

FILED

**Notice of Preparation / Notice of Public Scoping Meeting for a Draft X 2024
Environmental Impact Report for the City of Rio Vista General Plan 2045 Update**

Bill Emlen, Clerk of the
Board of Supervisors of
the County of Solano,
State of California
Deputy *[Signature]*

Date: October 30, 2024

To: State Clearinghouse
State Responsible Agencies
State Trustee Agencies
Other Public Agencies
Interested Organizations

From: Krystine Ball
Public Works Program Manager
City of Rio Vista
Planning Department
One Main Street
Rio Vista, CA 94571

Subject: Notice of Preparation (NOP) for the City of Rio Vista Plan Update
Environmental Impact Report (EIR) and Notice of Public Scoping
Meeting

Lead Agency: City of Rio Vista
One Main Street
Rio Vista, CA 94571
Contact: Krystine Ball, Public Works Program Manager
Phone: (707) 374-6461, ext. 1122
Email: kball@ci.rio.vista.ca.us

PURPOSE

In discharging its duties under Section 15021 of the California Environmental Quality Act (CEQA) Guidelines, the City of Rio Vista (as lead agency, hereinafter "City" or "Rio Vista") intends to prepare a draft environmental impact report (DEIR), consistent with Section 15162 of the State CEQA Guidelines (Title 14 of the California Code of Regulations, hereinafter the "CEQA Guidelines"), for the Rio Vista General Plan 2045 Update (proposed project).

Under Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City of Rio Vista has issued this Notice of Preparation (NOP) to provide responsible agencies, trustee agencies, and other interested parties with information describing the General Plan 2045 Update and its potential environmental effects. The public is encouraged to visit the General Plan 2045 Update's website <https://riovista2045.com/> to learn more about the project and view the outreach, reports, and information provided to date. The City is soliciting your comments on the scope of the environmental analysis.

PROJECT LOCATION

The city of Rio Vista is an incorporated city in east Solano County. The city is located 48 miles southwest of Sacramento and 65 miles northeast of San Francisco. The city is bounded on the north, west, and south by unincorporated agricultural lands in Solano County and on the southeast by the Sacramento River. Regional access to the city is provided by State Route (SR-) 12 which

bisects the southwest portion of the city and SR-160 and SR-84 to the east. Figure 1, *Regional Location*, and Figure 2, *Citywide Aerial*, show the City's location and its regional context.

PROJECT DESCRIPTION

The General Plan 2045 Update establishes the community's long-term vision for the future, including where people in Rio Vista will live, work, shop, and recreate. It serves as guidance for all zoning and land use decisions within the city. The General Plan 2045 Update will shape future housing, support job growth, foster healthy and resilient neighborhoods, protect and manage natural resources, ensure community safety, and promote social and economic equity.

The General Plan 2045 Update is a policy document that contains the goals and policies that will guide future decisions within the city and identifies implementation measures to ensure the vision and goals of the General Plan are carried out. The General Plan 2045 Update also contains a land use diagram, which serves as a general guide to the distribution of land uses throughout the city. The following seven elements are required by State law: Land Use, Open Space, Transportation, Housing, Conservation, Safety, and Noise. These elements can be combined or presented in any order that best fits the community. The General Plan 2045 Update will have all the elements required by State law, in addition to optional elements that the City has elected to include, as shown below:

- Land Use and Community Character
- Mobility and Circulation
- Economic Development
- Housing Element (Stand-alone Element)
- Parks and Recreation
- Open Space and Resource Conservation
- Public Facilities and Services
- Safety
- Noise

The 2023 – 2031 Housing Element was adopted by the City Council and approved by the state in September 2023. This element will be integrated into the General Plan 2045; however, it will not be amended or changed as part of the proposed project. The 2045 General Plan Update would amend the General Plan land use diagram, shown on Figure 3, *Existing Land Use Diagram*. The goals, policies, and implementation measures in the Land Use Element provide additional direction on how the various land use designations should be developed to contribute to the overall character of and vision for Rio Vista. The land use diagram changes would occur throughout the city. Figure 4 shows the proposed land use designations in the city. The proposed General Plan also includes changes to the titles of some of the land use designations. Table 1 and Table 2 show the summary of proposed and existing land use designations and acreages, respectively.

Table 1 Proposed General Plan 2045 and Land Use Designation Acres

Land Use	Acres
Downtown	29
South Waterfront	44
North Waterfront	77
Neighborhood Mixed-Use	71
Highway Commercial	50
Industrial/Employment – General	90
Industrial/Employment – Limited	222
Industrial/Employment – Warehouse Service	60
Medium Density Residential	50
Neighborhood Residential	1,943
Residential Estate	156
Multi-Family Residential	35
Parks and Recreation	68
Open Space/Natural Resources	1,611
Public/Quasi-Public	550
Urban Reserve	1,824
Total	6,880

Table 2 Existing General Plan 2020 and Land Use Designation Acres

Land Use	Acres
Downtown/Waterfront	50
Marina	15
Neighborhood Service/Mixed-Use	43
Highway Commercial	32
Industrial/Employment – General	312
Industrial/Employment – Limited	113
Industrial/Employment – Warehouse Service	78
Historic Residential	63
Neighborhood Residential	2,093
Residential Estate	154
Parks and Recreation	15
Agriculture/Open Space	1,803
Army Base Reuse Area	27
Airport Transportation	256
Study Area	76
County Land (Not Part of 2001 General Plan) Area	1,750
Total	6,880

Table 3, *City of Rio Vista Buildout Projections*, illustrates the buildout projections for the City of Rio Vista as a result of the General Plan Update. Note that these projections are based on the City's existing land use and the General Plan Update 2045 proposed land use changes.

Table 3 City of Rio Vista Buildout Projections

	2020 (Existing)	2045 (General Plan)	Growth (2020- 2045)	Percentage Difference (%)
Housing Units	4,351	7,373	3,022	69%
Population	10,553	18,592	8,039	76%
Jobs	2,437	3,213	776	32%
Mixed-use Space (Acres)	108	221	113	105%
Retail Space (Acres)	32	50	18	56%
Industrial Space (Acres)	502	372	-130	-26%

ENVIRONMENTAL IMPACT REPORT

As all of the CEQA topics will be included in the EIR, the City has not prepared an Initial Study for this NOP as permitted in Section 15060(d) of the CEQA Guidelines.

The EIR for the proposed project will address the range of impacts that could result from the adoption and implementation of the General Plan 2045 Update. Below is a list of environmental topics that will be examined in the EIR.

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resource and Tribal Cultural Resources
- Energy
- Geology, Soils and Mineral Resources
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Service and Recreation
- Transportation
- Utilities and Service Systems
- Wildfire

REVIEW PERIOD

Section 15082(b) of the CEQA Guidelines requires comments to be provided within 30 days of receipt of an NOP. In compliance with the time limits mandated by CEQA, the comment period for this NOP is from Wednesday, October 30, 2024, through Friday, November 29, 2024. A copy of the NOP can be viewed electronically on the City's web page at: <https://riovista2045.com/>.

Please email your written comments to Krystine Ball at kball@ci.rio.vista.ca.us, or physically mail them to City Hall, One Main Street, Rio Vista, CA 94571. Please include the name, email, and/or telephone number of a contact person at your agency or organization who can answer questions about the comment.

SCOPING MEETING

The City will hold a Public Scoping Meeting at 2:00 pm on Tuesday, November 19, 2024 for the EIR to describe the proposed project, the environmental review process, and to receive verbal input on the information that should be included in the EIR. The Scoping Meeting will be held in the Rio Vista City Hall City Council Chambers located at 1 Main Street, Rio Vista, California 94571. The meeting will be conducted in a hybrid format, offering both in-person and online participation to accommodate all attendees. Those who prefer to join virtually can access the meeting via Zoom using the following link: <https://us06web.zoom.us/j/86207916690>

PUBLIC AGENCY APPROVAL: The proposed project will require adoption by the Rio Vista City Council. The Planning Commission and other decision-making bodies will review the proposed project and make recommendations to the City Council. Though other agencies may be consulted during the project process, their approval is not required for the adoption of the General Plan 2045 Update. However, subsequent development under the proposed project may require the approval of responsible or trustee agencies that may rely on the City's General Plan 2045 Update EIR for decisions in their areas of expertise.

Attachments:

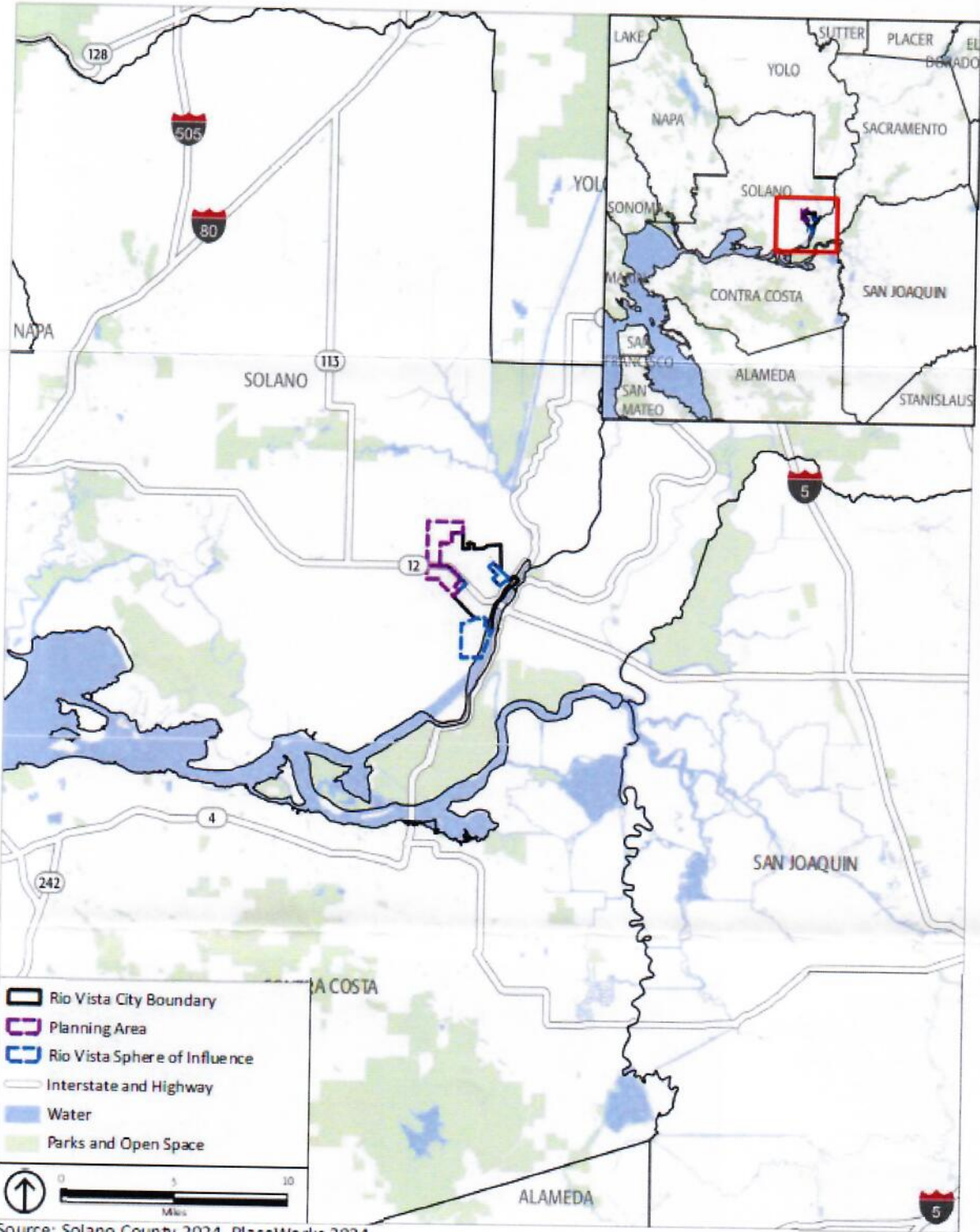
Figure 1: Regional Location

Figure 2: Citywide Aerial

Figure 3: Existing Land Use Diagram

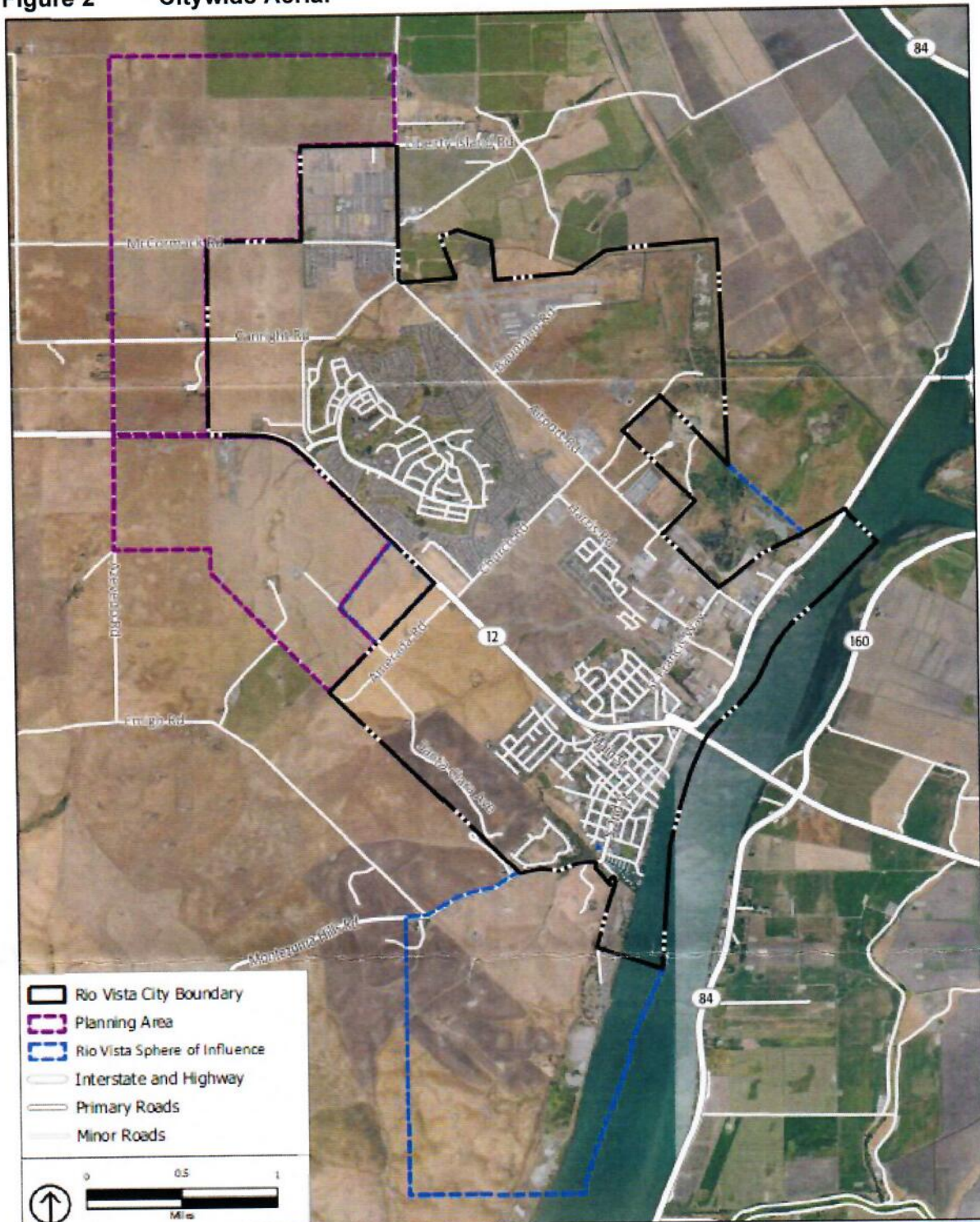
Figure 4: Proposed Land Use Designations

Figure 1 Regional Location



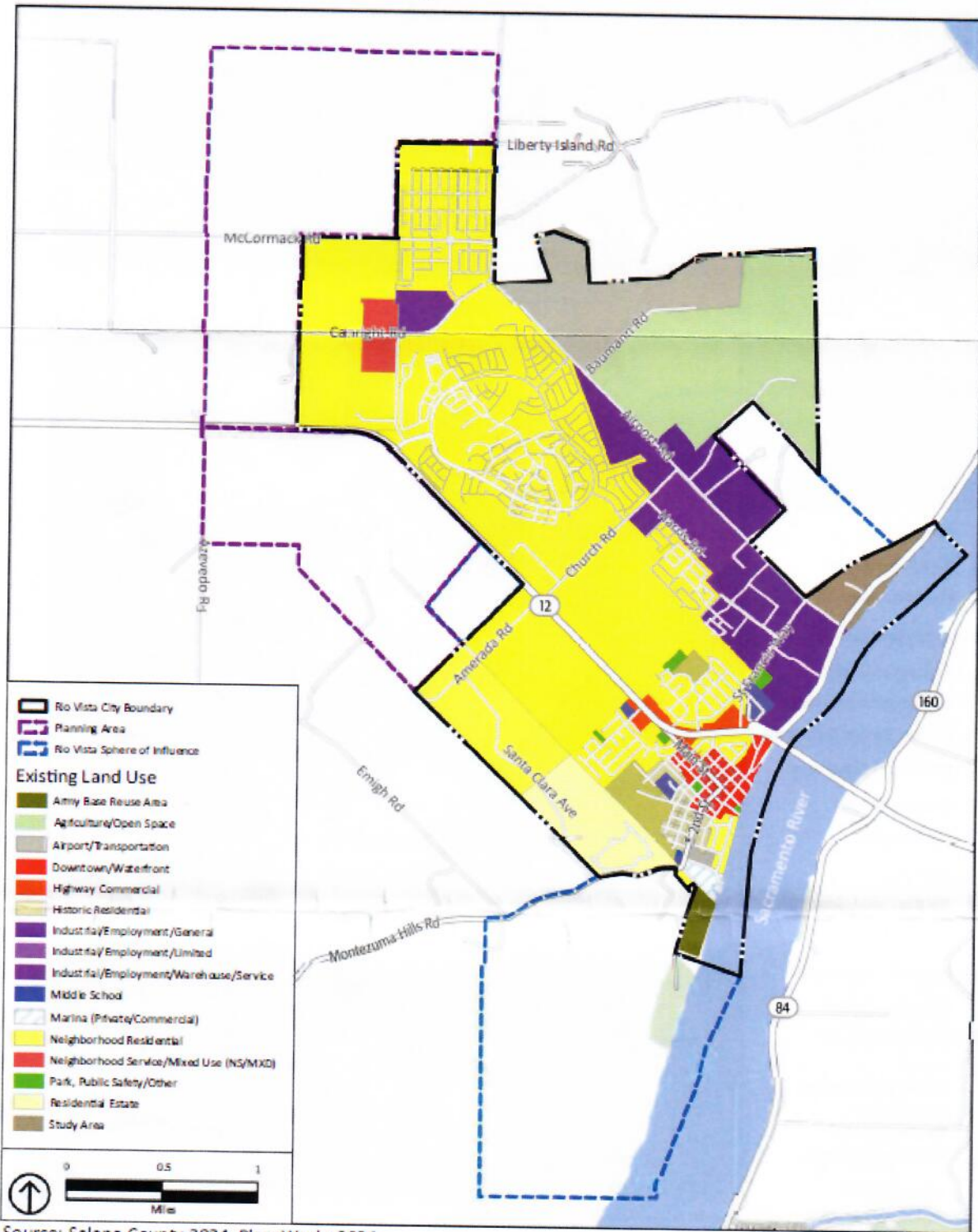
Source: Solano County 2024, PlaceWorks 2024

Figure 2 Citywide Aerial



Source: Solano County 2024, NAIP 2024, PlaceWorks 2024

Figure 3 Existing Land Use Diagram



Source: Solano County 2024, PlaceWorks 2024

Figure 4 Proposed Land Use Designations

