



Council Agenda Report

SUBJECT: ADOPT THE NEGATIVE DECLARATION, APPROVE SECOND READING AND ADOPT ORDINANCE NO. 664 ADDING CHAPTER 17.27 TO THE CITY'S MUNICIPAL CODE AND MAKING ADDITIONAL REVISIONS NECESSARY TO ESTABLISH THE ARMY BASE DISTRICT AND ADOPT RESOLUTION APPROVING ARMY BASE DISTRICT DESIGN GUIDELINES.

MEETING

DATE: February 2, 2012

RECOMMENDATION

1. Staff Report
2. Open Public Hearing
3. Close Public Hearing
4. Council Discussion
5. Council Action - Adopt Resolution No. _____ Approving the Negative Declaration; Adopt Ordinance No. 664 Establishing the Army Base District; and Adopt Resolution No. _____, Approving the Army Base District Design Guidelines including amendments contained in the attached December 7, 2011 Errata Sheet.

BACKGROUND

In 1989, the Rio Vista Army Reserve Center was decommissioned. Following completion of the environmental remediation, title to the property was conveyed to the City of Rio Vista ("City") in 2003. The property was then annexed with an interim zoning designation of O-A-R (Open Area Resort).

In March 2008, the City entered into a Memorandum of Understanding ("MOU") with the State Department of Water Resources ("DWR") to jointly plan for development of the Rio Vista Estuarine Research Station ("RVERS"), a project that would employ about 160–197 people on 10-12 acres of the property. The City and DWR have also entered into a Service Agreement whereby the City is being reimbursed by DWR for certain planning services that it provides to advance RVERS.

At the same time, the City also entered into an MOU with the U.S. Fish and Wildlife Service (“USF&WS”) to develop an approximate 5-acre site for a Fish Technology Center/Refuge to help conserve, restore and educate the public about certain endangered fish in the Delta.

In 2009, the City Council formed the Army Base Steering Committee (“ABSC”). Over the course of the past three (3) years, the ABSC has been analyzing options for the reuse and redevelopment of the Army Base; met with parties interested in the development of the Army Base; and made recommendations and/or presentations to the City Council, as well as the Planning Commission and Recreation Commission.

The MOU and Service Agreement between the City and DWR requires the City to develop Site Development Design Standards for the Army Base to provide guidance for design of RVERS. The design guidelines also are intended to be the basis for the development of a zoning designation for the Army Base Project.

On January 6, 2011, the City Council awarded a contract to the firm MIG to provide planning and design services; hold a joint ABSC/Planning Commission/Recreation Commission input meeting; facilitate two charrette style public workshops; and develop design guidelines.

On February 8, 2011, a joint study session between the ABSC, Planning Commission and the Recreation Commission was held to provide initial input on the development of the “Army Base District Design Guidelines.”

On April 4 and May 16, 2011, the two public workshops were held; one in the City Council Chambers and the other at St. Joseph Parish Hall. Approximately 20-30 members of the public, City officials, members from the ABSC, Planning and Recreation Commissions, consultants and City staff attended each meeting.

The draft “Army Base District Design Guidelines,” dated June 2011, were completed on time and within budget on June 30, 2011.

On August 1, 2011, copies of the initial drafts of the “Army Base District Design Guidelines” and the Army Base District were approved by the ABSC for public release, and forwarded to the City Council, Planning Commission and Recreation Commission for comments.

On August 10, 2011, the Planning Commission received a presentation and had a discussion on the draft design guidelines. On August 22, 2011, a presentation on the guidelines was also provided to the Recreation Commission.

On September 20, 2011, City staff made a presentation on the Army Base Project to the Rio Vista Lions Club.

On October 26, 2011, the City Council and the ABSC met in joint session; received a presentation and recommendation from the ABSC; discussed the draft “Army Base District Design Guidelines;” considered any amendments; reviewed other current issues on the Army Base Project; and then provided general direction to proceed ahead with the next steps.

On November 16, 2011, a copy of the Initial Study and the proposed Negative Declaration was posted on the City’s Community Development Department counter. On November 16, 2011 and November 23, 2011, a Public Hearing Notice on the availability of the proposed Negative Declaration, the proposed ordinance adopting the Army Base District and a resolution adopting the “Army Base District Design Guidelines” was published in the River-News Herald, and copies were sent to surrounding properties within 300 feet of the Army Base Project site, as well as to the Solano County Clerk and interested public agencies. The Initial Study and proposed Negative Declaration were made available for public comment through December 14, 2011.

At the December 5, 2011 ABSC meeting, representatives of DWR updated the committee on the \$3 million federal funds secured for the Project and the major tasks recently commenced to complete the planning, design and site - specific environmental document (i.e., EIR/EIS) for both the RVERS and Fish Refuge projects during the next three (3) years, with construction tentatively scheduled to commence between 2015-17.

On December 14, 2011, the Planning Commission held a Public Hearing and unanimously adopted a resolution recommending that the City Council approve a Negative Declaration; establish the Army Base District; and approve the “Army Base District Design Guidelines.”

On January 18, 2012, a public hearing notice on the proposed adoption of the Army Base District and the Army Base District Design Guidelines at the City Council meeting on February 2, 2012 was published in the River-News Herald & Iselton Journal and copies were sent to property owners located within 300 feet of the Army Base Project site.

On January 19, 2012, the City Council introduced Ordinance No. 664 and continued the Negative Declaration and the Army Base District Design Guidelines to tonight’s meeting until after a public hearing was held.

REVIEW AND ANALYSIS

Major Joint City Council/ABSC Meeting Discussion Issues.

On October 26, 2011, based on a discussion with members of the ABSC and recommendations by City staff, the Mayor and City Council members:

- Discussed the reasons why the City should adopt a new Army Base District which would replace the interim O-A-R Zoning District and would formally allow adoption of the recommended design guidelines.

- Discussed possible amendments to the “Army Base District Design Guidelines” and proposed District, but decided to leave the “Prohibited Uses” section in the design guidelines (for emphasis), but decided not to include a “Prohibited Uses” section in the formal zoning amendment since that section is no longer necessary because of a recent amendment to the Zoning Code providing that no use is allowed in any zone, unless expressly permitted.
- Concurred that no amendments to the City’s General Plan were needed at this time in order to adopt a new Army Base District ordinance for the Rio Vista Municipal Code and to adopt the “Army Base District Design Guidelines” by resolution.
- Discussed the need to develop an Initial Study per the California Environmental Quality Act (“CEQA”) prior to adopting an ordinance establishing the Army Base District and adopting a resolution approving the design guidelines because approval of both would be considered discretionary actions of the City per CEQA.

CEQA Environmental Document.

City staff has prepared an Initial Study and determined that the previous Army Base Reserve Center Program EIR adequately identified, analyzed, and if necessary, mitigated all of the significant environmental impacts of the Army Base Project (subject to making the second change recommended below in the Errata Sheet to the design guidelines). After reviewing the proposed Army Base District and the “Army Base District Design Guidelines,” it has been determined that there will be no additional significant environmental impacts created by these two (2) new City planning actions (and in some cases, the originally identified Program EIR impacts may be lessened, such as the elimination of active sports fields and commercial boat launch from the permitted uses). Therefore, a Negative Declaration stating that the Project will not have a significant effect on the environment was prepared for consideration by the Planning Commission and City Council.

Army Base District Ordinance and Army Base District Design Guidelines.

The ABSC, with substantial input from City staff and the Assistant City Attorney, drafted the attached proposed Army Base District ordinance to rezone the approximately 28-acre property from the interim O-A-R (Open Area Resort) District to the Army Base District. Although the property was initially pre-zoned O-A-R District when the property was annexed to the City in 2006, the intent has been to replace that zone with a more specific Army Base District, as well as to provide the authority for adopting design guidelines.

The proposed Chapter 17.27 of the Municipal Code establishing the Army Base District has been recommended by the Planning Commission and would also need to be adopted by a City Council ordinance.

It includes sections covering the purpose, the “Army Base District Design Guidelines,” permitted and conditional uses, development standards, planned unit development permit or specific plan, site and architectural approval, parking access and loading requirements, minimum landscaping requirements, signage, grading, drainage, water, sewage, transportation, lighting and other utilities.

The design guidelines have also been recommended by the Planning Commission and also would need to be adopted by a resolution of the City Council. It is proposed to include all of the proposed recommendations included in the June 2011 document, as developed by the ABSC, with a couple of minor amendments as contained in the December 7, 2011 Errata Sheet (see attachment).

The design guidelines are intended to provide guidance for the long-term development of the Rio Vista Army Base Reserve Center and to regulate the type, intensity, character and performance of the proposed uses.

Once the design guidelines have been adopted by Council, staff will submit copies of them to both the California Department of Water Resources and the U.S. Department of Fish and Wildlife Service. This will help show the City’s due diligence in completing one of the main tasks contained in be the MOU and Service Agreement between the City and DWR, extended in June 2011 through June 30, 2012.

Other Minor Changes.

In developing the new Army Base District, City staff became aware of three (3) minor technical changes that (while only indirectly pertaining to the Army Base District) should also be made to the City’s zoning ordinance at this time. These minor changes include very minor changes to Chapters 17.04.010, 17.06.010 and 17.56.050 of the Rio Vista Municipal Code.

The first two changes would properly list the B-P Zone District in Sections 17.04.010 and 17.06.010. The third change is to correct an inadvertent omission in the sign ordinance (Section 17.56.050), which initially added in the reference to the B-P Zone District under Ordinance No. 636, adopted by the City on September 21, 2008, but inadvertently omitted it in a subsequent Ordinance No. 647, adopted by the City on December 17, 2009.

Since all zoning districts should be listed in the first two charts, and, since City staff is proposing that the new Army Base District should also amend the same section of the sign ordinance that is listed for the B-P Zone District (but which needs to be made complete by adding back in the B-P Zone District), it seems appropriate to make these three (3) technical corrections as part of this new ordinance.

Errata Sheet to Army Base District Design Guidelines.

After considering a few possible changes to the June 2011 “Army Base District Design Guidelines,” the Planning Commission and City staff are recommending only the following two (2) minor changes:

- Changing the fifth (5th) paragraph on page 8 of Chapter 1 to read: ...“the existing Site and Architectural Review process requires Zoning Administrator **and** ~~or~~ Planning Commission review and approval of site layout, circulation and parking...” and
- Changing the second (2nd) paragraph on page 23 of Chapter 3 to read: ... “B.1.2 The main entrance driveway ~~should~~ **may be relocated approximately 800-1,000 feet** southerly of the existing driveway entrance on Beach Drive. A secondary entry drive may be provided, restricted to emergency access only...”

The first change was requested by the Planning Commission and the second change regarding the entrance driveway was suggested by City staff. In case of the possibility that the entrance driveway may move to a more central location, City staff suggests that no such new specific commitments be made at this time, until or unless additional site planning work is conducted, and a traffic analysis is conducted to ensure that no additional environmental impacts may be created.

Longer-Term Planning Matters Pertaining to Army Base Project:

- ✓ At some time in the future, as part of a more comprehensive amendment to the General Plan, the City may want to consider updating policies on open space and community parks, as well as appropriate revisions and updates to the Parks Master Plan;
- ✓ Coordinate site planning work between DWR, USF&WS and City designated areas;
- ✓ Possibly revisit the Historical Resources Mitigation Measure 6.2 approved in the Program EIR for the Army Base Redevelopment Plan;
- ✓ Work closely with DWR and USF&WS to develop a site-specific Environmental Impact Report/Statement, updated cost estimates and new schedule; and
- ✓ Seek additional funding to plan/build a conference center, concessions and recreation area (i.e., federal Economic Development Administration grants, USDA Rural Development funds, Certificates of Participation (COP)/master developer, and/or non-profit entity).

FINANCIAL CONSIDERATION

No cost to the City. All costs to prepare the design guidelines were paid from the Service Agreement with DWR. Further steps will either be paid out of the Service Agreement and/or from subsequent federal funding, or other grants the City may seek.

ALTERNATIVES

- The City Council could choose not to adopt the Negative Declaration or adopt the new zoning district amendment, or design guidelines. This is not recommended because the City had agreed to prepare site development guidelines as part of the Service Agreement Scope of Work with DWR.

Adjunct Staff Member on the Army Base Project

Departmental Director

City Manager

Attachments: **Exhibit A:** Resolution of the City Council adopting a Negative Declaration regarding the establishment of an Army Base District and Army Base District Design Guidelines, with the following attachments to the Resolution

Exhibit A-1: A Negative Declaration and Initial Study for the Project

Exhibit B: Army Base District Ordinance No. 664

Exhibit C: Resolution Adopting the Army Base District Design Guidelines, with the following attachments:

Exhibit C-1: Army Base District Design Guidelines dated June 2011; and Errata Sheet to the Army Base District Design Guidelines dated December 7, 2011

Exhibit A

(See Attached City Council Resolution Adopting Negative Declaration.)

RESOLUTION 2012-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIO VISTA ADOPTING A NEGATIVE DECLARATION REGARDING THE ESTABLISHMENT OF AN ARMY BASE DISTRICT AND ARMY BASE DISTRICT DESIGN GUIDELINES

WHEREAS, the 1998 Rio Vista Army Reserve Center Reuse Plan (the “Reuse Plan”) prepared by the City of Rio Vista (the “City”) (and supplemented in 2001) described a proposed public-private redevelopment concept for the former Army Base, including possible development of a research station, Citywide-serving recreation uses and visitor-serving uses, all oriented toward the river and Delta; and

WHEREAS, the currently adopted City of Rio Vista General Plan 2001 (the “General Plan”) land use designation for the Army Base (i.e., the Army Base Reuse Area Special District) permits a mix of uses and associated intensity/density limitations, development performance standards and design objectives that have been largely derived from the Reuse Plan; and

WHEREAS, on May 6, 2010, the City and the Redevelopment Agency of the City of Rio Vista adopted a Redevelopment Plan for the Rio Vista Army Base Reserve Center Redevelopment Project (the “Redevelopment Plan”); and

WHEREAS, on January 6, 2011, the City and the Redevelopment Agency of the City of Rio Vista certified a Program Environmental Impact Report for the Redevelopment Plan for the Rio Vista Army Base Reserve Center Redevelopment Project; and

WHEREAS, in furtherance of the goals of the Reuse Plan, the General Plan and the Redevelopment Plan, the City proposes to establish an Army Base District and adopt Army Base District Design Guidelines contingent on the establishment of that Army Base District (the “Project”); and

WHEREAS, the City determined that the Project is subject to the requirements of the California Environmental Quality Act (“CEQA”) and prepared an Initial Study and Negative Declaration evaluating the potential environmental effects of the Project (Attached hereto as Exhibit A-1); and

WHEREAS, the City distributed a Notice of Intent to Adopt the Negative Declaration on November 16, 2011, and the Notice was published in the River-News Herald and Isleton Journal, posted at the Solano County Clerk’s Office, and posted at City offices in compliance with CEQA Guidelines section 15072. A review and comment period for the Negative Declaration opened on November 16, 2011 and closed on December 14, 2011. The Negative Declaration was made available to the public during this period; and

WHEREAS, the City received no comments within the public review period; and

WHEREAS, the City has considered all of the documents and testimony in the record and they do not alter the conclusions contained in the Initial Study and Negative Declaration; and

WHEREAS, the City’s Adjunct Staff Member on the Army Base Project, located at 1 Main Street, Rio Vista, CA 94571, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the Negative Declaration is based; and

WHEREAS, the Planning Commission held a duly noticed Public Hearing on December 14, 2011 to consider the Negative Declaration; Ordinance No. 664 establishing the Army Base District and the Army Base District Design Guidelines; and recommended that the City Council adopt this Negative Declaration and approve this Project.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Rio Vista makes the following findings regarding the proposed Project:

On the basis of the whole record, there is no substantial evidence that the Project, as proposed, will have a significant effect on the environment. The Negative Declaration for this Project has been prepared and completed in accordance with CEQA Guidelines. The Negative Declaration reflects the independent judgment and analysis of the City.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council of the City of Rio Vista hereby approves Resolution 2012-____, adopting the Negative Declaration for the Project.

PASSED AND ADOPTED on this _____ day of February, 2012 by the following vote:

AYES: _____
NOES: _____
ABSENT: _____
ABSTAIN: _____

Jan Vick, Mayor

ATTEST:

By: _____
Anna Olea-Moger, City Clerk

Exhibit A-1

(See Attached Negative Declaration and Initial Study)

[Proposed]
NEGATIVE DECLARATION

In accordance with the California Environmental Quality Act, the City of Rio Vista has prepared an Initial Study to determine whether or not the following project documents may have a significant adverse effect on the environment. On the basis of that Study, which is attached hereto, the City of Rio Vista finds that the proposed project will not have a significant adverse effect on the environment and does not require the preparation of an Environmental Impact Report. Therefore, this Negative Declaration has been prepared.

PROJECT TITLE:

Army Base Zone District
Army Base Zone District Design Guidelines

LEAD AGENCY:

Community Development & Public Works Dept.
City of Rio Vista
One Main Street
Rio Vista, CA 94571

CONTACT:

Dan Christians
Adjunct Staff Member
(707) 374-6451 (office)
(707) 580-0905 (cell)

PROJECT DESCRIPTION: The City of Rio Vista proposes to adopt an Ordinance establishing the Army Base Zone District and to approve a Resolution establishing the Army Base District Design Guidelines to provide long-term guidance and standards for development of the Army Base Project, located on a 28-acre site (Assessor's Parcel No. 0049-320-060) bordered by the Sacramento River, Beach Drive, south of the Delta Marina, and north of the U.S. Coast Guard Station. Consistent with the City's General Plan, the Army Base Zone District is intended to replace the interim Open Area Resort (O-A-R) zoning, and the Army Base Zone District Design Guidelines were developed by the City of Rio Vista and its Army Base Steering Committee, and compiled after holding two interactive public input workshops to identify opportunities and constraints, and establish a planning and design framework that leads to redevelopment of the site.

DOCUMENT AVAILABILITY: The documents may be viewed upon request at the Community Development Department where CD copies of the documents are also available.

Prepared 11-15-11

INITIAL STUDY/ENVIRONMENTAL CHECKLIST FORM

City of Rio Vista, California

(Rev. 11-15-11)

1. Project title: **Army Base Project:**
Army Base Zone District
Army Base District Design Guidelines
2. Lead agency name and address: City of Rio Vista
Community Development Department
P. O. Box 745
One Main Street
Rio Vista, CA 94571
3. Contact person and phone number: Dan Christians, Adjunct Staff Member
Phone: 707/374-6451
Cell: 707/580-0905
4. Project location: The project (Assessor Parcel Number 0049-320-060) is located approximately 1,600 feet along the west bank of the Sacramento River, about 2,052 feet along the east side of Beach Drive, south of the Delta Marina, and north of the U.S. Coast Guard station (see attached Exhibit A).
5. Project sponsor's name and address: City of Rio Vista
P. O. Box 745
One Main Street
Rio Vista, CA 94571
6. General Plan designation: Army Base Reuse Special District
7. Zoning: Open Area Resort (O-A-R)
8. Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

This former Rio Vista Army Reserve Center site is being developed consistent with the Army's condition of transfer of the property to the City of Rio Vista in 2003 to promote environmentally sustainable economic recovery from the base closure. The 28.16 acre Project Area is intended to be developed in accordance the site's deed restrictions, including, passive recreational and recreational-supporting uses, various educational, institutional, and research uses, as well as public and commercial uses commonly considered to be recreational uses. The proposed Army Base Zone District (Exhibit "A") is intended to replace the Open Area Resort O-A-R zoning for the site (consistent with the Rio Vista General Plan); and establish the Army Base District Design Guidelines (Exhibit "B"), in the best interests of the City of Rio Vista. The proposed guidelines were developed by the City of Rio Vista and its Army Base Steering Committee, and compiled after holding two interactive public input workshops, to identify opportunities and constraints and establish a planning and design framework that leads to redevelopment of the site.

9. Surrounding land uses and setting: Briefly describe the project's surroundings:

The Project Area is surrounded by the Delta Marina to the north, the Sacramento River to the east, residential dwellings to the west, and the U.S. Coast Guard Station to the south.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)

- None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION:

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Hector De La Rosa
City Manager

Printed Name

City of Rio Vista

For

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.

- Rio Vista General Plan and related environmental document (2002).
- Program EIR for Rio Vista Army Reserve Center Redevelopment Plan certified on January 6, 2011 (also referred to in this Initial Study as the "Program EIR").

Copies of all of the above documents are on file for review during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Thursday, in the City of Rio Vista, Community Development Department, City Hall, 1 Main Street, Rio Vista, CA 94571.

- b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

- Aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, geology/soils, greenhouse gas emissions, hazards and hazardous materials, hydrology/water quality, land use/ planning, mineral resources, noise, population/housing, public services, recreation, transportation/traffic, and utilities/service systems were previously discussed in the documents listed in (a.) above. This Initial Study is based on the land use, traffic, air quality and other data contained in the previous Army Base Reserve Center Program EIR, including, mitigation measures adopted for the project in accordance with CEQA.

- c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a-d) Aesthetics, visibility and other visual effects of the proposed project from existing highways, streets and waterways were adequately considered in the previous Program EIR. Mitigation Measures were developed in the Army Base Program EIR to minimize or reduce potential light and glare effects. To help lessen the originally identified “potentially significant impact” of the Program EIR “Impact 7-4: Obtrusive Field Lighting,” the subject planning documents propose not to permit active sports fields as designated uses, permitted uses, or conditionally permitted uses. Therefore, no additional aesthetic impacts will be created by these planning documents.

II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including, timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including, the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a-e) Any potential effects related to agricultural or forestry resources were previously analyzed in the previous Program EIR. No new potential effects will be generated as a result of these new planning documents.

III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(a-e) Any potential effects related to air quality were previously identified and mitigated in the previous Program EIR. Construction impacts, including, dust generation and construction emissions were already mitigated in the Program EIR using various standard dust control measures. The air quality impacts will be the same or less than the previous documents analyzed. Conformance with the Yolo-Solano Air Quality Management District, as well as all air quality authorities with jurisdictional authority will be met. No additional air quality impacts are anticipated in these planning documents.

IV. BIOLOGICAL RESOURCES:

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

(a-f) Any potential effects related to biological resources were previously identified and mitigated in the previous Program EIR. As discussed in the previously certified Program EIR, the various biological research and monitoring activities planned for the project site includes, plans for the Rio Vista Estuarine Research Station and the U.S. Fish and Wildlife Service’s proposed Fish Technology Center (also referred to as a fish hatchery or fish refuge). “Impact 10-3: Aquatic Invasive Species” (AIS) in the previously certified Program EIR addressed the potential impact of a hatchery on the site and Mitigation Measure 10-3 addressed this significant impact by requiring that “development facilitated by the proposed Redevelopment Plan shall demonstrate to the City’s [as well as to various state agencies such as California Department of Fish and Game] best management practices. The potential physical effects on existing vegetation, wildlife and wetland resources, including, state and federally-protected species were previously considered. These planning documents list various estuarine research, fish hatchery, supportive commercial and other related uses as permitted or conditionally permitted uses, and identifies general locations on the site to locate such uses. No new biological resource impacts will be created as a result of the subject planning documents.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. <u>CULTURAL RESOURCES.</u> Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-d) Any potential effects related to cultural resources were previously identified and mitigated in the previous Program EIR. Identification of structures of potential historic age and re-use, including, limited consideration of potential eligibility under the California and National Registers of Historic Places was considered in the Program EIR, and appropriate mitigation measures previously included and mitigated to acceptable state and federal standards. No additional cultural resource impacts are anticipated in these planning documents.

VI. GEOLOGY AND SOILS. Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a-e) The entire site was previously analyzed in the Program EIR for any potential impacts to the geology and soils. No additional disturbances to the soil would result during project construction. There are no known seismic zones or other geologic hazards identified on the site. The City and its consultants will monitor and inspect all grading permit activities; provided erosion controls; and comply with the NPDES General Construction Permit and relevant storm water management programs.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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VII. GREENHOUSE GAS EMISSIONS. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

(a-b) The Program EIR previously documented the potential project contributions to greenhouse gas emissions during construction and implementation of the project. This project will help achieve consistency with state and local greenhouse reduction programs by concentrating development within existing urban areas, and in accordance with the goals and policies of the Rio Vista General Plan, will encourage walking, biking and jobs closer to existing housing. No new potential impacts on greenhouse gas emissions are anticipated by adoption of the subject planning documents.

VIII. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a-h) Any potential effects of hazards or hazardous materials were previously identified and mitigated in the previous Program EIR. No new potential hazardous materials use, storage or emission, hazardous waste generation/disposal or site contamination resulting from the proposed project will be generated as a result of these new planning documents.

IX. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a-j) Any potential effects related to hydrology and water quality were previously identified and mitigated in the previous Program EIR. Any new or modified drainage patterns to surface or groundwater tables have been identified and mitigated in the previous Program EIR, including, mitigation measures established to minimize sediments, pollutants and excess nutrients from contaminating the Sacramento River and Delta. Applicable federal and state storm water management programs will be met. The project will be consistent with proposed water quality control measures and with applicable standards for flood protection. No new potential hydrology or water quality impacts from the proposed project will be generated as a result of the subject planning documents.

X. LAND USE AND PLANNING. Would the project:

a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a-c) The project is consistent with the existing objectives, policies and standards of the Rio Vista General Plan and other applicable plans. The proposed Army Base Zone District and Design Guidelines are consistent with the Army Reserve Center Redevelopment Plan and Program EIR, and are consistent with the land use densities, proposed uses and development patterns previously contemplated in the Program EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XI. MINERAL RESOURCES. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

(a-b) Any potential effects related to mineral resources were previously analyzed in the previous Program EIR.
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XII. NOISE -- Would the project result in:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(a-f) Some construction noise was previously anticipated and mitigated in the Program EIR. No substantial new noise impacts associated with project operations are anticipated in the proposed new planning documents.

XIII. POPULATION AND HOUSING. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

(a-c) Any potential effects related to population and housing were previously analyzed in the previous Program EIR. There is no existing housing located in the Project Area. The project would generate some tax increment for low and moderate housing programs to be located outside the Project Area. Only a very limited amount of accessory visitor accommodations (i.e. maximum of 6 units permitted) would be allowed for occupancy on-site by visiting officials, scholars, students, faculty and "in-residence" practitioners. No changes are proposed to the maximum square footage, the proposed floor area ratio or the basic uses anticipated in the Program EIR.

XIV. PUBLIC SERVICES.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

(a) Based on the evaluation conducted in the Program EIR, no significant effects on existing or planned public services are anticipated. The Redevelopment Agency and/or City will negotiate with the project sponsors for the necessary development impact fees or other infrastructure needed to accommodate each use, including, but not limited to, municipal facilities, landscaping, parks, roads, sewer, water and other public facilities.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XV. RECREATION.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

(a-b) The project will include passive recreation and community uses such as a community/interpretive center and a multi-use pathway. Since there is no residential development proposed (other than the few accessory units for visiting scholars, etc. as described above), the project will not create significant additional demand for public parks or recreation.

Public access to and views of the riverfront, including, a public promenade, multi-use pathway and picnic area are proposed in the Design Guidelines. The effects of maintaining and improving the existing and future docks were considered during the project evaluation phase of the Program EIR.

XVI. TRANSPORTATION/TRAFFIC. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including, mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a-f) The Program EIR did not identify any significant impacts associated with the current location of the existing entrance driveway into the project site. However, the proposed Army Base District Design Guidelines recommends that the City consider relocating the driveway entrance (to a more central location to the project site). However, the relocation of the driveway is not mandatory and no firm commitment on a specific location or configuration is made at this time. Formal consideration of such a relocated driveway may be further considered as part of the development of a detailed site plan after further traffic data and intersection designs are evaluated in accordance with City standards.

No additional technical analysis of traffic was prepared since potential project level and areawide traffic impacts have already been adequately documented and mitigated for the “worst case” amount of land and traffic impacts uses proposed in the Army Base Reserve Center Program EIR. An adequate amount of parking will be provided in accordance with the proposed Design Guidelines and the City’s Zoning Ordinance. Specific locations and design of parking, driveways, type of or elimination of curbing, pedestrian/bicycle/traffic safety provisions, use of potential permeable paving, loading/unloading areas, maximum on-site traffic speed limits and other circulation improvements will be formally reviewed, and a determination made of their acceptability as part of the subsequent site specific review and approvals for the various phases of the project.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>XVII. UTILITIES AND SERVICE SYSTEMS.</u>				
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a-g) The potential effects of the project on existing or planned local sewer, storm drain and water systems, as well as pipelines, communications, power and telephone facilities that may be located in the Project Area, were evaluated and potential impacts mitigated in the Program EIR. No additional impacts are anticipated as a result of these planning documents.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No comments to XVIII a), b), c) above.

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; *Sundstrom v. County of Mendocino*, (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors*, (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Revised 2009

Exhibit B

(See Attached Army Base District Ordinance.)

ORDINANCE NO. 664

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIO VISTA ADDING
CHAPTER 17.27 TO THE CITY OF RIO VISTA MUNICIPAL CODE & MAKING
ADDITIONAL REVISIONS NECESSARY TO ESTABLISH THE
ARMY BASE DISTRICT**

**THE CITY COUNCIL OF THE CITY OF RIO VISTA HEREBY ORDAINS AS
FOLLOWS:**

Section 1. Purpose & Authority.

This ordinance adding Chapter 17.27 and making additional revisions to the City of Rio Vista Municipal Code is adopted for the purpose of replacing the zoning designation for the Army Base, which is currently zoned O-A-R Zoning District, with a new zoning designation, the Army Base District. The reason the City of Rio Vista is rezoning the Army Base site is to create a new zone that better implements the City of Rio Vista General Plan 2001, the Army Reserve Center Reuse Plan, and the Army Reserve Center Redevelopment Plan. The Rio Vista City Council enacts this ordinance in accordance with the authority granted to cities by the California Constitution and California State Law.

Section 2. Additions and Amendments.

A. Section 17.04.010 of the Rio Vista Municipal Code is hereby amended to read as follows:

The several districts established, and into which the City of Rio Vista is divided, are designated as follows:

Symbol	District	Housing Units Per Gross Acre
R-1	Residential low density	4—7
R-2	Residential medium density	8—14
R-3	Residential high density	15—28
R-4	Residential high density	15—28
C-1	Neighborhood commercial	

Symbol	District	Housing Units Per Gross Acre
C-2	Community commercial	
C-3-I	General and service commercial and/or industrial	
C-H	Highway commercial	
I-P-I	Industrial park and/or industrial	
<u>B-P</u>	<u>Business park</u>	
M-G	General manufacturing industry	
I-R	Industrial reserve	
O-A-R	Open area resort	
F-W	Floodway	
P-L	Park lands	
D-R	Drill reservation	
R-E-1	Residential estate one acre	
C-2-A	Airport commercial	
<u>A-B</u>	<u>Army Base</u>	

B. Section 17.06.010 of the Rio Vista Municipal Code is hereby amended to read as follows:

	Minimum Area	Site Width	Minimum Yards			Site Area per Dwelling Unit	Basic Floor Area limit in relation to % of site area (all structures)	Maximum Height of Main Structure	Accessory Structures		
			Front	Each Side	Rear				Maximum Height	Minimum Distance to Side Lot Line	Minimum Distance to Rear Lot Line
District	sq. ft.	feet	ft.	ft.	ft.	sq. feet		feet	feet		
R-1	6000	60	20	5	15	6000	40%	35	12	5	10
Chapter											

District	Minimum Area sq. ft.	Site Width feet	Minimum Yards			Site Area per Dwelling Unit sq. feet	Basic Floor Area limit in relation to % of site area (all structures)	Maximum Height of Main Structure feet	Accessory Structures		
			Front ft.	Each Side ft.	Rear ft.				Maximum Height feet	Minimum Distance to Side Lot Line	Minimum Distance to Rear Lot Line
17.08											
R-2											
Duplex	6000	60	20	5	15	3000	50%	35	12	5	10
Triplex	9000	60	20	5	15	3000	50%	35	12	5	10
Chapter 17.12											
R-3	6000	60	15	5	15	1500	60%	35	15	5	10
Chapter 17.14											
R-4	6000	60	15	5	15	1500	60%	35	15	15	10
Chapter 17.16											
C-1	4 acres		As specified in Chapter 17.18					35	As specified in use permit		
Chapter 17.18											
C-2	2500	25	As specified in Chapter 17.20				100%	50	As specified in use permit		
Chapter 17.20											
C-3-I	1 acre 7500	As specified in Chapter 17.24					60%	50	As specified in use permit		
Chapter 17.24											
C-H	7500	50	As specified in use permit				100% less minimum yards	35	As specified in use permit		
Chapter 17.26											
<u>A-B</u>	<u>As specified in Chapter 17.27</u>										
<u>Chapter 17.27</u>											
I-P-I	½ acre		25	20	20		50%	50	As specified in use permit		
I-	1 acre		30	20	25						
Chapter 17.28											
<u>B-P</u>	<u>As specified in Chapter 17.29</u>										
<u>Chapter 17.29</u>											
M-G	½ acre or 3 acres						100% less minimum yards	As specified in use permit			
Chapter 17.30											
I-R	As specified in Chapter 17.32										
Chapter 17.32											
O-A-R	As specified in Chapter 17.36										
Chapter											

District	Minimum Area sq. ft.	Site Width feet	Minimum Yards			Site Area per Dwelling Unit sq. feet	Basic Floor Area limit in relation to % of site area (all structures)	Maximum Height of Main Structure feet	Accessory Structures		
			Front ft.	Each Side ft.	Rear ft.				Maximum Height feet	Minimum Distance to Side Lot Line	Minimum Distance to Rear Lot Line
17.36											
F-W Chapter 17.34	As specified in Chapter 17.34										
P-L District	As specified in Chapter 17.38										

C. Chapter 17.27 is hereby added to the Rio Vista Municipal Code as follows:

Chapter 17.27 A-B Army Base District

- 17.27.010 Purpose.
- 17.27.020 Army Base District Design Guidelines.
- 17.27.030 Permitted and conditional uses.
- 17.27.040 Development standards.
- 17.27.050 PUD Permit or Specific Plan.
- 17.27.060 Site and architectural approval.
- 17.27.070 Parking, access and loading requirements.
- 17.27.080 Minimum landscaping requirements.
- 17.27.90 Signage.
- 17.27.100 Grading, drainage, water, sewage, transportation, lighting and other utilities.

17.27.010 Purpose.

The Army Base District is intended to provide guidance for the development of the 28-acre City-owned former Army Reserve Center. The Army Base District is intended to be a mix of public recreation, limited commercial activities that support recreational uses, and Delta research facilities, as provided for in the quitclaim deed from the U.S. Army and the Army Base Reuse Plan and Supplement. The goals for this Army Base District are: develop Citywide-serving recreation uses and amenities; orient and integrate the uses with the Sacramento River and Delta Environment; encourage a public-private approach to development; expand the City of Rio Vista’s economic base through the creation of new economic opportunities and new demand for goods and services, and attraction of visitors to the City of Rio Vista.

This zoning district implements the Army Base Special District, as established in the Land Use Element of the Rio Vista General Plan, and helps to achieve the goals and objectives as set forth in the Army Reserve Center Redevelopment Plan. This zone establishes the primary standards for development of the Army Base District and is intended to work in concert with the definitions, descriptions, exhibits and illustrations contained in the more design-oriented “Army Base District Design Guidelines.”

The “Army Base District Design Guidelines” were initially developed by the Army Base Steering Committee, an advisory committee established by the Rio Vista City Council, to develop recommendations for timely reuse and redevelopment of the former U.S. Army Reserve Center with certain specified recreation, Delta research, monitoring and fish hatchery uses. The

“Army Base District Design Guidelines” are intended to provide guidance for the long-term development of the former Rio Vista Army Reserve Center and to regulate the type, intensity, character and performance of these uses.

In addition to identifying permitted uses, the “Army Base District Design Guidelines” address the intensity of use, the appearance of buildings, landscaping, fencing, signs, infrastructure, public access, view corridors and establish policies that help protect river views and ensure that the project relates directly with the river, and the environment of the Delta. The recommended standards in the “Army Base District Design Guidelines” promote shared use of conference space, parking and public facilities, maximize setbacks and landscaping, and minimize the amount of structures and impervious surfaces on the site.

17.27.020 Army Base District Design Guidelines.

The “Army Base District Design Guidelines” shall be recommended by the Rio Vista Planning Commission and adopted by resolution of the Rio Vista City Council, and may be amended, as needed, by resolution.

17.27.030 Permitted and Conditional Uses.

The following lists specify the permitted and conditional uses allowed in the Army Base District:

A. Permitted Uses.

1. Children’s play area or destination “Delta Discovery Park;”
2. Fishing facilities and public river access to launch kayaks, canoes and other small craft not requiring trailers;
3. Interpretive Center or multi-purpose Community Center (includes classrooms & meeting rooms);
4. Multi-use trail;
5. Picnic and seating areas;
6. Open space;
7. Riverfront promenade; and
8. Water tower, piers and wharves.

B. Conditional Uses.

1. Estuarine Research Station, including, laboratories and offices;
2. Delta science facilities, including, conference center and educational classrooms;
3. Fish Technology Center, including, fish refuge, research and endangered fish propagation;
4. Dry boat storage, in water boat slips, docks and boat ramp to support research uses;
5. Vehicle and boat storage to support above conditional uses;
6. Warehouses and chemical storage for research labs;
7. Field equipment staging areas;
8. Recreation supporting commercial uses, marine-related sports outfitter, small scale eating places (i.e., snack bar, café) and small convenience market); and

9. Accessory Uses - visitor overnight accommodations may be permitted per the deed as an accessory to the above-listed Estuarine Research Station and other Delta science facilities listed in Section 17.27.030(B), and limited to a maximum of six units for short-term occupancy by visiting officials, scholars, students, faculty and “in residence” practitioners. Such uses shall consist primarily of minimal sleeping accommodations with a common self-service kitchen and eating/gathering area.

A conditional use permit shall only be issued in the event that all the standards provided in Section 17.66.070 are satisfied.

17.27.040 Development standards.

The standards for all development projects proposed within the Army Base District, including, building designs, parking, fencing, setbacks, building heights and the other basic development standards described in the Army Base District must conform to the “Army Base District Design Guidelines.”

17.27.050 Planned Unit Development Permit or Specific Plan.

An Army Base District PUD Permit or Specific Plan is encouraged and may be granted, for the overall Army Base Project, by the City of Rio Vista in accordance with processes established in Section 17.58 (or other local or state planning and zoning regulations as may apply) to grant diversification in the location, phasing, improvements and other site qualities, while ensuring adequate standards relating to public health, safety, welfare and convenience in the use and occupancy of buildings and facilities in planned building groups are achieved in accordance with the intent of this Army Base District and the “Army Base District Design Guidelines.” Should a PUD Permit or Specific Plan be granted for the overall site with sufficient architectural plans, landscaping, parking plans and other required development details and commitments made by a developer, then individual conditional use permit approvals and separate site and architectural approvals (per Section 17.60, et seq.) would not be required by the City of Rio Vista. Otherwise, conditional use permit approvals and/or site and architectural approvals would be required for each phase of development.

17.27.060 Site and architectural approval.

Notwithstanding anything to the contrary in the Rio Vista Municipal Code, site and architectural approval pursuant to Section 17.60 is required for permitted uses and conditional uses, new structures and exterior improvements to existing structures in the Army Base District. As part of this site and architectural approval process, the Rio Vista Planning Commission shall make a determination regarding whether such proposed use or action is consistent with the “Army Base District Design Guidelines.”

17.27.070 Parking, access and loading requirements.

Unless otherwise permitted by the Rio Vista Planning Commission or Rio Vista City Council, all required parking spaces shall be provided in shared parking lots to minimize the area devoted to parking. Parking, access and loading spaces shall be provided in accordance with the

“Army Base District Design Guidelines,” or Chapter 17.48 (if separate required parking arrangements are authorized to be located on individual lease areas or parcels).

17.27.080 Minimum landscaping requirements.

The setback along Beach Drive and southerly setback areas not occupied by driveways, parking, sidewalks or trails shall be devoted to landscaping. A minimum of fifteen (15) feet shall be landscaped in any case along Beach Drive and visual screen plants are required within the southerly setback area. A minimum of ten (10) percent of the gross area shall be landscaped. “Landscaping” means the planting and maintenance of trees, shrubs, lawns and other evergreen ground cover or material, and as provided in the “Army Base District Design Guidelines,” and applicable portions of Sections 17.44.120 and 17.44.130. The entire landscape planter strip must be vegetated, except for approved driveways, walkways, bikeways, plazas, and screened utility equipment. Facilities for waste storage such as dumpsters must be located within an enclosure and be visually buffered by fencing, landscaping and/or other treatments.

Existing healthy trees shall be maintained where possible. The riverfront edge shall include natural riparian habitat as proposed in the “Army Base District Design Guidelines.” The passive recreational area and all development areas shall provide a maximum amount of drought tolerant landscaping using the type of plants recommended in the “Army Base District Design Guidelines.”

17.27.090 Signage.

A comprehensive sign program shall be established for the entire Army Base Project as part of a Planned Unit Development (PUD) Permit or Specific Plan, or as part of the first site and architectural approval process for a development phase. All exterior signage shall conform to the “Army Base District Design Guidelines” and applicable requirements of Chapter 17.56.050(C) (i.e., following maximum basic signage standards allowed for similar research and industrial zones such as the B-P Business Park Zone).

17.27.100 Grading, drainage, water, sewage, transportation, lighting and other utilities.

All grading, drainage, water, transportation, lighting, utilities and other required infrastructure improvements shall conform to the “Army Base District Design Guidelines” and Section 17.44.140.

D. Section 17.56.050 is hereby amended to read as follows:

Sign Schedule

Location Permitted	Type of Sign	Maximum Size	Illumination Permitted	Additional Requirements
A. Commercial C-1 and C-2	Attached or freestanding	1 sq. ft. per ft. of property frontage adjoining street. 50 sq. ft. total per use for flat-mounted signs	Nonglare or nonflashing	Double-faced projecting free-standing signs may be increased 50% in area to a maximum of 75 sq. ft. total per use or occupant. The total area of a multifaced sign shall be the total of all faces. If it is the only exterior sign for the operated use in a C-1 and C-2 zone, the total area of a multifaced sign may on approval be increased by fifty percent (50%) of the total shown on said schedule. Corner lots zoned C-1 and C-2 and having frontage on two or more streets shall be allowed a sign area on each street equal to one sq. ft. per ft. of frontage, but this shall not exceed the total sign area allowed under said schedule for each street front.
B. Special District (S-D)				Signs in the S-D zone shall be subject to review by the community development director based upon the specific business use.

Location Permitted	Type of Sign	Maximum Size	Illumination Permitted	Additional Requirements
C. Industrial Zone C-3, C-3-I, I-P-I, M-G, C-H, <u>B-P</u> , <u>A-B</u>	Attached or freestanding	1 sq. ft. per ft. of property frontage adjoining street, or 120 sq. ft. per acre of site area in use, whichever is greater, not exceeding a total of 300 sq. ft.	Nonglare or nonflashing	Total sign allotment accrued by a property regardless of frontage shall not exceed 200 sq. ft. The maximum size of a freestanding or projected sign shall be 100 sq. ft. per face not to exceed 200 sq. ft. for all combined faces. The amount of signing involved in freestanding or projected signs is a function of and shall be deducted from the property's frontage or acreage square footage accrual.
D. Highway Commercial Zone	Billboards (Ord. 421) (off-site billboard signs only permitted in C-H district).	Square footage limited to 25 sq. ft. per side. Provided a finding pursuant to the provisions of D.1. can be made, billboard height and/or area may be increased in size up to 50%.	Nonflashing nonglare	Height of sign not to exceed 12 sq. ft.; sign prohibited on properties which have two or more freestanding signs. Billboard sq. ft. shall not be deducted from the properties total sign allotment.
E. Residential R-1, R-2	No attached or freestanding signs permitted	No signs permitted	None	None
F. R-3	Attached freestanding	50 sq. ft. entire complex	Indirect nonglare, nonflashing	None
G. R-4	Attached or freestanding	50 sq. ft. each complex	Indirect nonglare, nonflashing	An additional 4 sq. ft. per office within the complex will be allowed in R-4

Section 3. Amending the City of Rio Vista Zoning Map.

The City of Rio Vista Zoning Map established consistent with Section 17.04.020 of the Rio Vista Municipal Code is hereby revised as shown in Exhibit A depicting the boundaries of the Army Base District.

Section 4. Severability.

The provisions of Chapter 17.27 are hereby declared to be severable. If any provision, clause, word, sentence or paragraph of Chapter 17.27, or the application thereof to any person, establishment, or circumstances shall be held invalid, such invalidity shall not result in the invalidity of the entire chapter which can be given effect without the invalid provision or application. The Rio Vista City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof.

Section 5. Effective Date and Publication.

This ordinance shall take effect thirty (30) days after its adoption. The City Clerk is hereby directed to publish this ordinance within fifteen (15) days after its passage in a newspaper of general circulation published in the City of Rio Vista or to post it in at least three (3) public locations in the City of Rio Vista.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Rio Vista that it hereby introduced this Ordinance at a regular meeting of the City Council held on January 19, 2012 and passed and adopted the Ordinance on the 2nd day of **February, 2012** by the following roll call vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

Jan Vick, Mayor

ATTEST:

Anna Olea-Moger, CMC, City Clerk

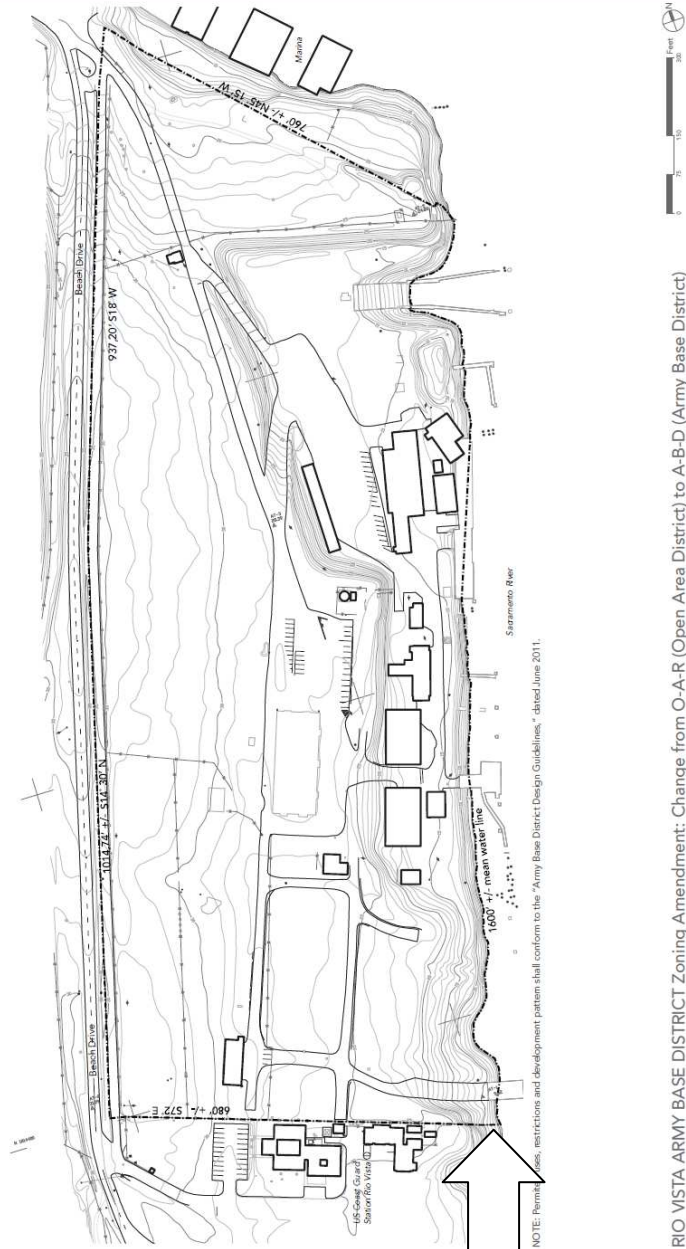
Exhibit A

(See Attached Revision to City of Rio Vista Zoning Map)

Exhibit A

An Ordinance adding Chapter 17.27 to the City of Rio Vista Municipal Code and Making Additional Revisions Necessary to establish the Army Base District

Army Base District Zoning Map



NOTE: Permits, uses, restrictions and development pattern shall conform to the "Army Base District Design Guidelines," dated June 2011.

RIO VISTA ARMY BASE DISTRICT Zoning Amendment: Change from O-A-R (Open Area District) to A-B-D (Army Base District)


 Dashed line is proposed limit of revision to City of Rio Vista Zoning Map from O-A-R Open Area Resort to A-B Army Base District

Exhibit C

(See Attached City Council Resolution Adopting Army Base District Design Guidelines.)

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIO VISTA
ADOPTING ARMY BASE DISTRICT DESIGN GUIDELINES**

WHEREAS, the 1998 Rio Vista Army Base Reuse Plan (the “Reuse Plan”) prepared by the City of Rio Vista (the “City”) (and supplemented in 2001) described a proposed public/private redevelopment concept for the former Army Base, including possible development of a research station, city-wide-serving recreation uses and visitor-serving uses, all oriented toward the river and Delta.

WHEREAS, the currently adopted Rio Vista General Plan 2001 (the “General Plan”) land use designation for the Army Base (i.e., the Army Base Reuse Area Special District), permits a mix of uses and associated intensity/density limitations, development performance standards and design objectives that have been largely derived from the Reuse Plan.

WHEREAS, on May 6, 2010, the City and the Redevelopment Agency of the City of Rio Vista adopted a Redevelopment Plan for the Rio Vista Army Base Reserve Center Redevelopment Project (the “Redevelopment Plan”).

WHEREAS, on January 6, 2011, the City and the Redevelopment Agency of the City of Rio Vista certified a Program Environmental Impact Report for the Redevelopment Plan for the Rio Vista Army Base Reserve Center Redevelopment Project.

WHEREAS, on February 8, 2011, a joint study session between the Planning Commission and the Recreation Commission was held to provide initial input on the development of the “Army Base District Design Guidelines.”

WHEREAS, on April 4 and May 16, 2011, two public workshops were held on the “Army Base District Design Guidelines;” one in the City Council Chambers and the other at St. Joseph Parish Hall. Approximately 20-30 members of the public, City officials, members from the Planning and Recreation Commissions, consultants and City staff attended each workshop.

WHEREAS, the draft “Army Base District Design Guidelines,” dated June 2011, were completed on time and within budget on June 30, 2011.

WHEREAS, on October 26, 2011, the City Council and the Army Base Steering Committee met in joint session; received a presentation and recommendation from the Army Base Steering Committee; discussed the draft “Army Base District Design Guidelines;” suggested any amendments; reviewed other current issues on the Army Base Project; and then provided general direction to proceed ahead with the next steps.

WHEREAS, on December 7, 2011, after considering a few possible changes to the June 2011 draft “Army Base District Design Guidelines,” City staff recommended two minor changes as part of an Errata Sheet.

WHEREAS, on December 14, 2011, the Planning Commission held a public hearing and received public comment on the “Army Base District Design Guidelines” and recommended via PC Resolution 2011-07 that the City Council adopt the proposed “Army Base District Design Guidelines” and the changes identified in the Errata Sheet, both attached hereto as Exhibit “A.”

WHEREAS, in furtherance of the goals of the Reuse Plan, the General Plan and the Redevelopment Plan, the City proposes to adopt the “Army Base District Design Guidelines” contingent on the establishment of the Army Base District.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Rio Vista hereby adopts the “Army Base District Design Guidelines” and the changes included in the December 7, 2011 Errata Sheet, both attached hereto as Exhibit A, contingent upon Ordinance No. 664 establishing the Army Base District being adopted by the City Council and then becoming effective.

PASSED AND ADOPTED on this ___day of _____, 2012 by the following vote:

AYES: _____
NOES: _____
ABSENT: _____
ABSTAIN: _____

Jan Vick, Mayor

ATTEST:

By: _____
Name _____
Anna Olea-Moger, CMC, City Clerk

Attachment: Exhibit A: Army Base District Design Guidelines
and December 7, 2011 Errata Sheet

Exhibit C-1

(CD copies of Army Base Design Guidelines, Dated June 2011, were previously provided to City Council members at the January 19, 2012 meeting; Additional copies are available for the public upon request from the Community Development Department.)

Exhibit C-1(a)

(See attached Errata Sheet to the Draft Army Base District Design Guidelines, dated December 7, 2011)

ERRATA SHEETS 12-7-11

[PG. 8 OF CHAPTER 1, JUNE 2011 DRAFT ARMY BASE DISTRICT DESIGN GUIDELINES]

...RELATIONSHIP TO GENERAL PLAN AND OTHER ZONING ORDINANCE REGULATIONS

These ABD Standards and Guidelines supplement design criteria contained in the General Plan Community Character and Design Element.

Other zoning regulations contained in the City's Zoning Ordinance (Title 17 of the Rio Vista Municipal Code) that are applicable to each and every zoning designation shall also continue to apply within the ABD zone. These other generally applicable zoning regulations may include but are not limited to those contained in the following chapters of the Zoning Ordinance:

- Chapter 17.02 Introductory Definitions and Provisions
- Chapter 17.44 General Design and Use Requirements
- Chapter 17.48 Off-Street Parking and Loading
- Chapter 17.56 Signs
- Chapter 17.60 Site and Architectural Review
- Chapter 17.66 Administration and Enforcement
- Chapter 17.68 Water Conservation and Landscaping

These regulations supplement existing City standards and zoning requirements otherwise applicable to the project area and uses. Except where these regulations conflict and therefore take precedence, the requirements and regulations of the City zoning and development standards apply to initial and subsequent development within the Army Base District boundaries.

Proposed development projects on the site, including City-initiated projects, shall require Site and Architectural Review, as required by Chapter 17.60 Site and Architectural Review. The existing Site and Architectural Review process requires Zoning Administrator and ~~or~~ Planning Commission review and approval of site layout, circulation and parking, building placement and massing, architecture, landscaping, parking, signage and other characteristics affecting the appearance and function of proposed projects...

[PG. 22-23 OF CHAPTER 2, JUNE 2011 DRAFT ARMY BASE DISTRICT DESIGN GUIDELINES]

CIRCULATION

...The concept for vehicular circulation is to support development on the site without detracting from a comfortable pedestrian environment in which vehicle use and parking do not dominate the landscape. A single, shared access drive is encouraged for vehicle access, service vehicle access, emergency access and parking. Parking areas, pick-up and drop-off zones, recreational

staging areas, and service access may all be provided from this single drive. A second entry, if provided, should be emergency access only.

Beach Drive is currently a two-lane, paved rural road without shoulders, curb, gutter or sidewalk along the western boundary of the site. North of the site, Beach Drive is located within a public right-of-way. Alongside and south of the site, Beach Drive lies within an easement owned by Solano County located on the adjacent private agricultural parcel to the west. It is expected that as a result of development on the site, the segment of Beach Drive alongside the site will become City right-of-way.

There are no sidewalks or shoulders on Beach Drive. There is an existing approximately 18' wide pavement area located between Beach Drive and the Army Base Project site (that is used as a sidewalk) but no shoulders on Beach Drive. The nearest public sidewalk is on 2nd Street north of Marina Creek. The General Plan and Parks Master Plan call for a city-wide multi-use Primary Trail System, with a general alignment that traverses the site, connecting south to Sandy Beach County Park and north along Beach Drive to nearby Riverview Middle School, Rio Vista High School, the Marina Creek wetland open space and the rest of the city. The "Bridge to Beach: A Path with a View" concept plan identified a continuous riverfront trail alignment from the Highway 12 drawbridge to Sandy Beach County Park, through the site. Safe access to recreational uses on the site from nearby schools, neighborhoods and the rest of the city, and minimizing traffic and the site area devoted to parking, will require safe and convenient pedestrian and bicycle connections on- and off-site.

The site is small enough that visitors and employees should be able to experience the various activities on the site by walking. The amount, location and character of parking should support the uses on the site without detracting from a safe, convenient, and comfortable pedestrian environment. The guidelines assume periods of peak parking demand would vary for the research station use (weekdays) and recreation uses (evenings and weekends), which allows for the use of shared parking to minimize the site area devoted to parking.

Please refer to the Army Reserve Center Redevelopment Plan EIR for mitigation measures related to Circulation.

B.1. Vehicles

B.1.1 Vehicle circulation shall be minimized on the site, and kept away from the river, while still accommodating access to buildings for visitors, passenger loading, service vehicles, maintenance, and emergencies.

B.1.2 The main entrance driveway ~~should~~ **may be relocated approximately 800-1,000 feet** southerly of the existing driveway entrance on Beach Drive. A secondary entry drive may be provided, restricted to emergency access only.

B.1.3 In general, curbs should be eliminated and vehicles, bicycles and pedestrians should share the road, emphasizing an overall pedestrian environment.

B.1.4 Circulation should be designed to limit vehicular traffic speeds to no more than 15 miles per hour. Width of driveways should be minimized. Traffic lane width should be 10 ft. maximum...