

Chapter 13
Policy & Implementation Summary

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(Note: This chapter contains a matrix with all the policies and implementing actions contained in all the elements of the Rio Vista General Plan 2001. For each implementing action, the matrix identifies who is responsible for implementing the action, when the action will be implemented, and how it will be funded. As a requirement of State Housing Law, the responsibility, timeframe, and funding source for each of the implementing actions in Chapter 6, the Housing element, is identified within the text of the element. Also included are the City's Quantified Objectives for each implementing action, as appropriate. This information is provided only for the Housing element.)

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

Policy	Implementing Action	Responsibility^a	Time Frame	Funding Source^b		
Planning Constraints & Boundaries						
3.1.A	The Planning Area for 2020 shall coincide with the line shown on the official General Plan Land Use Map in the Land Use element and the Boundaries Map in this element.	<i>PCB-1</i>	<i>Land Use Map</i>	CDD	With General Plan Feb. 2002	GF
		<i>PCB-2</i>	<i>Boundaries Map</i>	CDD	With General Plan July 2002	DF
3.1.B	Land uses with in the Planning Area but outside the City’s sphere of influence shall be consistent with the Solano County General Plan, specifically its policies related to agricultural land uses.	<i>PCB-3</i>	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
3.2.A	Development projects shall be reviewed on a case-by-case basis to ensure that adequate buffers are maintained between urban and agricultural lands, while giving developers flexibility in design at the urban edge. (Refer to discussion, goals, policies of Chapter 10, Resource Conservation and Management, Policies 10.2A-C; RCM 14)	<i>PCB-1</i>	<i>Land Use Map</i>	CDD	With General Plan July 2002	GF
		<i>PCB-4</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
3.3.A	The City shall adopt an urban growth boundary that limits annexations and future urban development to the area delineated for this General Plan to the year 2020.	<i>PCB-2</i>	<i>Boundaries Map</i>	CDD	With General Plan July 2002	DF
		<i>PCB-3</i>	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
3.3.B	The City shall ensure that additional lands	<i>PCB-4</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
	are needed to achieve a jobs/housing balance prior to annexation.	<i>PCB-5</i>	<i>Sphere of Influence Boundary Review</i>	CDD	Jan. 2004	GF
3.3.C	within the urban growth boundary, the City shall not consider requests for annexation until the City reaches at least 50 percent of buildout. An expansion could be considered if the buildout of a particular use reaches 50 percent prior to buildout of other uses reaching 50 percent. (For example, if industrial land reaches 50 percent buildout prior to housing, then the need for additional industrial land could be considered. In such a case, the expansion would be considered only for the particular use that has reached 50 percent buildout.) A property that has been added to the Sphere of Influence, has been found by the Planning Commission to meet the intent of the discussion under the "Annexations" heading above and is consistent with Policies 3.3 A, B, D, E and F, shall be deemed exempt from this policy.	<i>PCB-4</i> <i>PCB-5</i>	<i>Development Review</i> <i>Sphere of Influence Boundary Review</i>	PW and CDD CDD	Ongoing Jan. 2004	RF, GF, and DF GF
3.3.D	As one of the key objectives of the urban growth boundary, the City shall require growth to move inward instead of out past the Brann Ranch along Highway 12.	<i>PCB-1</i> <i>PCB-4</i> <i>PCB-5</i>	<i>Land Use Map</i> <i>Development Review</i> <i>Sphere of Influence Boundary Review</i>	CDD PW and CDD CDD	With General Plan July 2002 Ongoing Jan. 2004	GF RF, GF, and DF GF
3.3.E	The necessary infrastructure shall be provided both within the urban growth	<i>PCB-5</i>	<i>Sphere of Influence Boundary Review</i>	CDD	Jan. 2004	GF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
	provided both within the urban growth boundary and to the particular site before development can occur.	<i>PCB-6</i>	<i>Five-Year Comprehensive Annexation Plan</i>	CDD	April 2003	GF
		<i>PCB-7</i>	<i>Capital Improvement Program</i>	CDD, PW, Finance, and CM	June 2003	GF, DF, and RF
3.3.F	The City shall not approve requests for annexation of land that is not contiguous to City land on at least one side, except for City-owned properties.	<i>PCB-5</i>	<i>Sphere of Influence Boundary Review</i>	CDD	Jan. 2004	GF
		<i>PCB-6</i>	<i>Five-Year Comprehensive Annexation Plan</i>	CDD	April 2003	GF
3.3.G	The City shall annex the Army Reserve Base site after the title of ownership is transferred to the City.	<i>PCB-6</i>	<i>Five-Year Comprehensive Annexation Plan</i>	CDD	April 2003	GF
3.3.H	The City shall annex the Rio Vista Wastewater Treatment Plant site and any other City facility not currently within the city limits.	<i>PCB-6</i>	<i>Five-Year Comprehensive Annexation Plan</i>	CDD	April 2003	GF
3.4.A	The City shall consider areas of concern that extend from the city limits into Solano and Sacramento County jurisdictions in this	<i>PCB-3</i>	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
	<p>Sacramento County jurisdictions in this General Plan, including lands where development or land use changes could significantly affect the community of Rio Vista.</p> <p>These unincorporated areas of concern include:</p> <ul style="list-style-type: none"> • Highway 113 • Lambie Industrial Park • Collinsville • Montezuma Hills • Yolo Bypass • Liberty Island • Ryer Island • Portions of Sacramento County near Highway 12 					
3.4.B	The City shall recommend that Solano and Sacramento Counties not permit changes in zoning to increase density in the areas of concern.	PCB-3	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
3.5.A	The City shall not support growth into areas outside the City's urban growth boundary.	PCB-3	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
		PCB-8	<i>Public/Private Partnerships</i>	CDD and CM	Ongoing	GF and RF
3.5.B	The City shall actively oppose any requests for zoning change in unincorporated	PCB-3	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF

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	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
	Solano County that would result in the conversion of productive agricultural land to urban uses in the areas of concern.	<i>PCB-8</i>	<i>Public/Private Partnerships</i>	CDD and CM	Ongoing	GF and RF
3.5.C	Impacts of urban development on agricultural operations shall be minimized.	<i>PCB-1</i>	<i>Land Use Map</i>	CDD	With General Plan July 2002	GF
		<i>PCB-2</i>	<i>Boundaries Map</i>	CDD	With General Plan July 2002	DF
		<i>PCB-4</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		<i>PCB-9</i>	<i>Density Transfer</i>	CDD and CC	June 2003	RF, GF, and DF
		<i>PCB-10</i>	<i>Transfer of Development Rights</i>	CDD and CC	June 2003	GF, RF, and DF
3.5.D	The City shall seek to remove from its sphere of influence and the urban growth boundary any agricultural lands that are placed in an agricultural land trust.	<i>PCB-5</i>	<i>Sphere of Influence Boundary Review</i>	CDD	Jan. 2004	GF
3.5.E	The City shall support agricultural land-owners outside the city limits in their requests for achieving land trust protection on their properties unless there is a clear or imminent conflict with City policies.	<i>PCB-8</i>	<i>Public/Private Partnerships</i>	CDD and CM	Ongoing	GF and RF
3.5.F	The City shall actively oppose any annexation requests or other changes in land use designations that would allow agricultural lands to develop within the area of concern in Sacramento County.	<i>PCB-3</i>	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
		<i>PCB-8</i>	<i>Public/Private Partnerships</i>	CDD and CM	Ongoing	GF and RF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

Policy	Implementing Action	Responsibility^a	Time Frame	Funding Source^b
3.5.G The City shall continue to support the Solano County/City Coordinating Committee's position of support for Solano County's Measure A and the policy stance that no urban development should occur in the unincorporated area.				
3.5.A The City shall continue to support the existing Solano County/City Coordinating Committee's position of support for Solano County's Measure A and the policy stance that no urban development should occur in the unincorporated area.	PCB-3 <i>Interagency Coordination</i>	CDD, PW, and CDERC	Ongoing	GF and RF
	PCB-1 <i>Land Use Map</i>		With General Plan July 2002	GF
	PCB-2 <i>Boundaries Map</i>	CDD	With General Plan July 2002	DF
	PCB-4 <i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
	PCB-5 <i>Sphere of Influence Boundary Review</i>	CDD	Jan. 2004	GF
	PCB-1 <i>Land Use Map</i>	CDD	With General Plan July 2002	GF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

Policy	Implementing Action	Responsibility^a	Time Frame	Funding Source^b
city limits. To the extent feasible, initial phases of new developments shall begin as close as possible to existing development near Drouin Drive, being contiguous from east to west.	<i>PCB-11 Zoning Ordinance Review and Update</i>	CDD, PC, and CC	Jan. 2004	GF, AF, and DF
3.7.A The City shall continue to support prohibitions/restrictions on development within the Delta Protection Commission's Primary and Secondary Zones.	<i>PCB-3 Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
3.7.B	The City shall seek to remove lands from the existing sphere of influence that are currently within the boundaries of the Delta Protection Commission and any lands that are placed in an open space land trust.					
3.7.E	The City shall seek to extend lands from the Montague sphere of influence beyond the existing City boundary. This policy shall be the Delta Protection Commission General Plan update. lands that are placed in an open space land trust.	PCB-5	<i>Sphere of Influence Boundary</i>	CDD	Jan. 2004	GF
		PCB-1	<i>Land Use Map</i>	CDD	With General Plan July 2002	GF
		PCB-2	<i>Boundaries Map</i>	CDD	With General Plan July 2002	DF
		PCB-3	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
		PCB-5	<i>Sphere of Influence Boundary Review</i>	CDD	Jan. 2004	GF
3.8.A	Development shall be compatible and consistent with the Airport Land Use Plan and designated airport restricted zones.	PCB-12	<i>Airport/Land Use Compatibility Plan Update</i>	CDD and PW	June 2003	GF and RF
Land Use						
4.1.A	Growth shall provide a strong diversified economic base and a reasonable balance between employment and housing for all income ranges.	LU-1	<i>Specific Plans</i>	CDD, PC, CC, PW, and Finance	July 2003	RF, DF, and GF
		LU-2	<i>Public Participation</i>	CDD	Ongoing	RF, GF, and DF
		LU-3	<i>Intergovernmental Coordination</i>	CDD and CC	Ongoing	GF and RF
		LU-1	<i>Specific Plans</i>	CDD, PC, CC, PW, and Finance	July 2003	RF, DF, and GF

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	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
	public costs.	<i>LU-2</i>	<i>Public Participation</i>	CDD	Ongoing	RF, GF, and DF
		<i>LU-3</i>	<i>Intergovernmental Coordination</i>	CDD and CC	Ongoing	GF and RF
4.1.C	Growth shall be managed to ensure that adequate public facilities and services, as defined in the Public Facilities & Services element, are planned and provided in a manner that protects the public's health, safety, and welfare.	<i>LU-1</i>	<i>Specific Plans</i>	CDD, PC, CC, PW, and Finance	July 2003	RF, DF, and GF
		<i>LU-2</i>	<i>Public Participation</i>	CDD	Ongoing	RF, GF, and DF
		<i>LU-3</i>	<i>Intergovernmental Coordination</i>	CDD and CC	Ongoing	GF and RF
4.1.D	The City shall accommodate projected population and employment growth in areas where the appropriate level of public infrastructure and services are planned or will be made available concurrent with development.	<i>LU-1</i>	<i>Specific Plans</i>	CDD, PC, CC, PW, and Finance	July 2003	RF, DF, and GF
		<i>LU-2</i>	<i>Public Participation</i>	CDD	Ongoing	RF, GF, and DF
		<i>LU-3</i>	<i>Intergovernmental Coordination</i>	CDD and CC	Ongoing	GF and RF
4.1.E	The City shall ensure a comprehensive, logical growth process as areas develop, particularly where significant changes in land use are being considered.	<i>LU-1</i>	<i>Specific Plans</i>	CDD, PC, CC, PW, and Finance	July 2003	RF, DF, and GF
		<i>LU-2</i>	<i>Public Participation</i>	CDD	Ongoing	RF, GF, and DF
		<i>LU-3</i>	<i>Intergovernmental Coordination</i>	CDD and CC	Ongoing	GF and RF
4.1.F	The City shall not support residential, commercial, or industrial development in unincorporated areas until buildout is achieved within the city limits.	<i>LU-1</i>	<i>Specific Plans</i>	CDD, PC, CC, PW, and Finance	July 2003	RF, DF, and GF
		<i>LU-2</i>	<i>Public Participation</i>	CDD	Ongoing	RF, GF, and DF
		<i>LU-3</i>	<i>Intergovernmental Coordination</i>	CDD and CC	Ongoing	GF and RF
4.1.G	The City shall, through its land use and facilities planning processes, coupled with its Capital Improvement Program, provide	<i>LU-1</i>	<i>Specific Plans</i>	CDD, PC, CC, PW, and Finance	July 2003	RF, DF, and GF
		<i>LU-2</i>	<i>Public Participation</i>	CDD	Ongoing	RF, GF, and DF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
	for a land use allocation that could permit construction of at least 11,000 dwelling units.	<i>LU-3</i>	<i>Intergovernmental Coordination</i>	CDD and CC	Ongoing	GF and RF
4.2.A	Sub-Planning Area 1 - Existing Developed City near the Sacramento River: Preserve, protect and improve the City's historic and existing neighborhoods. Allow for appropriate new and infill development and redevelopment in the districts contained in this sub-planning area. Ensure that all property improvements are sensitive to their surroundings and protect the public health, safety, and welfare. Do not apply inappropriate or overly restrictive "modern" zoning and development standards to districts or neighborhoods that were constructed under a previous era's regulatory climate.	<i>LU-4</i>	<i>Land Use Map</i>	CDD	As submitted	RF and DF
		<i>LU-5</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		<i>LU-6</i>	<i>Design Guidelines</i>	CDD and PC	June 2003	GF and DF
		<i>LU-7</i>	<i>Ordinance and Regulations Review and Update</i>	CDD, PC, and CC	Jan. 2004	DF and GF
		<i>LU-8</i>	<i>Redevelopment Plan</i>	CDD and RA	Ongoing	RF
		<i>LU-9</i>	<i>State Historical Building Code</i>	CDD	Ongoing	GF
4.2.B	Sub-Planning Area 2 - Esperson property, River Walk, and Homecoming: The Homecoming subdivision shall be completed as approved. The Esperson and River Walk sites shall be developed as	<i>LU-1</i>	<i>Specific Plans</i>	CDD, PC, CC, PW, and Finance	July 2003	RF, DF, and GF
		<i>LU-4</i>	<i>Land Use Map</i>	CDD	As submitted	RF and DF
		<i>LU-5</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		<i>LU-6</i>	<i>Design Guidelines</i>	CDD and PC	July 2003	GF and DF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
	complete neighborhoods, with a mix of residential, commercial, and public land uses and residential densities that are consistent with this General Plan and their conceptual plans.	<i>LU-10</i>	<i>Development Agreements</i>	CM and SD	Ongoing	DF and GF
4.2.C	Sub-Planning Area 3 - Industrial and Employment Service Commercial Lands North of Highway 12: The lands south of Airport Road and west of St. Francis Road shall be developed in a mix of limited industrial/ employment and related uses in a business park setting, with buffering and careful siting of uses adjacent to residential areas in Sub-Planning Area 2. The lands east of St. Francis Road and north of Airport Road will include a larger range of "general" industrial and service uses. Lands along River Road will continue to develop in a mix of storage, warehouse, and industrial/ employment uses. The City shall encourage redevelopment and/or replacement of poorly planned development or incompatible land uses.	<i>LU-4</i> <i>LU-5</i>	<i>Land Use Map</i> <i>Development Review</i>	CDD PW and CDD	Jan. 2003 Ongoing	RF RF, GF, and DF
4.2.D	Sub-Planning Area 4 - Northwest Area Neighborhoods: The City shall continue to facilitate and encourage the development of these parcels as approved by recent development agreements. The City	<i>LU-1</i> <i>LU-4</i> <i>LU-5</i> <i>LU-6</i>	<i>Specific Plans</i> <i>Land Use Map</i> <i>Development Review</i> <i>Design Guidelines</i>	CDD, PC, CC, PW, and Finance CDD CDD and PC CDD and PC	July 2003 Jan. 2003 Ongoing 2003	RF, DF, and GF RF RF, DF, and GF GF and DF

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Policy	Implementing Action	Responsibility^a	Time Frame	Funding Source^b
shall encourage the developers and owners of the Gibbs and Marks Ranches to adopt the Land Use Map and districts indicated in <i>Figures 4-2 and 4-3</i> and as described in <i>Tables 4-4, 4-5, 4-6, 4-8, and 4-11</i> . Any new development agreement amendments or extensions on the Brann Ranch or the Marks/Gibbs Ranches shall be consistent with all elements of this General Plan.	<i>LU-10 Development Agreements</i>	CM and SD	Ongoing	DF and GF
4.2.E Sub-Planning Area 5 – Airport, Public, and Restricted Lands:				
1. The City shall continue to implement the <i>Airport/Land Use Compatibility Plan</i> and the <i>Airport Master Plan</i> ; the <i>Airport Master Plan</i> shall be updated as necessary. The City shall continue to encourage compatible businesses to locate on the airport premises. (<i>Also see the Economic Development element.</i>)	<i>LU-3 Intergovernmental Coordination</i> <i>LU-4 Land Use Map</i> <i>LU-5 Development Review</i> <i>LU-7 Ordinance and Regulations Review and Update</i>	CDD and CC CDD CDD and PC CDD, PC, and CC	Ongoing Jan. 2003 Ongoing Jan. 2004	GF and RF RF RF, DF, and GF DF and GF
2. The City shall construct the Northwest Area Waste Water Treatment Plant in the general location shown in <i>Figure 4-2</i> in the Land Use element and in <i>Figure 12-4</i> in the Public Facilities & Services element.	<i>LU-11 Airport/Land Use Compatibility Plan</i>	CDD, PW, and RA	Ongoing	RF and GF
3. The City shall strive to ensure consistency with the policies of the Delta Protection Commission on lands under their jurisdiction, while recognizing the				

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	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
	specific authorization for the Airport, the Northwest Area Waste Water Treatment Plant and the industrial lands in Sub-Planning Area 3.	<i>LU-12</i>	<i>Airport Master Plan Update</i>	CDD and PW	Jan. 2003 and ongoing thereafter	RF and GF
		<i>LU-13</i>	<i>Delta Protection Commission</i>			
4.2.F	Sub-Planning Area 6–Agricultural and Open Space Lands: The City shall strive to ensure that these lands remain in non-urban, predominantly agricultural and open space uses.	<i>LU-3</i>	<i>Intergovernmental Coordination</i>	CDD and CC	Ongoing	GF and RF
		<i>LU-4</i>	<i>Land Use Map</i>	CDD	Jan. 2003	RF
		<i>LU-5</i>	<i>Development Review</i>	CDD and PC	Ongoing	RF, DF, and GF
		<i>LU-7</i>	<i>Ordinance and Regulations Review and Update</i>	CDD, PC, and CC	Jan. 2004	DF and GF
		<i>LU-13</i>	<i>Delta Protection Commission</i>			
4.3.A	The City shall adopt <i>Tables 4-3 through 4-11</i> as the designated land use categories, districts, and descriptions that control all development and uses of land in the City of Rio Vista planning area.	<i>LU-4</i>	<i>Land Use Map</i>	CDD	Jan. 2003	RF
4.3.B	The Land Use Map (<i>Figures 4-2 and 4-3</i>) shall serve to delineate the land use designations and locations of the land use districts adopted under this General Plan.	<i>LU-4</i>	<i>Land Use Map</i>	CDD	Jan. 2003	RF

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	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
4.4.A	The City shall establish a Neighborhood Core district at the center of the three major new growth neighborhoods. This district shall accommodate community- and regional-serving commercial needs, provide medium- to high-density residential uses, support designated transit facilities, encourage non-auto travel, and allow for ease of internal pedestrian access for multiple purposes and destinations. <i>(Also refer to the Community Character & Design and Economic Development elements)</i>	<i>LU-1</i>	<i>Specific Plans</i>	CDD, PC, CC, PW, and Finance	July 2002	RF, DF, and GF
		<i>LU-4</i>	<i>Land Use Map</i>	CDD	Jan. 2003	RF
		<i>LU-5</i>	<i>Development Review</i>	CDD and PC	Ongoing	RF, DF, and GF
		<i>LU-6</i>	<i>Design Guidelines</i>	CDD and PC	June 2003	GF and DF
		<i>LU-7</i>	<i>Ordinance and Regulations Review and Update</i>	CDD, PC, and CC	Jan. 2004	DF and GF
4.4.B	In the Neighborhood Service/Mixed Use district, the City shall accommodate neighborhood- and local-serving commercial, service, and residential uses in a less intensive development pattern than in the Neighborhood Core, while maintaining ease of pedestrian access and a range of compatible uses. <i>(Also refer to the Community Character & Design and Economic Development elements)</i>	<i>LU-1</i>	<i>Specific Plans</i>	CDD, PC, CC, PW, and Finance	July 2003	RF, DF, and GF
		<i>LU-5</i>	<i>Development Review</i>	CDD and PC	Ongoing	RF, DF, and GF
		<i>LU-6</i>	<i>Design Guidelines</i>	CDD and PC	June 2003	GF and DF
		<i>LU-7</i>	<i>Ordinance and Regulations Review and Update</i>	CDD, PC, and CC	Jan. 2004	DF and GF
		<i>LU-14</i>	<i>Trails and Pathways Map</i>	CDD, PW, CC, PC, and RC	Jan. 2003	RF, GF, and DF
4.4.C	The City shall ensure that development proposals accommodate low- to medium-density residential neighborhoods within walking or biking distance of Neighborhood Service/Mixed Use Development and Industrial/ Employment districts.	<i>LU-1</i>	<i>Specific Plans</i>	CDD, PC, CC, PW, and Finance	July 2003	RF, DF, and GF
		<i>LU-5</i>	<i>Development Review</i>	CDD and PC	Ongoing	RF, DF, and GF
		<i>LU-6</i>	<i>Design Guidelines</i>	CDD and PC	June 2003	GF and DF
		<i>LU-7</i>	<i>Ordinance and Regulations Review and Update</i>	CDD, PC, and CC	Jan. 2004	DF and GF

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	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
	and Industrial/ Employment districts.	<i>LU-14</i>	<i>Trails and Pathways Map</i>	CDD, PW, CC, PC, and RC	Jan. 2003	RF, GF, and DF
4.4.D	The City shall strive to preserve and strengthen the original downtown, waterfront, and historic community and ensure that this district remains the community's civic and commercial focus. (Also refer to the Community Character & Design and Economic Development elements)	<i>LU-1</i>	<i>Specific Plans</i>	CDD, PC, CC, PW, and Finance	July 2003	RF, DF, and GF
		<i>LU-16</i>	<i>Downtown Marketing and Design Study</i>	CDD	Ongoing	RF and SFG
		<i>LU-5</i>	<i>Development Review</i>	CDD and PC	Ongoing	RF, DF, and GF
		<i>LU-6</i>	<i>Design Guidelines</i>	CDD and PC	June 2003	GF and DF
		<i>LU-7</i>	<i>Ordinance and Regulations Review and Update</i>	CDD, PC, and CC	Jan. 2004	DF and GF
		<i>LU-8</i>	<i>Redevelopment Plan</i>	CDD and RA	Ongoing	RF
		<i>LU-15</i>	<i>Rio Vista Waterfront Plan</i>	CDD, CC, and PW	Ongoing	
4.4.E	The City shall retain the predominance of historic single-family homes in the Historic Residential district while allowing mixed dwelling types that reflect historical building practices, including multiple-family structures, accessory apartments, and flexible setbacks.	<i>LU-4</i>	<i>Land Use Map</i>	CDD	Jan. 2003	RF
		<i>LU-5</i>	<i>Development Review</i>	CDD and PC	Ongoing	RF, DF, and GF
		<i>LU-6</i>	<i>Design Guidelines</i>	CDD and PC	June 2003	GF and DF
		<i>LU-7</i>	<i>Ordinance and Regulations Review and Update</i>	CDD, PC, and CC	Jan. 2004	DF and GF
4.4.F	The City shall seek to preserve and enhance multifamily "complexes" and mobile home parks constructed between 1960 and 1990.	<i>LU-5</i>	<i>Development Review</i>	CDD and PC	Ongoing	RF, DF, and GF
		<i>LU-6</i>	<i>Design Guidelines</i>	CDD and PC	June 2002	GF and DF
		<i>LU-7</i>	<i>Ordinance and Regulations Review and Update</i>	CDD, PC, and CC	Jan. 2004	DF and GF
4.4.G	The City shall seek to preserve and retain the spacious single-family character of the custom-lot Edgewater Neighborhood adjacent to Edgewater Drive, between the riverfront and Highland Drive.	<i>LU-4</i>	<i>Land Use Map</i>	CDD	Jan. 2003	RF
		<i>LU-5</i>	<i>Development Review</i>	CDD and PC	Ongoing	RF, DF, and GF
		<i>LU-6</i>	<i>Design Guidelines</i>	CDD and PC	June 2003	GF and DF
		<i>LU-7</i>	<i>Ordinance and Regulations Review and Update</i>	CDD, PC, and CC	Jan. 2004	DF and GF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
4.4.H	The City shall require a very low-density single-family residential housing component in the Residential Estate district to maintain a balanced local housing market.	LU-4	<i>Land Use Map</i>	CDD	Jan. 2003	RF
		LU-5	<i>Development Review</i>	CDD and PC	Ongoing	RF, DF, and GF
		LU-6	<i>Design Guidelines</i>	CDD and PC	June 2003	GF and DF
		LU-7	<i>Ordinance and Regulations Review and Update</i>	CDD, PC, and CC	Jan. 2004	DF and GF
4.4.I	The City shall actively encourage employment-intensive industrial, service, research and development, and manufacturing from previously prepared materials (assembly or value-added industry) in the Industrial/Employment (Limited) district. <i>(Also refer to the Economic Development element)</i>	LU-4	<i>Land Use Map</i>	CDD	Jan. 2003	RF
		LU-5	<i>Development Review Process</i>	CDD and PC	Ongoing	RF, DF, and GF
		LU-6	<i>Design Guidelines</i>	CDD and PC	June 2003	GF and DF
		LU-7	<i>Ordinance and Regulations Review and Update</i>	CDD, PC, and CC	Jan. 2004	DF and GF
		LU-10	<i>Development Agreements</i>	CM and SD	Ongoing	DF and GF
4.4.J	The City shall actively encourage employment-intensive industrial, service, research and development, and manufacturing from natural resources (raw materials), extraction, storage, and industrial service uses in the Industrial/Employment (General) district.	LU-4	<i>Land Use Map</i>	CDD	Jan. 2003	RF
		LU-5	<i>Development Review Process</i>	CDD and PC	Ongoing	RF, DF, and GF
		LU-7	<i>Ordinance and Regulations Review and Update</i>	CDD, PC, and CC	Jan. 2004	DF and GF
		LU-10	<i>Development Agreements</i>	CM and SD	Ongoing	DF and GF
4.4.K	The City shall provide adequate lands for industrial-serving indoor/outdoor storage, service, and support uses in the Industrial/Employment (Warehouse/Service) district.	LU-4	<i>Land Use Map</i>	CDD	Jan. 2003	RF
		LU-5	<i>Development Review Process</i>	CDD and PC	Ongoing	RF, DF, and GF
		LU-7	<i>Ordinance and Regulations Review and Update</i>	CDD, PC, and CC	Jan. 2004	DF and GF
		LU-10	<i>Development Agreements</i>	CM and SD	Ongoing	DF and GF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

Policy	Implementing Action	Responsibility ^a	Time Frame	Funding Source ^b
4.4.L	<i>LU-3 Intergovernmental Coordination</i>	CDD and CC	Ongoing	GF and RF
	<i>LU-4 Land Use Map</i>	CDD	Jan. 2003	RF
4.4.M	<i>LU-4 Land Use Map</i>	CDD	Jan. 2003	RF
Community Character & Design				
5.1.A	<i>CD-1 Environmental/Visual Constraints Map</i>	CDD	Ongoing	DF
	<i>CD-2 Environmental Design Criteria</i>	CDD	Ongoing	DF
5.1.B	<i>CD-1 Environmental/Visual Constraints Map</i>	CDD	Ongoing	DF
	<i>CD-2 Environmental Design Criteria</i>	CDD	Ongoing	DF
5.1.C	<i>CD-1 Environmental/Visual Constraints Map</i>	CDD	Ongoing	DF
	<i>CD-2 Environmental Design Criteria</i>	CDD	Ongoing	DF
5.2.A	<i>CD-2 Environmental Design Criteria</i>	CDD	Ongoing	DF
	<i>CD-3 Parks Master Plan</i>	CDD, PW, CC, PC, and RC	Jan. 2003	RF, GF, and DF
	<i>CD-4 Trails and Pathways Map</i>	CDD, PW, CC, PC, and RC	Jan. 2003	RF, GF, and DF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

Policy	Implementing Action	Responsibility^a	Time Frame	Funding Source^b
5.2.B The City shall preserve key hilltops for public use and views.	CD-1 <i>Environmental/Visual Constraints Map</i>	CDD	Ongoing	DF
	CD-2 <i>Environmental Design Criteria</i>	CDD	Ongoing	DF
	CD-3 <i>Parks Master Plan</i>	CDD, PW, CC, PC, and RC	Jan. 2003	RF, GF, and DF
	CD-4 <i>Trails and Pathways Map</i>	CDD, PW, CC, PC, and RC	Jan. 2003	RF, GF, and DF
5.3.A The City shall require the development of trail connections between public parks and open space to the greatest extent feasible.	CD-2 <i>Environmental Design Criteria</i>	CDD	Ongoing	DF
	CD-3 <i>Parks Master Plan</i>	CDD, PW, CC, PC, and RC	Jan. 2003	RF, GF, and DF
	CD-4 <i>Trails and Pathways Map</i>	CDD, PW, CC, PC, and RC	Jan. 2003	RF, GF, and DF
5.4.A The City shall require development projects to incorporate native habitat, trails, and parks into the site design to the greatest extent feasible.	CD-1 <i>Environmental/Visual Constraints Map</i>	CDD	Ongoing	DF
	CD-2 <i>Environmental Design Criteria</i>	CDD	Ongoing	DF
	CD-3 <i>Parks Master Plan</i>	CDD, PW, CC, PC, and RC	Jan. 2003	RF, GF, and DF
	CD-4 <i>Trails and Pathways Map</i>	CDD, PW, CC, PC, and RC	Jan. 2003	RF, GF, and DF
5.5.A The City shall integrate streets and trails into a multi-modal transportation network that serves the whole community.	CD-2 <i>Environmental Design Criteria</i>	CDD	Ongoing	DF
	CD-3 <i>Trails and Pathways Map</i>	CDD, PW, CC, PC, and RC	Jan. 2003	RF, GF, and DF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
5.6.A	The City shall establish a hierarchy of community features and focal points, as shown in <i>Figure 5-6</i> .					
		CD-5	<i>Community Design Criteria</i>	CDD and PC	With GENERAL PLAN July 2002 and ongoing thereafter	GF, DF, and RF
5.6.B	The City shall ensure that community features are placed at key gateways or					
5.6.A	The City shall establish a hierarchy of community features and focal points, as shown in <i>Figure 5-6</i> .					
5.6.C	For secondary entryways that are considered important, but not primary entries for residents and visitors, the City shall locate them on Airport Road, Montezuma Hills Road-Second Street, Beach Street, and Front Street.	CD-5	<i>Community Design Criteria</i>	CDD and PC	With GENERAL PLAN July 2002 and ongoing thereafter	GF, DF, and RF
5.7.A	The City shall incorporate community landmarks and focal points into community and neighborhood parks, linear pathway intersections, and commercial areas in the Existing City and Neighborhood Core Districts.	CD-5	<i>Community Design Criteria</i>	CDD and PC	With GENERAL PLAN July 2002 and ongoing thereafter	GF, DF, and RF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
5.7.B	The City shall ensure that structures at corners of major intersections, dominant buildings in a cluster or complex, and central gathering places become community landmarks. The City shall ensure that these structures are designed to provide definition and identity to the community and individual neighborhood through the use of significant building features and landscaping.	CD-5	<i>Community Design Criteria</i>	CDD and PC	With General Plan July 2002 and ongoing thereafter	GF, DF, and RF
5.7.C	The City shall ensure that special landscaping treatment, textured paving, monuments, or community identity signage is placed at primary access points in order to defined project areas, major and minor street intersections; and at mid-block points for longer residential blocks.	CD-5	<i>Community Design Criteria</i>	CDD and PC	With General Plan July 2002 and ongoing thereafter	GF, DF, and RF
5.7.D	The City shall require developers to create core commercial landmarks with the use of building features at key locations and the creation of central plazas and open space courtyards, which would provide an internal focus for any commercial or mixed-use project.	CD-5	<i>Community Design Criteria</i>	CDD and PC	With General Plan July 2002 and ongoing thereafter	GF, DF, and RF
5.7.E	The City shall ensure that developers incorporate such building features as clock towers, steeples, and cupolas into new structures at key focal points.	CD-5	<i>Community Design Criteria</i>	CDD and PC	With General Plan July 2002 and ongoing thereafter	GF, DF, and RF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
5.8.A	The City shall emphasize separation of local and through traffic in Highway 12 improvements and measures that slow motorists as they enter the city.	CD-6	<i>Highway 12 Corridor Design Criteria</i>	CDD and PW	With General Plan July 2002 and ongoing thereafter	GF and DF
5.8.B	The City shall construct traffic islands and street planting in order to provide a strong transition between through and local traffic.	CD-6	<i>Highway 12 Corridor Design Criteria</i>	CDD and PW	With General Plan July 2002 and ongoing thereafter	GF and DF
5.8.C	The City shall preserve existing terrain and grades to the greatest extent possible.	CD-6	<i>Highway 12 Corridor Design Criteria</i>	CDD and PW	With General Plan July 2002 and ongoing thereafter	GF and DF
5.8.D	The City shall preserve the rural and rolling hillside and valley character of the Highway 12 corridor to the greatest extent possible.	CD-6	<i>Highway 12 Corridor Design Criteria</i>	CDD and PW	With General Plan July 2002 and ongoing thereafter	GF and DF
5.8.E	The City shall initiate a corridor design process that includes all stakeholders (private landowners and developers, Caltrans, the Highway 12 Association, local residents, and business owners) to create an appropriate standard for future expansion throughout the corridor and more immediate improvements between Drouin Drive and the Rio Vista Bridge.	CD-6	<i>Highway 12 Corridor Design Criteria</i>	CDD and PW	With General Plan July 2002 and ongoing thereafter	GF and DF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
5.8.F	The City shall ensure that development encroaches as little as possible on sensitive areas adjacent to Highway 12.	CD-6	<i>Highway 12 Corridor Design Criteria</i>	CDD and PW	With General Plan July 2002 and ongoing thereafter	GF and DF
5.9.A	The City shall create street patterns that provide pedestrian opportunities, variety, and visual interest.	CD-7	<i>Streets and Blocks Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF
5.9.B	The City shall interconnect the neighborhood street pattern at numerous points in a traditional village system in order to avoid a concentration on major streets of vehicles and pedestrians associated with internal neighborhood trips.	CD-7	<i>Streets and Blocks Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF
5.9.C	The City shall discourage long, unbroken blocks; interruptions of pathways to logical destinations; or other design elements that discourage pedestrian circulation in favor of the automobile for internal trips.	CD-7	<i>Streets and Blocks Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF
5.9.D	The City shall use deciduous street trees in order to create a shaded environment in summer and to define the clear separation of uses.	CD-7	<i>Streets and Blocks Design Criteria</i>	CDD	With General Plan Feb. 2002 and ongoing thereafter	GF and DF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

Policy	Implementing Action	Responsibility ^a	Time Frame	Funding Source ^b
5.9.E The City shall ensure that primary pedestrian accesses (i.e., front doors) to all single-family and most multi-family residences face a public street or pathway in order to orient residences to public areas, rather than to interior blocks or parking lots.				
5.9.E The City shall ensure that primary pedestrian accesses (i.e., front doors) to all single-family and most multi-family residences face a public street or pathway in order to orient residences to public areas, rather than to interior blocks or parking lots.				
5.9.F The City shall ensure that duplexes and attached housing units front privately maintained common greens or – if present – access ways where a public street or pathway is not accessible.	CD-7 CD-7	<i>Streets and Blocks Design</i> <i>Streets and Blocks Design</i> <i>Criteria</i>	CDD With General Plan July 2002 and ongoing thereafter CDD With General Plan July 2002 and ongoing thereafter	GF and DF GF and DF
5.9.G The City shall maintain safety along major streets by the use of frontage drives paralleling the major street or extensive landscaped pedestrian pathway corridors.	CD-7	<i>Streets and Blocks Design</i> <i>Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter GF and DF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

Policy	Implementing Action	Responsibility^a	Time Frame	Funding Source^b		
5.9.H	Where feasible, the City shall ensure that developments are designed so that a neighborhood street or pathway abuts the nonresidential site on at least one side adjacent to the residential neighborhood.	CD-7	<i>Streets and Blocks Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF
5.9.H	Where feasible, the City shall ensure that developments are designed so that a neighborhood street or pathway abuts the nonresidential site on at least one side adjacent to the residential neighborhood.	CD-7	<i>Streets and Blocks Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF
5.9.I	The City shall ensure that all homes within a neighborhood are connected by minor streets and pedestrian corridors to community civic areas, schools, parks, workplace, and commercial areas.	CD-7	<i>Streets and Blocks Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF
5.10.A	The City shall ensure that subdivision design facilitates walking and bicycling and discourages short auto trips.	CD-7	<i>Streets and Blocks Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF
5.10.B	The City shall design neighborhood and local street widths such that they slow traffic and create a safer pedestrian and bicycle environment.	CD-7	<i>Streets and Blocks Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

Policy	Implementing Action	Responsibility^a	Time Frame	Funding Source^b		
5.10.C	The City shall require multiple linkages and grid patterns as part of a comprehensive street system.	CD-7	<i>Streets and Blocks Design</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF
5.10.D	The City shall provide multiple linkages and grid patterns as part of a comprehensive street system in nonresidential neighborhoods but planned commercial centers, or quasi-public or office uses.	CD-7	<i>Streets and Blocks Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF
5.10.E	The City shall locate pedestrian access routes along the streets or so that they are easily visible from streets.	CD-7	<i>Streets and Blocks Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF
5.10.F	The City shall discourage access routes through parking lots and loading and service areas, or behind residential rear yards wherever possible.	CD-7	<i>Streets and Blocks Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF
5.11.A	The City shall ensure the placement of residential structures on lots and building sites is carried out in a manner that reinforces residents' awareness of the neighborhood and community interaction.	CD-8	<i>Residential Housing Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
5.11.B	The City shall ensure that house frontages, yards, and sidewalks are the prominent features of the streetscape and that attached garages do not dominate the appearance of the front elevation of any residential structure.	CD-8	<i>Residential Housing Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF
5.11.C	The City shall achieve visual interest through a variety of architectural elements.	CD-8	<i>Residential Housing Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF
5.11.D	The City shall ensure that all elevations of a building have consistent architectural treatments, although one or more elevations may be emphasized. Generally, the same treatment used on the front elevation will continue around the sides far enough to provide a finished appearance from the street.	CD-8	<i>Residential Housing Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF
5.11.E	The City shall ensure that carports, garages, and other accessory structures incorporate the architectural theme of the main building, including roof line and materials.	CD-8	<i>Residential Housing Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF
5.11.F	The City shall ensure that building entries receive special design treatment to provide a balanced sense of security and privacy.	CD-8	<i>Residential Housing Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
5.11.G	The City shall ensure that primary entries occur at frequent intervals along the street.	CD-8	<i>Residential Housing Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF
5.11.H	The City shall ensure that primary entries are accented by the building's architecture, preferably with a vertical feature such as a gable roof element or entry porch. The City will require parking areas to be placed behind multi-family structures, rather than adjacent to the public street wherever possible.	CD-8	<i>Residential Housing Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF
5.12.A	The City shall ensure that each neighborhood provides a variety of styles and architectural elements, including front and side porches, bay windows, roof lines, front door entrances, massing, and facade detailing.	CD-8	<i>Residential Housing Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF
5.12.B	The City shall ensure that features and exterior colors vary from house to house along a street. The City shall ensure that significant changes in massing and roof lines are incorporated in elevations of the same floor plan in order to avoid a "tract" appearance.	CD-8	<i>Residential Housing Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

Policy	Implementing Action	Responsibility^a	Time Frame	Funding Source^b		
5.12.C	The City shall ensure that residential building design reflects a variety of forms – not only the addition of finishes to uncreative building “boxes.”	CD-8	<i>Residential Housing Design</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF
5.12.D	The City shall ensure that residential building design reflects a variety of consistent forms and materials, and the addition of finishes to uncreative building materials are avoided.	CD-8	<i>Residential Housing Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF
5.13.A	The City shall require that secondary units are consistent with the architectural theme of the main residence, including roofline and materials.	CD-9	<i>Ancillary or Second Unit (Carriage Unit) Design Criteria</i>	CDD	With GENERAL PLAN July 2002 and ongoing thereafter	GF and DF
5.13.B	The City shall require that parking for ancillary units is designed in order to avoid affecting neighborhood traffic safety or impairing useful open space (yard area) of the lot.	CD-9	<i>Ancillary or Second Unit (Carriage Unit) Design Criteria</i>	CDD	With GENERAL PLAN July 2002 and ongoing thereafter	GF and DF
5.13.C	The City shall require that ground-floor units adjacent to a street orient living spaces toward the street, rather than toward internal parking areas.	CD-9	<i>Ancillary or Second Unit (Carriage Unit) Design Criteria</i>	CDD	With GENERAL PLAN July 2002 and ongoing thereafter	GF and DF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

Policy	Implementing Action	Responsibility ^a	Time Frame	Funding Source ^b		
5.13.D	The City shall require that secondary units can be accessed directly from the street wherever possible.					
5.13.A	The City shall require that secondary units can be accessed directly from the street wherever possible and shall allow secondary building entries to face parking areas or internal open spaces.	CD-9	<i>Ancillary or Second Unit Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF
		CD-10	<i>Multi-Family Unit Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF
5.14.B	The City shall ensure that building facades (including side or rear elevations) that face entry drives, public streets, or common open space are treated to provide architectural interest and orientation to the street or open space.	CD-10	<i>Multi-Family Unit Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF
		CD-10	<i>Multi-Family Unit Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
	driveways, front yards, or buildings but may include recreation centers, decks, patios, or roofs with open space areas.					
5.15.A	The City shall ensure that all non-residential buildings front on adjacent streets and create a pedestrian orientation wherever possible.	CD-11	<i>Nonresidential Building Siting, Orientation, and Access Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF
5.15.B	Where building orientation on the street is not feasible, the City shall require that businesses have landscaped setbacks from adjacent streets.	CD-11	<i>Nonresidential Building Siting, Orientation, and Access Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF
5.15.C	The City shall ensure that new structures are complementary to (and not clash with) existing structures.	CD-11	<i>Nonresidential Building Siting, Orientation, and Access Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

Policy	Implementing Action	Responsibility^a	Time Frame	Funding Source^b
5.15.D The City shall require that all loading, delivery and storage areas, and mechanical and utility equipment are screened from views on public streets and pedestrian corridors.	CD-11 <i>Nonresidential Building Siting, Orientation, and Access Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF
5.15.E Where nonresidential buildings are sited close to a residential area, the City shall ensure that their scale and character complement the adjacent neighborhood.	CD-11 <i>Nonresidential Building Siting, Orientation, and Access Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF
5.15.F The City shall require that site design and architecture protects the privacy of adjacent developments.	CD-11 <i>Nonresidential Building Siting, Orientation, and Access Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF
5.15.G Where backyards, parking and loading areas abut, the City shall require landscape buffers and walls between residential and nonresidential uses.	CD-11 <i>Nonresidential Building Siting, Orientation, and Access Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF
5.15.H The City shall require that pedestrian access between parking lots is provided.	CD-11 <i>Nonresidential Building Siting, Orientation, and Access Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

Policy	Implementing Action	Responsibility^a	Time Frame	Funding Source^b		
5.15.I	The City shall require that nonresidential development that abuts a residential neighborhood street provide both pedestrian and vehicular access to and from that street.					
5.15.J	The City shall require that side and rear facades of buildings are treated with the same quality of design and materials as the front elevations.	CD-11	<i>Nonresidential Building Siting, Orientation, and Access Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF
5.15.K	Where location of a parking area or lot directly adjacent to a public street cannot be avoided, the City shall require that cars are screened from view by berms, walls, hedges, dense plantings, or a combination of these features.	CD-11	<i>Nonresidential Building Siting, Orientation, and Access Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF
5.16.A	In order to foster pedestrian activity and linkages, the City shall require that commercial buildings either are oriented to an adjacent street or create an internal street orientation.	CD-12	<i>Neighborhood Core District Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF
		CD-13	<i>Downtown Marketing and Design Study</i>	CDD	Ongoing	RF and SFG
5.16.B	To the extent feasible, the City shall ensure that commercial parking lots are located to the rear of buildings rather than the front, although storefronts may face both a street and a parking area.	CD-12	<i>Neighborhood Core District Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF
		CD-13	<i>Downtown Marketing and Design Study</i>	CDD	Ongoing	RF and SFG

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
5.16.C	The City shall incorporate street trees, arcades, and plazas into street and building designs to create a pleasant pedestrian environment.	CD-12	<i>Neighborhood Core District Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF
		CD-13	<i>Downtown Marketing and Design Study</i>	CDD	Ongoing	RF and SFG
5.16.D	The City shall require that rear parking areas are configured in order to create clearly defined pedestrian linkages to building entrances.	CD-12	<i>Neighborhood Core District Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF
		CD-13	<i>Downtown Marketing and Design Study</i>	CDD	Ongoing	RF and SFG
5.16.E	The City shall consider reducing parking requirements for individual uses that demonstrate the existence of an overlap of parking demand for the overall commercial complex.	CD-12	<i>Neighborhood Core District Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF
5.16.F	Where commercial centers or office complexes abut each other, the City shall require both vehicular and pedestrian connections between parking areas and buildings in order to minimize vehicle turn movements onto major streets.	CD-12	<i>Neighborhood Core District Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF
5.17.A	The City shall ensure that commercial development reflects a human scale, with abundant use of landscaping, entries, courtyards, and parking plazas.					

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
5.17.B	The City shall require that pedestrian and vehicular linkages to adjacent neighborhoods are provided in highway commercial developments.	CD-14	<i>Highway and Convenience Commercial Design Criteria</i>	CDD	With GF July 2002 and ongoing thereafter	GF and DF
5.17.C	The City shall require that convenience commercial buildings that are located adjacent to or within residential neighborhoods are compatible with the pedestrian scale and orientation of the neighborhood.	CD-14	<i>Highway and Convenience Commercial Design Criteria</i>	CDD	With GF July 2002 and ongoing thereafter	GF and DF
5.17.D	The City shall require that primary and main entrances are oriented toward the highway or arterial street on which it is sited.	CD-14	<i>Highway and Convenience Commercial Design Criteria</i>	CDD	With GF July 2002 and ongoing thereafter	GF and DF
5.17.E	The City shall require that pedestrian and vehicular access are provided by businesses adjacent to sites where commercial, office, or multi-family residential development is planned or existing.	CD-14	<i>Highway and Convenience Commercial Design Criteria</i>	CDD	With GF July 2002 and ongoing thereafter	GF and DF
5.17.F	The City shall establish controlled pedestrian crossings on Church Road as part of the overall Core Commercial entry area.	CD-14	<i>Highway and Convenience Commercial Design Criteria</i>	CDD	With GF July 2002 and ongoing thereafter	GF and DF
5.18.A	The City shall ensure that office, business park, airport commercial, industrial, and	CD-15	<i>Business Park and Airport Commercial Design Criteria</i>	CDD	With General Plan July 2002	GF and RF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
	employment uses are developed in a manner that achieves pedestrian orientation and are sited for ease of access.	<i>CD-16</i>	<i>Airport/Land Use Compatibility Plan</i>	CDD and RA	Ongoing	RF and GF
5.19.A	The City shall ensure that an accumulation of “franchise” structures competing for the attention of passing traffic is avoided.	<i>CD-17</i>	<i>Lighting and Signage Design Criteria</i>	CDD	With General Plan July 2002	GF and RF
5.19.B	The City shall ensure that corporate logos and images are designed into structural elements that relate to the community as a place.	<i>CD-17</i>	<i>Lighting and Signage Design Criteria</i>	CDD	With General Plan July 2002	GF and RF
5.19.C	The City shall ensure that the view of on-site lighting is shielded from those outside the premises to the greatest extent feasible.	<i>CD-17</i>	<i>Lighting and Signage Design Criteria</i>	CDD	With General Plan July 2002	GF and RF
5.19.D	The City shall minimize illumination of the night sky to the greatest extent feasible.	<i>CD-17</i>	<i>Lighting and Signage Design Criteria</i>	CDD	With General Plan July 2002	GF and RF
5.20.A	The City shall require that new and re-modeled commercial structures are consistent with downtown’s historic character and building scale.	<i>CD-18</i>	<i>Downtown/Waterfront and Historic Residential Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and RF
5.21.A	The City shall ensure that new buildings and additions are constructed to a height, massing, and scale that bear a reasonable relationship to adjacent buildings.	<i>CD-19</i>	<i>Reconstruction and New Additions Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and RF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
5.22.A	The City shall ensure that remodeling and rehabilitation of existing structures preserve and enhance the historic character of the structure to the greatest extent feasible.	CD-20	<i>Rehabilitation and Remodeling Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and RF
5.22.B	The City shall discourage alterations with no historic basis or that seek to create an appearance from an earlier or later historic period.	CD-20	<i>Rehabilitation and Remodeling Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and RF
5.22.C	The City shall ensure that distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site are treated with sensitivity.	CD-20	<i>Rehabilitation and Remodeling Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and RF
5.22.D	The City shall ensure that deteriorated architectural features are repaired, rather than replaced, whenever feasible.	CD-20	<i>Rehabilitation and Remodeling Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and RF
5.22.E	The City shall ensure that demolitions of historic structures are considered a “last-resort” remedy for buildings in such disrepair that they are beyond rescue and are	CD-20	<i>Rehabilitation and Remodeling Design Criteria</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and RF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

Policy	Implementing Action	Responsibility ^a	Time Frame	Funding Source ^b	
creating blight and threatening public health and safety. Prior to any demolition, the City shall ensure that the neighborhood interest will be served best by removal and that demolition is the only reasonable course of action.					
Housing					
6.1.A The City shall continue to enforce its land use policies that allow residential growth to continue.	<i>H-1</i>	<i>General Plan Review and Update</i>	CDD	July 2002, July 2006 (Revision)	GF and DF
	<i>H-2</i>	<i>Zoning Ordinance Review and Update</i>	CDD, PC, and CC	Jan. 2004	GF, AF, and DF
	<i>H-3</i>	<i>Subdivision Ordinance Review and Update</i>	CDD, PW, and CE	July 2003	RF, GF, and DF
6.1.B The size and placement of land use districts shall be used to achieve quantified objectives for housing units within each income category.	<i>H-1</i>	<i>General Plan Review and Update</i>	CDD	July 2002, July 2006 (Revision)	GF and DF
	<i>H-2</i>	<i>Zoning Ordinance Review and Update</i>	CDD, PC, and CC	Jan. 2004	GF, AF, and DF
	<i>H-3</i>	<i>Subdivision Ordinance Review and Update</i>	CDD, PW, and CE	July 2003	RF, GF, and DF
6.1.C The City shall ensure that adequate infrastructure and public services are available to support pre-approved, ongoing developments and future projects within the City.	<i>H-4</i>	<i>State, and Federal Programs</i>	CDD and CVHA	Ongoing	RF, GF, and PAF
	<i>H-5</i>	<i>Local Finance Programs</i>	CDD	Ongoing	RF and CDBG
	<i>H-6</i>	<i>Capital Improvement Program</i>	CDD, PW, Finance, and CM	June 2003	GF, DF, and RF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

Policy	Implementing Action	Responsibility^a	Time Frame	Funding Source^b		
6.1.D	Development plans for future large projects shall include multi-family or attached single-family housing in the initial phases, provided that infrastructure can be made available to the particular sites.	H-7	<i>Development Agreements</i>	CM and SD	Ongoing	DF and GF
		H-8	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		H-9	<i>Specific Plans</i>	CDD, PC, CC, PW, and Finance	June 2003	RF, DF, and GF
		H-10	<i>Density Bonus Program</i>	CDD	July 2003	RF, GF, and DF
6.1.E	The City shall provide for future (long-term) regional housing needs by maintaining an adequate supply of developable land for all housing types and affordability levels.	H-1	<i>General Plan Review and Update</i>	CDD	July 2002, July 2006 (Revision)	GF and DF
		H-11	<i>Residential Land Use Inventory Update</i>	CDD	July 2002	RF, GF, and DF
6.1.F	The City shall encourage the production of for-sale and rental housing units that will provide a variety of housing type, tenure, and density – at all levels of affordability.	H-1	<i>General Plan Review and Update</i>	CDD	July 2002, July 2006 (Revision)	GF and DF
		H-4	<i>State, and Federal Programs</i>	CDD and CVHA	Ongoing	RF, GF, and PAF
		H-5	<i>Local Finance Programs</i>	CDD	Ongoing	RF and CDBG
6.2.A	The City shall discourage conversions of existing rental units when such conversions will adversely affect the supply of affordable rental units.	H-4	<i>State, and Federal Programs</i>	CDD and CVHA	Ongoing	RF, GF, and PAF
		H-5	<i>Local Finance Programs</i>	CDD	Ongoing	RF and CDBG
		H-12	<i>Redevelopment Agency</i>	CDD and RA	2001-2010	RHSF and SFG
6.2.B	The City shall facilitate conservation and rehabilitation of some deteriorating housing units each year.	H-13	<i>Unit Conversion Ordinance</i>	CDD and CC	July 2003	RF and GF
		H-4	<i>State, and Federal Programs</i>	CDD and CVHA	Ongoing	RF, GF, and PAF
		H-5	<i>Local Finance Programs</i>	CDD	Ongoing	RF and CDBG
6.3.A	The City shall encourage mixed uses as a means of increasing the production of	H-12	<i>Redevelopment Agency</i>	CDD and RA	2001-2010	RHSF and SFG
		H-1	<i>General Plan Review and Update</i>	CDD	July 2002, July 2006 (Revision)	GF and DF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
affordable housing.	<i>H-2</i>	<i>Zoning Ordinance Review and Update</i>	CDD, PC, and CC	Jan. 2004	GF, AF, and DF
	<i>H-3</i>	<i>Subdivision Ordinance Review and Update</i>	CDD, PW, and CE	July 2003	RF, GF, and DF
	<i>H-15</i>	<i>Downtown Marketing and Design Plan</i>	CDD	Ongoing	RF and SFG
	<i>H-16</i>	<i>Waterfront Plan</i>	CDD	Ongoing	RF and SFG
6.3.B Affordable housing objectives shall be consistent with expected growth rates in Rio Vista.	<i>H-17</i>	<i>Housing Needs Assessment</i>	CDD	Jan. 2003, reviewed every 3 years thereafter	RF and SFG
	<i>H-18</i>	<i>Monitoring Program</i>	CDD	Initiate 2002	RF and SFG
6.3.C Future large-scale (≥400 units) discretionary project approvals (entitlements) shall be required to provide at least 10 percent of the units as multi-family housing or adopt mechanisms to ensure affordability of at least 10 percent of the units to low-income households.	<i>H-4</i>	<i>State, and Federal Programs</i>	CDD and CVHA	Ongoing	RF, GF, and PAF
	<i>H-5</i>	<i>Local Finance Programs</i>	CDD	Ongoing	RF and CDBG
	<i>H-7</i>	<i>Development Agreements</i>	CM and SD	Ongoing	DF and GF
	<i>H-8</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
6.3.D Large property holdings shall be required to prepare specific plans, planned development permits, or master site plans to avoid breaking properties into smaller entitlements in order to avoid the affordable housing requirement of Policy 6.3.C.	<i>H-1</i>	<i>General Plan Review and Update</i>	CDD	July 2002, July 2006 (Revision)	GF and DF
	<i>H-2</i>	<i>Zoning Ordinance Review and Update</i>	CDD, PC, and CC	Jan. 2004	GF, AF, and DF
	<i>H-7</i>	<i>Development Agreements</i>	CM and SD	Ongoing	DF and GF
	<i>H-8</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
6.3.E Assisted housing developments shall be developed and managed so that assisted units are not distinguishable from non-assisted units in the development. In the	<i>H-4</i>	<i>State, and Federal Programs</i>	CDD and CVHA	Ongoing	RF, GF, and PAF
	<i>H-5</i>	<i>Local Finance Programs</i>	CDD	Ongoing	RF and CDBG
	<i>H-7</i>	<i>Development Agreements</i>	CM and SD	Ongoing	DF and GF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

Policy	Implementing Action	Responsibility^a	Time Frame	Funding Source^b
case of 100 percent affordable developments, the project architecture, site amenities, and construction materials and methods shall be similar or superior in quality to that of the surrounding neighborhood. To avoid over-concentration of lower income households, no single neighborhood or planning sub-area (<i>see the Land Use element</i>) shall contain a disproportionate share of assisted (non-market-rate) units.	<i>H-9 Specific Plans</i>	CDD, PC, CC, PW, and Finance	July 2003	RF, DF, and GF
	<i>H-19 Public Awareness/Education Program</i>	CDD and RA	Initiate in 2002	RF and SFG
6.3.F The City shall ensure that adequate sites are available for affordable housing development in the Redevelopment Project Area and on appropriate infill sites.	<i>H-11 Residential Land Use Inventory Update</i>	CDD	Jan. 2003	RF, GF, and DF
	<i>H-12 Redevelopment Agency</i>	CDD and RA	2001-2010	RHSF and SFG
	<i>H-15 Downtown Marketing and Design Plan</i>	CDD	Ongoing	RF and SFG
	<i>H-16 Waterfront Plan</i>	CDD	Ongoing	RF and SFG
6.3.G The City shall use regulatory incentives for the production of affordable housing.	<i>H-2 Zoning Ordinance Review and Update</i>	CDD, PC, and CC	Jan. 2004	GF, AF, and DF
	<i>H-7 Development Agreements</i>	CM and SD	Ongoing	DF and GF
	<i>H-9 Specific Plans</i>	CDD, PC, CC, PW, and Finance	June 2003	RF, DF, and GF
6.3.H The City shall provide appropriate financial incentives to ensure the construction of low-income housing.	<i>H-4 State, and Federal Programs</i>	CDD and CVHA	Ongoing	RF, GF, and PAF
	<i>H-5 Local Finance Programs</i>	CDD	Ongoing	RF and CDBG
	<i>H-19 Public Awareness/Education Program</i>	CDD and RA	Initiate in 2002	RF and SFG
6.4.A The City shall continue existing programs and develop new programs that facilitate	<i>H-4 State, and Federal Programs</i>	CDD and CVHA	Ongoing	RF, GF, and PAF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

Policy	Implementing Action	Responsibility^a	Time Frame	Funding Source^b	
the construction of senior housing, including facilities that provide a continuum of care (independent, assisted, and skilled nursing facilities) in one location.	<i>H-5</i>	<i>Local Finance Programs</i>	CDD	Ongoing	RF and CDBG
	<i>H-12</i>	<i>Redevelopment Agency</i>	CDD and RA	2001-2010	RHSF and SFG
	<i>H-20</i>	<i>Public/Private Partnerships</i>	CDD	Initiate in 2002 and ongoing thereafter	
6.4.B The City shall facilitate construction of rental units that include day care facilities and are affordable to low- and very-low-income single female heads of household.	<i>H-4</i>	<i>State, and Federal Programs</i>	CDD and CVHA	Ongoing	RF, GF, and PAF
	<i>H-5</i>	<i>Local Finance Programs</i>	CDD	Ongoing	RF and CDBG
	<i>H-12</i>	<i>Redevelopment Agency</i>	CDD	2001-2010	RHSF and SFG
	<i>H-20</i>	<i>Public/Private Partnerships</i>	CDD	Initiate in 2002 and ongoing thereafter	RF and SFG
	<i>H-21</i>	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
6.4.C The City shall encourage construction of three+-bedroom units in multi-family rental complexes to help meet the housing needs of low-income large families.	<i>H-24</i>	<i>Fee Structure</i>	CDD, PW, Finance, AD	Initiate in 2002 and ongoing annually thereafter	DF
	<i>H-4</i>	<i>State, and Federal Programs</i>	CDD and CVHA	Ongoing	RF, GF, and PAF
	<i>H-10</i>	<i>Density Bonus Program</i>	CDD	July 2003	RF, GF, and DF
	<i>H-12</i>	<i>Redevelopment Agency</i>	CDD and RA	2001-2010	RHSF and SFG
	<i>H-22</i>	<i>Design Review</i>	CDD	As submitted by project developers and landowners	RF, GF, and DF
	<i>H-23</i>	<i>Special Housing Needs Guidelines</i>	CDD, PC, and CC	2002	RF and GF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

Policy	Implementing Action	Responsibility^a	Time Frame	Funding Source^b
6.4.D Accommodations for Disabled Persons: At least 5 percent of multi-family rental units in projects that include 20 or more units shall be accessible and adaptable to the handicapped. The City will review its land use policies, zoning ordinance and building code administrative procedures to ensure that accessible housing and retrofits or conversions are not discouraged and will provide information to the public regarding such measures as reduced parking requirements, process for requesting accommodation, and rights of the disabled under ADA and State codes.	<i>H-1 General Plan Review and Update</i>	CDD	July 2002, July 2006 (Revision)	GF and DF
	<i>H-2 Zoning Ordinance Review and Update</i>	CDD, PC and CC	Jan. 2004	GF, AF and DF
	<i>H-3 Subdivision Ordinance Review and Update</i>	CDD, PW and CE	July 2003	RF, GF and DF
	<i>H-19 Public Awareness/Education Program</i>	CDD and RA	Initiate in 2002	RF and SFG
	<i>H-22 Design Review</i>	CDD	As submitted by project developers and landowners	RF, GF and DF
	<i>H-23 Special Housing Needs Guidelines</i>			
	<i>H-25 Americans with Disabilities Act</i>			
<i>H-26 Uniform Building Code</i>	CDD	Ongoing	None required	
6.4.E The City shall, in conjunction with other Solano County jurisdictions, participate in local and regional efforts toward programs that will provide shelter for local residents without housing.	<i>H-5 Local Finance Programs</i>	CDD	Ongoing	RF and CDBG
	<i>H-21 Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
	<i>H-27 Regional Homeless Program</i>	CDD and RA	2003	RF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

Policy	Implementing Action	Responsibility^a	Time Frame	Funding Source^b
6.4.F The City shall encourage the production of housing suitable for both seasonal and permanent farm workers in multifamily districts and agricultural districts both within and outside the City Limits. This includes areas previously annexed but still undeveloped, as well as infill and new development sites within City limits. The City will review the Zoning Ordinance for opportunities to allow farm worker housing and remove constraints; for example allowing boardinghouses in multifamily districts and single room occupancy hotels in commercial districts. Specific standards will be added for permitting multiple short term tenants in a dormitory, "room for rent" or boarding house facility. These facilities may be considered in a similar fashion as group homes.	<i>H-1 General Plan Review and Update</i>	CDD	July 2002, July 2006 (Revision)	GF and DF
	<i>H-2 Zoning Ordinance Review and Update</i>	CDD, PC and CC	Jan. 2004	GF, AF and DF
	<i>H-3 Subdivision ordinance Review and Update</i>	CDD, PW and CE	July 2003	RF, GF and DF
	<i>H-4 State and Federal Programs</i>			
	<i>H-5 Local Finance Programs</i>			
	<i>H-10 Density Bonus Program</i>	CM and SD	Ongoing	DF and GF
	<i>H-11 Residential Land Use Inventory Update</i>	PW and CDD	Ongoing	RF, GF, and DF
	<i>H-12 Redevelopment Agency</i>	CDD	Jan. 2003	RF, GF, and DF
	<i>H-20 Public/Private Partnerships</i>	CDD	Initiate in 2002 and ongoing thereafter	RF and SFG
	<i>H-23 Special Housing Needs Guidelines</i>	CDD, PC and CC	2002	RF and GF
6.5A The City shall maintain sufficient capacity in the appropriate land use districts to allow for the Regional Housing Needs as determined by the Association of Bay Area Governments (<i>Site Capacity Objectives, as shown in Tables 6-6, 6-18 and 6-19.</i>)	<i>H-1 General Plan Review and Update</i>	CDD	July 2002, July 2006 (Revision)	GF and DF
	<i>H-7 Development Agreements</i>	CM and SD	Ongoing	DF and GF
	<i>H-8 Development Review</i>	PW and CDD	Ongoing	RF, GF and DF
	<i>H-11 Residential Land Use Inventory Update</i>	CDD	Jan. 2003	RF, GF and DF
	<i>H-21 Interagency Coordination</i>	CDD, PW and PRC	Ongoing	GF and RF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

Policy	Implementing Action	Responsibility^a	Time Frame	Funding Source^b
6.5.B The City shall maintain sufficient multi-family designated land use and zoning districts to provide sufficient capacity for the low and very low income housing needs determined by the Association of Bay Area Governments	<i>H-1 General Plan Review and Update</i>	CDD	July 2002, July 2006 (Revision)	GF and DF
	<i>H-2 Zoning Ordinance Review and Update</i>	CDD, PC, and CC	Jan. 2003	GF , AF and DF
	<i>H-7 Development Agreement</i>	CM and SD	Ongoing	DF and GF
	<i>H-8 Development Review</i>	PW and CDD	Ongoing	RF, GF and DF
	<i>H-11 Residential Land Use Inventory Update</i>	CDD	Jan. 2003	RF, GF and DF
	<i>H-21 Interagency Coordination</i>	CDD, PW and PRC	Ongoing	GF and RF
Consistency rezoning will be made in the Neighborhood Core and Neighborhood Service Districts such that at least 25% of the land area in these districts to R-3 (multifamily residential, up to 29.2 DU/acre by right). The balance of the residential property in these districts will be rezoned to R-2 (up to 14 DU/acre). These districts are located mainly around the Highway 12/Church Road intersection on the Esperson and Riverwalk properties and at Canright Road on the Brann and Gibbs Ranches. This will provide at least 30 acres of multifamily-zoned land on these properties. The Trilogy development agreement already requires at least 10 acres of land to be designated for multifamily residential development. When the zoning ordinance revisions are completed, the properties will be redesignated to their permanent zoning districts, consistent with R-3 densities. (Site Capacity Objectives shown in table 6-6, 6-18 and 6-19).				

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
6.6.A	The City shall recognize and conserve the existing, historical mix of single- and multi-family housing within stable historic neighborhoods by revising the zoning ordinance to allow a variety of housing types by right, within one zoning district.	<i>H-2</i>	<i>Zoning Ordinance Review and Update</i>	CDD, PC and CC	Jan. 2004	GF, AF and DF
		<i>H-12</i>	<i>Redevelopment Agency</i>	CDD and RA	2001-2010	RHSF and SFG
		<i>H-22</i>	<i>Design Review</i>	CDD	As submitted by project developers and landowners	RF, GF, and DF
6.6.B	The City shall revise the zoning and building codes to establish a local historic listing and use the State Historic Building Code wherever feasible.	<i>H-2</i>	<i>Zoning Ordinance Review and Update</i>	CDD, PC, and CC	Jan. 2004	GF, AF and DF
		<i>H-21</i>	<i>Interagency Coordination</i>	CDD, PW and PRC	Ongoing	GF and RF
		<i>H-22</i>	<i>Design Review</i>	CDD	As submitted by project developers and landowners	RF, GF and DF
		<i>H-26</i>	<i>Uniform Building Code</i>	CDD	Ongoing	None required

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
6.6.C	The City shall encourage owners of properties with pre-existing and nonconforming second dwelling units to improve or bring these units up to code by revising the Zoning Ordinance to allow pre-existing second dwelling units by right within the historic district. The City shall consider allowing new second units by right in the district(s) that are revised.	H-2	<i>Zoning Ordinance Review and Update</i>	CDD	July 2003	GF and DF
		H-21	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
		H-22	<i>Design Review</i>	CDD	As submitted by project developers and landowners	RF, GF, and DF
		H-26	<i>Uniform Building Code</i>	CDD	Ongoing	None required
6.6.D	The City shall prevent the conversion of identified "at-risk" federally assisted, lower income affordable housing units to market-rate rents.	H-3	<i>Subdivision Ordinance Review and Update</i>	CDD, PW, and CE	July 2003	RF, GF, and DF
		H-11	<i>Residential Land Use Inventory Update</i>	CDD	Jan. 2003	RF, GF, and DF
		H-13	<i>Unit Conversion Ordinance</i>	CDD and CC	July 2003	RF and GF
		H-17	<i>Housing Needs Assessment</i>			
		H-29	<i>Assisting "At-Risk" Units</i>	CDD and RA	As needed	RF and SFG
6.7.A	The City shall continue to allow factory-built housing with permanent foundations that also meet design review requirements on any parcel designated for residential uses.	H-2	<i>Zoning Ordinance Review and Update</i>	CDD, PC, and CC	Jan. 2004	GF, AF, and DF
		H-22	<i>Design Review</i>	CDD	As submitted by project developers and landowners	RF, GF, and DF
		H-28	<i>Government Code Section 65853</i>	CDD	Ongoing	RF, DF, and PF
6.7.B	The City shall encourage existing multi-family housing and second dwelling units to remain viable within the downtown and historic residential districts.	H-1	<i>General Plan Review and Update</i>	CDD	July 2002, July 2006 (Revision)	GF and DF
		H-2	<i>Zoning Ordinance Review and Update</i>	CDD, PC, and CC	Jan. 2004	GF, AF, and DF
		H-8	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF

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Policy	Implementing Action	Responsibility^a	Time Frame	Funding Source^b
	<i>H-11 Residential Land Use Inventory Update</i>	CDD	Jan. 2003	RF, GF, and DF
	<i>H-21 Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
6.7.C The City shall consider a variety of efforts to reduce the cost of units that are legally committed to long-term affordability to lower income households.	<i>H-1 General Plan Review and Update</i>	CDD	July 2002, July 2006 (Revision)	GF and DF
	<i>H-2 Zoning Ordinance Review and Update</i>	CDD, PC, and CC	Jan. 2004	GF, AF, and DF
	<i>H-12 Redevelopment Agency</i>	CDD and RA	2001-2010	RHSF and SFG
	<i>H-22 Design Review</i>	CDD	As submitted by project developers and landowners	RF, GF, and DF
6.7.D The City shall revise existing zoning to encourage upstairs or "back of the store" living units in downtown commercial areas, where vacant or unutilized space exists.	<i>H-1 General Plan Review and Update</i>	CDD	July 2002, July 2006 (Revision)	GF and DF
	<i>H-2 Zoning Ordinance Review and Update</i>	CDD, PC, and CC	Jan. 2004	GF, AF, and DF
	<i>H-21 Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
6.7.E In addition to the above policies, the City shall revise the Zoning and Subdivision Ordinances consistent with the General Plan to provide for the following measures, which particularly affect constraints on housing:	<i>H-1 General Plan Review and Update</i>	CDD	July 2002, July 2006 (Revision)	GF and DF
	<i>H-2 Zoning Ordinance Review and Update</i>	CDD, PC, and CC	Jan. 2004	GF, AF, and DF
	<i>H-3 Subdivision Ordinance Review and Update</i>	CDD, PW, and CE	July 2003	RF, GF, and DF
	<i>H-21 Interagency Coordination</i>			

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

Policy	Implementing Action	Responsibility ^a	Time Frame	Funding Source ^b		
<ul style="list-style-type: none"> • Land Use Element: At least 25% and as much as 50% of housing units in the Neighborhood Core and Neighborhood Service Districts and 20% of the Neighborhood Residential District may be attached or multi-family housing by right (Neighborhood Residential is the largest residential land use district, with some 2,100 acres. • Consistency Rezoning: At least 25% of the land area in the Neighborhood Core and at least 20% of the land in the Neighborhood Service districts shall be zoned R-3, with the balance of the residential land in these districts zoned R-2. • Circulation Element: Performance street standards that reduce street widths. 		CDD, PW, and PRC	Ongoing	GF and RF		
6.7.F	The City shall continue to use regulatory incentives and the development review process to encourage innovative housing types, site planning, and mixed-use developments.	H-8 H-22	<i>Development Review</i> <i>Design Review</i>	PW and CDD CDD	Ongoing As submitted by project developers and landowners	RF, GF, and DF RF, GF, and DF
		H-30	<i>Regulatory Incentives</i>	CDD	Ongoing	None required
6.8.A	The City shall promote energy and water conservation designs and features in residential developments.	H-4 H-5	<i>State, and Federal Programs</i> <i>Local Finance Programs</i>	CDD and CVHA CDD	Ongoing Ongoing	RF, GF, and PAF RF and CDBG

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

Policy	Implementing Action	Responsibility^a	Time Frame	Funding Source^b	
	<i>H-19 Public Awareness/Education Program</i>	CDD and RA	Initiate in 2002	RF and SFG	
	<i>H-22 Design Review</i>	CDD	As submitted by project developers and landowners	RF, GF, and DF	
	<i>H-31 Title 24 of the Building Code</i>	CDD	Ongoing	None required	
6.9.A	The City shall encourage fair housing practices throughout the City.	<i>H-4 State, and Federal Programs</i>	Ongoing	RF, GF, and PAF	
		<i>H-19 Public Awareness Education/Program</i>	Initiate in 2002	RF and SFG	
		<i>H-32 Unfair Housing Practices Grievance Procedure</i>	2002	None required	
6.9.B	The City shall support State, and Federal provisions for enforcing anti-discrimination laws.	<i>H-21 Interagency Coordination</i>	Ongoing	GF and RF	
	<i>All Implementing Actions apply to this Policy</i>				
6.10.A	The shall strive to meet the Quantified Production Objectives stated in <i>Table 6-6</i> through a combination of construction of new affordable housing, rehabilitation of deteriorating units, and conservation of affordable housing as specified in <i>Table 6-19</i> .	<i>All Implementing Actions apply to this Policy</i>			

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

Policy	Implementing Action	Responsibility^a	Time Frame	Funding Source^b		
Economic Development						
7.1.A	The City shall make every effort to attract new job-producing businesses that will maximize economic benefits to existing residents and businesses, and attract other businesses to Rio Vista.	ED-1	<i>Economic Development Program</i>	CDD	Ongoing	RF and GF
		ED-2	<i>Economic Development Strategic Plan</i>	CDD	Initiate in July 2002	RF and DF
		ED-3	<i>Business Assistance Programs</i>			
		ED-4	<i>Rio Vista Redevelopment Plan</i>	CDD, CM, and CC	Ongoing	GF
		ED-5	<i>Economic Development Assistance</i>	CDD	Ongoing	GF
7.1.B	The City shall concentrate its business assistance efforts on the most productive, cost-effective, and compatible industrial sectors: <ul style="list-style-type: none"> • Those most likely to be attracted to a community with Rio Vista’s attributes; • Sectors that will produce the most basic manufacturing jobs and related service needs; and • Sectors that are environmentally and otherwise compatible with the community. 	ED-1	<i>Economic Development Program</i>	CDD	Ongoing	RF and GF
		ED-2	<i>Economic Development Strategic Plan</i>	CDD	Initiate in July 2002	RF and DF
		ED-3	<i>Business Assistance Programs</i>			
		ED-4	<i>Rio Vista Redevelopment Plan</i>	CDD, CM, and CC	Ongoing	GF
		ED-5	<i>Economic Development Assistance</i>	CDD	Ongoing	GF
7.1.C	The City shall investigate and use all feasible means of providing economic and other incentives to new businesses and business retention/expansions.	ED-4	<i>Rio Vista Redevelopment Plan</i>	CDD, CM, and CC	Ongoing	GF
		ED-5	<i>Economic Development Assistance</i>	CDD	Ongoing	GF
		ED-6	<i>Ordinance and Regulation Review</i>	CDD, PC, and CC	Jan. 2004	DF and GF
7.2.A	The City shall strive to achieve a long-	ED-1	<i>Economic Development Program</i>	CDD	Ongoing	RF and GF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

Policy	Implementing Action	Responsibility^a	Time Frame	Funding Source^b	
term jobs/housing balance of at least 1.0 and work toward a goal of one job for every employed Rio Vista resident. The City will attempt to maintain these ratios at or above their current levels.	<i>ED-2</i>	<i>Economic Development Strategic Plan</i>	CDD	Initiate in Aug. 2002	RF and DF
	<i>ED-3</i>	<i>Business Assistance Programs</i>			
7.2.B The City shall designate sufficient industrial land to meet the projected employment needs of the City.	<i>ED-2</i>	<i>Economic Development Strategic Plan</i>	CDD	Initiate in July 2002	RF and DF
	<i>ED-6</i>	<i>Ordinance and Regulation Review</i>	CDD, PC, and CC	Jan. 2004	DF and GF
7.2.C The City shall work with Solano County and nearby municipalities to provide for one job within a 30-minute commute distance for all employed residents.	<i>ED-1</i>	<i>Economic Development Program</i>	CDD	Ongoing	RF and GF
	<i>ED-2</i>	<i>Economic Development Strategic Plan</i>	CDD	Initiate in Aug. 2002	RF and DF
	<i>ED-3</i>	<i>Business Assistance Programs</i>			
7.3.A The City shall continue efforts to attract and retain businesses that are compatible with public service constraints and do not create significant environmental concerns or nuisances, such as noise or dust.	<i>ED-1</i>	<i>Economic Development Program</i>	CDD	Ongoing	RF and GF
	<i>ED-2</i>	<i>Economic Development Strategic Plan</i>	CDD	Initiate in Aug. 2002	RF and DF
	<i>ED-6</i>	<i>Ordinance and Regulation Review</i>	CDD, PC, and CC	Jan. 2004	DF and GF
	<i>ED-7</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
7.4.A Where only one service center or function serves the community, such as the library, City Hall, or post office, that facility shall be located downtown.	<i>ED-2</i>	<i>Economic Development Strategic Plan</i>	CDD	Initiate in Aug. 2002	RF and DF
	<i>ED-6</i>	<i>Ordinance and Regulation Review</i>	CDD, PC, and CC	Jan. 2004	DF and GF
	<i>ED-7</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
7.4.B Cultural, civic, entertainment, specialty retail uses and supporting uses and activities shall be located in the	<i>ED-1</i>	<i>Economic Development Program</i>	CDD	Ongoing	RF and GF
	<i>ED-2</i>	<i>Economic Development Strategic Plan</i>	CDD	Initiate in Aug. 2002	RF and DF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

Policy	Implementing Action	Responsibility^a	Time Frame	Funding Source^b
downtown and adjacent areas. The City shall encourage the establishment of restaurants and other entertainment uses, boutiques, video stores, antique shops, and second-hand shops.	<i>ED-4 Rio Vista Redevelopment Plan</i>	CDD, CM, and CC	Ongoing	GF
	<i>ED-5 Economic Development Assistance</i>	CDD	Ongoing	GF
	<i>ED-6 Ordinance and Regulation Review</i>	CDD, PC, and CC	Jan. 2004	DF and GF
	<i>ED-7 Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
	<i>ED-8 Downtown and Waterfront Specific Plan</i>	CDD, PW, PC, and CC	Initiate in June 2003	RF
7.4.C Employment, professional office and medical uses, and housing shall be encouraged in the historic downtown. Design, access, parking and building scale shall be made compatible with the existing character and functions of the surrounding area.	<i>ED-1 Economic Development Program</i>	CDD	Ongoing	RF and GF
	<i>ED-2 Economic Development Strategic Plan</i>	CDD	Initiate in Aug. 2002	RF and DF
	<i>ED-4 Rio Vista Redevelopment Plan</i>	CDD, CM, and CC	Ongoing	GF
	<i>ED-5 Economic Development Assistance</i>	CDD	Ongoing	GF
	<i>ED-6 Ordinance and Regulation Review</i>	CDD, PC, and CC	Jan. 2004	DF and GF
	<i>ED-7 Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
	<i>ED-8 Downtown and Waterfront Specific Plan</i>	CDD, PW, PC, and CC	Initiate in June 2003	RF
7.4.D The City shall limit highway commercial and other uses not compatible with the historic character of the downtown.	<i>ED-6 Ordinance and Regulation Review</i>	CDD, PC, and CC	Jan. 2004	DF and GF
	<i>ED-7 Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
7.4.E The City shall encourage additional mixed uses in the downtown.	<i>ED-1 Economic Development Program</i>	CDD	Ongoing	RF and GF
	<i>ED-2 Economic Development Strategic Plan</i>	CDD	Initiate in Aug. 2002	RF and DF
	<i>ED-4 Rio Vista Redevelopment Plan</i>	CDD, CM, and CC	Ongoing	GF
	<i>ED-5 Economic Development Assistance</i>	CDD	Ongoing	GF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

Policy	Implementing Action	Responsibility^a	Time Frame	Funding Source^b	
	<i>ED-6 Ordinance and Regulation Review</i>	CDD, PC, and CC	Jan. 2004	DF and GF	
	<i>ED-7 Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF	
	<i>ED-8 Downtown and Waterfront Specific Plan</i>	CDD, PW, PC, and CC	Initiate in June 2003	RF	
7.5.A	New retail shall provide goods and services not currently available or for which an unmet demand clearly exists; new retail shall be sized in proportion to market demand. New retail at Highway 12/Church Road shall not replicate the retail niches outlined for other areas.	<i>ED-7 Development Review</i> <i>ED-9 Retail Market Analysis</i>	PW and CDD CDD	Ongoing As submitted and ongoing thereafter	RF, GF, and DF GF and RF
7.5.B	Development of any new shopping center shall be phased appropriately with new housing construction and shall be supported by new household expenditures.	<i>ED-7 Development Review</i> <i>ED-9 Retail Market Analysis</i>	PW and CDD CDD	Ongoing As submitted and ongoing thereafter	RF, GF, and DF GF and RF
7.5.C	The City shall ensure adequate visibility and vehicular access at Highway 12/Church Road. Highway commercial uses, while allowed, shall not dominate the Church Street frontage and shall account for a small portion of the total land area.	<i>ED-7 Development Review</i> <i>ED-10 Design Standards and Guidelines</i>	PW and CDD CDD	Ongoing June 2003	RF, GF, and DF GF
7.5.D	The City shall encourage complementary and supporting uses, including neighborhood- and local-serving businesses,	<i>ED-6 Ordinance and Regulation Review</i> <i>ED-7 Development Review</i>	CDD, PC, and CC PW and CDD	Jan. 2004 Ongoing	DF and GF RF, GF, and DF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
	borhood- and local-serving businesses, employment uses (office and related), personal and business services, public, medical, and institutional uses.	<i>ED-10</i>	<i>Design Standards and Guidelines</i>	CDD	June 2003	GF
7.6.A	The City shall encourage the development of small-scale neighborhood commercial, services, "flex" space, office, and retail uses. The scale and character of such uses shall be compatible with the Airport restrictive districts and neighboring residential uses.	<i>ED-6</i>	<i>Ordinance and Regulation Review</i>	CDD, PC, and CC	Jan. 2004	DF and GF
		<i>ED-7</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		<i>ED-10</i>	<i>Design Standards and Guidelines</i>	CDD	June 2003	GF
7.7.A	The City shall ensure that auto-oriented commercial uses that front on arterial streets present a high-quality design and are adequately screened from adjacent uses. The City shall require connections, cross-reciprocal easements for parking, and access to/from adjacent commercial sites. Drive-through windows and curb cuts shall be limited to minimize circulation and access impediments.	<i>ED-6</i>	<i>Ordinance and Regulation Review</i>	CDD, PC, and CC	Jan. 2004	DF and GF
		<i>ED-7</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		<i>ED-10</i>	<i>Design Standards and Guidelines</i>	CDD	June 2003	GF
7.7.B	The City shall facilitate relocation of the auto and farm implement dealerships to better visibility on larger sites.	<i>ED-1</i>	<i>Economic Development Program</i>	CDD	Ongoing	RF and GF
		<i>ED-2</i>	<i>Economic Development Strategic Plan</i>	CDD	Initiate in Aug. 2002	RF and DF
		<i>ED-4</i>	<i>Rio Vista Redevelopment Program</i>	CDD, CM, and CC	Ongoing	GF
		<i>ED-5</i>	<i>Economic Development Assistance</i>	CDD	Ongoing	GF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
		<i>ED-8</i>	<i>Downtown and Waterfront Specific Plan</i>	CDD, PW, PC, and CC	Initiate in June 2003	RF
7.7.C	The City shall target this area for auto sales sites and other major highway commercial uses rather than at the Church Road intersection.	<i>ED-6</i>	<i>Ordinance and Regulation Review</i>	CDD, PC, and CC	Jan. 2004	DF and GF
		<i>ED-7</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
7.8.A	The City shall ensure that adequate lands are available for service commercial activities required by businesses and individuals.	<i>ED-2</i>	<i>Economic Development Strategic Plan</i>	CDD	Initiate in Aug. 2002	RF and DF
		<i>ED-6</i>	<i>Ordinance and Regulation Review</i>	CDD, PC, and CC	Jan. 2004	DF and GF
		<i>ED-7</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
7.8.B	The City shall encourage service commercial uses in the districts specifically designated for these uses, as well as in the Business Park (former airport site). These uses shall be limited to only those necessary to serve nearby businesses in the Airport Road industrial areas.	<i>ED-2</i>	<i>Economic Development Strategic Plan</i>	CDD	Initiate in Aug. 2002	RF and DF
		<i>ED-6</i>	<i>Ordinance and Regulation Review</i>	CDD, PC, and CC	Jan. 2004	DF and GF
		<i>ED-7</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
7.9.A	The City shall continue to encourage the location of service, industrial, and manufacturing sites in this area.	<i>ED-2</i>	<i>Economic Development Strategic Plan</i>	CDD	Initiate in Aug. 2002	RF and DF
		<i>ED-6</i>	<i>Ordinance and Regulation Review</i>	CDD, PC, and CC	Jan. 2004	DF and GF
		<i>ED-7</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b	
7.9.B	The City shall improve the area's attractiveness to businesses contemplating locating in Rio Vista by the following actions:		<i>ED-2 Economic Development Strategic Plan</i>	CDD	Initiate in Aug. 2002	RF and DF	
			<i>ED-4 Rio Vista Redevelopment Plan</i>	CDD, CM, and CC	Ongoing	GF	
			<i>ED-5 Economic Development Assistance</i>	CDD	Ongoing	GF	
		▪	Upgrading the west side of River Road to the extent feasible with sidewalks and frontage improvements.	<i>ED-6 Ordinance and Regulation Review</i>	CDD, PC, and CC	Jan. 2004	DF and GF
		▪	Avoiding "piece-meal" improvements to River Road as development occurs.	<i>ED-7 Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
			<i>ED-11 Assessment Districts</i>	CDD and RA	Ongoing	PO, Bonds, and GF	
		▪	Emphasizing landscaping and appearance upgrades.	<i>ED-12 Capital Improvement Program</i>	CDD, PW, Finance, and CM	June 2003	GF, DF, and RF
7.9.C	The City shall encourage more intensive development and redevelopment of this area.		<i>ED-2 Economic Development Strategic Plan</i>	CDD	Initiate in Aug. 2002	RF and DF	
			<i>ED-4 Rio Vista Redevelopment Plan</i>	CDD, CM, and CC	Ongoing	GF	
			<i>ED-5 Economic Development Assistance</i>	CDD	Ongoing	GF	
			<i>ED-6 Ordinance and Regulation Review</i>	CDD, PC, and CC	Jan. 2004	DF and GF	
			<i>ED-7 Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF	
			<i>ED-11 Assessment Districts</i>	CDD and RA	Ongoing	PO, Bonds, and GF	

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

Policy	Implementing Action	Responsibility^a	Time Frame	Funding Source^b
	<i>ED-12 Capital Improvement Program</i>	CDD, PW, Finance, and CM	June 2003	GF, DF, and RF
7.9.D This area shall be developed in a similar character and intensity as the Rio Vista Business Park (former airport).	<i>ED-2 Economic Development Strategic Plan</i>	CDD	Initiate in Aug. 2002	RF and DF
	<i>ED-6 Ordinance and Regulation Review</i>	CDD, PC, and CC	Jan. 2004	DF and GF
	<i>ED-7 Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
7.9.E River Road shall continue to be a primary truck route, providing access to all industrial districts.	<i>ED-6 Ordinance and Regulation Review</i>	CDD CDD, PC, and CC	Jan. 2003 Jan. 2004	RF DF and GF
	<i>ED-7 Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
7.10.A The City shall continue to promote construction of new commercial structures sized for small to medium businesses.	<i>ED-2 Economic Development Strategic Plan</i>	CDD	Initiate in Aug. 2002	RF and DF
	<i>ED-6 Ordinance and Regulation Review</i>	CDD, PC, and CC	Jan. 2004	DF and GF
	<i>ED-7 Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
7.10.B The City shall continue to allow auto maintenance; service uses; and light industrial, warehouse, and manufacturing uses.	<i>ED-2 Economic Development Strategic Plan</i>	CDD	Initiate in Aug. 2002	RF and DF
	<i>ED-6 Ordinance and Regulation Review</i>	CDD, PC, and CC	Jan. 2004	DF and GF
	<i>ED-7 Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
7.10.C The City shall seek to make the Business Park more attractive to new businesses by upgrading the design of new buildings, providing needed infrastructure, and emphasizing additional landscaping and	<i>ED-4 Rio Vista Redevelopment Plan</i>	CDD, CM, and CC	Ongoing	GF
	<i>ED-5 Economic Development Assistance</i>	CDD	Ongoing	GF
	<i>ED-6 Ordinance and Regulation Review</i>	CDD, PC, and CC	Jan. 2004	DF and GF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

Policy	Implementing Action	Responsibility^a	Time Frame	Funding Source^b		
	emphasizing additional landscaping and other improvements.	<i>ED-7 ED-11</i>	<i>Development Review Assessment Districts</i>	PW and CDD CDD and RA	Ongoing Ongoing	RF, GF, and DF PO, Bonds, and GF
7.11.A	The standard to be achieved is 10 employees per acre or 1 employee per 1,000 square feet of building area.	<i>ED-1 ED-2 ED-6 ED-7 ED-13</i>	<i>Economic Development Program Economic Development Strategic Plan Ordinance and Regulation Review Development Review Contract Consistency Review</i>	CDD CDD CDD, PC, and CC PW and CDD CDD, CM, and RA	Ongoing Initiate in Aug. 2002 Jan. 2004 Ongoing Initiate in July 2002 and ongoing thereafter	RF and GF RF and DF DF and GF RF, GF, and DF GF and RF
7.11.B	The City shall encourage business service, manufacturing, office, and research.	<i>ED-2 ED-5 ED-7 ED-12 ED-13 ED-14</i>	<i>Economic Development Strategic Plan Economic Development Assistance Development Review Capital Improvement Program Contract Consistency Review Airport Master Plan</i>	CDD CDD PW and CDD CDD, PW, Finance, and CM CDD, CM, and RA CDD and PW	Initiate in Aug. 2002 Ongoing Ongoing June 2003 Initiate in July 2002 and ongoing thereafter Ongoing	RF and DF GF RF, GF, and DF GF, DF, and RF GF and RF GF and RF
7.11.C	Warehouse uses shall be minimized.	<i>ED-2 ED-5</i>	<i>Economic Development Strategic Plan Economic Development Assistance</i>	CDD CDD	Initiate in Aug. 2002 Ongoing	RF and DF GF

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Policy	Implementing Action	Responsibility^a	Time Frame	Funding Source^b	
7.11.D	The City shall encourage a mix of industrial, commercial, technical, and service uses that generate employment and serve the employees.	<i>ED-7</i> <i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		<i>ED-12</i> <i>Capital Improvement Program</i>	CDD, PW, Finance, and CM	June 2003	GF, DF, and RF
		<i>ED-13</i> <i>Contract Consistency Review</i>	CDD, CM, and RA	Initiate in July 2002 and ongoing thereafter	GF and RF
		<i>ED-14</i> <i>Airport Master Plan</i>	CDD and PW	Ongoing	GF and RF
		<i>ED-2</i> <i>Economic Development Strategic Plan</i>	CDD	Initiate in Aug. 2002	RF and DF
		<i>ED-5</i> <i>Economic Development Assistance</i>	CDD	Ongoing	GF
		<i>ED-7</i> <i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
7.11.E	The quality of development shall be set to a higher standard than at the Business Park (former airport).	<i>ED-12</i> <i>Capital Improvement Program</i>	CDD, PW, Finance, and CM	June 2003	GF, DF, and RF
		<i>ED-13</i> <i>Contract Consistency Review</i>	CDD, CM, and RA	Initiate in July 2002 and ongoing thereafter	GF and RF
		<i>ED-14</i> <i>Airport Master Plan</i>	CDD and PW	Ongoing	GF and RF
7.11.F	The most intensive development shall occur north of Airport Road.	<i>ED-10</i> <i>Design Standards and Guidelines</i>	CDD	June 2003	GF
7.11.F	The most intensive development shall occur north of Airport Road.	<i>ED-2</i> <i>Economic Development Strategic Plan</i>	CDD	Initiate in Aug. 2002	RF and DF
		<i>ED-5</i> <i>Economic Development Assistance</i>	CDD	Ongoing	GF
		<i>ED-7</i> <i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF

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Policy	Implementing Action	Responsibility ^a	Time Frame	Funding Source ^b		
7.12.A	Spaces shall be developed with airport-related services and other uses compatible with both runway and vehicular access.	<i>ED-12</i>	<i>Capital Improvement Program</i>	CDD, PW, Finance, and CM	June 2003	GF, DF, and RF
		<i>ED-13</i>	<i>Contract Consistency Review</i>	CDD, CM, and RA	Initiate in July 2002 and ongoing thereafter	GF and RF
		<i>ED-14</i>	<i>Airport Master Plan</i>	CDD and PW	Ongoing	GF and RF
		<i>ED-2</i>	<i>Economic Development Strategic Plan</i>	CDD	Initiate in Aug. 2002	RF and DF
		<i>ED-5</i>	<i>Economic Development Assistance</i>	CDD	Ongoing	GF
		<i>ED-7</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		<i>ED-12</i>	<i>Capital Improvement Program</i>	CDD, PW, Finance, and CM	June 2003	GF, DF, and RF
7.13.A	The City shall seek to provide adequate infrastructure to all business parks and commercial districts.	<i>ED-13</i>	<i>Contract Consistency Review</i>	CDD, CM, and RA	Initiate in July 2002 and ongoing thereafter	GF and RF
		<i>ED-14</i>	<i>Airport Master Plan</i>	CDD and PW	Ongoing	GF and RF
		<i>ED-2</i>	<i>Economic Development Strategic Plan</i>	CDD	Initiate in Aug. 2002	RF and DF
		<i>ED-4</i>	<i>Rio Vista Redevelopment Plan</i>	CDD, CM, and CC	Ongoing	GF
		<i>ED-5</i>	<i>Economic Development Assistance</i>	CDD	Ongoing	GF
7.14.A	The City shall include technology and telecommunications in the Economic Development Strategic Plan.	<i>ED-12</i>	<i>Capital Improvement Program</i>	CDD, PW, Finance, and CM	June 2003	GF, DF, and RF
		<i>ED-2</i>	<i>Economic Development Strategic Plan</i>	CDD	Initiate in Aug. 2002	RF and DF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

Policy	Implementing Action	Responsibility^a	Time Frame	Funding Source^b	
7.14.B The City shall encourage service providers to provide high-speed internet and telecommunications capability and keep their facilities up-to-date.	<i>ED-2</i>	<i>Economic Development Strategic Plan</i>	CDD	Initiate in Aug. 2002	RF and DF
	<i>ED-6</i>	<i>Ordinance and Regulation Review</i>	CDD, PC, and CC	Jan. 2004	DF and GF
	<i>ED-7</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
	<i>ED-10</i>	<i>Design Standards and Guidelines</i>	CDD	June 2003	GF
	<i>ED-11</i>	<i>Assessment Districts</i>	CDD and RA	Ongoing	PO, Bonds, and GF
	<i>ED-13</i>	<i>Contract Consistency Review</i>	CDD, CM, and RA	Initiate in July 2002 and ongoing thereafter	GF and RF
7.14.C The City shall identify the range of business needs and, to the extent possible or allowed under Federal and State regulations, require that those needs be met as a condition of franchise agreements and other entitlements.	<i>ED-6</i>	<i>Ordinance and Regulation Review</i>	CDD, PC, and CC	Jan. 2004	DF and GF
	<i>ED-15</i>	<i>Franchise Ordinance</i>	CDD and F	Jan. 2003	GF and AF
7.14.D The City shall determine sufficient standards for new development (both residential and nonresidential) to ensure that facilities are installed during the development process.	<i>ED-7</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
	<i>ED-10</i>	<i>Design Standards and Guidelines</i>	CDD	June 2003	GF
7.14.E The City shall encourage telecommuting and home business use of the Internet as a means of supporting business start-ups and reducing regional traffic congestion.	<i>ED-6</i>	<i>Ordinance and Regulation Review</i>	CDD, PC, and CC	Jan. 2004	DF and GF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

Policy	Implementing Action	Responsibility^a	Time Frame	Funding Source^b		
8.1.A	The City shall designate land uses in a manner that minimizes use of the automobile within the city limits.	CM-1 CM-2	<i>Land Use Map</i> <i>Specific Plans</i>	CDD CDD, PC, CC, PW, and Finance	Jan. 2003 July 2003	RF RF, DF, and GF
8.1.B	The City shall not require a single design standard; multiple standards shall be allowed as needed to achieve the desired expansion of vehicular, pedestrian, and bicycle capacity over time.	CM-3	<i>Roadway Performance Criteria and Street Design</i>	CDD and PW	With General Plan July 2002 and ongoing thereafter	DF and GF
8.1.C	The City shall ensure that highway expansion is implemented in a manner that preserves as much as possible of the rolling hillsides and views, even if design speeds will be lower than similar state highways.	CM-3	<i>Roadway Performance Criteria and Street Design</i>	CDD and PW	With General Plan July 2002 and ongoing thereafter	DF and GF
8.1.D	The City shall consider the “typical” Caltrans expressway design inappropriate within the city limits.	CM-3	<i>Roadway Performance Criteria and Street Design</i>	CDD and PW	With General Plan July 2002 and ongoing thereafter	DF and GF
8.1.E	The City shall require sidewalks on public streets in all new developments, as shown in <i>Figures 8-6 through 8-11</i> .	CM-3	<i>Roadway Performance Criteria and Street Design</i>	CDD and PW	With General Plan July 2002 and ongoing thereafter	DF and GF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
8.1.F	The City shall ensure that signals, turn lanes, roundabouts, and other intersection improvements are used appropriately, to reduce the restrictions of intersections on lane capacity.	CM-3	<i>Roadway Performance Criteria and Street Design</i>	CDD and PW	With General Plan July 2002 and ongoing thereafter	DF and GF
8.1.G	The City shall ensure that individual properties or development sites are not viewed as self-contained islands.	CM-3	<i>Roadway Performance Criteria and Street Design</i>	CDD and PW	With General Plan July 2002 and ongoing thereafter	DF and GF
8.1.H	The City shall encourage the use of properly designed “park once” concepts between adjacent retail and similar uses.	CM-3	<i>Roadway Performance Criteria and Street Design</i>	CDD and PW	With General Plan July 2002 and ongoing thereafter	DF and GF
8.1.I	The City shall ensure that pedestrians, bicyclists, and vehicles are not required to travel a circuitous route to access adjacent services or nearby shopping.	CM-3	<i>Roadway Performance Criteria and Street Design</i>	CDD and PW	With General Plan July 2002 and ongoing thereafter	DF and GF
8.1.J	The City shall avoid placement of travel lanes immediately next to sidewalks in the plans for street widening.	CM-3	<i>Roadway Performance Criteria and Street Design</i>	CDD and PW	With General Plan July 2002 and ongoing thereafter	DF and GF
8.2.A	The City shall improve traffic controls and pedestrian access on Highway 12.	CM-4	<i>Development Review</i>	PW and CDD	Ongoing June 2003	RF, GF, and DF GF, DF, and RF
		CM-5	<i>Capital Improvement Program</i>	CDD, PW, Finance, and CM		
		CM-6	<i>Roadway Impact Fee Program</i>	CDD	Ongoing	DF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

Policy	Implementing Action	Responsibility ^a	Time Frame	Funding Source ^b	
	<i>CM-7 Traffic Reduction Measures</i>	CDD and PW	Jan. 2004	GF and DF	
	<i>CM-8 Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF	
	<i>CM-9 Local, State, and Federal Funds</i>	CDD	Ongoing	RF and GF	
8.2.B	The City shall ensure that future development and roadway capacities are in balance.	<i>CM-4 Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		<i>CM-5 Capital Improvement Program</i>	CDD, PW, Finance, and CM	June 2003	GF, DF, and RF
		<i>CM-6 Roadway Impact Fee Program</i>	CDD	Ongoing	DF
8.2.C	The City shall ensure that new and upgraded arterial streets and their intersections are designed and built to function at least at level of service (LOS) "D," (acceptable delay) during peak traffic periods.	<i>CM-4 Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		<i>CM-5 Capital Improvement Program</i>	CDD, PW, Finance, and CM	June 2003	GF, DF, and RF
		<i>CM-6 Roadway Impact Fee Program</i>	CDD	Ongoing	DF
8.2.D	The City shall maintain a level of service (LOS) "D" as the target LOS for all major street intersections not specified as LOS "E" by Policies 8.2.F and 8.2.G.	<i>CM-4 Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		<i>CM-5 Capital Improvement Program</i>	CDD, PW, Finance, and CM	June 2003	GF, DF, and RF
		<i>CM-6 Roadway Impact Fee Program</i>	CDD	Ongoing	DF
8.2.E	The City shall maintain a level of service (LOS) "E" for the downtown, neighborhood commercial areas, and other areas where vitality, pedestrian activity, and transit accessibility are or will be primary considerations as the community grows.	<i>CM-4 Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		<i>CM-5 Capital Improvement Program</i>	CDD, PW, Finance, and CM	June 2003	GF, DF, and RF
		<i>CM-6 Roadway Impact Fee Program</i>	CDD	Ongoing	DF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
8.2.F	The City shall maintain a level of service (LOS) "E" for Main and Front Streets between Main Street and Highway 12.	CM-4	<i>Development Review</i>	CDD	Ongoing	RF, GF and DF
		CM-5	<i>Capital Improvement Program</i>	CDD, PW, Finance, and CM	June 2003	GF, DF, and RF
		CM-6	<i>Roadway Impact Fee Program</i>	CDD	Ongoing	DF
8.2.G	The City shall implement the specifications for rights-of-way and improvements that are shown in <i>Table 8-11</i> for existing and future arterial streets.	CM-4	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		CM-5	<i>Capital Improvement Program</i>	CDD, PW, Finance, and CM	June 2003	GF, DF, and RF
		CM-6	<i>Roadway Impact Fee Program</i>	CDD	Ongoing	DF
8.2.H	The City shall ensure that future arterial streets are constructed in accordance with the right-of-way and design standards shown in <i>Figure 8-6</i> .	CM-3	<i>Roadway Performance Criteria and Street Design</i>	CDD and PW	With General Plan July 2002 and ongoing thereafter	DF and GF
		CM-4	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		CM-5	<i>Capital Improvement Program</i>	CDD, PW, Finance, and CM	June 2003	GF, DF, and RF
		CM-6	<i>Roadway Impact Fee Program</i>	CDD	Ongoing	DF
8.2.I	The City shall ensure that new development is responsible for funding and construction of necessary improvements that are directly attributable to the impacts generated by that project.	CM-3	<i>Roadway Performance Criteria and Street Design</i>	CDD and PW	With General Plan July 2002 and ongoing thereafter	DF and GF
		CM-4	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		CM-6	<i>Roadway Impact Fee Program</i>	CDD	Ongoing	DF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
8.2.J	The City shall require that new development projects mitigate their share of offsite traffic impacts (outside the boundaries of the specific development properties) in order to maintain the level of service standards of Policies 8.2.D, 8.2.E, 8.2.F, and 8.2.G.	CM-4	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		CM-6	<i>Roadway Impact Fee Program</i>	CDD	Ongoing	DF
8.2.K	The City shall ensure improvements are provided prior to the deterioration of levels of service below the standards of Policies 8.2.D, 8.2.E, 8.2.F, and 8.2.G.	CM-4	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		CM-5	<i>Capital Improvement Program</i>	CDD, PW, Finance, and CM	June 2003	GF, DF, and RF
		CM-6	<i>Roadway Impact Fee Program</i>	CDD	Ongoing	DF
8.2.L	Where feasible, the City shall improve safety and traffic flow for both cars and pedestrians on existing streets and congested intersections.	CM-5	<i>Capital Improvement Program</i>	CDD, PW, Finance, and CM	June 2003	GF, DF, and RF
		CM-6	<i>Roadway Impact Fee Program</i>	CDD	Ongoing	DF
8.2.M	As development occurs adjacent to these proposed streets or earlier if the need arises, the City shall ensure that the collector and important local street system is completed as shown in Figure 8-3.	CM-3	<i>Roadway Performance Criteria and Street Design</i>	CDD and PW	With General Plan July 2002 and ongoing thereafter	DF and GF
		CM-4	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		CM-5	<i>Capital Improvement Program</i>	CDD, PW, Finance, and CM	June 2003	GF, DF, and RF
		CM-6	<i>Roadway Impact Fee Program</i>	CDD	Ongoing	DF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
8.2.N	The City shall ensure that rights-of-way, performance standards, and design characteristics for future arterial and collector streets are implemented as shown in <i>Figures 8-6 and 8-7</i> .	CM-3	<i>Roadway Performance Criteria and Street Design</i>	CDD and PW	With General Plan July 2002 and ongoing thereafter	DF and GF
8.2.O	The City shall require improvement and performance standards for local streets (as shown in <i>Figures 8-6 through 8-12</i>) in new developments. (<i>Note: additional design and performance requirements for adjacent lots are discussed in the Community Character & Design element</i>).	CM-3	<i>Roadway Performance Criteria and Street Design</i>	CDD and PW	With General Plan July 2002 and ongoing thereafter	DF and GF
		CM-4	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
8.2.P	The City shall require new development to provide signals or other improvements at appropriate intersections in a timely manner, to prevent the deterioration of service levels.	CM-3	<i>Roadway Performance Criteria and Street Design</i>	CDD and PW	With General Plan July 2002 and ongoing thereafter	DF and GF
		CM-4	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
8.2.Q	The City shall ensure that the first priority of improvements is at intersections, followed by segment (lane) expansion.	CM-3	<i>Roadway Performance Criteria and Street Design</i>	CDD and PW	With General Plan July 2002 and ongoing thereafter	DF and GF
		CM-4	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
8.2.R	The City shall ensure that intersection improvements, including signals, are provided prior to meeting any necessary Caltrans warrants, to prevent deteriora-	CM-3	<i>Roadway Performance Criteria and Street Design</i>	CDD and PW	With General Plan July 2002 and ongoing thereafter	DF and GF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
	tion of service levels.	<i>CM-5</i>	<i>Capital Improvement Program</i>	CDD, PW, Finance, and CM	June 2003	GF, DF, and RF
		<i>CM-6</i>	<i>Roadway Impact Fee Program</i>	CDD	Ongoing	DF
8.2.S	The City shall construct intersection and traffic signals as needed to avoid deterioration of service levels while waiting for an adjacent property owner to develop.	<i>CM-5</i>	<i>Capital Improvement Program</i>	CDD, PW, Finance, and CM	June 2003	GF, DF, and RF
		<i>CM-6</i>	<i>Roadway Impact Fee Program</i>	CDD	Ongoing	DF
8.3.A	The City shall provide a continuous system of sidewalks along streets.	<i>CM-4</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		<i>CM-5</i>	<i>Capital Improvement Program</i>	CDD, PW, Finance, and CM	June 2003	GF, DF, and RF
		<i>CM-10</i>	<i>Development Agreements</i>	CM and SD	Ongoing	DF and GF
8.3.B	The City shall complete the comprehensive pedestrian and bicycle systems, including off-street multipurpose paths and trails linking major new development areas with the waterfront.	<i>CM-11</i>	<i>Public/Private Cooperation</i>	CDD and PW	Ongoing	RF
		<i>CM-12</i>	<i>Trails and Pathways Map</i>	CDD, PW, CC, PC, and RC	Jan. 2003	RF, GF, and DF
		<i>CM-13</i>	<i>Countywide Bicycle Plan</i>	CDD and PW	Ongoing	RF, DF, and GF
8.3.C	The City shall develop pedestrian and bicycle paths in the trail corridor and along the waterfront.	<i>CM-11</i>	<i>Public/Private Cooperation</i>	CDD and PW	Ongoing	RF
		<i>CM-12</i>	<i>Trails and Pathways Map</i>	CDD, PW, CC, PC, and RC	Jan. 2003	RF, GF, and DF
		<i>CM-13</i>	<i>Countywide Bicycle Plan</i>	CDD and PW	Ongoing	RF, DF, and GF
		<i>CM-12</i>	<i>Trails and Pathways Map</i>	CDD, PW, CC, PC, and RC	Jan. 2003	RF, GF, and DF
8.3.D	The City shall maintain the bicycle pathway system in a condition that provides a safe means of bicycle travel	<i>CM-14</i>	<i>Assessment Districts</i>	CDD	Ongoing with development agreement	DF and GF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
	and connects to all parts of the City.	<i>CM-15</i>	<i>Bikeways and Trails Maintenance Program</i>	PW	Ongoing	GF
8.3.E	The City shall separate bikeways from streets wherever possible. Where off-road bicycle paths are not possible, the City shall designate on-street bicycle lanes.	<i>CM-3</i>	<i>Roadway Performance Criteria and Street Design</i>	CDD and PW	With General Plan July 2002 and ongoing thereafter	DF and GF
8.3.F	The City shall require maintenance assessment districts, lighting and landscaping districts, homeowner associations, and other appropriate funding mechanisms for maintenance of bikeways and trails.	<i>CM-4</i> <i>CM-10</i>	<i>Development Review</i> <i>Development Agreements</i>	PW and CDD CM and SD	Ongoing Ongoing	RF, GF, and DF DF and GF
8.3.G	The City shall require nonresidential developments to build clearly identified internal walkways that are distinct from roadways and directly connect building entrances to public sidewalks and transit stops.	<i>CM-4</i> <i>CM-10</i>	<i>Development Review</i> <i>Development Agreements</i>	PW and CDD CM and SD	Ongoing Ongoing	RF, GF, and DF DF and GF
8.3.H	The City shall ensure that developments are designed carefully to prevent parking lots, loading and delivery areas, and sound walls and buffers from becoming barriers to pedestrians and bicyclists. The City shall ensure that adjacent land uses do not prevent access between buildings, walkways, and parking areas.	<i>CM-4</i> <i>CM-10</i>	<i>Development Review</i> <i>Development Agreements</i>	PW and CDD CM and SD	Ongoing Ongoing	RF, GF, and DF DF and GF
8.3.I	As bikeways are constructed the City	<i>CM-4</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
	shall ensure that they provide direct routes to major employment centers from residential areas.	<i>CM-10</i> <i>CM-12</i>	<i>Development Agreements</i> <i>Trails and Pathways Map</i>	CM and SD CDD, PW, CC, PC, and RC	Ongoing Jan. 2003	DF and GF RF, GF, and DF
8.3.J	The City shall incorporate bicycle facilities into the design of arterial streets, intersections, and other street improvement projects.	<i>CM-3</i>	<i>Roadway Performance Criteria and Street Design</i>	CDD and PW	With General Plan July 2002 and ongoing thereafter	DF and GF
		<i>CM-4</i> <i>CM-12</i>	<i>Development Review</i> <i>Trails and Pathways Map</i>	PW and CDD CDD, PW, CC, PC, and RC	Ongoing Jan. 2003	RF, GF, and DF RF, GF, and DF
8.3.K	The City shall provide for safe walkways, pedestrian and bicycle crossings for arterial streets, Highway 12, creeks, and other physical barriers.	<i>CM-3</i>	<i>Roadway Performance Criteria and Street Design</i>	CDD and PW	With General Plan July 2002 and ongoing thereafter	DF and GF
		<i>CM-12</i>	<i>Trails and Pathways Map</i>	CDD, PW, CC, PC, and RC	Jan. 2003	RF, GF, and DF
		<i>CM-15</i>	<i>Bikeways and Trails Maintenance Program</i>	PW	Ongoing	GF
8.3.L	The City shall construct sidewalks on new or reconstructed streets with a separation from the curb by including a landscaped parkway or greenbelt wide enough to allow for planting of shade trees.	<i>CM-3</i>	<i>Roadway Performance Criteria and Street Design</i>	CDD and PW	With General Plan July 2002 and ongoing thereafter	DF and GF
		<i>CM-4</i> <i>CM-12</i>	<i>Development Review</i> <i>Trails and Pathways Map</i>	PW and CDD CDD, PW, CC, PC, and RC	Ongoing Jan. 2003	RF, GF, and DF RF, GF, and DF
8.3.M	The City shall ensure the provision of	<i>CM-4</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
	secure bicycle parking at centers of public and private activity. The City shall require new commercial development to provide bicycle parking.	CM-12	<i>Trails and Pathways Map</i>	CDD, PW, CC, PC, and RC	Jan. 2003	RF, GF, and DF
		CM-15	<i>Bikeways and Trails Maintenance Program</i>	PW	Ongoing	GF
8.3.N	The City shall actively promote bicycling and bicycle safety.	CM-11	<i>Public/Private Cooperation</i>	CDD and PW	Ongoing	RF
		CM-12	<i>Trails and Pathways Map</i>	CDD, PW, CC, PC, and RC	Jan. 2003	RF, GF, and DF
		CM-16	<i>Public Education and Outreach</i>	CDD, PW, and PD	Initiate in Jan. 2004	GF, DF, and RF
8.3.O	The City shall plan for a multi-modal transfer site that incorporates automobile parking areas, bike parking, transit, pedestrian paths, and park-and-ride pick-up points. (Also, see Resource Conservation and Management Element for General Plan Policy 10.6.H.)	CM-4	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF and DF
		CM-5	<i>Capital Improvement Program</i>	CDD, PW, Finance, and CM	June 2003	GF, DF and RF
		CM-11	<i>Public/Private Cooperation</i>	CDD and PW	Ongoing	RF
		CM-16	<i>Public Education and Outreach</i>	CDD, PW and PD	Initiate in Jan. 2004	GF, DF and RF
8.4.A	The City shall ensure that development patterns avoid an excessive concentration of traffic on streets that funnel traffic to existing residential streets or to Highway 12.	CM-2	<i>Specific Plans</i>	CDD, PC, CC, PW, and Finance	Dec. 2002	RF, DF, and GF
		CM-3	<i>Roadway Performance Criteria and Street Design</i>	CDD and PW	With General Plan July 2002 and ongoing thereafter	DF and GF
		CM-4	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
8.4.B	The City shall encourage the dispersal of traffic to discourage the overuse of any	CM-2	<i>Specific Plans</i>	CDD, PC, CC, PW, and Finance	July 2003	RF, DF, and GF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
	single neighborhood collector or local street, by using traffic-calming measures, increasing route choices, and related actions.	CM-3	<i>Roadway Performance Criteria and Street Design</i>	CDD and PW	With General Plan July 2002 and ongoing thereafter	DF and GF
		CM-4	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
8.4.C	The City shall require new development to provide multiple connections through a grid or grid-like system of local streets with multiple connection opportunities, both internally and to potential future developments.	CM-2	<i>Specific Plans</i>	CDD, PC, CC, PW, and Finance	July 2003	RF, DF, and GF
		CM-3	<i>Roadway Performance Criteria and Street Design</i>	CDD and PW	With General Plan July 2002 and ongoing thereafter	DF and GF
		CM-4	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
8.4.D	The City shall discourage development of discrete “pods” or “villages” with limited interlinks.	CM-2	<i>Specific Plans</i>	CDD, PC, CC, PW, and Finance	July 2003	RF, DF, and GF
		CM-3	<i>Roadway Performance Criteria and Street Design</i>	CDD and PW	With General Plan July 2002 and ongoing thereafter	DF and GF
		CM-4	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
8.4.E	The City shall maximize the number of connections to existing neighborhoods to reduce traffic concentration.	CM-2	<i>Specific Plans</i>	CDD, PC, CC, PW, and Finance	July 2003	RF, DF, and GF
		CM-3	<i>Roadway Performance Criteria and Street Design</i>	CDD and PW	With General Plan July 2002 and ongoing thereafter	DF and GF
		CM-4	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
8.4.F	The City shall require neighborhood traffic management design to be incor-	CM-2	<i>Specific Plans</i>	CDD, PC, CC, PW, and Finance	July 2003	RF, DF, and GF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
	porated into all new developments in order to avoid future through-traffic problems.	CM-3	<i>Roadway Performance Criteria and Street Design</i>	CDD and PW	With General Plan July 2002 and ongoing thereafter	DF and GF
		CM-4	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		CM-10	<i>Development Agreements</i>	CM and SD	Ongoing	DF and GF
8.4.G	As part of traffic mitigation, the City shall require retrofitting of potential problem streets in existing neighborhoods.	CM-3	<i>Roadway Performance Criteria and Street Design</i>	CDD and PW	With General Plan July 2002 and ongoing thereafter	DF and GF
		CM-4	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		CM-17	<i>Neighborhood Improvement Program</i>	PD and CDD	Initiate in 2002 and ongoing thereafter	RF and GF
8.5.A	The City shall emphasize deterrents to through-traffic; physical obstacles shall be installed only as a last resort.	CM-3	<i>Roadway Performance Criteria and Street Design</i>	CDD and PW	With General Plan July 2002 and ongoing thereafter	DF and GF
		CM-4	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
8.6.A	The City shall ensure that a mix of uses and intensities are programmed for areas within ¼- to ½- mile radii of logical future	CM-1	<i>Land Use Map</i>	CDD	Jan. 2003	RF
		CM-2	<i>Specific Plans</i>	CDD, PC, CC, PW, and Finance	July 2003	RF, DF, and GF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
	transit routes and commercial activity centers. Park and Ride lots will be located where convenient and accessible; most likely adjacent to Highway 12 within the Neighborhood Core District.	CM-18	<i>Transportation Development Act</i>	CDD and PW	Ongoing	LTF and GF
8.6.B	The City shall ensure that the physical design of new development projects facilitates transit use.	CM-2	<i>Specific Plans</i>	CDD, PC, CC, PW, and Finance	July 2003	RF, DF, and GF
		CM-4	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
8.6.C	As population growth and circumstances warrant, the City shall provide reliable bus service to Rio Vista residents. The City shall continue to provide the current service to destinations within and outside Rio Vista.	CM-9	<i>Local, State, and Federal Funds</i>	CDD	Ongoing	RF and GF
		CM-18	<i>Transportation Development Act</i>	CDD and PW	Ongoing	LTF and GF
		CM-19	<i>Transportation Systems Management</i>	CDD and PW	Ongoing	RF and DF
8.6.D	The City shall support improved access to public transportation by people with impaired mobility.	CM-5	<i>Capital Improvement Program</i>	CDD, PW, Finance, and CM	June 2003	GF, DF, and RF
		CM-9	<i>Local, State, and Federal Funds</i>	CDD	Ongoing	RF and GF
		CM-18	<i>Transportation Development Act</i>	CDD and PW	Ongoing	LTF and GF
		CM-19	<i>Transportation Systems Management</i>	CDD and PW	Ongoing	RF and DF
8.6.E	Where needed, the City shall supplement the future public transit system with continued availability of paratransit services.	CM-5	<i>Capital Improvement Program</i>	CDD, PW, Finance, and CM	June 2003	GF, DF, and RF
		CM-9	<i>Local, State, and Federal Funds</i>	CDD	Ongoing	RF and GF
		CM-18	<i>Transportation Development Act</i>	CDD and PW	Ongoing	LTF and GF
		CM-19	<i>Transportation Systems Management</i>	CDD and PW	Ongoing	RF and DF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
8.6.F	The City shall encourage private taxi service in Rio Vista.	CM-11	<i>Public/Private Cooperation</i>	CDD and PW	Ongoing	RF
		CM-18	<i>Transportation Development Act</i>	CDD and PW	Ongoing	LTF and GF
		CM-19	<i>Transportation Systems Management</i>	CDD and PW	Ongoing	RF and DF
8.6.G	The City shall encourage innovative methods of running shuttle services within Rio Vista as needed.	CM-11	<i>Public/Private Cooperation</i>	CDD and PW	Ongoing	RF
		CM-18	<i>Transportation Development Act</i>	CDD and PW	Ongoing	LTF and GF
		CM-19	<i>Transportation Systems Management</i>	CDD and PW	Ongoing	RF and DF
8.6.H	The City shall actively support the plans of transit service providers to increase service frequency and hours of service. The Solano Transportation authority's Comprehensive Transportation Plan, Transit Element, is incorporated by reference into the Rio Vista circulation and Mobility Element.	CM-11	<i>Public/Private Cooperation</i>	CDD and PW	Ongoing	RF
		CM-18	<i>Transportation Development Act</i>	CDD and PW	Ongoing	LTF and GF
		CM-19	<i>Transportation Systems Management</i>	CDD and PW	Ongoing	RF and DF
8.7.A	The City shall enhance the character of arterials, collectors, and local streets with landscaping and special design elements in and adjacent to residential neighborhoods.	CM-4	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		CM-10	<i>Development Agreements</i>	CM and SD	Ongoing	DF and GF
		CM-20	<i>Zoning Ordinance Review and Update</i>	CDD, PC, and CC	Jan. 2004	GF, AF, and DF
		CM-21	<i>Subdivision Ordinance Review and Update</i>	CDD, PW, and CE	July 2003	RF, GF, and DF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
8.7.B	The City shall reduce the negative effects caused by roadways on visual quality, air quality, and noise.	CM-4	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
8.8.A	The City shall provide for additional private boat berths, public access, and support facilities on the waterfront in order to allow residents of the City and region to enjoy water-oriented recreation, public transportation, and commercial opportunities on the Sacramento River.	CM-2	<i>Specific Plans</i>	CDD, PC, CC, PW, and Finance	July 2003	RF, DF, and GF
		CM-4	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		CM-20	<i>Zoning Ordinance Review and Update</i>	CDD, PC, and CC	Jan. 2004	GF, AF, and DF
		CM-21	<i>Subdivision Ordinance Review and Update</i>	CDD, PW, and CE	July 2003	RF, GF, and DF
8.8.B	The City shall use any eligible sources of local, state, and federal funding to accomplish the dredging, shoreline stabilization, public access, and construction of recreational facilities.	CM-9	<i>Local, State, and Federal Funds</i>	CDD	Ongoing	RF and GF
8.9.A	The City shall continue to implement requirements for handicapped parking and building access in public and private developments.	CM-3	<i>Roadway Performance Criteria and Street Design</i>	CDD and PW	With General Plan July 2002 and ongoing thereafter	DF and GF
		CM-17	<i>Neighborhood Improvement Program</i>	PD and CDD	Initiate in 2002 and ongoing thereafter	RF and GF
		CM-22	<i>Uniform Building Code</i>	CDD	Ongoing	None required
8.10.A	The City shall actively participate in	CM-7	<i>Traffic Reduction Measures</i>	CDD and PW	Jan. 2004	GF and DF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
	regional planning efforts and programs at the Bay Area, County, and subregional level to reduce regional traffic growth.	CM-8	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
8.11.A	The City shall work with the Solano Transportation Authority (STA) and Metropolitan Transportation Commission (MTC) to begin the process of establishing the new bridge.	CM-7	<i>Traffic Reduction Measures</i>	CDD and PW	Jan. 2004	GF and DF
		CM-8	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
		CM-9	<i>Local, State, and Federal Funds</i>	CDD	Ongoing	RF and GF
8.11.B	The City shall conduct a new bridge study that focuses on a bypass and new bridge aligned with the present Airport Road as a supplement to the Caltrans (1992) study and the <i>Highway 12 Major Investment Study and Project Study Report Evaluation</i> (Korve Engineering, 2001). The City shall incorporate operational and institutional measures to improve efficiency of the existing bridge.	CM-8	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
		CM-9	<i>Local, State, and Federal Funds</i>	CDD	Ongoing	RF and GF
8.12.A	The City shall ensure that rights-of-way, performance standards, and design characteristics for Highway 12 are varied as appropriate; a "one design fits all" approach is not appropriate.	CM-3	<i>Roadway Performance Criteria and Street Design</i>	CDD and PW	With General Plan July 2002 and ongoing thereafter	DF and GF
		CM-4	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		CM-8	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
		CM-10	<i>Development Agreements</i>	CM and SD	Ongoing	DF and GF
8.12.B	As Highway 12 is expanded, the City shall	CM-4	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
	ensure that lower design speeds are used where necessary to preserve the rolling hillside character of the corridor. The City shall ensure that there is minimal encroachment by roadway expansion on sensitive areas adjacent to the highway.	CM-23	<i>Local Sensitive Resource Areas Map</i>	CDD	With General Plan July 2002 and ongoing thereafter	DF
8.12.C	The City shall create view corridors and open space areas near the proposed trail and drainageways between Church Road and Drouin Drive.	CM-23	<i>Local Sensitive Resource Areas Map</i>	CDD	With General Plan July 2002 and ongoing thereafter	DF
8.12.D	The City shall limit “back-up” walls as much as possible along the residential sections of the corridor and encourage the alternative use of landforms and open space for noise mitigation wherever feasible.	CM-5	<i>Development Review</i>	PW and CDD	Ongoing Jan. 2004	RF, GF, and DF GF, AF, and DF
		CM-20	<i>Zoning Ordinance Review and Update</i>	CDD, PC, and CC		
		CM-21	<i>Subdivision Ordinance Review and Update</i>	CDD, PW, and CE	July 2003	RF, GF, and DF
8.12.E	The City shall initiate a Highway 12 corridor design process that includes all stakeholders (private landowners and developers, Caltrans, the Highway 12 Association, local residents, and business owners) to create an appropriate standard for future expansion throughout the corridor and more immediate improvements between Drouin Drive and the Rio Vista Bridge.	CM-8	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
		CM-9	<i>Local, State, and Federal Funding Public/Private Cooperation</i>	CDD	Ongoing	RF and GF RF
		CM-11		CDD and PW	Ongoing	

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

Policy	Implementing Action	Responsibility^a	Time Frame	Funding Source^b	
Open Space & Recreation					
9.1.A As development and redevelopment occur, the City shall require public access to the Sacramento River from the nearest public street and walkways.	OSR-1	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
	OSR-2	<i>Dedications, Fees, and Exactions</i>	CDD	Ongoing	DF
	OSR-3	<i>Rio Vista Waterfront Plan</i>	CDD	Initiate in June 2003	RF and GF
	OSR-4	<i>Army Base Reuse Master Plan</i>	CDD and CC	Ongoing	RF
9.1.B A pedestrian boardwalk shall be provided along the waterfront that links Main Street to the Rio Vista Bridge.	OSR-3	<i>Rio Vista Waterfront Plan</i>	CDD	Initiate in June 2003	RF and GF
	OSR-5	<i>Local, State, and Federal Funds</i>	CDD	Ongoing	RF and GF
9.1.C The City shall enhance the Sacramento River and its waterfront as a scenic resource consistent with water-oriented recreation.	OSR-1	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
	OSR-3	<i>Rio Vista Waterfront Plan</i>	CDD	Initiate in June 2003	RF and GF
	OSR-4	<i>Army Base Reuse Master Plan</i>	CDD and CC	Ongoing	RF
	OSR-5	<i>Local, State, and Federal Funds</i>	CDD	Ongoing	RF and GF
9.1.D Public access shall be provided to the River through the former Army Reserve Base site.	OSR-4	<i>Army Base Reuse Master Plan</i>	CDD and CC	Ongoing	RF
	OSR-5	<i>Local, State, and Federal Funds</i>	CDD	Ongoing	RF and GF
9.1.E The City shall pursue a pedestrian connection between the former Army Reserve Base site and Sandy Beach Regional Park.	OSR-4	<i>Army Base Reuse Master Plan</i>	CDD and CC	Ongoing	RF
	OSR-5	<i>Local, State, and Federal Funds</i>	CDD	Ongoing	RF and GF
9.2.A An integrated open space network within the City shall be developed that links open space and natural habitat resources,	OSR-2	<i>Dedications, Fees, and Exactions</i>	CDD	Ongoing	DF
	OSR-7	<i>Park Definitions, Standards, and Siting Criteria</i>	CDD, PW, PC, and RC	Initiate in 2002	RF and DF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

Policy	Implementing Action	Responsibility^a	Time Frame	Funding Source^b
recreation areas, schools, downtown, the waterfront, and residential neighborhoods.	OSR-8 <i>Trails and Pathways Map</i>	CDD, PW, CC, PC, and RC	Jan. 2003	RF, GF, and DF
	OSR-9 <i>Development Agreements</i>	CM and SD	Ongoing	DF and GF
	OSR-10 <i>Sensitive Local Resource Areas Map</i>	CDD	With General Plan July 2002	DF and RF
9.2.B An interconnecting system of open space corridors shall be provided that incorporates trails and pedestrian paths.	OSR-2 <i>Dedications, Fees, and Exactions</i>	CDD	Ongoing	DF
	OSR-7 <i>Park Definitions, Standards, and Siting Criteria</i>	CDD, PW, PC, and RC	Initiate in 2002	RF and DF
	OSR-8 <i>Trails and Pathways Map</i>	CDD, PW, CC, PC, and RC	Jan. 2003	RF, GF, and DF
	OSR-9 <i>Development Agreements</i> OSR-10 <i>Sensitive Local Resource Areas Map</i>	CM and SD CDD	Ongoing With General Plan July 2002	DF and GF DF and RF
9.2.C Opportunities for preservation and maintenance of open space resources shall be maximized, including the establishment of private open space areas and coordination with private and public organizations.	OSR-2 <i>Dedications, Fees, and Exactions</i>	CDD	Ongoing	DF
	OSR-5 <i>Local, State, and Federal Funds</i>	CDD	Ongoing	RF and GF
	OSR-9 <i>Development Agreements</i>	CM and SD	Ongoing	DF and GF
	OSR-10 <i>Sensitive Local Resource Areas Map</i>	CDD	With General Plan July 2002	DF and RF
	OSR-11 <i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
9.2.D All new development shall be required to provide direct or alternative linkages to existing and planned open space systems where feasible.	OSR-1 <i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
	OSR-2 <i>Dedications, Fees, and Exactions</i>	CDD	Ongoing	DF
	OSR-7 <i>Park Definitions, Standards, and Siting Criteria</i>	CDD, PW, PC, and RC	Initiate in 2002	RF and DF
9.3.A The City shall acquire land for, and provide trails and paths to and through, scenic areas, natural habitats, open spaces, and existing and proposed urban areas.	OSR-2 <i>Dedications, Fees, and Exactions</i>	CDD	Ongoing	DF
	OSR-5 <i>Local, State, and Federal Funds</i>	CDD	Ongoing	RF and GF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

Policy	Implementing Action	Responsibility^a	Time Frame	Funding Source^b
9.3.B Floodways, and floodplains as needed, shall be reserved and/or acquired in fee or by easement for trails and passive recreation to accommodate the facilities shown on the adopted Trails & Pathways Map in the Circulation & Mobility element.	OSR-2 <i>Dedications, Fees, and Exactions</i>	CDD	Ongoing	DF
	OSR-8 <i>Trails and Pathways Map</i>	CDD, PW, CC, PC, and RC	Jan. 2003	RF, GF, and DF
	OSR-10 <i>Sensitive Local Resource Areas Map</i>	CDD	With General Plan July 2002	DF and RF
9.3.C Bikeways, hiking trails, equestrian trails, rest areas, and picnicking accommodations shall be located within designated trail corridors wherever feasible.	OSR-1 <i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
	OSR-2 <i>Dedications, Fees, and Exactions</i>	CDD	Ongoing	DF
	OSR-6 <i>Design Guidelines</i>	CDD and PC	June 2003	GF and DF
	OSR-7 <i>Park Definitions, Standards, and Siting Criteria</i>	CDD, PW, PC, and RC	Initiate in 2002	RF and DF
	OSR-8 <i>Trails and Pathways Map</i>	CDD, PW, CC, PC, and RC	Jan. 2003	RF, GF, and DF
	OSR-9 <i>Development Agreements</i> OSR-12 <i>Parks Master Plan</i>	CM and SD CDD, PW, PC, and PRC	Ongoing Initiate in 2002	DF and GF GF, RF, and DF
9.3.D Land development shall allow sufficient right-of-way along designated trails to ensure that scenic and aesthetic qualities of the corridor are maintained.	OSR-1 <i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
	OSR-2 <i>Dedications, Fees, and Exactions</i>	CDD	Ongoing	DF
9.3.E Designated trails or corridors in new development shall be constructed by the developer and offered for dedication to the City.	OSR-1 <i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
	OSR-2 <i>Dedications, Fees, and Exactions</i>	CDD	Ongoing	DF
	OSR-8 <i>Trails and Pathways Map</i>	CDD, PW, CC, PC, and RC	Jan. 2003	RF, GF, and DF
9.3.F As with streets and sidewalks, trails or corridors within the public right-of-way	OSR-1 <i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
	OSR-2 <i>Dedications, Fees, and Exactions</i>	CDD	Ongoing	DF

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	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
	shall be considered right-of-way improvements as required by State law and City ordinance, rather than trail or parkland dedication.	OSR-8	<i>Trails and Pathways Map</i>	CDD, PW, CC, PC, and RC	Jan. 2003	RF, GF, and DF
9.3.G	The City shall complete the trail system within previously developed areas or public lands.	OSR-5 OSR-8	<i>Local, State, and Federal Funds</i> <i>Trails and Pathways Map</i>	CDD CDD, PW, CC, PC, and RC	Ongoing Jan. 2003	RF and GF RF, GF, and DF
9.3.H	Trails or trail/open space corridors shall be located adjacent to streets and/or areas that facilitate pedestrian access wherever feasible.	OSR-6 OSR-7 OSR-8 OSR-12	<i>Design Guidelines</i> <i>Park Definitions, Standards, and Siting Criteria</i> <i>Trails and Pathways Map</i> <i>Parks Master Plan</i>	CDD and PC CDD, PW, PC, and RC CDD, PW, CC, PC, and RC CDD, PW, PC, and PRC	June 2003 Initiate in July 2003 2002 Initiate in July 2003	GF and DF RF and DF RF, GF, and DF GF, RF, and DF
9.3.I	The City's minimum trails standard per 1,000 residents shall be as follows: 1 mile of developed trail or 3 acres of trails corridor space, whichever is greater.	OSR-7 OSR-13	<i>Park Definitions, Standards, and Siting Criteria</i> <i>General Plan Update</i>	CDD, PW, PC, and RC CDD	Initiate in July 2003 2002 Ongoing	RF and DF DF and GF
9.4.A	The City shall provide open space protection for areas of natural resource and scenic value, including wetlands, riparian corridors, floodplains, woodlands, and hillsides.	OSR-1 OSR-6 OSR-10 OSR-14	<i>Development Review</i> <i>Design Guidelines</i> <i>Sensitive Local Resource Areas Map</i> <i>Environmental/Visual Constraints Map</i>	PW and CDD CDD and PC CDD CDD	Ongoing June 2002 With General Plan July 2002 Required with development application submittal	RF, GF, and DF GF and DF DF and RF DF
9.4.B	New development shall be designed and	OSR-1	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

Policy	Implementing Action	Responsibility^a	Time Frame	Funding Source^b
constructed to preserve hillsides, scenic and trail corridors, streams and streamside vegetation, wetlands, wildlife corridors, and any other areas of special ecological significance.	<i>OSR-6 Design Guidelines</i>	CDD and PC	June 2003	GF and DF
	<i>OSR-10 Development Agreements</i>	CM and SD	Ongoing	DF and GF
	<i>OSR-14 Environmental/Visual Constraints Map</i>	CDD	Required with development application submittal	DF
9.4.C Maintenance of identified open space areas within development areas shall be required.	<i>OSR-15 Park Maintenance Program</i>	PW	Ongoing	GF and DF
9.5.A The City shall develop recreational programs and events for all ages, interests, and activity levels.	<i>OSR-12 Parks Master Plan</i>	CDD, PW, PC, and PRC	Initiate in 2002	GF, RF, and DF
	<i>OSR-16 Public Involvement</i>	PRC and CC	Ongoing	RF and GF
	<i>OSR-17 Public Facilities Update</i>	PRC, CC, and PW	Initiate in Jan. 2003 and ongoing thereafter	DF and GF
9.5.B The City shall continue to develop and support youth recreation and programs.	<i>OSR-12 Parks Master Plan</i>	CDD, PW, PC, and PRC	Initiate in 2002	GF, RF, and DF
	<i>OSR-16 Public Involvement</i>	PRC and CC	Ongoing	RF and GF
	<i>OSR-17 Public Facilities Update</i>	PRC, CC, and PW	Initiate in Jan. 2003 and ongoing thereafter	DF and GF
9.5.C The City shall continue to develop and support senior recreational opportunities.	<i>OSR-12 Parks Master Plan</i>	CDD, PW, PC, and PRC	Initiate in 2002	GF, RF, and DF
	<i>OSR-16 Public Involvement</i>	PRC and CC	Ongoing	RF and GF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

Policy	Implementing Action	Responsibility^a	Time Frame	Funding Source^b	
	<i>OSR-17 Public Facilities Update</i>	PRC, CC, and PW	Initiate in Jan. 2003 and ongoing thereafter	DF and GF	
9.5.D	The City shall continue to develop and support recreational opportunities for adults, including facilities and programs that are handicapped accessible to the extent feasible.	<i>OSR-12 Parks Master Plan</i>	CDD, PW, PC, and PRC	Initiate in 2002	GF, RF, and DF
		<i>OSR-16 Public Involvement</i>	PRC and CC	Ongoing	RF and GF
		<i>OSR-17 Public Facilities Update</i>	PRC, CC, and PW	Initiate in Jan. 2003 and ongoing thereafter	DF and GF
9.6.A	All regulation sports and facilities that regularly attract usage from outside the immediate neighborhood shall be located in community parks.	<i>OSR-7 Park Definitions, Standards, and Siting Criteria</i>	CDD, PW, PC, and RC	Initiate in 2002	RF and DF
		<i>OSR-12 Parks Master Plan</i>	CDD, PW, PC, and PRC	Initiate in 2002	GF, RF, and DF
9.6.B	The City shall site parks based on maximum accessibility, proper topography, and safety for park users.	<i>OSR-6 Design Guidelines</i>	CDD and PC	June 2002	GF and DF
		<i>OSR-7 Park Definitions, Standards, and Siting Criteria</i>	CDD, PW, PC, and RC	Initiate in 2002	RF and DF
		<i>OSR-15 Park Maintenance Program</i>	PW	Ongoing	GF and DF
9.6.C	Designs of City parks, trails, and open spaces shall consider ease of maintenance, energy efficiency, and ongoing maintenance and operation costs.	<i>OSR-5 Local, State, and Federal Funds</i>	CDD	Ongoing	RF and GF
		<i>OSR-7 Park Definitions, Standards, and Siting Criteria</i>	CDD, PW, PC, and RC	Initiate in 2002	RF and DF
		<i>OSR-15 Park Maintenance Program</i>	PW	Ongoing	GF and DF
		<i>OSR-18 Water and Energy Conservation Program</i>	CDD and PW	With General Plan July 2002 and ongoing thereafter	GF and DV

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
9.7.A	The City shall provide sufficient acreage of parks needed to meet the active and passive recreation demands of the community.	OSR-7	<i>Park Definitions, Standards, and Siting Criteria</i>	CDD, PW, PC, and RC	Initiate in 2002	RF and DF
		OSR-12	<i>Parks Master Plan</i>	CDD, PW, PC, and PRC	Initiate in 2002	GF, RF, and DF
		OSR-13	<i>General Plan Update</i>	CDD	Ongoing	DF and GF
9.7.B	The City shall correct deficiencies and upgrade existing parks and recreation facilities to function effectively and serve more residents.	OSR-7	<i>Park Definitions, Standards, and Siting Criteria</i>	CDD, PW, PC, and RC	Initiate in 2002	RF and DF
		OSR-12	<i>Parks Master Plan</i>	CDD, PW, PC, and PRC	Initiate in 2002	GF, RF, and DF
		OSR-15	<i>Park Maintenance Program</i>	PW	Ongoing	GF and DF
		OSR-17	<i>Public Facilities Update</i>	PRC, CC, and PW	Initiate in Jan. 2003 and ongoing thereafter	DF and GF
9.7.C	Developers of housing shall dedicate parkland or pay in-lieu fees in accordance with the park standards of this element.	OSR-2	<i>Dedications, Fees, and Exactions</i>	CDD	Ongoing	DF
		OSR-12	<i>Parks Master Plan</i>	CDD, PW, PC, and PRC	Initiate in 2002	GF, RF, and DF
9.7.D	New housing developments shall provide adequate neighborhood park acreage, as specified in the City's adopted standards, within or near proposed projects.	OSR-1	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		OSR-2	<i>Dedications, Fees, and Exactions</i>	CDD	Ongoing	DF
		OSR-7	<i>Park Definitions, Standards, and Siting Criteria</i>	CDD, PW, PC, and RC	Initiate in 2002	RF and DF
		OSR-12	<i>Parks Master Plan</i>	CDD, PW, PC, and PRC	Initiate in 2002	GF, RF, and DF
9.7.E	At least one neighborhood park site within large development projects shall be greater than 4 acres.	OSR-1	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		OSR-9	<i>Development Agreements</i>	CM and SD	Ongoing	DF and GF
		OSR-12	<i>Parks Master Plan</i>	CDD, PW, PC, and PRC	Initiate in 2002	GF, RF, and DF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
9.7.F	The City shall work with the appropriate public agencies to identify and evaluate public lands for potential park acquisition.	OSR-5	<i>Local, State, and Federal Funds</i>	CDD	Ongoing	RF and GF
		OSR-11	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
9.7.G	The City's minimum standard for required parkland per 1,000 residents shall be as shown in <i>Table 9-4</i> .	OSR-1	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		OSR-2	<i>Dedications, Fees, and Exactions</i>	CDD	Ongoing	DF
		OSR-7	<i>Park Definitions, Standards, and Siting Criteria</i>	CDD, PW, PC, and RC	Initiate in 2002	RF and DF
		OSR-13	<i>General Plan Update</i>	CDD	Ongoing	DF and GF
9.7.H	Parks shall be developed in accordance with the siting criteria in the Open Space & Recreation element.	OSR-7	<i>Park Definitions, Standards, and Siting Criteria</i>	CDD, PW, PC, and RC	Initiate in 2002	RF and DF
9.8.A	Each park shall be given a unique identity and character through differentiated plantings, play structures, and terrain.	OSR-1	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		OSR-6	<i>Design Guidelines</i>	CDD and PC	June 2003	GF and DF
		OSR-12	<i>Parks Master Plan</i>	CDD, PW, PC, and PRC	Initiate in 2002	GF, RF, and DF
		OSR-19	<i>Landscape Ordinance</i>	CDD	Initiate in 2002	GF and DF
9.8.B	Parks shall be designed to promote community focal points and ease of access.	OSR-1	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		OSR-6	<i>Design Guidelines</i>	CDD and PC	June 2003	GF and DF
		OSR-12	<i>Parks Master Plan</i>	CDD, PW, PC, and PRC	Initiate in 2002	GF, RF, and DF
		OSR-19	<i>Landscape Ordinance</i>	CDD	Initiate in 2002	GF and DF
9.8.C	Neighborhood parks shall be located in secure areas within subdivisions.	OSR-1	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		OSR-6	<i>Design Guidelines</i>	CDD and PC	June 2003	GF and DF
		OSR-12	<i>Parks Master Plan</i>	CDD, PW, PC, and PRC	Initiate in 2002	GF, RF, and DF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

Policy	Implementing Action	Responsibility ^a	Time Frame	Funding Source ^b	
9.8.D	Parks shall be sited so that street frontage or other open space occurs on at least three sides.				
	<i>OSR-7 Park Definitions, Standards, and Siting Criteria</i>	CDD, PW, PC, and RC	Initiate in 2002	RF and DF	
9.8.D	Parks shall be sited so that street frontage or other open space occurs on at least three sides.				
9.9.A	Adjacent natural gas reserve areas and abutting easements within development areas shall be planned and attractively landscaped as development occurs, in accordance with the standards contained in the Open Space & Recreation element.	<i>OSR-1 Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
	<i>OSR-7 Park Definitions, Standards, and Siting Criteria</i>	CDD, PW, PC, and RC	Initiate in 2002	RF and DF	
	<i>OSR-19 Landscape Ordinance</i>	CDD	Initiate in 2002	GF and DF	
9.9.B	Attractive informational signage regarding the future use of the natural gas well sites shall be installed at the gas reserve well sites prior to the sale of lots within each development area.	<i>OSR-1 Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
	<i>OSR-19 Landscape Ordinance</i>	CDD	Initiate in 2002	GF and DF	
	<i>OSR-20 Sign Ordinance Review and Update</i>	CDD	Initiate in Jan. 2003	GF and DF	
9.9.C	Natural gas well site landscaping shall be restored upon completion of drilling operations.	<i>OSR-1 Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
	<i>OSR-19 Landscape Ordinance</i>	CDD	Initiate in 2002	GF and DF	
9.9.D	Areas adjacent to natural gas well sites proposed for dedication as passive parklands shall contain no less than 2 acres of land that are contiguous and undivided, as shown in <i>Figure 9-7</i> .	<i>OSR-1 Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
	<i>OSR-1 Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF	
	<i>OSR-9 Development Agreements</i>	CM and SD	Ongoing	DF and GF	

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
	into the public trail system.	<i>OSR-11</i>	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
9.9.F	The City shall require the development standards in the design, installation and operation of natural gas well sites as shown in <i>Table 9-7</i> .	<i>OSR-1</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
10.1.A	The City shall ensure that the development process respects the unique characteristics and functions of Sensitive Local Resource Areas (SLRA's). The preferred treatment is first, avoidance of disturbance; second, on-site restoration; third, in-kind restoration; then, other approaches or mitigation.	<i>RCM-1</i>	<i>Sensitive Habitat Buffer Guidelines</i>	CDD	Initiate in Jan. 2002 and ongoing thereafter	DF
		<i>RCM-2</i>	<i>Fees, Dedications, and Easements</i>	CDD	Ongoing	GF and DF
		<i>RCM-6</i>	<i>Sensitive Local Resource Areas Map</i>	CDD	With General Plan July 2002	DF and RF
		<i>RCM-7</i>	<i>Environmental/Visual Constraints Map</i>	CDD	Initiate in 2002 with projects and ongoing thereafter	DF
		<i>RCM-8</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF and DF
10.1.B	The City shall encourage landowners and developers to preserve the integrity of existing terrain and natural vegetation in visually sensitive areas, such as hillsides and ridges, and along important transportation corridors (as shown in the Sensitive Local Resource Areas shown in <i>Figure 10-2</i>).	<i>RCM-1</i>	<i>Sensitive Habitat Buffer Guidelines</i>	CDD	Initiate in Jan. 2002 and ongoing thereafter	DF

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Policy	Implementing Action	Responsibility^a	Time Frame	Funding Source^b
	<i>RCM-2 Dedications, Fees, and Exactions</i>	CDD	Ongoing	GF and DF
	<i>RCM-3 Community Design Guidelines</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF
	<i>RCM-4 Natural and Cultural Resources Inventory</i>	CDD	Initiate in July 2002 with submittal	GF and DF
	<i>RCM-5 Public Awareness/Education Programs</i>	CDD and Museum	Initiate in 2002	GF and RF
	<i>RCM-6 Sensitive Local Resource Areas Map</i>	CDD	With General Plan July 2002	DF and RF
	<i>RCM-7 Environmental/Visual Constraints Map</i>	CDD	Initiate in 2002 with projects and ongoing thereafter	DF
10.1.C	The City shall require that new development be designed and constructed to preserve the following types of areas and features as open space to the maximum extent feasible:	<i>RCM-2 Dedications, Fees, and Exactions</i>	Ongoing	GF and DF
		<i>RCM-4 Natural and Cultural Resources Inventory</i>	Initiate in 2002 with submittal	GF and DF
	• High erosion hazard areas	<i>RCM-6 Sensitive Local Resource Areas Map</i>	With General Plan July 2002	DF and RF
	• Scenic and trail corridors	<i>RCM-7 Environmental/Visual Constraints Map</i>	Initiate in 2002 with projects and ongoing thereafter	DF
	• Streams and riparian vegetation			
	• Wetlands			
	• Drainage corridors	<i>RCM-8 Development Review</i>	Ongoing	RF, GF, and DF

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	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
	<ul style="list-style-type: none"> • Other significant stands of vegetation • Wildlife corridors • Key hilltops • Views of the Sacramento River • Any areas of federal, state or local significance • Sensitive Local Resource Areas shown in Figure 10-2 	RCM-9	<i>Best Management Practices</i>	PW, CDD, and Developer	Ongoing	DF
		RCM-10	<i>Resource Maintenance and Management Programs</i>	CDD and PW	Ongoing and developer-driven	DF
10.1.D	The City shall recommend levels of preservation and protection based on the inherent qualities, capabilities, and limitations of undeveloped sites.	RCM-11	<i>Resource Evaluation Criteria</i>	CDD	Ongoing	GF and DF
		RCM-12	<i>Zoning Ordinance Review and Update</i>	CDD, PC, and CC	Jan. 2004	GF, AF, and DF
10.1.E	The City shall require developers to use native and compatible non-native species, especially drought-resistant species, to the extent possible in fulfilling landscaping and natural habitat mitigation requirements.	RCM-8	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		RCM-10	<i>Resource Maintenance and Management Programs</i>	CDD and PW	Ongoing and developer-driven	DF
10.1.F	The City shall require that significant natural habitat areas be identified in advance of development and incorporated into site-specific development project design.	RCM-4	<i>Natural and Cultural Resources Inventory</i>	CDD	Initiate in 2002 with submittal	GF and DF
		RCM-6	<i>Sensitive Local Resource Areas Map</i>	CDD	With General Plan July 2002	DF and RF
		RCM-7	<i>Environmental/Visual Constraints Map</i>	CDD	Initiate in 2002 with projects and ongoing thereafter	DF

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	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
			<i>RCM-8 Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
			<i>RCM-12 Zoning Ordinance Review and Update</i>	CDD, PC, and CC	Jan. 2004	GF, AF, and DF
10.1.G	The City shall ensure that development constructs linkages between natural habitat preservation areas.	<i>RCM-3</i>	<i>Community Design Guidelines</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF
		<i>RCM-8</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		<i>RCM-12</i>	<i>Zoning Ordinance Review and Update</i>	CDD, PC, and CC	Jan. 2004	GF, AF, and DF
		<i>RCM-13</i>	<i>Land Use Map</i>	CDD	Jan. 2003	RF
		<i>RCM-4</i>	<i>Natural and Cultural Resources Inventory</i>	CDD	Initiate in 2002 with submittal	GF and DF
10.1.H	The City shall ensure that development identifies alternative sites for linkages where sensitive habitat areas may be adversely affected.	<i>RCM-12</i>	<i>Zoning Ordinance Review and Update</i>	CDD, PC, and CC	Jan. 2004	GF, AF, and DF
		<i>RCM-13</i>	<i>Land Use Map</i>	CDD	Jan. 2003	RF
10.2.A	The City shall require an evaluation of the potential for adverse impacts on agricultural production and economic value from exposure to urban development for all new development projects adjacent to rural lands. It is the intent of this policy to prevent the creation of conditions that will impair any present farm operations on land adjacent to city limits, to a degree that threatens the long-term viability of the use of that land for agricultural purposes.	<i>RCM-1</i>	<i>Sensitive Habitat Buffer Guidelines</i>	CDD	Initiate in 2002 and ongoing thereafter	DF
		<i>RCM-8</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		<i>RCM-14</i>	<i>Agricultural Buffers</i>	CDD	Ongoing project review	GF and DF
		<i>RCM-15</i>	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF

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	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
10.2.B	The City shall support efforts by Solano County to discourage non-agricultural land uses in agricultural areas adjacent to the Rio Vista city limits.	RCM-13	<i>Land Use Map</i>	CDD	Jan. 2003	RF
		RCM-15	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
10.2.C	The City shall pursue development of a wastewater irrigation program to increase the efficiency of water delivery and use for agricultural consumers.	RCM-5	<i>Public Awareness/Education Programs</i>	CDD and Museum	Initiate in 2002	GF and RF
		RCM-10	<i>Resource Maintenance and Management Programs</i>	CDD and PW	Ongoing and developer-driven	DF
		RCM-16	<i>Wastewater Reuse</i>	CDD and PW	Initiate in 2002	GF, DF, and RF
10.3.A	The City shall ensure that agricultural operations, natural resource protection, water-related recreation, and public facility uses shall remain the only allowable uses in the Delta Primary Zone.	RCM-1	<i>Sensitive Habitat Buffer Guidelines</i>	CDD	Initiate in 2002 and ongoing thereafter	DF
		RCM-8	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		RCM-14	<i>Agricultural Buffers</i>	CDD	Ongoing project review	GF and DF
		RCM-15	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
10.4.A	The City shall require that development projects be designed to protect and enhance the area's biological resources to the greatest extent feasible.	RCM-1	<i>Sensitive Habitat Buffer Guidelines</i>	CDD	Initiate in 2002 and ongoing thereafter	DF
		RCM-6	<i>Sensitive Local Resource Areas Map</i>	CDD	With General Plan July 2002	DF and RF
		RCM-7	<i>Environmental/Visual Constraints Map</i>	CDD	Initiate in 2002 with projects and ongoing thereafter	DF
		RCM-8	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF

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Policy	Implementing Action	Responsibility^a	Time Frame	Funding Source^b	
	<i>RCM-14 Agricultural Buffers</i>	CDD	Ongoing project review	GF and DF	
	<i>RCM-15 Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF	
10.4.B	The City shall encourage landowners and developers to preserve the integrity of existing terrain and natural vegetation in sensitive areas.	<i>RCM-1 Sensitive Habitat Buffer Guidelines</i>	CDD	Initiate in 2002 and ongoing thereafter	DF
		<i>RCM-6 Sensitive Local Resource Areas Map</i>	CDD	With General Plan July 2002	DF and RF
		<i>RCM-8 Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		<i>RCM-11 Resource Evaluation Criteria</i>	CDD	Ongoing	GF and DF
		<i>RCM-17 Environmental Design Criteria</i>	CDD	With General Plan July 2002 and ongoing development review	GF and DF
10.4.C	The City shall encourage the use of native and compatible non-native species – especially drought-resistant ones – in fulfilling landscaping requirements imposed as conditions of discretionary permits or for project mitigation.	<i>RCM-8 Development Review</i> <i>RCM-18 Landscape Ordinance</i>	PW and CDD CDD	Ongoing Initiate in 2002	RF, GF, and DF GF and DF
10.4.D	The City shall require new development to mitigate wetland loss in both regulated	<i>RCM-6 Sensitive Local Resource Areas Map</i>	CDD	With General Plan July 2002	DF and RF

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	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
	and non-regulated wetlands to achieve “no net loss” through any combination of the following, in descending order of their desirability: (1) avoidance; (2) where avoidance is not possible, minimization of impacts on the resource; or (3) compensation that provides the opportunity to mitigate impacts on rare, threatened, and endangered species or the habitat that supports these species in wetland and riparian areas.	<i>RCM-8</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
10.4.E	The City shall require new private or public developments to preserve and enhance existing native riparian habitat, unless public safety concerns require removal of habitat for flood control or other public purposes.	<i>RCM-6</i>	<i>Sensitive Local Resource Areas Map</i>	CDD	With General Plan July 2002	DF and RF
		<i>RCM-8</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
10.4.F	The City shall discourage direct runoff of pollutants and siltation into wetland areas from outfalls serving nearby urban development, so that pollutants and siltation will not adversely affect the value or function of wetlands.	<i>RCM-8</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		<i>RCM-9</i>	<i>Best Management Practices</i>	PW, CDD, and Developer	Ongoing	DF
		<i>RCM-19</i>	<i>Grading and Erosion Control Ordinance</i>	CDD and PW	Dec. 2002	GF, RF, and DF
		<i>RCM-2</i>	<i>Dedications, Fees, and Exactions</i>	CDD	Ongoing	GF and DF
		<i>RCM-6</i>	<i>Sensitive Local Resource Areas Map</i>	CDD	With General Plan July 2002	DF and RF

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	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
		<i>RCM-7</i>	<i>Environmental/Visual Constraints Map</i>	CDD	Initiate in 2002 with projects and ongoing thereafter	DF
		<i>RCM-8</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
10.5.A	The City shall ensure that natural drainage flows are maintained in new development projects to the greatest extent feasible.	<i>RCM-1</i>	<i>Sensitive Habitat Buffer Guidelines</i>	CDD	Initiate in 2002 and ongoing thereafter	DF
		<i>RCM-8</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
10.5.B	The City shall review individual projects to determine the setback requirements that will adequately buffer natural drainage corridors from development.	<i>RCM-1</i>	<i>Sensitive Habitat Buffer Guidelines</i>	CDD	Initiate in 2002 and ongoing thereafter	DF
10.5.C	The City shall require that natural drainage corridors are integrated into new development in such a way that they are accessible to the public and serve as a positive amenity to the community.	<i>RCM-3</i>	<i>Community Design Guidelines</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF
		<i>RMC-7</i>	<i>Environmental/Visual Constraints Map</i>	CDD	Initiate in 2002 with projects and ongoing thereafter	DF
		<i>RCM-8</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
10.5.D	The City shall ensure that natural drainage corridors and other water-courses are protected from the adverse effects of construction activities and	<i>RCM-1</i>	<i>Sensitive Habitat Buffer Guidelines</i>	CDD	Initiate in 2002 and ongoing thereafter	DF
		<i>RCM-8</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF

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	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
	urban runoff.	<i>RCM-9</i>	<i>Best Management Practices</i>	PW, CDD, and Developer	Ongoing	DF
		<i>RCM-19</i>	<i>Grading and Erosion Control Ordinance</i>	CDD and PW	Dec. 2002	GF, RF, and DF
10.5.E	The City shall require proposed development projects that would encroach into natural drainage corridors to implement one or more of the following measures, in descending order of their desirability:	<i>RCM-2</i>	<i>Dedications, Fees, and Exactions</i>	CDD	Ongoing	GF and DF
		<i>RCM-8</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		<i>RCM-19</i>	<i>Grading and Erosion Control Ordinance</i>	CDD and PW	Dec. 2002	GF, RF, and DF
	<ul style="list-style-type: none"> • Avoid disturbance of the drainage corridor. • Replace any riparian vegetation (onsite, in-kind). • Restore another section of drainage corridor (in-kind). • Pay a mitigation fee for restoration elsewhere in the City. • Implement other mitigation as appropriate. 					
	<u>In All Lands Subject To The General Plan:</u>					
10.5.F	The City shall restrict development of lands in the 100-year floodplain to protect human habitation, property and sensitive wildlife or vegetation.	<i>RCM-13</i>	<i>Land Use Map</i>	CDD	Jan. 2003	RF
		<i>RCM-20</i>	<i>Flood Insurance Rate Maps</i>	CDD	Ongoing project review	GF

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	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
10.5.G	The City shall discourage grading activities during the rainy season, unless adequately mitigated, to avoid sedimentation of drainageways and damage to riparian habitat.	<i>RCM-9</i>	<i>Best Management Practices</i>	PW, CDD, and Developer	Ongoing	DF
		<i>RCM-19</i>	<i>Grading and Erosion Control Ordinance</i>	CDD and PW	Dec. 2002	GF, RF, and DF
10.5.H	The City shall condition projects on applying pollution control measures that will restrict pollutants from entering Rio Vista's storm drain system.	<i>RCM-8</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		<i>RCM-9</i>	<i>Best Management Practices</i>	PW, CDD, and Developer	Ongoing	DF
		<i>RCM-19</i>	<i>Grading and Erosion Control Ordinance</i>	CDD and PW	Dec. 2002	GF, RF, and DF
10.5.I	The City shall ensure that groundwater resources are protected from contamination and overdraft.	<i>RCM-9</i>	<i>Best Management Practices</i>	PW, CDD, and Developer	Ongoing	DF
		<i>RCM-19</i>	<i>Grading and Erosion Control Ordinance</i>	CDD and PW	Dec. 2002	GF, RF, and DF
10.5.J	The City shall encourage the use of treated wastewater for irrigation and groundwater recharge.	<i>RCM-5</i>	<i>Public Awareness/Education Programs</i>	CDD and Museum	Initiate in 2002	GF and RF
		<i>RCM-16</i>	<i>Wastewater Reuse</i>	CDD and PW	Initiate in 2002	GF, DF, and RF
10.5.K	The City shall maintain its ability to meet its water supply requirements.	<i>RCM-8</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		<i>RCM-12</i>	<i>Zoning Ordinance Review and Update</i>	CDD, PC, and CC	Jan. 2004	GF, AF, and DF
		<i>RCM-13</i>	<i>Land Use Map</i>	CDD	Jan. 2003	RF
		<i>RCM-16</i>	<i>Wastewater Reuse</i>	CDD and PW	Initiate in 2002	GF, DF, and RF
10.5.L	The City shall recognize water as a limited resource by encouraging the use of water	<i>RCM-5</i>	<i>Public Awareness/Education Programs</i>	CDD and Museum	Initiate in 2002	GF and RF

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	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
	resource by encouraging the use of water conservation measures. (Also, see Policy 12.8.A and implementing action PF-22 in the Public Facilities & Services element concerning metered water use.)	<i>RCM-8</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
10.5.M	The City shall encourage activities that maintain and improve drinking water quality.	<i>RCM-9</i>	<i>Best Management Practices</i>	PW, CDD, and Developer	Ongoing	DF
		<i>RCM-19</i>	<i>Grading and Erosion Control Ordinance</i>	CDD and PW	Dec. 2002	GF, RF, and DF
10.6.A	The City shall require that site preparation and construction activities incorporate effective measures to minimize dust emissions and pollutant emissions from motorized construction equipment and vehicles.	<i>RCM-8</i> <i>RCM-9</i>	<i>Development Review</i> <i>Best Management Practices</i>	PW, CDD, and Developer	Ongoing	DF
10.6.B	The City shall ensure that development projects facilitate non-motorized travel through the use of connecting streets, alleys, and connecting pathways.	<i>RCM-3</i>	<i>Community Design Guidelines</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF
		<i>RCM-8</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
10.6.C	The City shall ensure that street design within new developments provides multiple access points within neighborhoods as much as possible, in order to avoid long, circuitous routes for motor vehicles.	<i>RCM-3</i>	<i>Community Design Guidelines</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF
		<i>RCM-8</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		<i>RCM-6</i>	<i>Sensitive Local Resource Areas Map</i>			

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	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
10.6.D	The City shall ensure that existing trees and vegetation are retained and incorporated into the project design wherever feasible.	<i>RCM-8</i>	<i>Development Review</i>	CDD	With General Plan July 2002	DF and RF
		<i>RCM-19</i>	<i>Grading and Erosion Control Ordinance</i>	PW and CDD	Ongoing	RF, GF, and DF
				CDD and PW	Dec. 2002	GF, RF, and DF
10.6.E	The City shall ensure that new development pays its fair share of the cost to provide alternative transportation systems, including bikeways, pedestrian paths, and public transit facilities.	<i>RCM-2</i>	<i>Dedications, Fees, and Exactions</i>	CDD	Ongoing	GF and DF
10.6.F	The City shall encourage the use of non-motorized transportation wherever possible in the community.	<i>RCM-3</i>	<i>Community Design Guidelines</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF
		<i>RCM-21</i>	<i>Countywide Bicycle Plan</i>	CDD and PW	Ongoing	RF, DF, and GF

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	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
10.6.G	The City shall encourage the use of public transportation as an alternative to the automobile.	RCM-5	<i>Public Awareness/Education Programs</i>	CDD and Museum	Initiate in 2002	GF and RF
10.6.H	The City shall plan for a multi-modal transfer site that incorporates automobile parking areas, bike parking, transit, pedestrian paths, and park-and-ride pick-up points. (Also, see Circulation and Mobility Element for General Plan Policy 8.3.O)	RCM-2 RCM-8 RCM-28	<i>Dedications, Fees, and Exactions Development Review Local, State and Federal Funds</i>	CDD PW and CDD CDD	Ongoing Ongoing Ongoing	GF and DF RF, GF and DF RF and GF
10.6.I	The City shall work to improve the public's understanding of the land use, transportation, and air quality link.	RCM-5 RCM-28	<i>Public Awareness/Education Programs Local, State and Federal Funds</i>	CDD and Museum CDD	Initiate in 2002 Ongoing	GF and RF RF and GF
10.6.J	All City submittals of transportation improvement projects to be included in regional transportation plans shall be consistent with the air quality goals and policies of the General Plan.	RCM-8	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF and DF
10.6.K	The City shall pursue and use State and Federal funds earmarked for air quality benefits.	RCM-28	<i>Local, State and Federal Funds</i>	CDD	Ongoing	RF and GF
10.6.L	The City shall work to replace the City's conventional fuel vehicles with low emission vehicles as funding becomes available and as functional/operational requirements allow.	RCM-28	<i>Local, State and Federal Funds</i>	CDD	Ongoing	RF and GF

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	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
10.6.M	The City shall require application of the analysis methods and significance thresholds recommended by the Yolo-Solano air Quality Management District, as needed, to determine a project's air quality impacts.	RCM-8	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF and DF
10.7.A	The City shall minimize soil erosion and sedimentation by maintaining compatible land uses, suitable building designs, and appropriate construction techniques.	RCM-3	<i>Community Design Guidelines</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF
		RCM-8	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		RCM-12	<i>Zoning Ordinance Review and Update</i>	CDD, PC, and CC	Jan. 2004	GF, AF, and DF
		RCM-13	<i>Land Use Map</i>	CDD	Jan. 2003	RF
		RCM-19	<i>Grading and Erosion Control Ordinance</i>	CDD and PW	Dec. 2002	GF, RF, and DF
10.8.A	The City shall promote energy conservation programs for all utility users.	RCM-8	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		RCM-22	<i>Public Services Monitoring Report</i>	CDD	Initiate in 2003	DF and GF
10.8.B	The City shall encourage active and passive solar energy design in building and site development.	RCM-8	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		RCM-23	<i>Uniform Building Code</i>	CDD	Ongoing	None required
10.8.C	The City shall encourage the development and use of alternative energy sources.	RCM-15	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
		RCM-24	<i>Source Reduction and Recycling Plan</i>	PW	Ongoing	RF and GF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
10.9.A	The City shall promote waste reduction methods within the City.					
10.9.B	The City shall promote recycling and resources conservation.	RCM-5	<i>Public Awareness/Education Programs</i>	CDD and Museum	Initiate in 2002	GF and RF
		RCM-22	<i>Public Services Monitoring Report</i>	CDD	Initiate in 2003	DF and GF
10.10.A	The City shall ensure that urban changes preserve and maintain historic and architectural resources, including historic buildings and industrial spaces of historic importance.	RCM-3	<i>Community Design Guidelines</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF
		RCM-4	<i>Natural and Cultural Resources Inventory</i>	CDD	Initiate in 2002 with submittal	GF and DF
		RCM-25	<i>Sign Ordinance Review and Update</i>	CDD	Initiate in 2003	GF and DF
10.10.B	The City shall improve local awareness of its cultural and historical resources.	RCM-3	<i>Community Design Guidelines</i>	CDD	With General Plan July 2002 and ongoing thereafter	GF and DF
		RCM-5	<i>Public Awareness/Education Programs</i>	CDD and Museum	Initiate in 2002	GF and RF
		RCM-25	<i>Sign Ordinance Review and Update</i>	CDD	Initiate in 2003	GF and DF
10.10.C	The City shall require that discretionary development projects identify important historic, archaeological, and cultural sites	RCM-4	<i>Natural and Cultural Resources Inventory</i>	CDD	Initiate in 2002 with submittal	GF and DF
		RCM-8	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
	and their contributing environment from damage, destruction, and abuse. The City shall ensure that such assessments are incorporated into the City's cultural and historical database, to be maintained by the Rio Vista Museum.	RCM-25	<i>Sign Ordinance Review and Update</i>	CDD	Initiate in 2003	GF and DF
		RCM-26	<i>Historic Preservation Ordinance</i>	CDD	Initiate in June 2003	GF and RF
10.10.D	The City shall identify and promote incentive programs to assist private property owners in preserving and enhancing historic structures.	RCM-5	<i>Public Awareness/Education Programs</i>	CDD and Museum	Initiate in 2002	GF and RF
		RCM-27	<i>Official Register</i>	CDD and Museum	Initiate in 2002 and ongoing thereafter	RF and GF
		RCM-28	<i>Local, State, and Federal Funds</i>	CDD	Ongoing	RF and GF
		RCM-29	<i>State Historical Building Code</i>	CDD	Ongoing	BF
10.10.E	The City shall encourage the preservation of historic structures and shall discourage rehabilitation and remodel projects that would alter their historic character.	RCM-5	<i>Public Awareness/Education Programs</i>	CDD and Museum	Initiate in 2002	GF and RF
		RCM-8	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		RCM-12	<i>Zoning Ordinance Review and Update</i>	CDD, PC, and CC	Jan. 2004	GF, AF, and DF
		RCM-26	<i>Preservation Ordinance</i>	CDD	Initiate in June 2003	GF and RF
		RCM-27	<i>Official Register</i>	CDD and Museum	Initiate in 2002 and ongoing thereafter	RF and GF
		RCM-28	<i>Local, State, and Federal Funds</i>	CDD	Ongoing	RF and GF
		RCM-29	<i>State Historical Building Code</i>	CDD	Ongoing	BF
10.10.F	The City shall regard demolition of historic resources as a last resort, to be permitted only after the City determines	RCM-4	<i>Natural and Cultural Resources Inventory</i>	CDD	Initiate in 2002 with submittal	GF and DF
		RCM-8	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
	that the resource retains no reasonable economic use; that demolition is necessary to protect health, safety, and welfare; or that demolition is necessary to proceed with a new project where the benefits of the new project outweigh the loss of the historic resource.	<i>RCM-26</i>	<i>Preservation Ordinance</i>	CDD	Initiate in June 2003	GF and RF
		<i>RCM-28</i>	<i>Local, State, and Federal Funds</i>	CDD	Ongoing	RF and GF
		<i>RCM-29</i>	<i>State Historical Building Code</i>	CDD	Ongoing	BF
10.10.G	The City shall support public, quasi-public, and private entities in their preservation efforts.	<i>RCM-4</i>	<i>Natural and Cultural Resources Inventory</i>	CDD	Initiate in 2002 with submittal	GF and DF
		<i>RCM-5</i>	<i>Public Awareness/Education Programs</i>	CDD and Museum	Initiate in 2002	GF and RF
		<i>RCM-26</i>	<i>Preservation Ordinance</i>	CDD	Initiate in June 2003	GF and RF
		<i>RCM-27</i>	<i>Official Register</i>	CDD and Museum	Initiate in 2002 and ongoing thereafter	RF and GF
		<i>RCM-28</i>	<i>Local, State, and Federal Funds</i>	CDD	Ongoing	RF and GF
10.11.A	The City shall require new development in scenic areas (e.g., river banks, Highway 12 corridor, Sacramento River waterfront, and hillsides) to use planning, design, construction, and maintenance techniques that:	<i>RCM-6</i>	<i>Sensitive Local Resource Areas Map</i>	CDD	With General Plan July 2002	DF and RF
		<i>RCM-7</i>	<i>Environmental/Visual Constraints Map</i>	CDD	Initiate in 2002 with projects and ongoing thereafter	DF
		<i>RCM-8</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
	<ul style="list-style-type: none"> Incorporate design and screening measures to minimize the visibility of structures and graded areas. 					

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
	<ul style="list-style-type: none"> Maximize views in sensitive viewing areas and corridors. Maintain the character and visual quality of the area. 					
10.11.B	The City shall require that new development be designed to integrate natural landforms and vegetation in order to minimize alteration of scenic vistas. Figure 10-2 shall be used to identify sensitive areas of particular concern during project design and development.	RCM-1	<i>Sensitive Habitat Buffer Guidelines</i>	CDD	Initiate in 2002 and ongoing thereafter	DF
		RCM-2	<i>Dedications, Fees, and Exactions</i>	CDD	Ongoing	GF and DF
		RCM-8	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		RCM-28	<i>Local, State, and Federal Funds</i>	CDD	Ongoing	RF and GF
		RCM-29	<i>State Historical Building Code</i>	CDD	Ongoing	BF
10.11.C	The City shall encourage new development to use natural vegetation in buffer areas (if required) between the development and adjacent farmland.	RCM-1	<i>Sensitive Habitat Buffer Guidelines</i>	CDD	Initiate in 2002 and ongoing thereafter	DF
		RCM-8	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
10.11.D	The City shall require that development design maximizes the amount of open space frontage accessible to public view.	RCM-8	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
10.11.E	The City shall require that new roads, parking, and utilities be designed to minimize visual impacts. Unless limited by geological or engineering constraints, utilities shall be installed underground, and roadways and parking areas shall be landscaped and designed to accommodate the natural terrain.	RCM-8	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		RCM-10	<i>Resource Maintenance and Management Programs</i>	CDD and PW	Ongoing and developer-driven	DF
		RCM-15	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
10.11.F	<p>The City shall require new development to incorporate sound soil conservation practices and minimize land alterations. Land alterations within areas illustrated by Figures 10-2 and 5-3 (as further defined by specific site analysis required by RCM-7), shall comply with the following guidelines, illustrated by Figure 10-3:</p> <ul style="list-style-type: none"> • Limit grading to the smallest practical area of land. • Limit land exposure to the shortest practical amount of time. • Use erosion and sediment control measures, including temporary vegetation sufficient to stabilize disturbed areas. • Replant graded areas to ensure establishment of plant cover before the next rainy season. • Create grading contours that blend with the natural contours onsite or with contours on property immediately adjacent to the area of development. 	<i>RCM-1</i>	<i>Sensitive Habitat Buffer Guidelines</i>	CDD	Initiate in 2002 and ongoing thereafter	DF
		<i>RCM-8</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		<i>RCM-9</i>	<i>Best Management Practices</i>	PW, CDD, and Developer	Ongoing	DF
		<i>RCM-19</i>	<i>Grading and Erosion Control Ordinance</i>	CDD and PW	Dec. 2002	GF, RF, and DF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
	<ul style="list-style-type: none"> Ensure that development near or on portions of hillsides does not cause or worsen natural hazards, such as erosion, sedimentation, increased risk of fire, or degraded water quality. Maintain the character and visual quality of the hillside. 					
10.11.G	The City shall protect and seek to enhance scenic corridors.	RCM-2 RCM-3	<i>Dedications, Fees, and Exactions</i> <i>Community Design Guidelines</i>	CDD CDD	Ongoing With General Plan July 2002 and ongoing thereafter	GF and DF GF and DF
		RCM-8 RCM-12	<i>Development Review</i> <i>Zoning Ordinance Review and Update</i>	PW and CDD CDD, PC, and CC	Ongoing Jan. 2004	RF, GF, and DF GF, AF, and DF
		RCM-13	<i>Land Use Map</i>	CDD	Jan. 2003	RF
10.11.H	The City shall encourage the development of trails, picnicking and observation areas, and parks along scenic corridors. (Also refer to the Open Space & Recreation and Circulation & Mobility elements.)	RCM-3 RCM-12	<i>Community Design Guidelines</i> <i>Zoning Ordinance Review and Update</i>	CDD CDD, PC, and CC	With General Plan July 2002 and ongoing thereafter Jan. 2004	GF and DF GF, AF, and DF
10.11.I	The City shall include aesthetic design considerations in road construction, reconstruction, and maintenance for local streets and highways.	RCM-3 RCM-8	<i>Community Design Guidelines</i> <i>Development Review</i>	CDD PW and CDD	With General Plan July 2002 and ongoing thereafter Ongoing	GF and DF RF, GF, and DF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b	
10.11.J	The City shall support and encourage anti-litter, beautification, and cleanup programs along Highway 12.	RCM-5	<i>Public Awareness/Education Programs</i>	CDD and Museum	Initiate in 2002	GF and RF	
11.1.A	The City shall continue to monitor seismic activity in the region and take appropriate action if significant seismic hazards, including potentially active faults, are discovered in the planning area.	SN-1	<i>California Department of Mines and Geology Studies</i>	CDD and Engineer	Ongoing	GF	
		SN-2	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF	
11.1.B	The City shall continue to mitigate the potential impacts of geologic hazards.	SN-3	<i>Uniform Building Code</i>	CDD	Ongoing	None required	
		SN-4	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF	
		SN-5	<i>Subdivision Ordinance Review and Update (See previous assignments)</i>	CDD, PW, and CE	July 2003	RF, GF, and DF	
11.1.C	Soil erosion and sedimentation shall be minimized by maintaining compatible land uses, suitable building designs, and appropriate construction techniques.	SN-4	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF	
		SN-5	<i>Subdivision Ordinance Review and Update</i>	CDD, PW, and CE	July 2003	RF, GF, and DF	
		SN-6	<i>Grading and Drainage Ordinance</i>				
		SN-7	<i>Specific Plans</i>	CDD, PC, CC, PW, and Finance	July 2003	RF, DF, and GF	
		SN-8	<i>Land Use Map</i>	CDD	Jan. 2003	RF	
11.1.D	Development projects shall comply with state seismic and building standards in the design and siting of critical facilities, including police and fire stations, school	SN-1	<i>California Department of Mines and Geology Studies</i>	CDD and Engineer	Ongoing	GF	
		SN-3	<i>Uniform Building Code</i>	CDD	Ongoing	None required	
		SN-4	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF	

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
	including police and fire stations, school facilities, hazardous material storage facilities, bridges, and large public assembly halls.	SN-5	<i>Subdivision Ordinance Review and Update</i>	CDD, PW, and CE	July 2003	RF, GF, and DF
11.1.E	The City shall require contour grading, where feasible, and revegetation to mitigate the appearance of engineered slopes and to control erosion.	SN-4 SN-6	<i>Development Review Grading and Drainage Ordinance</i>	PW and CDD	Ongoing	RF, GF, and DF
11.2.A	The City shall require that new development on hillsides use design, construction, and maintenance techniques that minimize risk to life and property from slope failure, landslides, and flooding.	SN-4	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		SN-5	<i>Subdivision Ordinance Review and Update</i>	CDD, PW, and CE	July 2003	RF, GF, and DF
		SN-6	<i>Grading and Drainage Ordinance</i>			
		SN-9	<i>Zoning Ordinance Review and Update</i>	CDD, PC, and CC	Jan. 2004	GF, AF, and DF
		SN-10	<i>Sensitive Local Resource Areas Map</i>	CDD	With General Plan July 2002	DF and RF
11.2.B	Through land use planning, zoning, and other restrictions, the City shall continue to regulate all uses and development in areas subject to potential flooding.	SN-4	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		SN-5	<i>Subdivision Ordinance Review and Update</i>	CDD, PW, and CE	July 2003	RF, GF, and DF
		SN-7	<i>Specific Plans</i>	CDD, PC, CC, PW, and Finance	July 2003	RF, DF, and GF
		SN-8	<i>Land Use Map</i>	CDD	Jan. 2003	RF
		SN-9	<i>Zoning Ordinance Review and Update</i>	CDD, PC, and CC	Jan. 2004	GF, AF, and DF
		SN-10	<i>Sensitive Local Resource Areas Map</i>	CDD	With General Plan July 2002	DF and RF
		SN-11	<i>Local, State, and Federal Funds</i>	CDD	Ongoing	RF and GF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

Policy	Implementing Action	Responsibility^a	Time Frame	Funding Source^b
11.2.C The City shall minimize the potential for flood damage to public and emergency facilities, utilities, roadways, and other infrastructure.	<i>SN-4 Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
	<i>SN-5 Subdivision Ordinance Review and Update</i>	CDD, PW, and CE	July 2003	RF, GF, and DF
	<i>SN-9 Zoning Ordinance Review and Update</i>	CDD, PC, and CC	Jan. 2004	GF, AF, and DF
	<i>SN-10 Sensitive Local Resource Areas Map</i>	CDD	With General Plan July 2002	DF and RF
	<i>SN-11 Local, State, and Federal Funds</i>	CDD	Ongoing	RF and GF
	<i>SN-12 Flood Insurance Rate Maps</i>	CDD	Ongoing project review	GF
11.2.D The City shall require new development to provide sufficient mitigation in order to ensure that the cumulative rate of peak runoff does not exceed pre-development levels.	<i>SN-4 Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
	<i>SN-5 Subdivision Ordinance Review and Update</i>	CDD, PW, and CE	July 2003	RF, GF, and DF
	<i>SN-6 Grading and Drainage Ordinance</i>			
11.3.A Gas well sites shall be included in passive areas proposed by development projects, whenever feasible, rather than in the interior of neighborhoods.	<i>SN-4 Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
11.3.B It shall be the responsibility of the developer <i>and</i> the gas company to consider future potential neighborhood concerns when preparing development plans, tentative maps, and accommodation agreements.	<i>SN-4 Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
11.3.C	The City shall require a safety plan and a detailed description of emergency response procedures for all gas well operations within new residential developments.	SN-4 SN-13	<i>Development Review Hazardous Materials Business Plan and Spill Prevention, Control, and Countermeasures Plan</i>	PW and CDD CDD, PW, and Solano County Dept. of Environmental requirement	Ongoing Ongoing as applications are submitted	RF, GF, and DF GF and PO
		SN-14	<i>Comprehensive Emergency Management Plan</i>	PD, FD, and CM	Ongoing	GF
11.3.D	Prior to purchase, the City shall require the developer or seller to provide full disclosure of health and safety considerations from gas well operations to potential homebuyers.	SN-4 SN-15	<i>Development Review Disclosure Documents</i>	PW and CDD CDD	Ongoing Ongoing	RF, GF, and DF GF and PO
11.4.A	The Police Department shall respond to both emergency and routine calls for service in a timely manner consistent with department policy.	SN-16	<i>Police Department Policy</i>	PD	Ongoing	GF
11.4.B	The City shall ensure that the Police Department uses modern technology and provides adequate training to maximize job performance.	SN-16 SN-17	<i>Police Department Policy Police Department Field Training Program</i>	PD PD	Ongoing Ongoing	GF GF and RF
11.4.C	The City shall provide extensive community-based service and education programs designed to prevent crime and emphasize citizen protection and involvement.	SN-16 SN-18	<i>Police Department Policy Public Education/Awareness Program</i>	PD PD and FD	Ongoing Ongoing	GF GF and RF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
11.4.D	Parks shall be designed to facilitate surveillance by adjoining residents, security services, and police.	SN-4	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
11.5.A	The City shall continue to pursue fire prevention programs and standards.	SN-3	<i>Uniform Building Code</i>	CDD	Ongoing	None required
		SN-19	<i>Fire Prevention Programs</i>	FD	Ongoing	RF and GF
		SN-20	<i>Fire and Safety Codes</i>	FD	Ongoing	GF
11.5.B	The City shall strive to maintain its existing service levels. The City shall periodically evaluate service levels as population increases under this General Plan.	SN-2	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
		SN-7	<i>Specific Plans</i>	CDD, PC, CC, PW, and Finance	Dec. 2002	RF, DF, and GF
		SN-21	<i>Capital Improvement Program</i>	CDD, PW, Finance, and CM	June 2003	GF, DF, and RF
		SN-22	<i>Dedications, Fees, and Exactions Annual Report</i>	CDD	Ongoing	DF
		SN-23		PD, FD, and Emergency	Initiate in June 2002 and ongoing thereafter	GF and RF
11.5.C	The City shall require that timing of construction of fire stations be phased to be ready to serve development as it occurs.	SN-7	<i>Specific Plans</i>	CDD, PC, CC, PW, and Finance	Dec. 2002	RF, DF, and GF
		SN-21	<i>Capital Improvement Program</i>	CDD, PW, Finance, and CM	June 2003	GF, DF, and RF
		SN-22	<i>Dedications, Fees, and Exactions</i>	CDD	Ongoing	DF
11.5.D	The City shall monitor fire department service levels annually concurrent with the City budget process.	SN-23	<i>Annual Report</i>	PD, FD, and Emergency	Initiate in June 2002 and ongoing thereafter	GF and RF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
11.6.A	The City shall require the disclosure of the use and storage of hazardous materials in existing and proposed industrial and commercial activities, and the siting of hazardous waste disposal facilities, in accordance with Solano County guidelines and State law.	SN-4	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		SN-13	<i>Hazardous Material Business Plan and SPCC</i>	CDD, PW, and Solano County Dept. of Environmental requirement	Ongoing as applications are submitted	GF and PO
		SN-24	<i>Countywide Integrated Waste Management Plan</i>	PW	Ongoing	GF and RF
11.6.B	The City shall establish a hazardous materials truck route through the City.	SN-25	<i>Circulation & Mobility Element</i>	CDD	With GF July 2002	GF and DF
11.6.C	The City shall comply with State law regarding the use of toxic chemicals in parks.	SN-26	<i>Resource Maintenance and Management Programs</i>	PW	Initiate in Sept. 2002	GF and RF
		SN-27	<i>California Health and Safety Code</i>	CDD	Ongoing	None
11.6.D	The City shall ensure the proper use, storage, and disposal of toxic chemicals to the greatest extent feasible.	SN-13	<i>Hazardous Materials Business Plan and Spill Prevention, Control, and Countermeasures Plan</i>	CDD, PW, and Solano County Dept. of Environmental requirement	Ongoing as applications are submitted	GF and PO
		SN-24	<i>Countywide Integrated Waste Management Plan</i>	PW	Ongoing	GF and RF
		SN-26	<i>Resource Maintenance and Management Programs</i>	PW	Initiate in Sept. 2002	GF and RF
		SN-28	<i>Best Management Practices</i>	CDD	Ongoing	DF, GF, RF
11.6.E	The City shall ensure that it maintains sufficient resources, contacts, and personnel to provide the public with emergency notification in the event of a hazard-	SN-2	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
		SN-14	<i>Comprehensive Emergency Management Plan</i>	PD, FD, and CM	Ongoing	GF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
	gency notification in the event of a hazardous materials spill or airborne release.	SN-29	<i>Public/Private Cooperation</i>	CDD, PD, and FD	Ongoing	GF
11.7.A	The City shall strive to maintain its quick response time for emergency calls.	SN-2	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
		SN-7	<i>Specific Plans</i>	CDD, PC, CC, PW, and Finance	July 2003	RF, DF, and GF
		SN-21	<i>Capital Improvement Program</i>	CDD, PW, Finance, and CM	June 2003	GF, DF, and RF
		SN-22	<i>Dedications, Fees, and Exactions</i>	CDD	Ongoing	DF
		SN-23	<i>Annual Report</i>	PD, FD, and Emergency	Initiate in 2002 and ongoing thereafter	GF and RF
11.7.B	The City shall continue to provide first response for emergency calls.	SN-14	<i>Comprehensive Emergency Management Plan</i>	PD, FD, and CM	Ongoing	GF
11.7.C	The City shall continue its efforts toward increasing the ability of Rio Vista Fire Department to provide paramedic services.	SN-1	<i>Intergovernmental Coordination</i>	CDD and Engineer	Ongoing	GF
		SN-30	<i>Legislative Monitoring</i>	CDD, CM, PD, FD, and CC	Ongoing	GF, RF
11.7.D	The City shall advocate for ambulance services to be based in Rio Vista.	SN-1	<i>Intergovernmental Coordination</i>	CDD and Engineer	Ongoing	GF
		SN-30	<i>Legislative Monitoring</i>	CDD, CM, PD, FD, and CC	Ongoing	GF, RF
11.7.E	The City shall comply with and periodically update the <i>Comprehensive Emergency Management Plan</i> , and ensure that participants are prepared to efficiently carry out assigned functions.	SN-14	<i>Comprehensive Emergency Management Plan</i>	PD, FD, and CM	Ongoing	GF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
11.7.F	The City shall ensure that it maintains sufficient resources, contacts, and personnel to provide the community with an effective notification system in the event of an emergency.	SN-2	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
		SN-23	<i>Annual Report</i>	PD, FD, and Emergency	Initiate in 2002 and ongoing thereafter	GF and RF
		SN-29	<i>Public/Private Cooperation</i>	CDD, PD, and FD	Ongoing	GF
11.8.A	The City shall approve changes in zoning and performance standards, wherever possible, to facilitate the sensible siting and construction of health and medical facilities.	SN-4	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		SN-9	<i>Zoning Ordinance Review and Update</i>	CDD, PC, and CC	Jan. 2004	GF, AF, and DF
11.8.B	The City shall seek to establish a centrally located health care facility in the community.	SN-11	<i>Local, State, and Federal Funds</i>	CDD	Ongoing	RF and GF
		SN-31	<i>Economic Development Strategic Plan</i>	CDD	Initiate in Aug. 2002	RF and DF
		SN-32	<i>Marketing Assistance and Policy Support (SEDCORP)</i>	CDD, CM, and CC	Ongoing	GF and RF
11.8.C	The City shall seek to co-locate a health care facility with other types of medical care and social service facilities.	SN-31	<i>Economic Development Strategic Plan</i>	CDD	Initiate in Aug. 2002	RF and DF
		SN-32	<i>Marketing Assistance and Policy Support</i>	CDD, CM, and CC	Ongoing	GF and RF
11.8.D	The City shall assist local health service and care providers in obtaining State, and Federal grants to improve their facilities and services.	SN-11	<i>Local, State, and Federal Funds</i>	CDD	Ongoing	RF and GF
11.8.E	The City shall seek to foster the delivery of services to before- and after-school	SN-11	<i>Local, State, and Federal Funds</i>	CDD	Ongoing	RF and GF
		SN-29	<i>Public/Private Cooperation</i>	CDD, PD, and FD	Ongoing	GF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
	programs.	SN-31	<i>Economic Development Strategic Plan</i>	CDD	Initiate in Aug. 2002	RF and DF
		SN-32	<i>Marketing Assistance and Policy Support</i>	CDD, CM, and CC	Ongoing	GF and RF
11.8.F	The City shall assist local service providers in preparing a comprehensive needs assessment and planning process that will lead to proactive recruitment of medical facilities in Rio Vista.	SN-2	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
		SN-11	<i>Local, State, and Federal Funds</i>	CDD	Ongoing	RF and GF
		SN-29	<i>Public/Private Cooperation</i>	CDD, PD, and FD	Ongoing	GF
		SN-31	<i>Economic Development Strategic Plan</i>	CDD	Initiate in Aug. 2002	RF and DF
11.9.A	The City shall continue to monitor sources of odors that can affect the quality of life in the City and advise its citizens of their options in addressing these odors.	SN-2	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
		SN-29	<i>Public/Private Cooperation</i>	CDD, PD, and FD	Ongoing	GF
		SN-33	<i>Solano County Appeals Process</i>	Solano County	2002	Solano County
11.9.B	The City shall implement the provisions of Assembly Bill 1190 to provide that agricultural activities, operations, and facilities, or appurtenances thereof, do not constitute a nuisance as long as they continue to operate in a manner similar to that in which they have historically operated. <i>(Also refer to the Resource Conservation & Management element.)</i>	SN-2	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
		SN-29	<i>Public/Private Cooperation</i>	CDD, PD, and FD	Ongoing	GF
11.10.A	The City shall assign a priority to construction of an under crossing on Highway 12 for bicyclists and pedestrians. <i>(Also refer to the Circulation & Mobility element.)</i>	SN-2	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
		SN-11	<i>Local, State, and Federal Funds</i>	CDD	Ongoing	RF and GF
		SN-21	<i>Capital Improvement Program</i>	CDD, PW, Finance, and CM	June 2003	GF, DF, and RF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

Policy	Implementing Action	Responsibility^a	Time Frame	Funding Source^b
	<i>SN-25 Circulation & Mobility Element</i>	CDD	With GF July 2002	GF and DF
11.11.A The City shall require that development projects in the vicinity of the Rio Vista Airport consider all applicable safety policies, City standards, and land use compatibility guidelines.	<i>SN-4 Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
	<i>SN-34 Airport/Land Use Compatibility Plan</i>	CDD and RA	Ongoing	RF and GF
	<i>SN-35 Site Design Review</i>	CDD	Ongoing	DF
11.12.A The City shall implement the standards in <i>Table 11-2</i> for new uses affected by traffic and airport noise.	<i>SN-4 Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
	<i>SN-34 Airport/Land Use Compatibility Plan</i>	CDD and RA	Ongoing	RF and GF
	<i>SN-36 Noise Performance Standards</i>	CDD	With General Plan July 2002	RF
	<i>SN-37 Noise Level Contour Maps</i>	CDD	With General Plan July 2002	RF
11.12.B The City shall require appropriate noise attenuation measures to be included in the project design for proposed noise-sensitive uses in proximity to existing noise-producing uses, as needed, to be in compliance with the standards in <i>Tables 11-2</i> and <i>11-3</i> .	<i>SN-4 Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
	<i>SN-34 Airport/Land Use Compatibility Plan</i>	CDD and RA	Ongoing	RF and GF
	<i>SN-35 Site Design Review</i>	CDD	Ongoing	DF
	<i>SN-36 Noise Performance Standards</i>	CDD	With General Plan July 2002	RF
	<i>SN-37 Noise Level Contour Maps</i>	CDD	With General Plan July 2002	RF
11.12.C Where noise attenuation is required to	<i>SN-4 Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF

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	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
	meet the standards of this element, an emphasis shall be placed on site planning and project design. These measures may include, but are not limited to, building orientation, setbacks, landscaping and building construction practices.	SN-35	<i>Site Design Review</i>	CDD	Ongoing	DF
11.12.D	The use of noise barriers, such as sound walls, shall be considered as a means of achieving the noise standards only after other practical design-related noise mitigation measures have been integrated into the project.	SN-4 SN-35	<i>Development Review</i> <i>Site Design Review</i>	PW and CDD CDD	Ongoing Ongoing	RF, GF, and DF DF
11.12.E	The City shall assess traffic noise impacts generated by proposed development in the City of Rio Vista based on Solano Transportation Authority's traffic volumes for near-term traffic levels projected to occur in 2010.	SN-4 SN-36 SN-37 SN-38	<i>Development Review</i> <i>Noise Performance Standards</i> <i>Noise Level Contour Maps</i> <i>Major Investment Study and Project Study Report Equivalent</i>	PW and CDD CDD CDD CDD	Ongoing With General Plan July 2002 With General Plan July 2002 Ongoing	RF, GF, and DF RF RF RF
11.12.F	The City shall require any necessary acoustical analysis to assess compliance with the City's Noise element standard. Acoustical analyses shall be prepared in accordance with the requirements in Table 11-4.	SN-4 SN-36 SN-37	<i>Development Review</i> <i>Noise Performance Standards</i> <i>Noise Level Contour Maps</i>	PW and CDD CDD CDD	Ongoing With General Plan July 2002 With General Plan July 2002	RF, GF, and DF RF RF
11.12.G	The City shall apply the standards in Table 11-3 to both new noise-sensitive land uses and new noise-generating uses,	SN-4 SN-5	<i>Development Review</i> <i>Subdivision Ordinance Review and Update</i>	PW and CDD CDD, PW, and CE	Ongoing July 2003	RF, GF, and DF RF, GF, and DF

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	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
	land uses and new noise-generating uses, with the responsibility for noise mitigation placed on the new use. For example, if a developer proposed construction of a new apartment complex near an existing industry, the developer would be responsible for including appropriate noise mitigation in the project design to achieve compliance at the apartments with the standards in <i>Table 11-3</i> . Conversely, if a new industry were proposed near an existing apartment complex, the industry would be responsible for including appropriate noise mitigation in the project design to achieve compliance with the standards in <i>Table 11-3</i> at the existing apartment building.	<i>SN-36</i>	<i>Noise Performance Standards</i>	CDD	With General Plan July 2002	RF
		<i>SN-39</i>	<i>Zoning Ordinance (Section 513) Review and Update</i>	CDD, PC, and CC	Jan. 2004	GF, AF, and DF
11.13.A	The City shall require appropriate noise attenuation measures to be included in the project design for proposed noise-sensitive uses in proximity to existing noise-producing uses, as needed, to be in compliance with the standards in <i>Tables 11-2</i> and <i>11-3</i> .	<i>SN-4</i>	<i>Development Review</i>	PW and CDD	Ongoing July 2003	RF, GF, and DF
		<i>SN-5</i>	<i>Subdivision Ordinance Review and Update</i>	CDD, PW, and CE		RF, GF, and DF
		<i>SN-36</i>	<i>Noise Performance Standards</i>	CDD	With General Plan July 2002	RF
		<i>SN-37</i>	<i>Noise Level Contour Maps</i>	CDD	With General Plan July 2002	RF
		<i>SN-39</i>	<i>Zoning Ordinance (Section 513) Review and Update</i>	CDD, PC, and CC	Jan. 2004	GF, AF, and DF
11.14.A	The City shall adopt a performance standard of 45 dBA (maximum) at any residential dwelling or outdoor activity area,	<i>SN-4</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		<i>SN-36</i>	<i>Noise Performance Standards</i>	CDD	With General Plan July 2002	RF

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	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
	whichever is closer to the noise source. An appropriate standard for the large main line compressor building located near Vineyard Bluffs on the Esperson property will be determined separately, through specific noise analyses conducted for development projects proposed for the Esperson property.	SN-40	<i>Hydrocarbons Ordinance Review and Update</i>	CDD	Initiate in 2002	GF and DF
11.14.B	The City, developers, and gas well companies shall recognize a shared responsibility to attenuate noise generated by gas well operations in proximity to sensitive noise receptors, and that appropriate noise attenuation measures shall be agreed upon prior to project approval.	SN-4 SN-36 SN-40	<i>Development Review</i> <i>Noise Performance Standards</i> <i>Hydrocarbons Ordinance Review and Update</i>	PW and CDD CDD CDD	Ongoing With General Plan July 2002 Initiate in 2002	RF, GF, and DF RF GF and DF
11.14.C	If the State's regulatory climate changes so that local governments are no longer allowed to restrict energy companies, the responsibility for meeting the noise standard shall shift to the developer where plans include development near mineral reserve (future gas well) sites.	SN-4 SN-36 SN-40	<i>Development Review</i> <i>Noise Performance Standards</i> <i>Hydrocarbons Ordinance Review and Update</i>	PW and CDD CDD CDD	Ongoing With General Plan July 2002 Initiate in 2002	RF, GF, and DF RF GF and DF
11.14.D	Prior to purchase, the City shall require the developer or seller to provide full disclosure of potential noise impacts from gas well operations (particularly compressor noise) to potential homebuyers.	SN-4 SN-15	<i>Development Review</i> <i>Disclosure Documents</i>	PW and CDD CDD	Ongoing Ongoing	RF, GF, and DF GF and PO

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Policy	Implementing Action	Responsibility ^a	Time Frame	Funding Source ^b		
11.15.A	The City shall regulate construction noise to reduce impacts on adjacent uses consistent with Section 513 of the Zoning Ordinance (Noise Regulation).	SN-4 SN-39	Development Review Zoning Ordinance (Section 513) Review and Update	PW and CDD CDD, PC, and CC	Ongoing Jan. 2004	RF, GF, and DF GF, AF, and DF
11.15.B	Noise associated with construction activities shall be exempt from the noise standards cited in Table 11-3.	SN-4 SN-39	Development Review Zoning Ordinance (Section 513) Review and Update	PW and CDD CDD, PC, and CC	Ongoing Jan. 2004	RF, GF, and DF GF, AF, and DF
11.15.C	The City shall limit construction activities to between the hours of 7 a.m. and 5 p.m. unless an exemption is received from the City to cover special circumstances.	SN-4 SN-39	Development Review Zoning Ordinance (Section 513) Review and Update	PW and CDD CDD, PC, and CC	Ongoing Jan. 2004	RF, GF, and DF GF, AF, and DF
11.15.D	The City shall require all internal combustion engines used in conjunction with construction activities to be muffled according to the equipment manufacturer's requirements.	SN-4 SN-41	Development Review California Vehicle Code	PW and CDD PD	Ongoing Ongoing	RF, GF, and DF None
Public Facilities & Services						
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 PF-2 PF-3	Civic Facilities Master Plan Development Impact Fees Capital Improvement Program	CDD and PW CDD, PW, Finance, and CM	Initiate in 2001 June 2003	DF, GF, RF GF, DF, and RF
12.1.B	The City shall cluster and connect branch or secondary community facilities in	PF-1 PF-2	Civic Facilities Master Plan Development Impact Fees	CDD and PW	Initiate in 2002	DF, GF, RF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
	neighborhood activity centers, including parks, libraries, and community centers.	<i>PF-3</i>	<i>Capital Improvement Program</i>	CDD, PW, Finance, and CM	June 2003	GF, DF, and RF
		<i>PF-4</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
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.	<i>PF-1</i>	<i>Civic Facilities Master Plan</i>	CDD and PW	Initiate in 2002	DF, GF, RF
		<i>PF-2</i>	<i>Development Impact Fees</i>			
		<i>PF-3</i>	<i>Capital Improvement Program</i>	CDD, PW, Finance, and CM	June 2003	GF, DF, and RF
		<i>PF-4</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
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.	<i>PF-1</i>	<i>Civic Facilities Master Plan</i>	CDD and PW	Initiate in 2002	DF, GF, RF
		<i>PF-2</i>	<i>Development Impact Fees</i>			
		<i>PF-3</i>	<i>Capital Improvement Program</i>	CDD, PW, Finance, and CM	June 2003	GF, DF, and RF
		<i>PF-4</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		<i>PF-5</i>	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
		<i>PF-6</i>	<i>Parks Master Plan</i>	CDD and PW	Initiate in 2002	RF, GF, and DF
		<i>PF-7</i>	<i>Local, State, and Federal Funds</i>	CDD	Ongoing	RF and GF
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.	<i>PF-1</i>	<i>Civic Facilities Master Plan</i>	CDD and PW	Initiate in 2002	DF, GF, RF
		<i>PF-2</i>	<i>Development Impact Fees</i>			
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.	<i>PF-5</i>	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
		<i>PF-8</i>	<i>Public Involvement</i>	CDD and RRC	Ongoing	GF and RF
12.2.B	The City shall maintain the main library in	<i>PF-1</i>	<i>Civic Facilities Master Plan</i>	CDD and PW	Initiate in 2002	DF, GF, RF

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Policy	Implementing Action	Responsibility^a	Time Frame	Funding Source^b	
downtown as a key public service.	<i>PF-4</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
	<i>PF-5</i>	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
	<i>PF-8</i>	<i>Public Involvement</i>	CDD and RRC	Ongoing	GF and RF
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.	<i>PF-1</i>	<i>Civic Facilities Master Plan</i>	CDD and PW	Initiate in 2002	DF, GF, RF
	<i>PF-4</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
	<i>PF-5</i>	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
	<i>PF-8</i>	<i>Public Involvement</i>	CDD and RRC	Ongoing	GF and RF
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.	<i>PF-1</i>	<i>Civic Facilities Master Plan</i>	CDD and PW	Initiate in 2002	DF, GF, RF
	<i>PF-4</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
	<i>PF-5</i>	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
	<i>PF-6</i>	<i>Parks Master Plan</i>			
	<i>PF-8</i>	<i>Public Involvement</i>	CDD and RRC	Ongoing	GF and RF
	<i>PF-9</i>	<i>Other Funding Sources</i>	CDD and PW	Ongoing	GF
	<i>PF-10</i>	<i>Development Agreements</i>	CM and SD	Ongoing	DF and GF
	<i>PF-11</i>	<i>Joint-Use Study and Agreements</i>	CDD, Finance, and PW	Initiate in 2002	GF
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.	<i>PF-1</i>	<i>Civic Facilities Master Plan</i>	CDD and PW	Initiate in 2002	DF, GF, RF
	<i>PF-5</i>	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
	<i>PF-8</i>	<i>Public Involvement</i>	CDD and RRC	Ongoing	GF and RF
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	<i>PF-5</i>	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
	<i>PF-10</i>	<i>Development Agreements</i>	CM and SD	Ongoing	DF and GF
	<i>PF-12</i>	<i>State Education Funds</i>	CM and SD	Ongoing	DF and GF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
	new development to participate in the provision of school facilities in a timely manner.	<i>PF-13</i>	<i>Local School Fees</i>	CM and SD	Ongoing	GF and DF
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.	<i>PF-5</i>	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
		<i>PF-11</i>	<i>Joint-Use Study and Agreements</i>	CDD, Finance, and PW	Initiate in 2002	GF
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.	<i>PF-10</i>	<i>Development Agreements</i>	CM and SD	Ongoing	DF and GF
		<i>PF-12</i>	<i>State Education Funds</i>	CM and SD	Ongoing	DF and GF
		<i>PF-13</i>	<i>Local School Fees</i>	CM and SD	Ongoing	GF and DF
		<i>PF-14</i>	<i>School Facilities Master Plan</i>	CM and CDD	Ongoing	SD and GF
12.3.D	School facilities shall be provided in response to needs identified by both the district and the City.	<i>PF-10</i>	<i>Development Agreements</i>	CM and SD	Ongoing	DF and GF
		<i>PF-12</i>	<i>State Education Funds</i>	CM and SD	Ongoing	DF and GF
		<i>PF-13</i>	<i>Local School Fees</i>	CM and SD	Ongoing	GF and DF
		<i>PF-14</i>	<i>School Facilities Master Plan</i>	CM and CDD	Ongoing	SD and GF
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.	<i>PF-5</i>	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
		<i>PF-6</i>	<i>Parks Master Plan</i>			
		<i>PF-11</i>	<i>Joint-Use Study and Agreements</i>	CDD, Finance, and PW	Initiate in 2002	GF
		<i>PF-4</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF

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Policy	Implementing Action	Responsibility^a	Time Frame	Funding Source^b
	<i>PF-4 Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
	<i>PF-10 Interagency Coordination</i>	CDD, PWD and	Ongoing	DF and GF
	<i>PF-11 Joint-Use Study and Agreements</i>	CDD, PRC, Finance, and PW	Initiate in 2002	GF
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.			
	<i>PF-4 Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
	<i>PF-5 Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
	<i>PF-10 Development Agreements</i>			
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			

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

Policy	Implementing Action	Responsibility ^a	Time Frame	Funding Source ^b	
<p>is reached, rather than further increases to the size of facilities.</p> <p>The following guidelines (<i>shown in Table 12-2</i>) are adopted:</p> <ul style="list-style-type: none"> • 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. <p>These guidelines are consistent with current estimates of capacity by the River Delta Unified School District's <i>Facilities Master Plan</i>.</p>					
12.3.H	<p>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.</p>	<p><i>PF-4 Development Review</i> <i>PF-5 Interagency Coordination</i> <i>PF-12 Development Agreements</i></p>	<p>PW and CDD CDD, PW, and PRC CM and SD</p>	<p>Ongoing Ongoing Ongoing</p>	<p>RF, GF, and DF GF and RF DF and GF</p>
12.4.A	<p>The City shall provide for the review and comments on development proposals by utility companies.</p>	<p><i>PF-4 Development Review</i> <i>PF-5 Interagency Coordination</i></p>	<p>PW and CDD CDD, PW, and PRC</p>	<p>Ongoing Ongoing</p>	<p>RF, GF, and DF GF and RF</p>

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	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
12.4.B	The City shall require the provision of necessary utility easements in all new developments.	PF-4	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		PF-5	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
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.	PF-4	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		PF-5	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
		PF-15	<i>Zoning Ordinance Review and Update</i>	CDD, PC, and CC	Jan. 2004	GF, AF, and DF
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.	PF-4	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		PF-5	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
		PF-10	<i>Development Agreements</i>	CM and SD	Ongoing	DF and GF
		PF-16	<i>Franchise Ordinance</i>	CDD	Initiate in Jan. 2003	GF, DF, and RF
12.4.E	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.	PF-4	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		PF-5	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
		PF-16	<i>Franchise Ordinance</i>	CDD	Initiate in Jan. 2003	GF, DF, and RF
12.4.F	The City shall plan for local self-sufficiency for electricity, to the extent feasible.	PF-5	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF

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	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
		<i>PF-17</i>	<i>Power Plant and Public Financing Feasibility Study</i>	PW and ED	Jan. 2004	RF and DF
12.5.A	The City shall provide reliable and secure water sources for current and future residents.	<i>PF-3</i>	<i>Capital Improvement Program</i>	CDD, PW, Finance, and CM	June 2003	GF, DF, and RF
		<i>PF-5</i>	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
		<i>PF-18</i>	<i>Aquifer Study</i>	ED and PW	Jan. 2002	
		<i>PF-19</i>	<i>Utilities Master Plan Update</i>	PW and ED	Jan. 2004	RF, DF, and GF
12.5.B	The City shall provide adequate water treatment capacity and infrastructure.	<i>PF-2</i>	<i>Development Impact Fees</i>			
		<i>PF-3</i>	<i>Capital Improvement Program</i>	CDD, PW, Finance, and CM	June 2003	GF, DF, and RF
		<i>PF-4</i>	<i>Development Review Process</i>	PW and CDD	Ongoing	RF, GF, and DF
		<i>PF-5</i>	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
		<i>PF-19</i>	<i>Utilities Master Plan Update</i>	PW and ED	Jan. 2004	RF, DF, and GF
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</i>	<i>Development Impact Fees</i>			
		<i>PF-3</i>	<i>Capital Improvement Program</i>	CDD, PW, Finance, and CM	June 2003	GF, DF, and RF
		<i>PF-4</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		<i>PF-5</i>	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
		<i>PF-10</i>	<i>Development Agreements</i>	CM and SD	Ongoing	DF and GF
		<i>PF-19</i>	<i>Utilities Master Plan Update</i>	PW and ED	Jan. 2004	RF, DF, and GF
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</i>	<i>Franchise Ordinance</i>	CDD	Initiate in Jan. 2003	GF, DF, and RF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

Policy	Implementing Action	Responsibility^a	Time Frame	Funding Source^b
12.8.A The City shall develop and implement water conservation standards.	<i>PF-4 Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
	<i>PF-20 Landscape Ordinance</i>	CDD	Initiate in 2002	GF and DF
	<i>PF-21 Water and Energy Conservation Program/Ordinance</i>	PW and CDD	Initiate in Jan. 2004	GF and RF
	<i>PF-22 Water Metering and Usage-Based Rate Structure Plan</i>	PW, CM, and ED	Ongoing	GF and DF
	<i>PF-23 Wastewater Reuse</i>			
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>	CDD, PW, Finance, and CM	June 2003	GF, DF, and RF
	<i>PF-5 Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
	<i>PF-24 Airport Master Plan Update</i>			
	<i>PF-25 Cost/Revenue Analysis</i>	Finance and CDD	June 2003	GF
12.9.B The City shall ensure that airport operations remain compatible with adjacent land uses.	<i>PF-4 Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
	<i>PF-5 Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
	<i>PF-24 Airport Master Plan Update</i>			
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.	<i>PF-3 Capital Improvement Program</i>	CDD, PW, Finance, and CM	June 2003	GF, DF, and RF
	<i>PF-4 Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
	<i>PF-5 Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
	<i>PF-10 Development Agreements</i>	CM and SD	Ongoing	DF and GF
	<i>PF-25 Cost/Revenue Analysis</i>	Finance and CDD	June 2003	GF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

Policy	Implementing Action	Responsibility^a	Time Frame	Funding Source^b
	<i>PF-26 AB 1600 Analysis</i>	CDD and Finance	Initiate in 2002	GF and RF
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.	<i>PF-3 Capital Improvement Program</i>	CDD, PW, Finance, and CM	June 2003	GF, DF, and RF
	<i>PF-4 Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
	<i>PF-5 Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
	<i>PF-10 Development Agreements</i>	CM and SD	Ongoing	DF and GF
	<i>PF-25 Cost/Revenue Analysis</i>	Finance and CDD	June 2003	GF
	<i>PF-26 AB 1600 Analysis</i>	CDD and Finance	Initiate in June 2002	GF and RF
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	<i>PF-3 Capital Improvement Program</i>	CDD, PW, Finance, and CM	June 2003	GF, DF, and RF
	<i>PF-4 Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
	<i>PF-10 Development Agreements</i>	CM and SD	Ongoing	DF and GF

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

	Policy		Implementing Action	Responsibility^a	Time Frame	Funding Source^b
	credits against developer fees when building permits for that project are issued.	<i>PF-26</i>	<i>AB 1600 Analysis</i>	CDD and Finance	Initiate in 2002	GF and RF
12.10.D	The City shall ensure that all future 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.	<i>PF-3</i>	<i>Capital Improvement Program</i>	CDD, PW, Finance, and CM	June 2003	GF, DF, and RF
		<i>PF-4</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
		<i>PF-5</i>	<i>Interagency Coordination</i>	CDD, PW, and PRC	Ongoing	GF and RF
		<i>PF-10</i>	<i>Development Agreements</i>	CM and SD	Ongoing	DF and GF
		<i>PF-26</i>	<i>AB 1600 Analysis</i>	CDD and Finance	Initiate in 2002	GF and RF
12.11A	Priority for new services and facilities and extensions of infrastructure will be given to projects that meet the following criteria:	<i>PF-3</i>	<i>Capital Improvement Program</i>	CDD, PW, Finance, and CM	June 2003	GF, DF, and RF
	1. Proximity to existing facilities.	<i>PF-4</i>	<i>Development Review</i>	PW and CDD	Ongoing	RF, GF, and DF
	2. Financial mechanism in place to pay for the cost of the extension.	<i>PF-10</i>	<i>Development Agreements</i>	CM and SD	Ongoing	DF and GF
	3. Proximity to existing neighborhoods, access points, and developed infrastructure.					
	4. The project is consistent with or facilitates specific goals and policies of this General Plan.					

SUMMARY OF POLICIES & IMPLEMENTING ACTIONS

Policy	Implementing Action	Responsibility ^a	Time Frame	Funding Source ^b
^a AD = Administration Department CC = City Council CDD = Community Development Department (Planning Division) CE = City Engineer CM = City Manager	CVHA = City of Vallejo Housing Authority (contracts with Solano County for Rio Vista) ED = Engineering Department FD = Fire Department PC = Planning Commission PD = Police Department	PO = Property Owners PRC = Parks & Recreation Commission RA = Redevelopment Agency RC = Recreation Commission RRC = ?? SC = School District		
^b AF = Applicant fees BF = Building fees DF = Developer fees GF = General funds RF = Redevelopment funds LTF = Local transportation funds (Transportation Development Act) PAF = Program administration funds (Housing Authority) PF = Permit fees CDBG = Community development bond grants RHSF = Redevelopment housing set-aside funds SFG = State and federal grants				