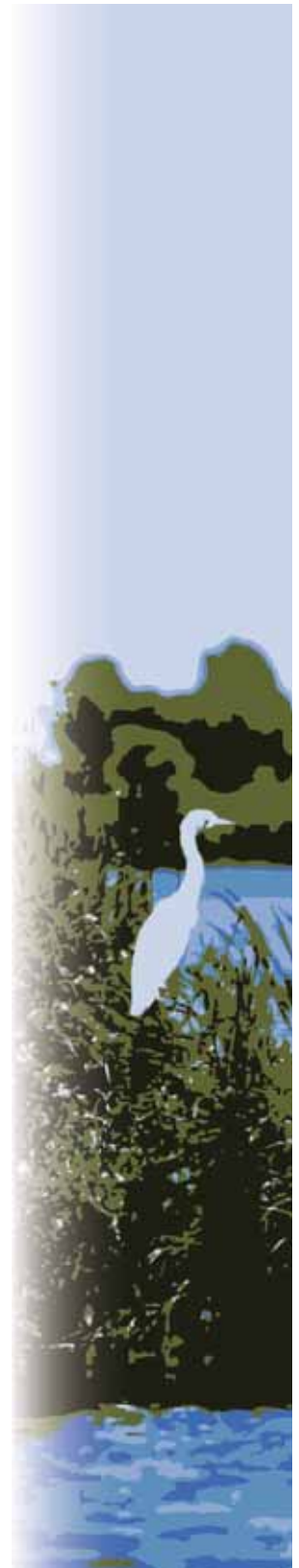
The Delta also is home to an abundance of wintering raptors, including red-tailed hawk, ferruginous hawk, rough-legged hawk, white-tailed kite, American kestrel, sharp-shinned hawk, Cooper’s hawk, and peregrine falcon. During winter, raptors forage opportunistically throughout the Delta on rodents that become accessible because of flooded fields and other agricultural activities.

## SPECIAL-STATUS FISH AND AQUATIC SPECIES – Update based on PlaceWorks’ research

The Delta contains fish and other aquatic species that have been identified by state or federal agencies as species at risk. Chinook salmon, steelhead trout, green sturgeon, Delta smelt, longfin smelt, and splittail are present either year-round or seasonally. Some species, like the chinook salmon, steelhead trout, and green sturgeon, are seasonal; others, such as Delta smelt, longfin smelt, and Sacramento splittail, are year-round residents in the Delta. Other aquatic species that could inhabit the area include the Southwestern pond turtle and vernal pool fairy shrimp.

## SPECIAL-STATUS PLANTS – Update based on PlaceWorks’ research

Special-status plant species potentially occurring in the planning area are defined as at-risk species with known populations in or near the planning area, or species found in habitats identical or similar to those found in the planning area. The California Department of Fish and Game’s Natural Diversity Data Base indicates that six special-status plant species are known to occur in the planning area. All are wetland-associated species from wetland habitats that occur along margins of large waterways or within the confines of the levee system (i.e., in-water islands or large remnant marshes). Reference “Appendix A of the General Plan Final EIR” for a list of the special-status plant species known or with the potential to occur in the planning area.



FORTHCOMING

## 7.4 HISTORIC AND CULTURAL RESOURCES

The Delta possesses a unique blend of historic and archaeological resources. Until the Gold Rush of the 1840s and 1850s, the Delta was a network of waterways and natural islands of sand and peat. The levee system that evolved between the 1850’s and the present represents a unique human-made landscape that contributes to the rich historic heritage of the Delta as a whole and to Rio Vista as a Delta community. Figure 7-1 shows historic, cultural and natural resources within the community.



The Rio Vista Museum on Front Street houses most of the documentation of Rio Vista’s history. While the community is rich in its history—with numerous homes and commercial buildings dating back to the mid-19th century and the settlement of Chinese immigrants—there is no historic district in Rio Vista, nor do any programs exist to promote or preserve its historic structures or sites.

### HISTORIC RESOURCES

Rio Vista’s historic resources continue to play a vital role in maintaining the community’s character. The city’s rich historical context needs to be called out and preserved for future generations. The City’s overall preservation objectives are to identify, protect, and encourage preservation of Rio Vista’s historic and cultural resources throughout the City. This element establishes the policies and implementing actions to guide the City’s achievement of its preservation objectives.

While structures and areas of Rio Vista may not have official designation as historic resources, the buildings remaining from Rio Vista’s early years are among the most compelling features of the community. The City does not have specific regulations regarding the reuse or modification of these historic structures. However, any modifications to identified historic structures that are subject to review under CEQA, will be evaluated for significance and the City will strive to preserve the qualities that make these buildings an asset to the entire community.

### CULTURAL RESOURCES

The Sacramento River and associated Delta provide a resource-rich environment to the native peoples that occupied the region prior to European settlement. Artifacts of these peoples are considered significant cultural resources and must be handled appropriately when discovered. Due to the high level of disturbance in Rio Vista, first for Delta reclamation and later for agricultural operations, Rio Vista has had a generally low-level likelihood of locating pre-historic cultural resources.

Significant development projects, such as Brann Ranch or Riverwalk, are required to conduct assessments of cultural resources within the project entitlement review and then are required to maintain specific practices during site grading to minimize the potential for damage of cultural resources.



## 7.5 AIR QUALITY

*Note: this section will be revised based on CEQA research and analysis.*

Air is a critical environmental resource that must be protected. Rio Vista enjoys good air quality due to the Delta breezes and the community’s relative distance from the large urban areas of the Bay Area and Central Valley. Nevertheless, without conscious efforts to achieve and maintain air quality standards, threats to the public health may result from degraded air quality. Degradation of air quality is caused, in part, by emissions of pollutants from motor vehicles, as well as by commercial and industrial development. Agricultural activities and wood-burning stoves also affect air quality.

Both the state and the federal Environmental Protection Agencies (EPAs) have established ambient air quality standards for six key air pollutants by which overall air quality is measured. These six pollutants are photochemical ozone, carbon monoxide, sulfur dioxide, nitrogen dioxide, particulate matter 10 microns or less in diameter (PM10), and lead.

The Sacramento Valley Air Basin, of which Rio Vista is a part, meets each of the ambient air quality standards except ozone (state and federal standards) and PM10 (state standards). Ozone forms when precursor pollutants (i.e., hydrocarbons and nitrogen oxides) react together in sunlight. Sources of ozone precursors include motor vehicles, petroleum and chemical industries, consumer products, and dry cleaning. From 80 to 90 percent of carbon monoxide emissions results from motor vehicles burning gasoline incompletely. The Yolo-Solano Air Quality Management District (YSAQMD) is the agency responsible for protecting human health and property from the harmful effects of air pollution. The YSAQMD has jurisdiction over the northeast portion of Solano County, from Vacaville on the west to Rio Vista on the south. The District is governed by an air quality management board composed of representatives from both the County Board of Supervisors and the mayors and city council members from the cities within the District.

## 7.6 FARMLAND, MINERAL AND NATURAL GAS RESOURCES

Farming and natural gas extraction have both played significant roles in Rio Vista's economy in the past. Today, farming in the vicinity of Rio Vista has diminished and economic activity in the City related to farming is relatively limited. Similarly, extraction of natural gas has diminished as gas reserves have become depleted and less productive.

### FARMLAND

The lands surrounding Rio Vista contain large tracts of land in active agricultural use. These tracts include lands that are actively farmed or in a temporarily fallow condition (i.e., fallow for less than two years) and other lands that are left vacant for natural gas extraction and wind energy facilities. There is very little active agriculture within the City, limited primarily to cattle grazing on lands north of Airport Road.

Although Rio Vista has not designated any of its lands in the City limits for agricultural uses, preservation of farmland is a critical component in maintaining the community's rural, small-town character. Rio Vista supports agriculture outside the municipal boundaries. If the City develops and expands, it will continue to promote agricultural conservation practices and will oppose premature conversion of farmland in adjacent unincorporated areas.



## MINERAL RESOURCES

The alluvial depositions of sand and gravel along the historic course of the Sacramento River represent an important resource. Historically, mining of sand and aggregate has occurred on lands north of Airport Road. Property owned by the State Department of Water Resources has been mined since the 1980s and mining operations continue to the north of the Rio Vista city limits.

Areas located close to Airport Road and generally north of the City's Business Park were mined in the early 2000's and since that time riparian vegetation has become established. This area now approximates young riparian forest and demonstrates that following completion of mining operations, land can be restored for use in various ways, including the establishment of naturalized landscapes. The City will consult with the Department of Water Resources to determine ultimate plans for the use of this land and, if feasible, the City will encourage public access in these naturalized areas.

## NATURAL GAS WELL RESERVE SITES

Natural Gas well reserve sites are found both within the City and on surrounding unincorporated lands. The presence of natural gas resources in areas planned for or developed as urban uses has created challenges in Rio Vista. In some residential developments, existing natural gas wells remain active and homes have been developed immediately adjacent to the well sites. The City recognizes both the importance of energy production and the rights of parties owning wells to continue operations to extract natural gas.

Chapter 13.12 – Natural Gas of the City's municipal code regulates natural gas operations and establishes requirements for a natural gas permit to drill or operate natural gas wells in the City. State law establishes the minimum setback of urban land uses from active natural gas wells and the City requires appropriate setbacks when reviewing development projects.

Ideally, when an area is developed for urban uses natural gas extraction within the project site would cease and natural gas wells would be properly abandoned. However, rights to extract natural gas may be held by the individual owning a parcel of land or the rights to underground resources (e.g., minerals, natural gas, etc.) may be held by a separate owner. In such cases, natural gas extraction could continue as the project is developed and the new development is occupied. In such cases the design of the project must protect the health and safety of future occupants of the project. Further, the project should be designed to function independently of the land set aside for gas extraction and the visual impact of the well facility should be minimized through appropriate setbacks, screening, and landscaping. Additionally, future owners/occupants in the vicinity of these sites must be informed of the operations relative to safety, noise, traffic, and duration of the operation of such facilities.

## 7.7 WATER RESOURCES AND WATER QUALITY

Water resources and the landscapes surrounding water and waterways are resources of critical importance. Rio Vista is fortunate to share its border with the Sacramento River and also has intermittent streams that pass through the City.

### SACRAMENTO RIVER DELTA

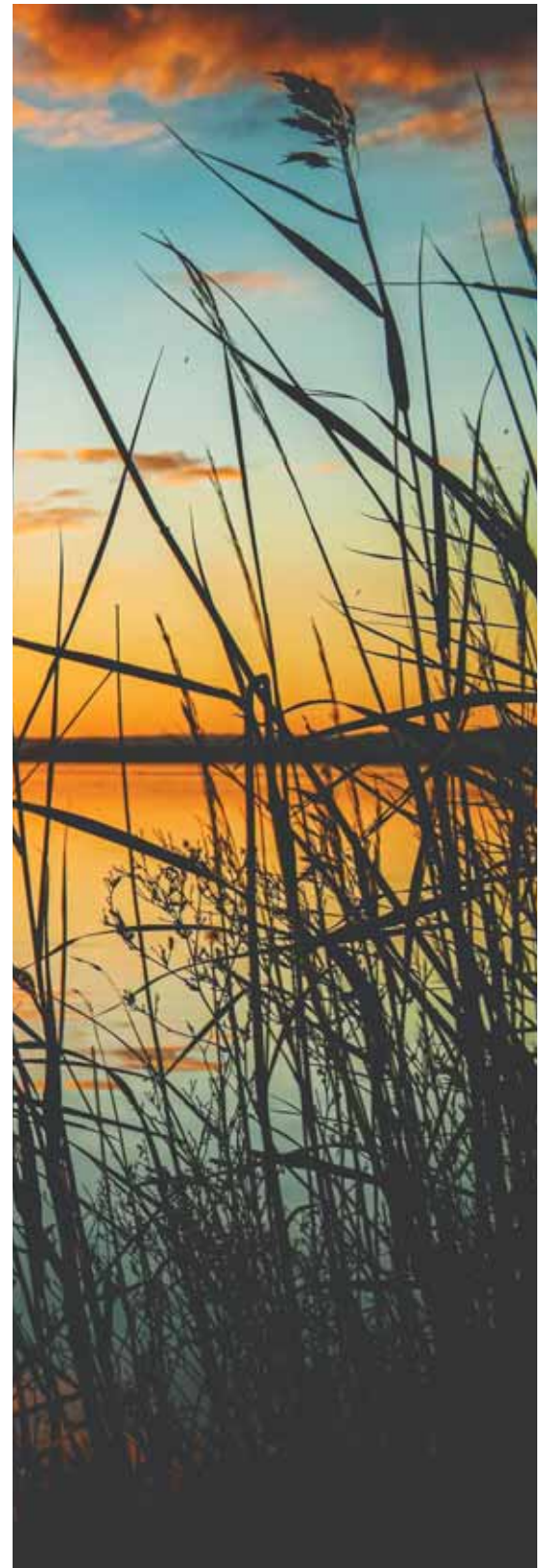
The principal waterway in the Rio Vista area is the Sacramento River, which borders the City to the east. The river and Delta environs provide a variety of habitat types for wildlife in and around Rio Vista. The Delta Protection Commission (DPC) was created in 1992 to protect and enhance the existing land uses in the Delta: agriculture, recreation, and wildlife habitat. The State of California Delta Plan established the Primary Zone of the legal Delta and includes lands north of Airport Road.

Typically, lands in the Primary Zone would remain undeveloped or only developed for uses directly related to agriculture. Within Rio Vista, land use designations in the 2001 General Plan included an industrial designation west of St. Francis and Study Area east of St. Francis extending along River Road (State Route 84). Various uses have been developed in these areas that are now recognized as legal uses, including Dutra operations, existing residential, existing light industrial uses, State Department of Water Resources operations, and the City’s Northwest Treatment Plant (wastewater treatment). Future uses on lands designated for industrial uses in the Delta Primary Zone should have a relationship to and should support agricultural uses.

### WATERFRONT

The Sacramento River waterfront, extending from the northernmost industrial uses to the Sandy Beach Regional Park, represent a critically important resource to the Rio Vista community. The 8-acre area—bounded by Highway 12 on the north, Front Street on the west, Main Street on the south, and the Sacramento River on the east—provides a significant opportunity for public and private land uses to effectively link the river and downtown.

Land north of the Rio Vista Bridge extending to the alignment of Airport Road has been designated as part of the North



Waterfront District by this General Plan and is anticipated to transition from industrial uses to commercial and residential uses that will enhance public access to the waterfront.

The area extending from the Rio Vista marina to Sandy Beach is designated as the South Waterfront by this General Plan. Included in this area is largely undeveloped land conveyed by the U.S. Army to the City of Rio Vista and this area provides the opportunity for recreational and related commercial uses that would significantly expand public access to the waterfront.

## STREAMS AND WATERWAYS

Intermittent stream channels originating in the Montezuma Hills pass through Rio Vista. A primary example of this is the stream channel that passes through the Brann Ranch project area and extends through the open space on the northwest edge of the Trilogy project and drains to lands north of the Rio Vista Airport.

Such stream corridors function as important stormwater channels, but they also provide the opportunities for aligning public trails. The City will support the inclusion of public trails along stream channels and drainage corridors.

## WATER SUPPLY AND WATER QUALITY

Providing domestic water service and ensuring the protection of water quality are key priorities of the City. These functions are described in detail in the Public Facilities and Services Element. In brief, the City relies on groundwater for its domestic water needs. The availability of this water is regularly monitored and to date the rate or recharge of groundwater has matched the rate of extraction for domestic use. The City's groundwater supply appears stable and reliable and the City continues to implement regulations that are reducing the amount of water required per person, further ensuring the availability of water as Rio Vista develops.



Local, regional, and state regulations require that water quality be maintained as new development occurs. Improvements that protect water quality primarily relate to drainage facilities. Proposed development projects must include facilities that ensure the rate of runoff leaving a site after development does not exceed the rate of runoff prior to development. Additionally, facilities are required to ensure the quality of storm water runoff (level of contaminants) is reduced to acceptable levels. Key implementing actions to protect water resources involve the use of setbacks, best management practices (e.g., grading, drainage, and erosion control), and site design.



## 7.7 OPEN SPACE AND CONSERVATION GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

### GOALS

**Goal OSC-1:** To preserve, protect and enhance natural resources in Rio Vista and the surrounding area, and to promote responsible management practices.

**Goal OSC-2:** To preserve agricultural resources by protecting valuable agricultural lands in and around Rio Vista.

**Goal OSC-3:** To utilize energy and water resources wisely, and to promote conservation programs for lower energy and water consumption in the City.

**Goal OSC-4:** To preserve the rural landscape and to provide residents access to the hills, wetlands, and waterfronts along the Sacramento River.

**Goal OSC-5:** To preserve and protect biological resources for their wildlife habitat, aesthetic, and recreational values.

**GOAL OSC-6:** To preserve and protect the cultural and historic resources of Rio Vista.



### POLICIES

**Policy OSC-1:** Work with public agencies, private organizations and landowners to preserve and maintain open space resources in and around the City.

**Policy OSC-2:** Create an integrated open space network within the City that links open space and natural habitat resources, recreation areas, schools, downtown, the waterfront, and residential neighborhoods.

**Policy OSC-3:** Require all new development to provide direct or alternative linkages to existing and planned open space systems.

**Policy OSC-4:** Protect open space areas of natural resource and scenic value, including wetlands, riparian corridors, floodplains, woodlands, and hillsides.

**Policy OSC-5:** Encourage landowners and developers to preserve the integrity of existing terrain and natural vegetation in environmentally-sensitive areas, such as drainage corridors, native riparian habitats, wetlands, and prominent hilltops.

**Policy OSC-6:** The City shall require that new development be designed and constructed to preserve the following types of areas and features as open space:

- Scenic and trail corridors
- Streams and riparian vegetation
- Wetlands
- Drainage corridors
- Significant stands of vegetation
- Wildlife corridors
- Views of the Sacramento River

**Policy OSC-7:** Require use of native or compatible non-native plant species that are drought-resistant and water conserving in publicly owned landscape areas.

**Policy OSC-8:** For projects that include natural gas wells, reserve areas and abutting easements, require a phased development plan that includes a management plan for these areas and visual screening of the perimeter landscaping to be installed with project construction. Also, the City shall require a plan for ultimate improvement of the area as either urban development or public lands (not as City park land). Lands constrained by natural gas wells, facilities or rights shall not be credited as City park land.



**Policy OSC-9:** Require new development to mitigate wetland loss in both regulated and non-regulated wetlands to achieve “no net loss” through any combination of the following, in descending order of their desirability: (1) avoidance; (2) where avoidance is not possible, minimization of impacts on the resource; or (3) compensation that provides the opportunity to mitigate impacts on rare, threatened, and endangered species or the habitat that supports these species in wetland and riparian areas.

## OPEN SPACE AND RESOURCE CONSERVATION ELEMENT

**Policy OSC-11:** Require that site preparation and construction activities incorporate effective measures to minimize dust emissions and pollutant emissions from motorized construction equipment and vehicles.

**Policy OSC-12:** Require application of the analysis methods and significance thresholds recommended by the Yolo-Solano Air Quality Management District to determine a project's air quality impacts.

**Policy OSC-13:** Promote energy conservation programs for all utility users and encourage active and passive solar energy design in building and site development. Promote more tree planting and landscaping in the City to reduce the heat island effect in the City and address climate change.

**Policy OSC-14:** Encourage public and private efforts for the preservation of historic and architecturally significant buildings and sites, archaeological sites, and other landmarks.

**Policy OSC-15:** Ensure that all projects involving ground-disturbing activities include procedures to protect archaeological resources if discovered during excavation. Projects shall follow CEQA and other applicable State laws.



## IMPLEMENTATION PROGRAMS

**Program OSC-1: Sensitive Habitat Buffer Guidelines.** The City will review projects to determine the setback requirements for sensitive habitat. General guidelines for setbacks include 100 feet from the edge of perennial streams; 50 feet from the edge of intermittent streams; and 50 feet from the edge of sensitive habitats, including riparian zones, wetlands, and habitats of rare, threatened, and endangered species.

**Program OSC-2: Water and Energy Conservation.** Develop and design parks and other City facilities to incorporate water and energy conservation measures into the design of such facilities.

**Program OSC-3: Preservation Lands and Easements.** If a drainage corridor, wetland set aside, hilltop, or other sensitive area is proposed in an open space parcel or easement, allowed uses and maintenance responsibilities for such an area should be clearly defined and conditioned prior to map or project approval.

**Program OSC-4: Cultural and Historic Resources.** The City will initiate an inventory of significant structures or sites with potential architectural, historic, archaeological, or cultural significance to the community. The inventory could include developing historic context statements for each property that is determined to have local historical significance. The information will be incorporated into the City's cultural and historical database, to be maintained by the Rio Vista Museum, which then can be made available to historians or property owners pursuing listing on the official state or federal register.

**Program OSC-5: Resource Maintenance and Management Programs.** The City will accompany the designation of any area as Open Space with a program to ensure the long-term maintenance and management of the area. The program will address the frequency and type of maintenance needed, management and monitoring provisions, and costs and funding sources. The City will consider the establishment of maintenance districts or homeowners' associations (HOAs) to ensure sufficient funding for maintenance. Funding should consider all municipal costs that will ensure protection of natural values, improvements, public use, and adjacent properties.

**Program OSC-6: Environmental Design Criteria.** The City will require developers to minimize the creation of engineered drainage channels that concentrate runoff and disrupt natural drainage patterns. Runoff should be directed into vegetated valleys to allow for greater absorption of stormwater into the water table.

**Program OSC-7: Flood Insurance Rate Maps.** The City will continue its participation in the National Flood Insurance Program, including adoption and administration of updated Federal Emergency Management Agency (FEMA) model ordinances and Flood Insurance Rate Maps (FIRMs).