

**Chapter 12**  
**Public Facilities & Services**

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# Chapter 12      Public Facilities & Services

## A. Introduction



This element concerns the public infrastructure and facilities that allow for the growth of the community. Operational and programmatic issues are considered, but this chapter is primarily concerned with the provision of capital facilities. Following is a brief description of the facilities that are considered in this element.

### CITY CAPITAL FACILITIES

#### CIVIC AND COMMUNITY FACILITIES

Civic and community facilities include the public buildings that house the various functions and services provided by local government: public safety (police and fire) stations; city offices; community and senior centers; libraries; large recreational structures, such as pools, recreation centers, and theatres; corporation or maintenance facilities; and large capital equipment items with long-term usage, such as fire engines and street maintenance vehicles.

#### AIRPORT

Rio Vista has had a municipal airport since the 1950s. The airport was relocated to a new facility that opened in 1992. New infrastructure and building sites for businesses have recently been added, so the facility is both a public asset and an economic development opportunity, although it has not yet achieved fiscal self-sufficiency.

#### WATER SYSTEM

The existing community and future growth depends on the delivery of potable water to homes and businesses and the expansion of that capability as demand increases. The current system

and supply are examined, along with the safeguards and actions necessary to facilitate expansion.

#### **WASTEWATER SYSTEM**

Wastewater treatment and collection capacity also must be provided in order to continue to support the community and its expansion. The City currently has two small wastewater treatment plants; another plant is needed if growth is to continue.

#### **WATER AND ENERGY CONSERVATION**

The recent energy crisis has served to remind all Californians of the importance of conserving electricity and heating fuel; even automobile travel has become somewhat price sensitive as gasoline prices have risen. While not in the forefront of consumer consciousness, water may yet become the scarcest commodity, both in the short term due to recent drought years and in the long term due to the growing imbalance of statewide storage capacity in the face of rapid statewide growth rates. This element addresses water and energy conservation. Energy conservation also is considered in the Resource Conservation & Management and Housing elements.

#### **FACILITIES SUPPLIED BY OTHER PUBLIC AGENCIES**

##### **SCHOOLS**

The discussion of schools includes not only classroom buildings but also fields, offices, libraries, and support facilities. Issues include the size of facilities in proportion to the size of the community; potential joint use and funding of commonly used facilities such as athletic fields and libraries; and funding of adequate facilities to accommodate the growth of the community.

#### **FACILITIES SUPPLIED BY THE PRIVATE SECTOR**

##### **ELECTRIC, GAS, AND COMMUNICATION UTILITIES**

The past year has made all residents acutely aware of the importance of energy utilities, particularly electrical and natural gas distribution systems. Growing in importance for both daily living and commercial/industrial business activity are telecommunications delivery systems and capacity. Cable television, wireless communication, telephone systems, and internet connection systems are almost as critical as the basic power utilities. Ensuring that the community has access to rapidly changing technology as well as adequate supplies of energy is the central issue here.

##### **SOLID WASTE DISPOSAL**

The City contracts with a private waste disposal company to provide solid waste disposal service for residents and businesses. A hazardous waste collection facility recently has been constructed. The City is in the process of closing its former landfill site on Airport Road; no active landfill site exists within the city limits. The City's responsibility for recycling and source reduction measures are addressed in the Resource Conservation & Management element.

## **B. Purpose and Authority**

The purposes of the Public Facilities & Services element are to:

- Identify the facility and service needs of the City, for existing conditions and for conditions at buildout of the General Plan;
- Identify performance standards and other means to ensure that desired service levels are maintained throughout the buildout process; and
- Fulfill the community vision stated by the Rio Vista Principles that concern these issues.

Both this element and the Economic Development element are considered optional under Government Code Section 65302 (the General Plan statutes). This code section states, "The General Plan may include any other elements or address any other subjects which, in the judgment of the legislative body, relate to the physical development of the county or city." This element most closely relates to the Land Use, Housing, and Economic Development elements, as public facilities allow population and economic growth to occur.

## C. The Rio Vista Principles: Implementing the Community Vision

The community vision and planning principles that most directly relate to the Public Facilities & Services element are listed below.

### **PROVIDE ADEQUATE AND ACCESSIBLE PUBLIC SERVICES AND FACILITIES TO ALL RIO VISTANS IN A FISCALLY SOUND AND RESPONSIBLE MANNER**

- ❑ *Growth should pay for itself. New development should ensure that sufficient public services are provided without additional burden to existing residents or over-extending current capacity.*
- ❑ *Rio Vista should continue its tradition of cooperation with private nonprofit agencies and other public agencies, to provide essential services for youth, seniors, the economically disadvantaged and those in crisis.*
- ❑ *Adequate public facilities – sewer, water, transportation, public safety, parks, recreation, education and others – should be in place or assured in a timely fashion before new development projects proceed.*
- ❑ *The Rio Vista Airport is a vital public facility and economic resource; new residential development must take steps to ensure that its viability is not threatened.*

## D. Setting

The "Setting" section describes the existing public facilities and services in Rio Vista and the City's current needs. *Figure 12-1* shows the locations of existing and proposed community facilities and schools.

### CITY CAPITAL FACILITIES

#### CIVIC AND COMMUNITY FACILITIES

##### CITY HALL

The current facility is located at the end of Main Street, adjacent to the Sacramento riverfront. The building was constructed in the 1950s and expanded in the 1960s, when a municipal courtroom and support offices were added. The municipal court facility ceased to operate in the 1980s, and the entire structure now serves as both City Hall and Police Station. The total size of the single-story building is about 7,000 square feet (sq. ft.). The former courtroom is now the City Council chamber. Recent and planned growth in both administrative departments and the Police Department have resulted in a shortage of needed space for both functions.

Current space needs are estimated at 4,000 sq. ft. for the Police Department and 5,000–6,000 sq. ft. for the remainder of the administrative offices. A proposal is under consideration that would move the Police Department to temporary facilities and renovate the building. This action would provide adequate administrative space for about 5–10 years.

##### POLICE STATION

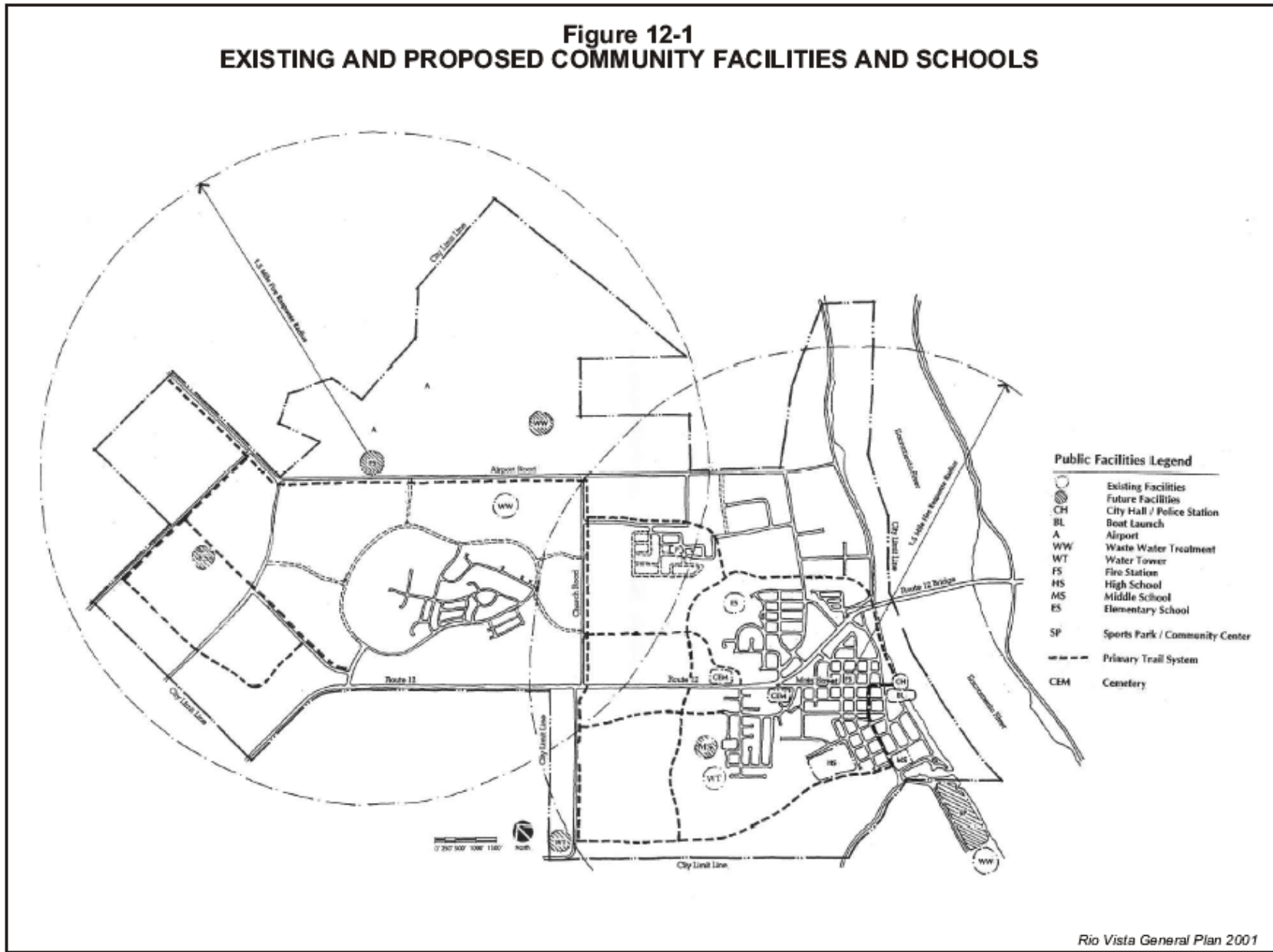
As noted above, the Police Station currently shares the same building with City Hall. Current space needs require the Police Station to relocate. A temporary location in the Rio Vista Business Park (former airport) is under consideration. Modular buildings would provide the temporary office space. Although not ideal, this arrangement could provide adequate space for up to 5 years. Potential future sites for the Police Station have not been thoroughly researched; at present, the only specific alternative is a building owned by the City and currently used in part for the Senior Center, adjacent to the current City Hall on Main Street. Other general areas where the future station could be constructed include various locations downtown, Highway 12, River Road, the proposed Business Park site, and other undetermined locations. Only one facility is needed, as police units are dispatched while patrolling; however, a sub-station could be provided for public services in a future commercial center, community building, or other City facility if the need arises.

##### FIRE STATION AND EQUIPMENT

One fire station of approximately 5,000 sq. ft. is located on the corner of Main and Third Streets downtown. A second facility is needed to maintain recommended response times to the northwest neighborhoods (Trilogy, Gibbs and Brann Ranches, and the Rio Vista Airport). A Class A pumper and a Class C grass fire engine have been purchased within the last year. Other equipment is aging and will need to be replaced over the next 5 years.



**Figure 12-1  
EXISTING AND PROPOSED COMMUNITY FACILITIES AND SCHOOLS**



## SENIOR CENTER

Approximately 2,000 sq. ft. of the building located adjacent to City Hall on Main Street is used as a Senior Center, administered and funded by a nonprofit organization, "Citizens for Seniors." The facility contains a meeting/dining room and kitchen. Citizens for Seniors provides lunch programs, recreational activities, and other services for Rio Vista seniors – particularly for those on low or limited incomes. For the most part, residents of Trilogy do not participate, as the Trilogy homeowner's association provides a recreation center and community and recreation services for its residents. The current citywide facility is in need of expansion and renovation.

## RECREATION CENTER

Rio Vista currently provides for youth recreation programs in a building located on Sacramento Street downtown, known as the "Youth Center." Constructed prior to 1940, the building was donated by the Lions Club in the 1970s. The facility is approximately 6,000 sq. ft. and is in need of extensive repairs and upgrades to be fully functional. It consists primarily of a large meeting or sports room, a stage, and a kitchen. The kitchen also needs repairs and new equipment. Parking is limited. Some community meetings and events take place in the building.

## PUBLIC WORKS MAINTENANCE/CORPORATION YARD

A maintenance facility for the Public Works Department is located on the west side of St. Francis Road, adjacent to the County Corporation Yard, near the Business Park. The property is 5 acres and contains a garage/vehicle repair building, office, and crew quarters. A modular building serves as the Public Works Director's office. The facility will need to be expanded or replaced sometime during the planning period of the General Plan. No programming or estimation of future size needs has been done and it is not known for how long the current facility will be adequate.

## CITY SWIMMING POOL

The City owns and maintains a public swimming pool in Bruning Park. The pool has five lanes for competitive swimming and is used by Rio Vista High School, local youth swim clubs, and the public at large. The pool is open seasonally from March to May for high school swim team use and from May to late August for swim club and public use. The pool was built in 1951 and will need to be replaced and expanded in the future.

## OTHER PUBLIC AGENCIES

***Veterans Memorial Building.*** Solano County operates a meeting hall facility used by various groups, primarily for veterans' activities. The building is available for rental and use by the public.

***Solano County Library.*** Solano County operates the library system, which includes a facility in Rio Vista (*see discussion below*).

## RIO VISTA AIRPORT

The Rio Vista Airport is located north of Airport Road and west of Church Road. The facility has two runways, one 4,200 feet and the other 2,200 feet, as well as a helipad. The facility is now 10 years old. Recent upgrades include water, sewer, and additional utility improvements; an improved 12-acre business park; and a new office/administration building. Several “fixed base operators” (FBOs) are located onsite, including a mechanic. The City operates a fuel concession at the site, as well as hangars of various sizes for rent. Approximately 50 aircraft are located at the site. The new office building and one hangar building recently were occupied by a private company not related to airport operations. The 12-acre business park can accommodate up to 100,000 sq. ft. of building development sites or pads. The future Fire Station No. 2 will be located here.

## WATER SYSTEM

Figure 12-2 shows the existing water delivery system. The City’s municipal water system consists of a series of wells tapping into a deep aquifer. Treatment of the well water occurs at the well head, primarily through the addition of hypochlorite (by a direct injection system). Due to the purity of the deep aquifer source, there is no central treatment facility. Water is distributed by a series of pumps and underground pipes, and is collected in a 2-million-gallon central storage tank located behind Esperson Court—at the southwest corner of the existing community (see Figure 12-2).

The storage tank was built in 1965. There are 12 wells. The age of the wells and distribution lines ranges from many decades (the oldest facilities that serve the downtown and historic neighborhoods) to less than 10 years (the Trilogy development).

Existing data from the California Department of Water Resources were cited in the environmental impact reports for the 1991 annexations. Although general, the State data indicate that capacity is adequate for some time to come. The aquifer is the subject of a more specific and comprehensive study by the City Engineer to determine its size and capacity for future growth.

Supplemental water sources include the Sacramento River and the North Bay Aqueduct (NBA). An agreement with the Solano Water Authority, which controls the North Bay aqueduct water in Solano County, allows for access to that source. Due to the distance from Rio Vista to the NBA facility, however, it is more likely that the City would “trade” its rights to the NBA source for additional Sacramento River water, if needed. The Sacramento River may be tapped into only for emergency purposes (fire fighting). If river water were to be used for potable water, a water treatment plant would need to be built.

The City’s current needs are related more to delivery than capacity. Presently, most of the newer, higher capacity wells are located on the north side of Highway 12. Only one 8-inch line crosses Highway 12 at Gardiner Way, creating potential reliability problems in emergencies. A 10-inch line is anticipated to cross the highway at Drouin Drive, which would be constructed by private development on the north side of the highway. This line would create a much-needed loop that would provide better access from the southside storage tank to the northside wells. Future growth needs are discussed in the “Outlook” section.

## WASTEWATER SYSTEM

Like the water system, the existing collection system for wastewater varies from less than 10 years in newer developments to more than 100 years old in some of the historic neighborhoods. A series of gravity-fed and pressurized lines and lift stations connect to two plants: the main plant, located next to the river on Beach Drive, south of the city limits and east of Montezuma Hills Road; and the Trilogy plant, a small facility (200,000 gallons per day capacity) located on the Trilogy property. Although the Trilogy plant is on private property, the City owns and operates the plant.

The Beach Drive plant is currently in the final stages of an upgrade to approximately 0.65 million gallons per day (mgd) capacity and is operating at about 90 percent of that capacity. Between 0.05- and 0.1-mgd capacity remains for the Business Park; commercial construction on Highway 12 and downtown; and the Vineyard Bluffs Project, 50 homes currently under construction. Actual capability to connect homes, assuming 300 gallons per day as a household demand, ranges from 150 to 300 homes. Removing a margin for error of half and assuming some need for commercial purposes, less than 100 residential units' equivalent of capacity remains.

The Trilogy plant is currently at about one-third of its capacity, with an additional 600-800 residential units' equivalent capacity remaining, at the rate of current use. (This assumes that the Trilogy development continues as a seniors-only project and only senior households are connected in the future.) Some additional capacity also will be taken up by the new clubhouse/recreation center currently under construction.

*Figure 12-3* shows the existing wastewater collection system and Beach Drive plant. The City is planning a new plant east of the airport and north of Airport Road. The City recently completed an engineering programming study and is funding a financing study. Environmental review has begun; design is expected to begin by the end of 2001, with construction in 2003. The goal is to bring the new plant on line before the Trilogy plant running out of capacity. As design progresses, the City will apply to the Regional Water Quality Control Board for a National Pollutant Discharge Elimination System permit.

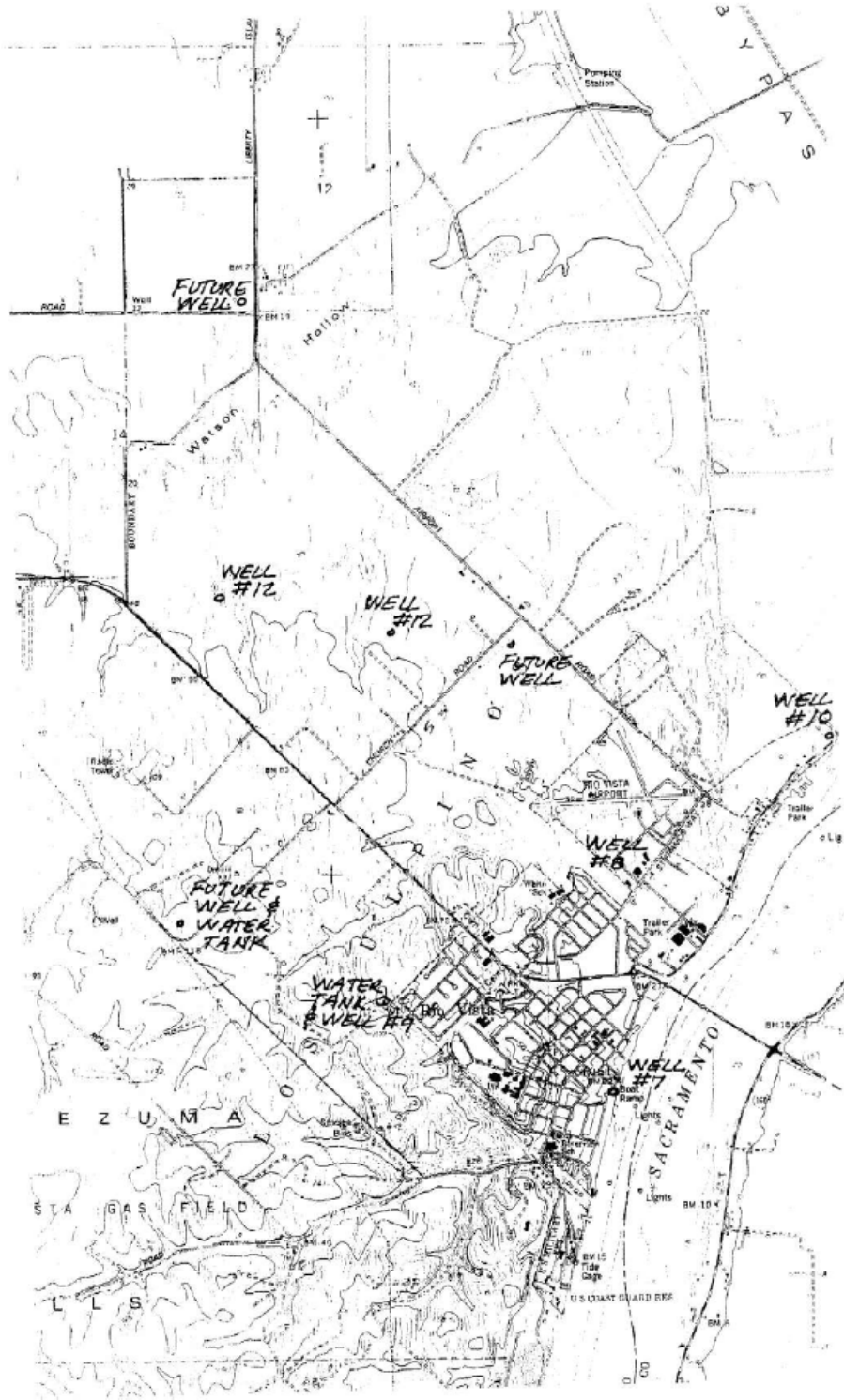
## WATER AND ENERGY CONSERVATION

The water system is discussed above; it is presently thought, pursuant to existing State data, that the aquifer used by Rio Vista has capacity for future growth. The City Engineer's study will confirm or refute this and provide much more specific and useful information for planning. Public awareness and concern about energy supplies in the state have increased over the past year. PG&E provides electricity and natural gas to Rio Vista; no power plant is located near the city.

Like many cities in the Central Valley of California, Rio Vista has not metered residential water use in the past. Water rates for residential customers are a flat rate, regardless of use. It is estimated that significant water conservation could be achieved by instituting metering and a usage-based rate system. Meters are being installed in all new subdivisions, although they are not now being read.

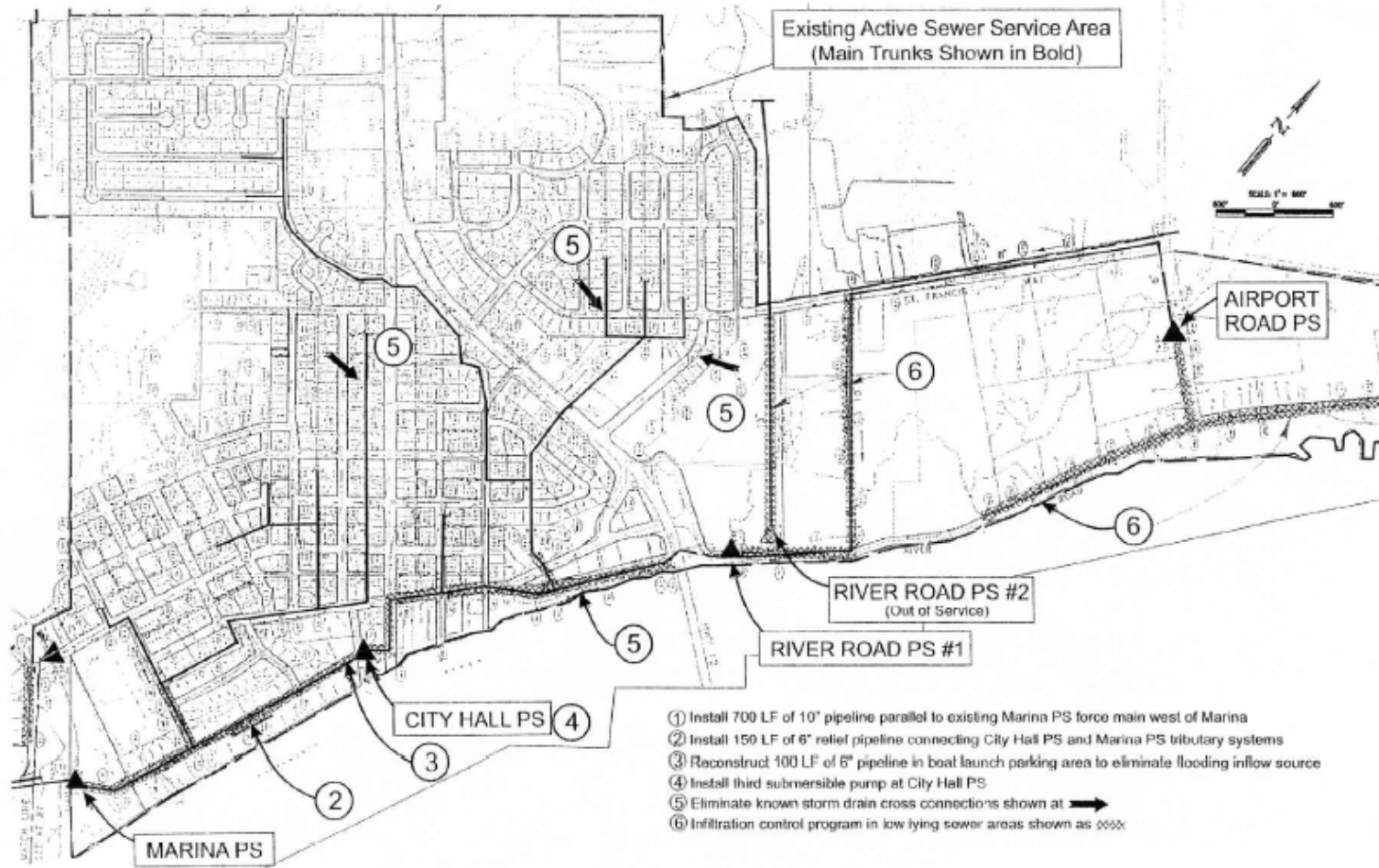
The City of Rio Vista has discussed the eventuality of power blackouts affecting energy supply and has incorporated measures into its emergency response planning. Conservation in general can reduce energy demand statewide between 5 and 20 percent, depending on which source is quoted. Any energy saved due to conservation will free up capacity and reduce the immediate need for new power plants, although conservation alone will not solve the problem. The City presently employs energy conservation measures in its public buildings through the use of light timers, reduction in the hours of lighting, and conducting energy audits. The City plans to incorporate energy-efficient windows and heating and cooling systems in City Hall and elsewhere.

**Figure 12-2  
EXISTING AND PROPOSED WATER DELIVERY FACILITIES**



Rio Vista General Plan 2001

**Figure 12-3  
EXISTING WASTEWATER SYSTEM**



Source: 1997 Master Plan by ECO:LOGIC Engineering

Rio Vista General Plan 2001

## **FACILITIES SUPPLIED BY OTHER PUBLIC AGENCIES**

### **SCHOOLS**

Rio Vista is in the River Delta Unified School District (RDUSD). RDUSD covers a large area that includes portions of three counties (Solano, Yolo, and Sacramento) and the communities of Clarksburg, Walnut Grove, Isleton, Birds Landing/Collinsville, and Rio Vista. Three schools are currently located in Rio Vista: D. H. White Elementary School (K-4; Riverview Middle School (5-8); and Rio Vista High School (9-12). D. H. White has a site of about 11 acres; Riverview's site is approximately 7 acres and the high school site is about 26 acres. *Figure 12-1* shows the existing school sites.

The current enrollment at D. H. White is approximately 300 students, with a building capacity of 450 and a site capacity of approximately 500 at K-4 and 700 at K-6. Riverview School currently has about 400 enrolled, with 425 building capacity and 300 site capacity (by State standards this site is undersized for the present building capacity). Rio Vista High School currently enrolls 450, with a capacity of 621 in existing buildings and about 625 on the site. All building and site capacities are calculated according to California Department of Education standards.

### **PUBLIC LIBRARY**

The Solano County Library System operates its Rio Vista Branch on Second Street, downtown. The library is conveniently located near City Hall, downtown commercial, and the majority of Rio Vista's residents who live in the existing community neighborhoods. The existing facility is approximately 5,370 sq. ft.

## **FACILITIES SUPPLIED BY THE PRIVATE SECTOR**

### **TRILOGY**

The Trilogy senior housing development under construction has private clubhouses, recreational facilities, and small private park sites available for use by its residents and guests. The development contains the following facilities:

- A Small Clubhouse (about 7,000 sq. ft.) contains meeting rooms, exercise equipment, an outdoor swimming pool, and tennis courts.
- A large Clubhouse/recreation center (about 27,000 sq. ft.) that is under construction contains an indoor pool; large exercise rooms; facilities, banquet, and meeting halls; tennis and other racquet courts; and social rooms.
- Various smaller private park sites (equivalent to neighborhood parks) contain walking paths, water amenities, picnic areas, and active/passive facilities such as bocce ball courts and horseshoe pits.



## **RIO VISTA GOLF CLUB**

Located at Trilogy, the Rio Vista Golf Club is a privately operated 18-hole golf course that is open to the public. The facility includes a clubhouse and restaurant and pro shop.

## **UTILITIES**

### **ELECTRICITY AND NATURAL GAS**

Electricity and natural gas in Rio Vista are provided by PG&E. While natural gas coverage is good in all residential neighborhoods, much of the industrial and commercial areas from River Road to the airport do not yet have natural gas service. Propane is used in these areas. There are no plans to build any new power plants or transmission facilities in Rio Vista; however, some discussion has been held regarding small “peaker” plants or the possibility of a bio-fuels plant that could supply Rio Vista’s needs independently of the larger utility companies. (*See Chapter 10 for reference to bio-fuels.*) A new wind farm (wind-powered energy generation) of up to 60 megawatts (MW) has been proposed for a site in the Montezuma Hills about 10 miles southwest of Rio Vista.

### **TELEPHONE SERVICE**

Citizens Communications provides local telephone service to Rio Vista and several other Delta communities between Rio Vista and Elk Grove, near Sacramento. Because Rio Vista is not a large service area, access to newer technology lags behind service in some other Solano County communities. New technologies, such as wireless internet and telephone service, may provide additional alternatives.

### **CABLE TELEVISION AND INTERNET SERVICES**

Cable television and internet services are provided by two national companies: AT&T and Charter Communications. AT&T serves the pre-1990 neighborhoods and downtown; Charter Communications serves Trilogy. That the two cable services are not linked is becoming an increasing problem with the continuing buildout of Trilogy. Trilogy residents do not have access to important community event coverage, such as City Council meetings.

In addition to AT&T and other nationwide providers, several local internet providers are in the area.

## **SOLID WASTE**

Solid waste disposal services are provided by Rio Vista Sanitation Service (RVSS) to Rio Vista residents and businesses. The City does not have an active landfill; a former landfill is currently being closed, with construction underway. Solid waste is presently transported to the Potrero Hills Landfill (PHLF) in Contra Costa County. A household hazardous waste collection facility is located at the City corporation yard, with transport and disposal provided by outside agencies and private carriers.

## CURRENT FINANCIAL MECHANISMS

### DEVELOPMENT IMPACT FEES

The City has adopted a fee schedule that is intended to fund the capital facilities necessary to serve future growth. Pursuant to State Government Code Section 66000, et seq., as amended, these fees have been evaluated and applied through development agreements and ordinance. The latest revisions have occurred through the development agreement adoption and amendment process; because little growth is occurring outside properties subject to these agreements, the citywide fee structure has not been updated recently.

Table 12-1 shows the City's current fee structure for a three-bedroom, single-family home in various development agreement areas and citywide, as adopted by ordinance.

Fee	Citywide Ordinance	Brann Ranch Development Agreement	Marks and Gibbs Ranches Development Agreements
Water connection	\$5,255	\$3,700	Developer provides facilities in lieu of fee
Sewer plant and connection	\$7,400	\$5,200	Developer provides facilities in lieu of fee
Municipal facilities	\$1,143	\$3,160	\$2,300 Senior \$3,160 Family
Parks	\$437	\$1,057	\$760 Senior \$3,240 Family
Roadways	N/A	\$6,360	\$4,200 Senior \$6,360 Family

Other public agencies that collect development impact fees in Rio Vista include the RDUSD and Solano County. The County's fee is similar in purpose to the City's municipal facilities fee, providing for administrative buildings, courts, jails, and libraries. The RDUSD charges a fee that pays for the new schools and facilities required to house the students generated by growth. The fee also pays for administrative and service facilities, such as offices and transportation. The County's fee is now set at \$2,395/single-family home in Rio Vista. State law and specific agreements with individual developers set the school fee; the fee is currently \$3.20/sq. ft. of residential building area and \$0.30/sq. ft. for commercial uses.

### OPERATION AND MAINTENANCE

Providing the initial capital facility is only the beginning. Capital costs are a one-time expenditure that is suited to financing from a one-time revenue source, such as development fees that are paid only when permits are issued for new construction. Operation and maintenance costs are ongoing for the life of the facility or service and must be funded by an ongoing, reliable revenue source. Typically, those sources are general fund tax revenues or user fees paid by those receiving the service, such as water and sewer rates and assessments.

The City has had difficulty keeping up with recommended maintenance schedules and service levels due to fiscal problems dating to the mid-1980s. City buildings, parks, streets, and other assets have been maintained to at least minimal standards; but some maintenance has been deferred. Modernization of existing facilities or upgrades to current standards must be paid for by revenues raised from the existing population. Development impact fees can be used only for new capital needs directly related to growth. For future needs, it is crucial to ensure that not only can capital be raised to build the facility but also that operations and maintenance revenues are in place by the time the facilities are complete. Likewise, the RDUSD and other public agencies such as the County often face restricted budgets and deferred maintenance issues.

In 1990, prior to the annexations, a conceptual-level fiscal impact study was conducted for anticipated growth. At that time, the Marks Ranch (Trilogy) was not yet designated as a development restricted to seniors, with private streets. The report considered police and fire service needs, and administrative and public works maintenance and service costs. Park maintenance and most capital facilities were not considered, but equipment and some building expansions were included. The report concluded that the City could generate sufficient revenues for the costs of operating and maintaining the additional facilities and provide the services necessary to accommodate the projected growth at buildout, under 1990s land use assumptions, *provided* that an ongoing tax assessment on all new and existing homes and business properties be enacted to support the additional needs of the Fire Department. New annual revenues would be needed beyond the City's existing sources and those reasonably anticipated to be generated by the new growth at buildout. In other words, new growth would fall short of paying for itself unless the additional revenues were created.

## **E. Outlook**

### **CITY CAPITAL FACILITIES**

#### **CIVIC AND COMMUNITY FACILITIES**

##### **CITY HALL AND POLICE STATION**

The additional staffing and space needs created by the anticipated buildout population in 2020 can be estimated by using average standards for other cities similar in size to that of Rio Vista at buildout. Rio Vista's current City Hall and Police Station is about 7,000 sq. ft. The Police Department estimates a current need for about 4,000 sq. ft. to suffice for 5-10 years. The current City Hall structure, with the removal of the Police Department, has sufficient floor area to accommodate Council Chambers and administrative offices for the same period of time. After that, a new facility will need to be built to serve the City's needs to 2020.

No site for the ultimate facility has been chosen; that will be the subject of community discussion in coming months. However, there is consensus that the facility needs to be in the Downtown, perhaps on or adjacent to the existing site or on another site in the immediate area. The clustering of other related facilities, such as the library, recreation/community center, senior center, and police station, has advantages of proximity and convenience but is not essential. A master plan for a civic center site or sites in downtown needs to be created in the near future. Current expectations for 2020 space needs are for up to 20,000 sq. ft. for City Hall and about 8,000 sq. ft. for the Police Station.

Unlike fire stations, police are on patrol in the neighborhoods and are dispatched from a central location; multiple facilities are not necessary, but substations may be desired for specific neighborhoods. This element assumes that one central station is required; any desired substation will be housed in a joint use facility, such as a community center or fire station. Equipment needs are considered as an operations cost, since police vehicles typically are rotated out after about 2 years due to severe wear and excessive mileage.

##### **FIRE STATION AND EQUIPMENT**

A station programming study recommends that a second facility be located adjacent to Airport Road near Liberty Island Road. The new facility is projected to be about 6,000 sq. ft. and will contain training rooms, sleeping quarters, and various equipment.

##### **AIRPORT**

The City's airport represents both a valuable public facility asset and an economic development opportunity. (*The Economic Development element contains a discussion of the economic development potential and policies specific to the airport.*) The facility is expected to continue to serve an increased number of aircraft. Services for aircraft and pilots will need to increase to keep up with the demand for use. Additional services, such as repair and maintenance, car rental, wash facilities and the like, will need to be added. The airport's Master Plan is now 14 years old and needs to be updated, with an eye toward operational services. An FAA grant has been received

for this purpose; the Master Plan update is expected to be completed within the 2001-02 fiscal year.

### **WATER SYSTEM**

The projected population increases will require a reliable source for additional water. The aquifer study will determine the capability of the existing well system to continue to expand in order to meet anticipated demand. As discussed in the "Setting" section, there is reason to believe that the aquifer is adequate; if this turns out to be a false assumption, new sources will be sought. The NBA and Sacramento River offer limited sources to cover shortfalls in groundwater supply. If a shortage is significant, new agreements must be negotiated with water agencies before the aquifer is seriously affected. The delivery system will be improved as new development takes place. *Figure 12-2* shows the proposed water delivery facilities.

### **WASTEWATER SYSTEM**

The current population is served by the existing Beach Drive plant and Trilogy plant (*see Setting discussion*). Anticipated population growth will require the new Northwest Waste Water Treatment Plant (NWWTP) to be constructed soon. This new plant will be constructed in phases; the first phase likely will have a capacity of 1.0 mgd, approximately half of the projected 2020 population demand for this plant. A second phase is currently proposed to be constructed after 2010 that likely will be the same size as the first phase, with a total planned capacity at buildout of 2.0 mgd. Other phasing options may be considered if shown to be cost effective. The first phase of the plant is expected to be completed in 2003.

*Figure 12-4* shows all of the City's wastewater service area and proposed facilities, including the proposed NWWTP and distribution system.

### **WATER CONSERVATION**

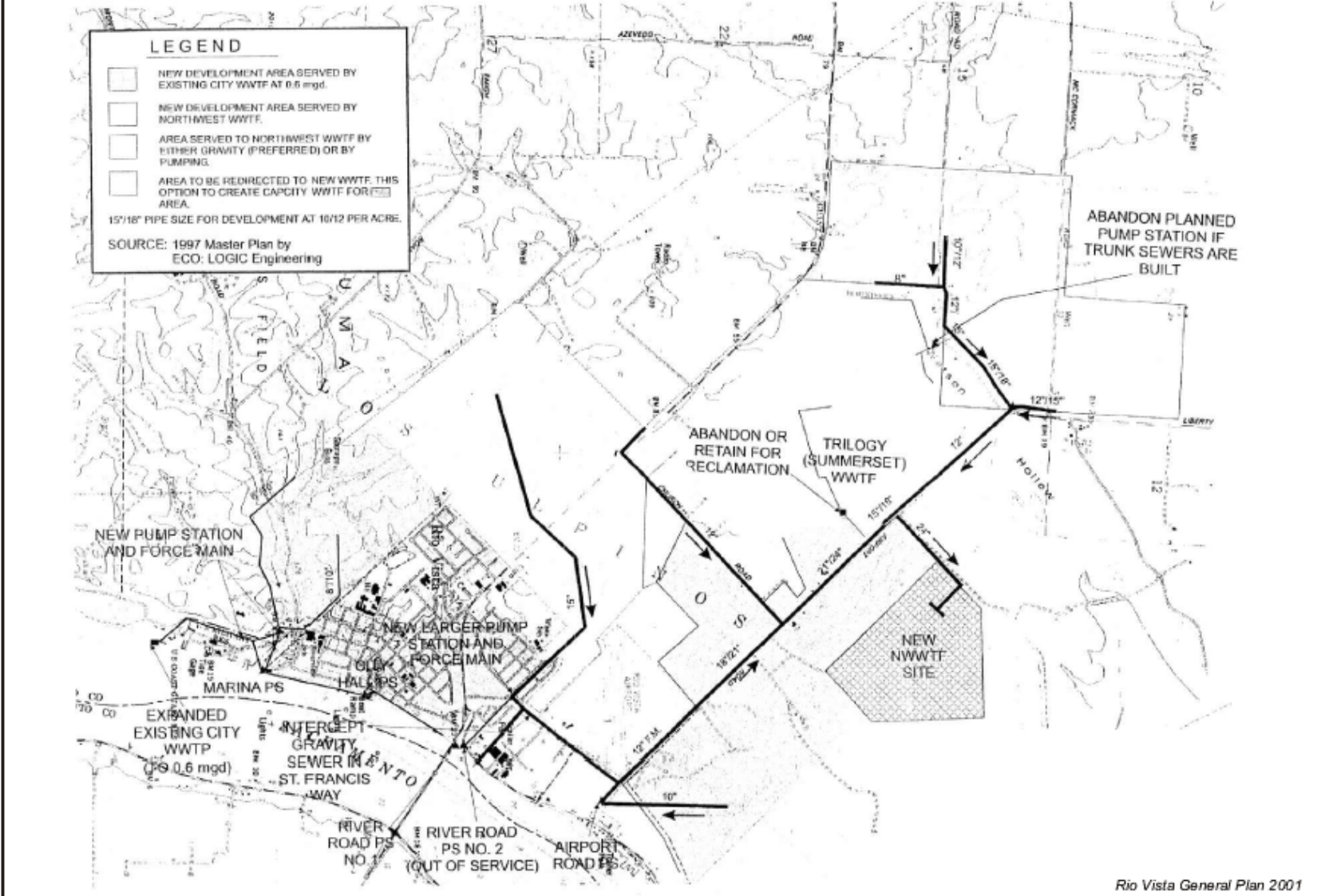
It is anticipated that, at some point in the future, meters will be used for billing water. How important conservation is to maintaining the City's water supply will be better known when the City Engineer's aquifer study is complete. However, conservation measures, as discussed in more detail in the Resource Conservation & Management element, should be implemented to better use natural resources in general, regardless of the impact on the City's particular needs.

### **FACILITIES SUPPLIED BY OTHER PUBLIC AGENCIES**

#### **SCHOOLS**

The *River Delta Unified School District (RDUSD) Facilities Master Plan* (RDUSD, 2000) projects the need for two new elementary school sites and one conversion to serve the projected Rio Vista population, provided Trilogy continues to build out in the senior community concept. If Trilogy were to convert a large portion of its site to family housing, at least one additional elementary school would be needed. Some 1,940 K-8 students and 979 students in grades 9-12 are estimated to attend Rio Vista schools by the 2020 planning horizon.

**Figure 12-4  
PROPOSED WASTEWATER SYSTEM**



The *River Delta Unified School District (RDUSD) Facilities Master Plan* recommends constructing two new elementary schools for a total of three, to house the projected 1,527 K-6 students, or about 500 per school. Riverview would be converted from an elementary/middle school to grades 7-8 only, with a projected enrollment of 413 students. Recently, the RDUSD has considered revising the plans to house the K-5 grades at one new elementary and convert Riverview from middle to K-5 elementary grades. The second new school would be a “full” middle school, housing grades 6-8. The revised plan still would result in a total of three elementary K-5 schools to house a projected enrollment of 1,317, or about 440 students per school, and one middle school housing about 625 students. While the middle school would be almost 50 percent larger due to the addition of sixth graders, the elementary schools would be about 15 percent smaller. The number of sites should be increased after a particular size is reached, rather than further increases to the size of facilities. The guidelines are shown in *Table 12-2*.

<b>Table 12-2 SCHOOL STANDARDS</b>
Elementary schools should contain no more than 500 students.
Middle schools should contain no more than 600 students.
High schools should contain no more than 1,000 students.
<hr style="width: 20%; margin: 0 auto;"/> Note: These guidelines are consistent with current estimates of capacity by the <i>River Delta Unified School District Facilities Master Plan</i> .

Future school sites are shown in *Figure 12-1*. The new elementary school would be located on either the Brann or Gibbs Ranch sites and would serve both of those neighborhoods. The new middle school is anticipated to be located on the Esperson site, near the existing neighborhoods off Drouin Drive, west of Drouin Park. The new middle school would need to be approximately 12-20 acres, depending on whether formal track and football fields are added and reduced class sizes are mandated. The high school would need to add approximately 20 acres to the site in order to meet State requirements for the projected enrollment.

**LIBRARY**

The *Solano County Library Facilities Master Plan* (County of Solano, 2001) projects a need for an additional 11,500 sq. ft. as an addition to the existing facility, a new facility on another site, or a second facility—either co-located with a RDUSD facility or another City facility, or standing alone. Consistent with the policies of the Land Use and Economic Development elements, the City would prefer the new facility to be developed as one of the following options:

- Add on to the existing facility in its current location.
- Construct a new facility of 16,000+ sq. ft. at another site downtown, possibly in conjunction with a future City Hall/civic center campus.
- Add on to the existing facility or construct a new facility but not to the entire need, with a smaller branch facility constructed in one of the Neighborhood Core District sites or possibly in conjunction with a future school facility. The total of the two

branches would be the needed 16,000+ sq. ft., and the main branch would be located downtown.

- The current County policy provides operation, maintenance, equipment, and inventory (books and materials), and the city where the library facility is located provides the building space. Cities own or arrange for space to accommodate the library facility; this presumes a partnership in funding the building. A number of mechanisms are possible, ranging from one entity's providing the entire building fund to joint efforts in securing grants or other public funds between a variety of agencies, including the county, library, school district, city, and nonprofit organizations.

## **FACILITIES SUPPLIED BY THE PRIVATE SECTOR**

### **UTILITIES**

#### **ELECTRICITY AND NATURAL GAS**

Californians have become more energy conscious since the energy crisis in 1972. The advent of deregulation, rapidly escalating cost of energy, and ever-decreasing availability of fuel sources have prompted government agencies to conserve energy and look for alternatives to the use of non-renewable resources. Strategies used by the State and local communities include improving the efficiency of transportation systems, replacing fixtures that use a lot of energy with newer and more efficient equipment, and promoting recycling. These strategies also are discussed in the Resource Conservation & Management element and other sections of this element.

Communities throughout the State presently are experiencing rolling blackouts as a result of the imbalance at certain times between the supply of and demand for electricity. The Independent Systems Operator (ISO), which serves as a power brokerage, operates the State's electricity power grid and tells the distributors of electricity they need to shed some load (blackout certain areas to reduce the demand or "load" on the system) when there is not enough available power to supply the entire State's demand. This is when "rolling blackouts" occur.

As electricity demand continues to outstrip the available supply in California, Rio Vistas need to change the way they use and manage these limited power resources. Reports from the ISO indicate that statewide energy conservation is significantly reducing the demand. Until additional or alternative power generation sources come online, energy conservation will become increasingly important to the community.

There is a potential for using bio-fuels or bio-solids (organic material such as discarded agricultural products [e.g., corn stalks and wheat grasses]) from the Delta to power a generating plant in the vicinity (*also refer to the Resources Conservation & Management element*). Current Rio Vista demands are about 4-5 MW; future demand will grow to about 20 MW at today's energy usage rates. If feasible, a biofuel plant might provide a large portion of Rio Vista's demand or perhaps even excess capacity. Various solid wastes might also be used for co-generation. As a rule of thumb, electrical service requires 1 MW per 1,000 population. The 5- to 10-MW bio-fuels



plant mentioned above or a typical small “peaker” plant (50–60 MW) could supply all or at least a major portion of Rio Vista’s projected 20+–MW demand in 2020.

Natural gas is available from PG&E. Although numerous gas wells exist in and around Rio Vista, local end-use supply is distributed from main lines not controlled locally. If the supply of natural gas becomes limited and subject to interruption like electricity, the need may arise to consider similar conservation measures and local production facilities in addition to those being discussed for electrical power.

#### TELEPHONE SERVICE

Increasingly, access to current high-speed communication services is becoming essential in all business sectors, not just technology. To date, the existing provider has not been able or willing to provide services that use the most recent technologies, which urban areas have become accustomed to having available (e.g., digital subscriber line [DSL], broadband, and fiber-optic capabilities). The City may need to explore alternatives in order to attract new businesses.

#### CABLE TELEVISION AND INTERNET SERVICES

Although the cable television and internet service systems are currently adequate, there are growing concerns about the ability to serve emerging needs, particularly in the telecommunications area. The existence of two cable television companies is problematic in that the Trilogy project is cut off from public access TV events; other future projects in the northwest area (Gibbs and Brann Ranches) may have problems gaining access if the situation continues. So far, AT&T has been unwilling to extend service to these areas and may not be interested as long as Charter Communications continues to serve the large Trilogy population. Citizens Communications telephone service is adequate for basic telephone service but lags behind providers in other parts of Solano County in availability of latest technologies, such as DSL internet connection capability. This may make cable television all the more important since high-speed internet cable connections also are being provided by the cable television companies.

#### SOLID WASTE

The City will continue to contract for solid waste disposal with private service providers. Key issues with future franchise agreements include recycling, hazardous waste disposal, service frequency, and community benefit (free dump days, household hazardous waste collection events, and green waste removal).

Future development as proposed with this General Plan would not affect Rio Vista Sanitation Service’s (RVSS) ability to provide solid waste service to the City of Rio Vista. RVSS and its affiliated solid waste collection, transfer, and recycling companies would be able to support the project growth in Rio Vista for the next 20 years. There are no special issues or standards related to expanding services to new developments.

The Potrero Hills Sanitary Landfill will continue to be closely monitored under regulations of the Integrated Solid Waste Management Board, the Regional Water Quality Control Board, and the Yolo-Solano Air Quality Management District. Financial Capability

#### DEVELOPMENT IMPACT FEES

It is the City's intent to update the fees citywide and ensure that all future development agreements and agreement amendments contain updated and adequate fees in order to fund the infrastructure needed to serve new growth. *Table 12-3* shows the anticipated facilities that must be funded by the municipal impact fee over the planning period, to buildout.

The City's water and sewer funds are enterprise funds; connection fees are charged to pay for the cost of projected new facilities, such as wells, pumps, water storage tanks, treatment tanks, delivery and conveyance systems (pipes and mains), and other capital expenses associated with expansion. For large projects, such as Trilogy, the developer is credited with the cost of providing the needed facilities against the connection fees otherwise owed. The City must be careful, however, to ensure that the fees are set at a sufficiently high level to cover the needs at buildout and to ensure that early credits do not preclude needed facilities later on.

Although parks and arterial streets are the subjects of other elements, these facilities also are funded by development impact fees. These fees recently have been evaluated and adjusted for the Marks and Gibbs Ranch Development Agreements that were amended last year. As new agreements are created and other existing agreements amended, fees should be evaluated and adjusted to meet anticipated needs. Fees should remain flexible rather than being "locked in" so that needs arising after the date of the agreement can be met.

**TABLE 12-3**  
**Projected Facilities Costs to be Covered by the  
Municipal Facilities Fee**

Facility/Equipment	Building Size (Sq. Ft.)
Police station	7,500
Fire station	6,000
Community center	10,000
Recreation center	15,000
Senior center	5,000
Corporation yard and public works facility	5,000
City Hall add/rebuild	16,000
Swimming pool	
Library	5,000
Fire equipment (3-4 additional engines/tankers, miscellaneous equipment)	N/A
Miscellaneous equipment (Fire and police dispatch, building furnishings, and computer systems)	N/A
Property acquisition	(Acres)
City Hall/civic center	4-6
Library	1
Community/recreation center	3-5

**OPERATIONS AND MAINTENANCE**

The City needs to conduct a thorough analysis of the service costs of future growth before a large new demand arises. The City should determine an adequate and desirable level of service and identify, at intervals throughout the planning period, whether known revenue sources are able to cover anticipated costs relating to the increase in population. Such a cost-revenue analysis should further identify which services will pay for themselves and which will not; potential new revenue sources to cover the additional costs; and the potential for increasing existing sources. A strategic financing plan for facilities and maintenance should be devised to address the needs identified by the cost-revenue study.

## F. Goals, Policies, and Implementing Actions

The implementing actions associated with each policy are fully described at the end of this chapter.

### CIVIC CENTER, COMMUNITY, AND MAINTENANCE FACILITIES

**GOAL 12.1 TO EXPAND AND CONSOLIDATE PUBLIC SERVICE AND MAINTENANCE OPERATIONS IN ORDER TO ADEQUATELY AND EFFICIENTLY SERVE THE RESIDENTS AND BUSINESSES OF RIO VISTA.**

<b>Policy</b>	<b>Implementing Action</b>
12.1.A The City shall focus City administrative offices, public safety headquarters, main library branch, and senior center in downtown by providing expansion as needed, public access, and a “quality civic architectural image.”	PF-1 <i>Civic Facilities Master Plan</i> PF-2 <i>Development Impact Fees</i> PF-3 <i>Capital Improvement Program</i>
12.1.B The City shall cluster and connect branch or secondary community facilities in neighborhood activity centers, including parks, libraries, and community centers.	PF-1 <i>Civic Facilities Master Plan</i> PF-2 <i>Development Impact Fees</i> PF-3 <i>Capital Improvement Program</i> PF-4 <i>Development Review</i>
12.1.C The City shall create a Master Plan for City administrative and service facilities, including the selection of a specific site(s) for future expansion.	PF-1 <i>Civic Facilities Master Plan</i> PF-2 <i>Development Impact Fees</i> PF-3 <i>Capital Improvement Program</i> PF-4 <i>Development Review</i>
12.1.D The City shall develop branch community facilities as necessary, including library, parks, schools, recreation centers and public meeting placers, to maintain high quality services at the neighborhood level.	PF-1 <i>Civic Facilities Master Plan</i> PF-2 <i>Development Impact Fees</i> PF-3 <i>Capital Improvement Program</i> PF-4 <i>Development Review</i> PF-5 <i>Interagency Coordination</i> PF-6 <i>Parks Master Plan</i> PF-7 <i>Local, State, and Federal Funds</i>
12.1.E The City shall include the Corporation Yard in the Civic Facilities Master Plan, providing for consolidation and expansion of existing maintenance services.	PF-1 <i>Civic Facilities Master Plan</i> PF-2 <i>Development Impact Fees</i>

**PUBLIC LIBRARY SYSTEM**

Library services are recognized as a vital public service that contributes to the community’s quality of life. As such, adequate library services and facilities to adequately serve all City residents must be ensured.

**GOAL 12.2 TO ENSURE THE PROVISION OF ADEQUATE LIBRARY SERVICES AND FACILITIES TO SERVE ALL CITY RESIDENTS.**

<b>Policy</b>	<b>Implementing Action</b>
12.2.A The City shall continue to work with the Solano County library system to provide a variety of library programs that serve library users of all age groups.	PF-5 <i>Interagency Coordination</i> PF-8 <i>Public Involvement</i>
12.2.B The City shall maintain the main library in downtown as a key public service.	PF-1 <i>Civic Facilities Master Plan</i> PF-4 <i>Development Review</i> PF-5 <i>Interagency Coordination</i> PF-8 <i>Public Involvement</i>
12.2.C The City shall work with the Solano County library system to provide branch libraries in order to service population increments of ± 10,000.	PF-1 <i>Civic Facilities Master Plan</i> PF-4 <i>Development Review</i> PF-5 <i>Interagency Coordination</i> PF-8 <i>Public Involvement</i>
12.2.D The City shall designate public and quasi-public land uses in clusters and within neighborhood centers, so that the use of schools, parks, open space, libraries, child care, and community activity and service centers create a community or activity focus.	PF-1 <i>Civic Facilities Master Plan</i> PF-4 <i>Development Review</i> PF-5 <i>Interagency Coordination</i> PF-6 <i>Parks Master Plan</i> PF-8 <i>Public Involvement</i> PF-9 <i>Other Funding Sources</i> PF-10 <i>Development Agreements</i> PF-11 <i>Joint-Use Study and Agreements</i>
12.2.E The City shall continue to cooperate with the River Delta Unified School District and Solano County in the provision of high-quality library services.	PF-1 <i>Civic Facilities Master Plan</i> PF-5 <i>Interagency Coordination</i> PF-8 <i>Public Involvement</i>

## SCHOOLS

Provision of quality school facilities and educational opportunities is a community priority. Schools are both educational facilities and important components of community and neighborhood infrastructure. Schools must be developed in a cost-effective manner and take advantage of joint-use opportunities in combination with other public resources. They should be perceived as community assets and function as integral parts of the neighborhoods in which they are located.

**GOAL 12.3 TO PROVIDE THE BEST AVAILABLE EDUCATIONAL OPPORTUNITIES FOR ALL STUDENTS AND TO PROVIDE FOR COST-EFFECTIVE, MULTIPLE USE OF PUBLIC FACILITIES WHEREVER FEASIBLE.**

<b>Policy</b>	<b>Implementing Action</b>
12.3.A The City shall work closely with the River Delta Unified School District to obtain adequate funding for new school facilities. Where legally feasible, the City may require new development to participate in the provision of school facilities in a timely manner.	<p>PF-5 <i>Interagency Coordination</i></p> <p>PF-10 <i>Development Agreements</i></p> <p>PF-12 <i>State Education Funds</i></p> <p>PF-13 <i>Local School Fees</i></p>
12.3.B The City shall encourage joint-use of facilities in all cases, unless overriding circumstances make joint use impossible or detrimental to either the school district or the City's park and recreation facilities/programs.	<p>PF-5 <i>Interagency Coordination</i></p> <p>PF-11 <i>Joint-Use Study and Agreements</i></p>
12.3.C The City shall require evidence that adequate school facilities are committed to being available in a timely manner before approval will be granted to new residential development.	<p>PF-10 <i>Development Agreements</i></p> <p>PF-12 <i>State Education Funds</i></p> <p>PF-13 <i>Local School Fees</i></p> <p>PF-14 <i>School Facilities Master Plan</i></p>
12.3.D School facilities shall be provided in response to needs identified by both the district and the City.	<p>PF-10 <i>Development Agreements</i></p> <p>PF-12 <i>State Education Funds</i></p> <p>PF-13 <i>Local School Fees</i></p> <p>PF-14 <i>School Facilities Master Plan</i></p>

Policy	Implementing Action
<p>12.3.E The City and the River Delta Unified School District will prepare a joint-use study for each school facility to determine the feasibility of joint-use facilities. If determined to be feasible, a joint-use agreement will be pursued to maximize public use of facilities, minimize duplication of services provided, and facilitate shared financial and operational responsibilities</p>	<p>PF-5 <i>Interagency Coordination</i>  PF-6 <i>Parks Master Plan</i>  PF-11 <i>Joint-Use Study and Agreements</i></p>
<p>12.3.F The City and the school districts shall develop criteria for the designation of school sites and opportunities for reducing land and development costs while developing schools as neighborhood resources. The City shall make every attempt to ensure that the locations, design, and development of new school sites are consistent with this General Plan and neighborhood concerns</p>	<p>PF-4 <i>Development Review</i>  PF-5 <i>Interagency Coordination</i>  PF-10 <i>Development Agreements</i>  PF-11 <i>Joint-Use Study and Agreements</i></p>
<p>12.3.G In order to be consistent with other City policies and the Rio Vista Principles (Preserve the small-town character), the City's preference is to maintain small schools at a similar size as today. Rather than increase the size of schools to a point that is not consistent with today's quality of life, Rio Vista schools should be smaller than the typical "standard" in larger suburban districts. The number of sites should be increased after a particular size is reached, rather than further increases to the size of facilities. The guidelines are adopted as shown in <i>Table 12-2</i>.</p>	<p>PF-4 <i>Development Review</i>  PF-5 <i>Interagency Coordination</i>  PF-10 <i>Development Agreements</i></p>

<b>Policy</b>	<b>Implementing Action</b>
12.3.H The City shall require that new and expanded facilities funded by development impact fees be constructed in the service area from which the fees were raised, to ensure that adequate facilities are located where the demand is created. Fees paid by residents of new homes in Rio Vista shall be used to provide school facilities in Rio Vista.	<i>PF-4 Development Review</i> <i>PF-5 Interagency Coordination</i> <i>PF-12 Development Agreements</i>

## UTILITIES

**GOAL 12.4 TO ENSURE THAT ADEQUATE GAS AND ELECTRIC SERVICE IS PROVIDED IN A TIMELY MANNER FOR RESIDENTS AND BUSINESSES IN RIO VISTA.**

<b>Policy</b>	<b>Implementing Action</b>
12.4.A The City shall provide for the review and comments on development proposals by utility companies.	<i>PF-4 Development Review</i> <i>PF-5 Interagency Coordination</i>
12.4.B The City shall require the provision of necessary utility easements in all new developments.	<i>PF-4 Development Review</i> <i>PF-5 Interagency Coordination</i>
12.4.C The City shall require utility providers and developers to plan and construct uses and equipment in a manner consistent with adopted land use policies and design guidelines, to the extent feasible.	<i>PF-4 Development Review</i> <i>PF-5 Interagency Coordination</i> <i>PF-15 Zoning Ordinance Review and Update</i>
12.4.D The City shall ensure that adequate new technology service is provided to all sectors and locations within the community, particularly telecommunications and internet services.	<i>PF-4 Development Review</i> <i>PF-5 Interagency Coordination</i> <i>PF-10 Development Agreements</i> <i>PF-16 Franchise Ordinance and Negotiations</i>



<b>Policy</b>	<b>Implementing Action</b>
12.4.E	<p>The City shall address and resolve the issues raised by competing cable television services in different parts of the community; all services should be franchised to the City. The City shall ensure that equal access to local public television events and the latest technologies provided by CATV carriers (internet access and other emerging communications services) are readily available to all residents and businesses.</p>
	<p><i>PF-4 Development Review</i>  <i>PF-5 Interagency Coordination</i>  <i>PF-16 Franchise Ordinance and Negotiations</i></p>
12.4.F	<p>The City shall plan for local self-sufficiency for electricity, to the extent feasible.</p>
	<p><i>PF-5 Interagency Coordination</i>  <i>PF-17 Power Plant and Public Financing Feasibility Study</i></p>

## WATER SYSTEM

**GOAL 12.5** TO MAINTAIN A WATER SYSTEM THAT ADEQUATELY SERVES THE EXISTING COMMUNITY, TO PROVIDE WATER SERVICES TO ALL EXISTING AND FUTURE DEVELOPMENT, AND TO ENSURE THAT SAFE DRINKING WATER STANDARDS ARE MET.

<b>Policy</b>	<b>Implementing Action</b>
12.5.A	<p>The City shall provide reliable and secure water sources for current and future residents.</p>
	<p><i>PF-3 Capital Improvement Program</i>  <i>PF-5 Interagency Coordination</i>  <i>PF-18 Aquifer Study</i>  <i>PF-19 Utilities Master Plan Update</i></p>
12.5.B	<p>The City shall provide adequate water treatment capacity and infrastructure.</p>
	<p><i>PF-2 Development Impact Fees</i>  <i>PF-3 Capital Improvement Program</i>  <i>PF-4 Development Review Process</i>  <i>PF-5 Interagency Coordination</i>  <i>PF-19 Utilities Master Plan Update</i></p>

## WASTEWATER SYSTEM

**GOAL 12.6** TO PROVIDE ADEQUATE WASTEWATER SERVICES TO ALL EXISTING AND FUTURE DEVELOPMENT.

<b>Policy</b>	<b>Implementing Action</b>
12.6.A The City shall expand treatment capacity to adequately accommodate projected new growth and the population estimated at the end of the planning period of this General Plan (2020). The City shall develop the new Northwest Wastewater Treatment Plant expansion as soon as financially feasible.	<i>PF-2 Development Impact Fees</i> <i>PF-3 Capital Improvement Program</i> <i>PF-4 Development Review</i> <i>PF-5 Interagency Coordination</i> <i>PF-10 Development Agreements</i> <i>PF-19 Utilities Master Plan Update</i>

## SOLID WASTE

**GOAL 12.7** TO ENSURE THAT A HEALTHY, SAFE, AND ECONOMICAL SOLID WASTE COLLECTION SYSTEM IS PROVIDED TO RIO VISTA CITIZENS.

<b>Policy</b>	<b>Implementing Action</b>
12.7.A The City shall review and update the franchise agreement with the current and potential future solid waste franchisers every 5 years.	<i>PF-16 Franchise Ordinance and Negotiations</i>

## WATER AND ENERGY CONSERVATION

**GOAL 12.8** TO ENCOURAGE AND PROVIDE FOR WATER AND ENERGY CONSERVATION EFFORTS BALANCED WITH INCREASES IN SUPPLIES.

<b>Policy</b>	<b>Implementing Action</b>
12.8.A The City shall develop and implement water conservation standards.	<i>PF-4 Development Review</i>
	<i>PF-20 Landscape Ordinance</i>
	<i>PF-21 Water and Energy Conservation Program</i>
	<i>PF-22 Water Metering and Usage-Based Rate Structure Plan</i>
	<i>PF-23 Wastewater Reuse</i>

## AIRPORT

**GOAL 12.9** TO CONTINUE TO DEVELOP AND MAINTAIN A VIABLE PUBLIC AIRPORT.

<b>Policy</b>	<b>Implementing Action</b>
12.9.A The City shall operate the airport in a safe and cost-effective manner, consistent with the needs of the public and Federal Aviation Authority regulations.	<i>PF-3 Capital Improvement Program</i>
	<i>PF-5 Interagency Coordination</i>
	<i>PF-24 Airport Master Plan Update</i>
	<i>PF-25 Cost/Revenue Analysis</i>
12.9.B The City shall ensure that airport operations remain compatible with adjacent land uses.	<i>PF-4 Development Review</i>
	<i>PF-5 Interagency Coordination</i>
	<i>PF-24 Airport Master Plan Update</i>

## FINANCING MECHANISMS

**GOAL 12.10 TO ENSURE THAT ADEQUATE FINANCIAL MECHANISMS ARE IN PLACE TO PROVIDE FOR THE FACILITIES AND SERVICES DESCRIBED IN THIS AND OTHER ELEMENTS OF THE GENERAL PLAN.**

<b>Policy</b>	<b>Implementing Action</b>
<p>12.10.A The City shall ensure that new growth will pay for the facilities and services it requires without an additional burden to existing residents. The City shall ensure that sufficient resources exist in order to provide for an adequate level of service delivery, operation, and maintenance of capital facilities.</p>	<p>PF-3 <i>Capital Improvement Program</i>            PF-4 <i>Development Review</i>            PF-5 <i>Interagency Coordination</i>            PF-10 <i>Development Agreements</i>            PF-25 <i>Cost/Revenue Analysis</i>            PF-26 <i>AB 1600 Analysis</i></p>
<p>12.10.B The City shall create local, self-sufficient funding sources for new facilities rather than outside sources that cannot be relied on consistently.</p>	<p>PF-3 <i>Capital Improvement Program</i>            PF-4 <i>Development Review</i>            PF-5 <i>Interagency Coordination</i>            PF-10 <i>Development Agreements</i>            PF-25 <i>Cost/Revenue Analysis</i>            PF-26 <i>AB 1600 Analysis</i></p>
<p>12.10.C The City shall review and update the costs of capital facilities and adjust development fees and other revenue sources on a regular basis. Prior to completion of the AB1600 citywide master analysis (PF-27), the share of financial responsibility for the facilities costs and impacts on the community will be determined on a project by project basis. The project sponsor or developer will be responsible for the cost of this analysis. The City may require a particular project to fund the master study, with reimbursement to be made for areas not affected by the particular project through credits against developer fees when building permits for that project are issued.</p>	<p>PF-3 <i>Capital Improvement Program</i>            PF-4 <i>Development Review</i>            PF-10 <i>Development Agreements</i>            PF-26 <i>AB 1600 Analysis</i></p>

<b>Policy</b>	<b>Implementing Action</b>
12.10.D The City shall ensure that all future tentative maps, development agreements and agreement amendments contain updated and adequate fees to fund the infrastructure needed to serve new growth. Fees should remain flexible rather than being “locked in” so that needs arising after the date of the agreement can be met.	PF-3 <i>Capital Improvement Program</i> PF-5 <i>Interagency Coordination</i> PF-4 <i>Development Review</i> PF-10 <i>Development Agreements</i> PF-26 <i>AB 1600 Analysis</i>

**SERVICE DELIVERY AND EXTENSION PRIORITIES**

**GOAL 12.11 TO PROVIDE NEW SERVICE CONNECTIONS AND FACILITIES AND EXTENSIONS OF INFRASTRUCTURE TO NEW DEVELOPMENTS IN A COST-EFFECTIVE MANNER THAT IS CONSISTENT WITH ALL OTHER ELEMENTS OF THIS GENERAL PLAN.**

<b>Policy</b>	<b>Implementing Action</b>
12.11A Priority for new services and facilities and extensions of infrastructure will be given to projects that meet the following criteria: <ol style="list-style-type: none"> <li>1. Proximity to existing facilities.</li> <li>2. Financial mechanism in place to pay for the cost of the extension.</li> <li>3. Proximity to existing neighborhoods, access points, and developed infrastructure.</li> <li>4. The project is consistent with or facilitates specific goals and policies of this General Plan.</li> </ol>	PF-3 <i>Capital Improvement Program</i> PF-4 <i>Development Review</i> PF-10 <i>Development Agreements</i>

## **G. Implementing Actions for Public Facilities & Services (PF)**

Each of the following actions will be used, wherever appropriate, to implement the goals and policies of the Public Facilities & Services element.

### **PF-1 CIVIC FACILITIES MASTER PLAN** *(Proposed)*

The City will prepare a Civic Facilities Master Plan. This plan will assess the central staffing and facility needs for administrative and community functions; facilitate coordination of operation between interdependent departments; and emphasize efficiency through centralization and “one-stop service” for public activities whenever possible. Financing mechanisms will be outlined in the plan’s implementation program.

### **PF-2 DEVELOPMENT IMPACT FEES** *(Existing)*

The City will continue to collect and adjust all of the City’s development impact fees, including connection fees for water and wastewater plants and distribution/collection facilities; the park development fee; and the municipal facilities fee. These fees are used to fund infrastructure, park and recreation facilities, and civic and community facilities pursuant to adopted master plans.

### **PF-3 CAPITAL IMPROVEMENT PROGRAM** *(Proposed)*

The City will develop a 5-year Capital Improvement Program (CIP) for all City public capital projects that identifies priorities, funding sources, and timing for design, construction, and operations. The CIP will be developed in conjunction with the budget and will cover a period of 5 years from its inception. The CIP will be reviewed, amended, and adopted with the City’s budget on an annual or biannual basis, as applicable. The CIP should include Redevelopment and grant-funded projects, as well as projects funded from City sources.

### **PF-4 DEVELOPMENT REVIEW** *(Existing)*

The City will use the development entitlement review process to provide for adequate facilities and to ensure their consistency with the General Plan and all applicable policies and regulations.

The City will consider service delivery and fiscal impacts of both private development projects and public projects as allowed by the California Environmental Quality Act (CEQA), the City’s environmental policies, and this General Plan. The City will continue to consider the environmental and policy impacts of projects. The City will provide for mitigation measures where potentially significant impacts are identified.

Prior to completion of the AB1600 citywide master analysis (PF-27), the share of financial responsibility for the facilities costs and impacts on the community will be determined on a

project by project basis. The project sponsor or developer will be responsible for the cost of this analysis. The City may require a particular project to fund the master study, with reimbursement to be made for areas not affected by the particular project through credits against developer fees when building permits are issued.

**PF-5 INTERAGENCY COORDINATION**  
*(Existing)*

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

**PF-6 PARKS MASTER PLAN**  
*(Proposed)*

The City will prepare a Parks Master Plan as specified in the Open Space & Recreation element. The plan will define standards that will result in adequate provision of parklands and facilities. The plan will permit flexibility in designating active and passive recreation areas, depending on resident characteristics and needs, with emphasis on clustering and interconnecting community facilities, including schools. The plan will be consistent with the goals and policies of the Open Space & Recreation element. A short-term (5 years) facilities plan is already underway.

**PF-7 LOCAL, STATE, AND FEDERAL FUNDS**  
*(Existing and Proposed)*

The City will continue to pursue existing and alternative sources of funding in order to provide parklands and facilities that will adequately meet community needs. The City will identify and evaluate financial mechanisms that can be used to maintain and operate recreational facilities and protect the City's investment in them. The City will identify funding to obtain easements in order to accommodate the facilities and construct trails and paths through floodway and floodplain areas as needed along the length of all waterways, as shown on the adopted Trails and Pathways Map (*see the Open Space & Recreation element*). Other sources may include State bond acts, federal and state grants, assessment districts, and public/private partnerships. Neighborhood groups may be an additional source of finance and voluntary labor to meet recreational needs.

**PF-8 PUBLIC INVOLVEMENT**  
*(Existing)*

The City will actively solicit public involvement in the siting of community facilities and identification of programs through the public meeting and review process. The City will consult community-based organizations, including Friends of the Library, and involve them in the decision-making process to strengthen support for library programs.

**PF-9**            **OTHER FUNDING SOURCES**  
(Existing)

Pursue any other funding sources, such as nonprofit grants, private sector funding, or partnerships that create funding opportunities.

**PF-10**           **DEVELOPMENT AGREEMENTS**  
(Existing)

The City will use development agreements for larger projects to provide for specific mechanisms and financing of infrastructure, facilities, and services, as appropriate. The City will ensure that both new agreements and amendments to previous agreements are consistent with City policies and standards, as well as the particular needs of the projects that are the subject of the agreements.

**PF-11**           **JOINT-USE STUDY AND AGREEMENTS**  
(Existing)

The City will prepare a joint-use study for all school sites, starting with existing sites and continuing with new sites as they are proposed and developed. The study will establish the feasibility of pursuing a joint-use agreement among service providers, including the River Delta Unified School District and the City. This study will identify opportunities to maximize public use of the facilities, minimize duplication of services provided, and facilitate shared financial and operation responsibilities. If shared use is determined to be advantageous to the parties, they should enter into a joint-use agreement. This agreement will specify joint-use policies, provision of services, and obligations of each party with respect to finances, operations, and maintenance. The park facilities portion will be done in conjunction with the Parks Master Plan.

**PF-12**           **STATE EDUCATION FUNDS**  
(Existing)

The City and River Delta Unified School District will continue to actively pursue state funds for school facilities. State funds may provide partial support to school facilities funding. Contingency funding will be identified, should state sources be reduced or eliminated. A higher priority for the eligibility for state funds, if and when such funds are available, may be provided to school districts that choose to adopt year-round school programs

**PF-13**           **LOCAL SCHOOL FEES**  
(Existing)

The City will continue to cooperate with the River Delta Unified School District in collecting the fees legally permitted under State law and as agreed through specific agreements between the District and developers.

**PF-14**           **SCHOOL FACILITIES MASTER PLAN**  
(Proposed)

The City will observe the *River Delta Unified School District (RDUSD) Facilities Master Plan* (RDUSD, 2000) and participate in its periodic update. The plan is a 20-year capital



improvement plan detailing school and related facilities needed to accommodate projected student population increases in the District during the 1999-2019 period. The City will keep abreast of changes; coordinate proposed siting facilities with the District; and attempt to influence the District's planning in relation to the General Plan policies.

To the extent possible under State law, the City can indirectly affect siting of schools by allowing certain sites or locations to be used for schools on planned unit development maps, specific plans, tentative maps, and in development agreement language (the last is most effective, since it is a binding, negotiated agreement).

**PF-15            ZONING ORDINANCE REVIEW AND UPDATE**  
*(Proposed)*

The City will amend the Zoning Ordinance to include specific standards that ensure, to the extent feasible, that location choices for installation of cables and utilities are compatible with the goals and policies of the Utility component of the Public Facilities & Services element and the Land Use element. In addition, the City will address standards for the siting of energy facilities in the Zoning Ordinance.

**PF-16            FRANCHISE ORDINANCE AND NEGOTIATIONS**  
*(Proposed)*

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

**PF-17            POWER PLANT AND PUBLIC FINANCING FEASIBILITY STUDY**  
*(Proposed)*

The City will conduct an analysis of the feasibility of locating a power plant in or near the City and providing for a priority service for Rio Vista to preclude local blackouts. The study should consider the feasibility of joint powers agreements or public facilities districts in conjunction with other agencies. Physical, environmental, fiscal, financial, and socioeconomic factors should be addressed in the analysis.

**PF-18            AQUIFER STUDY**  
*(Existing)*

The City Engineer is currently overseeing the preparation of a study of the aquifer that underlies the City and surrounding area. The study will evaluate the depth, size, recharge rate, and capacity of the aquifer to accommodate the City's projected future growth. The study will be completed in Fall 2002 and will determine the need to develop additional water sources during the planning period of this General Plan.

**PF-19 UTILITIES MASTER PLAN UPDATE**  
*(Proposed)*

A Master Plan for water and wastewater was prepared in 1985 and has not been updated since. The 1991 and 1997 Northwest service area studies, and the 2001 Northwest Wastewater Treatment Plant programming study consider the existing plant as well as the service area for the new plant. These studies should be integrated into a cohesive, coordinated document. The same process should be followed for water facilities, particularly as infrastructure plans are developed for the new growth areas.

**PF-20 LANDSCAPE ORDINANCE**  
*(Proposed)*

The City will develop and adopt an ordinance that provides standards for the use of drought-tolerant and water-conserving landscape practices. The ordinance will provide for water conservation while ensuring an appropriate appearance and function of landscape installation. Requirements will specify the use of trees and other vegetation in new development in order to provide shade and reduce energy demands for cooling. This ordinance will be applied in the design and development of community facilities and will be consistent with the provisions of the Resource Conservation & Management element.

**PF-21 WATER AND ENERGY CONSERVATION PROGRAM**  
*(Proposed)*

As part of the City's proposed Water and Energy Conservation Program, the City will prepare a water conservation ordinance that creates conservation restrictions and incentives when drought conditions warrant significant reductions in usage. The ordinance also will restrict wasteful uses of water at all times. The City will incorporate water and energy conservation measures into the design of community facilities. The ordinance will conform to the conservation standards set forth in the Resource Conservation & Management element.

**PF-22 WATER METERING AND USAGE-BASED RATE STRUCTURE PLAN**  
*(Proposed)*

The City will develop a plan for a transition from a flat-based rate structure to a metered, usage-based water rate structure. The plan will phase in the new rate structure over time. New development will continue to be constructed with meters in place.

**PF-23 WASTEWATER REUSE**  
*(Existing)*

The City will continue reviewing uses for effluent, such as the irrigation of the Trilogy golf course. The City will consider irrigation or other uses of effluent during the design of the new wastewater treatment plant.

**PF-24**            **AIRPORT MASTER PLAN UPDATE**  
(Existing)

The City will continue to implement the Airport Master Plan and update the plan as needed. The Master Plan is a tool for programming future facilities and operational needs on the airport property; it includes both a site development plan and a programming description that provides for modernization, expansion, and necessary support facilities for the airport. An FAA grant has been received for this purpose; the Master Plan update is expected to be completed within the 2001-02 fiscal year.

**PF-25**            **COST/REVENUE ANALYSIS**  
(Proposed)

The City will conduct a study of City service costs and funding sources with the following priorities:

1. Identify deficiencies in existing service levels and the cost of providing an adequate level of service.
2. Evaluate the ability of existing revenue sources to fund the desired levels of service.
3. Project the cost of providing the desired level of service to future residents, operating and maintaining the facilities necessary to deliver those services.
4. Project future revenues that can reasonably be expected from new growth and compare to costs of service at various points in the planning period.
5. Identify and recommend new revenue sources or mitigations that will allow the City to establish and continue to provide the services necessary to accommodate future residents and businesses.

**PF-26**            **AB 1600 ANALYSIS**  
(Proposed)

In accordance with Government Code Section 66000 et seq., as amended, the City will conduct a thorough analysis of the City's development impact fee structure (commonly referred to as the AB 1600 Analysis) to ensure that fees are (1) adequate to fund capital projects and facilities, (2) based on expansion or provision of new facilities required by growth, and (3) meet all requirements of State law. The AB 1600 analysis will be initiated at the same time as the first Capital Improvement Program, and fees will be adjusted annually to keep up with inflation and construction costs. Prior to completion of the AB1600 citywide master analysis (PF-27), the share of financial responsibility for the facilities costs and impacts on the community will be determined on a project by project basis. The project sponsor or developer will be responsible for the cost of this analysis. The City may require a particular project to fund the master study, with reimbursement to be made for areas not affected by the particular project through credits against developer fees when building permits are issued.