

VPP, Inc.

107 Merlot Way
Rio Vista, CA 94571
707-374-7500

RECEIVED
APR 13 2012

EXECUTIVE DIRECTOR'S OFFICE

April 10, 2012

Ezra Rapport, Executive Director
Association of Bay Area Governments
101 Eighth Street
Oakland, CA 94607

Re: Designation of Priority Development Area (PDA) for Downtown Rio Vista

Vacuum Process Products, Inc. strongly urges the Association of Bay Area Governments (ABAG) support the City of Rio Vista's application for a PDA Rural Town Center designation and support future grants through the Metropolitan Transportation Commission (MTC) and Solano Transportation Authority (STA) to prepare more detailed plans and improvements for our downtown area.

The proposed Rio Vista Downtown PDA would contain about 100 acres and extend generally between the Sacramento River waterfront, Highway 12, Seventh Street and California Street. This area is proposed for designation primarily because it contains most of Rio Vista's traditional town center, includes the major transportation corridors into the downtown area and has substantial opportunities for new housing, commercial and mixed - use development. The area will need substantial infrastructure improvements to stimulate new development including improving roads and alleys, constructing a flood wall/public promenade, providing additional parking, identifying a potential water taxi stop/bus transit plaza, and upgrading water, drainage and sewer lines. Also, the area has serious traffic and safety needs along Highway 12 and throughout the downtown, particularly the need for additional traffic signals, and other safety improvements for bicyclists, pedestrians and transit riders.

Over the past 5 years, the City has worked very hard to complete a Waterfront Specific Plan, implement the Phase 1 Waterfront Promenade Project, adopt a new Housing Element and complete the Flood Wall and Public Access Plan. This PDA would allow the City to conduct an overall Specific Plan and Phase 1 precise plan, and develop new interest and support to help implement the goals of the General Plan and the downtown community. With the recent loss of redevelopment funding, grants for planning, technical assistance and capital projects will be critical for positioning downtown and the private sector for new investment and growth.

Sincerely,


Daniel J. Simpson

Vacuum Process Products, Inc.



40 Second St.
Rio Vista, CA 94571
707-374-2432

RECEIVED

APR 13 2012

EXECUTIVE DIRECTOR'S OFFICE

April 10, 2012

Ezra Rapport, Executive Director
Association of Bay Area Governments
101 Eighth Street
Oakland, CA 94607

Re: Designation of Priority Development Area (PDA) for Downtown Rio Vista

The Gym at Rio Vista, Inc. strongly urges the Association of Bay Area Governments (ABAG) support the City of Rio Vista's application for a PDA Rural Town Center designation and support future grants through the Metropolitan Transportation Commission (MTC) and Solano Transportation Authority (STA) to prepare more detailed plans and improvements for our downtown area.

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Sincerely,

Kelley Graupensperger

Manager



7282 Emigh Rd.
Rio Vista, CA 94571
707-374-2432

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APR 13 2012
EXECUTIVE DIRECTOR'S OFFICE

April 10, 2012

Ezra Rapport, Executive Director
Association of Bay Area Governments
101 Eighth Street
Oakland, CA 94607

Re: Designation of Priority Development Area (PDA) for Downtown Rio Vista

DES Racing strongly urges the Association of Bay Area Governments (ABAG) support the City of Rio Vista's application for a PDA Rural Town Center designation and support future grants through the Metropolitan Transportation Commission (MTC) and Solano Transportation Authority (STA) to prepare more detailed plans and improvements for our downtown area.

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Sincerely,

Jayson Debo

Manager

DES, inc.

Dehydration & Environmental Systems, Inc.
864 St. Francis Way
Rio Vista, CA 94571
707-374-7500

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APR 13 2012

EXECUTIVE DIRECTOR'S OFFICE

April 10, 2012

Ezra Rapport, Executive Director
Association of Bay Area Governments
101 Eighth Street
Oakland, CA 94607

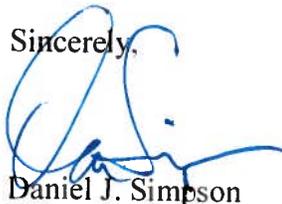
Re: Designation of Priority Development Area (PDA) for Downtown Rio Vista

Dehydration & Environmental Systems, Inc. strongly urges the Association of Bay Area Governments (ABAG) support the City of Rio Vista's application for a PDA Rural Town Center designation and support future grants through the Metropolitan Transportation Commission (MTC) and Solano Transportation Authority (STA) to prepare more detailed plans and improvements for our downtown area.

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Sincerely,



Daniel J. Simpson

President

cc Ken Kerkey



Vista Aviation, Inc
1200 Bauman Way
Rio Vista, CA 94571
707-374-7500

April 10, 2012

Ezra Rapport, Executive Director
Association of Bay Area Governments
101 Eighth Street
Oakland, CA 94607

Re: Designation of Priority Development Area (PDA) for Downtown Rio Vista

Vista Aviation, Inc. strongly urges the Association of Bay Area Governments (ABAG) support the City of Rio Vista's application for a PDA Rural Town Center designation and support future grants through the Metropolitan Transportation Commission (MTC) and Solano Transportation Authority (STA) to prepare more detailed plans and improvements for our downtown area.

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Sincerely,

A handwritten signature in black ink that reads "Susan D. Hall".

Susan D. Hall

Manager

RECEIVED
APR 17 2012

EXECUTIVE DIRECTOR'S OFFICE

cc K. Keefe



DRYVAC
SERVICES CANADA, INC.
864 St Francis Way
Rio Vista, CA 94571
707-374-7500

April 10, 2012

Ezra Rapport, Executive Director
Association of Bay Area Governments
101 Eighth Street
Oakland, CA 94607

Re: Designation of Priority Development Area (PDA) for Downtown Rio Vista

DryVac Services, Inc. strongly urges the Association of Bay Area Governments (ABAG) support the City of Rio Vista's application for a PDA Rural Town Center designation and support future grants through the Metropolitan Transportation Commission (MTC) and Solano Transportation Authority (STA) to prepare more detailed plans and improvements for our downtown area.

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Sincerely,

Steven D. Rosenthal
President

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APR 17 2012
EXECUTIVE DIRECTOR'S OFFICE

Robert A. Bard, D. D. S.

April 19, 2012

Ezra Rapport, Executive Director
Association of Bay Area Governments
101 Eighth St.
Oakland, CA 94607

RECEIVED
APR 23 2012
EXECUTIVE DIRECTOR'S OFFICE

Re: Designation of Priority Development Area (PDA) for downtown Rio Vista

Dear ABAG board members:

I recently attended a meeting of my Rotary Club in Rio Vista at which a presentation was given by two keynote speakers, David Melilli, Director of Public Works and Community Development, and Dan Christians, Environmental and Transportation Planner.

David and Dan explained that an application has been presented on behalf of our town for your consideration. This application requests your designation of our aging waterfront downtown as a Priority Development Area. Your support would pave the way for grants from the Metropolitan Transportation Commission and the Solano Transportation Authority. With those grants we could prepare more detailed plans and improvements for our downtown area.

Here in Rio Vista, members of our community have partnered with our civic leaders and developed a Waterfront Specific Plan to renovate the downtown area. Our town was founded in the mid 1800's as a maritime transportation and shipping hub between Sacramento and San Francisco. Now, our entire downtown area is defined by former docks, wharfs, torn-down and dilapidated warehouses and weed-covered empty waterfront lots adjacent to the Sacramento River.

There is tremendous potential here that could drive the economic wheels of our community. And there it sits, deteriorating and serving no useful purpose, whatsoever.

You can help us. Please consider designating our downtown as a Priority Development Area.

Very truly yours,



Robert A. Bard, D. D. S.

88 Bruning Ave., Rio Vista, CA 94571
bob.bard@gmail.com

Home: 707-374-2119
Cell: 916-709-5963



200 Hwy 12
Rio Vista, CA 94571
707-374-2222

RECEIVED

APR 13 2012

EXECUTIVE DIRECTOR'S OFFICE

April 10, 2012

Ezra Rapport, Executive Director
Association of Bay Area Governments
101 Eighth Street
Oakland, CA 94607

Re: Designation of Priority Development Area (PDA) for Downtown Rio Vista

Golden State King of the West Sprints, Inc. strongly urges the Association of Bay Area Governments (ABAG) support the City of Rio Vista's application for a PDA Rural Town Center designation and support future grants through the Metropolitan Transportation Commission (MTC) and Solano Transportation Authority (STA) to prepare more detailed plans and improvements for our downtown area.

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Sincerely,

George Hague

Manager

COUNTY OF SONOMA
BOARD OF SUPERVISORS

575 ADMINISTRATION DRIVE, RM. 100A
SANTA ROSA, CALIFORNIA 95403

(707) 565-2241
FAX (707) 565-3778



MEMBERS OF THE BOARD

SHIRLEE ZANE
CHAIR

DAVID RABBITT
VICE CHAIR

VALERIE BROWN

MIKE MCGUIRE

EFREN CARRILLO

May 8, 2012

Mark Luce, President
ABAG Executive Board
Association of Bay Area Governments (ABAG)
PO Box 2050
Oakland, CA 94604-2050

Re: Support for Rural Place Types in Unincorporated Sonoma County

Dear Mr. Luce,

Thank you for the opportunity to provide further comment on the Jobs Housing Connection Scenario as it relates to consideration of Rural Place Types. On March 15 the Executive Board deferred action on Rural Place Type proposals (with the exception of Benicia and Dixon). We understand this was primarily in response to concerns with the proposed Midcoast Priority Development Area (PDA) in unincorporated San Mateo County's Coastal Zone.

ABAG staff has indicated that the Unincorporated Sonoma County PDA applications have been assumed in the Draft Jobs Housing Connection (JHC) Scenario, which we believe is appropriate. We understand that further consideration of the Rural Place Type Priority Development Areas will occur at the upcoming June 6 Regional Planning Committee meeting and final action will occur at the July 19 ABAG Executive Board meeting.

The Sonoma County Board of Supervisors and the Sonoma County Transportation Authority/Regional Climate Protection Authority urge the Executive Board to support Sonoma County's PDA applications as Rural Place Types and ensure they are included in the adopted JHC Scenario. These applications include the following places:

- Airport/Larkfield
- Forestville
- Graton
- Guerneville
- Penngrove
- Sonoma Valley – The Springs

As you are aware, including these places within the growth strategy envisioned in the Sustainable Communities Strategy (SCS) provides additional program and funding opportunities to assist local governments in transforming these places into more complete communities that are less auto-dependent. These opportunities include the OneBayArea Grant (OBAG) and other planning, technical assistance and affordable housing funds.

As local agencies, we strongly support including these communities as appropriate places for future compact infill development in our rural/suburban county context. Incentivizing infill and mixed use development while enhancing the unique flavor and fabric of these communities should be an essential component in an SCS that reflects the diversity of community scale that is found throughout the Bay Area. These places are not appropriate for the higher densities of urban PDAs, but they should not be left out of the SCS process. The SCS should provide policy guidance and incentives for suburban sprawl repair and the transformation of existing rural neighborhoods into more complete communities with multi-modal road networks and linkages to County-wide and regional bikeways and transit systems.

We envision our proposed Rural Place Type PDAs as opportunities to work with communities to develop plans and improvements that, over the next 30 years, will transform these places with densities and mobility options more akin to a walkable/bikable European village surrounded by greenbelts, linked with bike trails, and at densities that support of more frequent transit service. At the same time, retaining the smaller scale of these places is also essential.

All of our proposed PDA places are served by public sewer and water and contained within Urban Service boundaries that are hard-wired into the County's General Plan. The County and all nine city General Plans have strong compact growth policies that focus urban development within the cities and, in a more limited way, within the unincorporated Urban Service Areas. Urban development outside these areas is largely non-existent.

We see the investment opportunities connected with PDA designation as essential to realizing our vision of encouraging sustainable development within unincorporated Urban Service Areas in several ways:

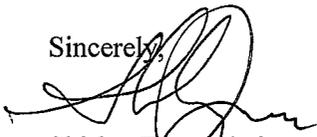
- Providing specific plan funding to work with citizens to identify: infill opportunities, appropriate building prototypes and densities, a balanced mix of land uses, "complete street" modifications, appropriate location and design of transit facilities to encourage ridership, zoning amendments to allow more live/work and job opportunities.
- Infrastructure funding for complete street improvements.
- Completion of local and regional bike networks.
- Improvement of the transit system to provide more frequent service between PDA's and regional employment centers, schools, recreation sites and shopping areas.

Having these areas recognized in the JHC as places where focused growth can occur and, most importantly, eligible for the incentives available to PDAs, will help us in our current efforts to make these communities more complete, sustainable and less auto dependent.

We ask that you support the designation of our six proposed applications in unincorporated Urban Service Areas as Rural Place Type PDAs.

Thank you for the opportunity to comment.

Sincerely,



Shirlee Zane, Chair
Sonoma County Board of Supervisors



Valerie Brown, Chair
SCTA/RCPA

cc: Board of Supervisors
SCTA/RCPA Board Members