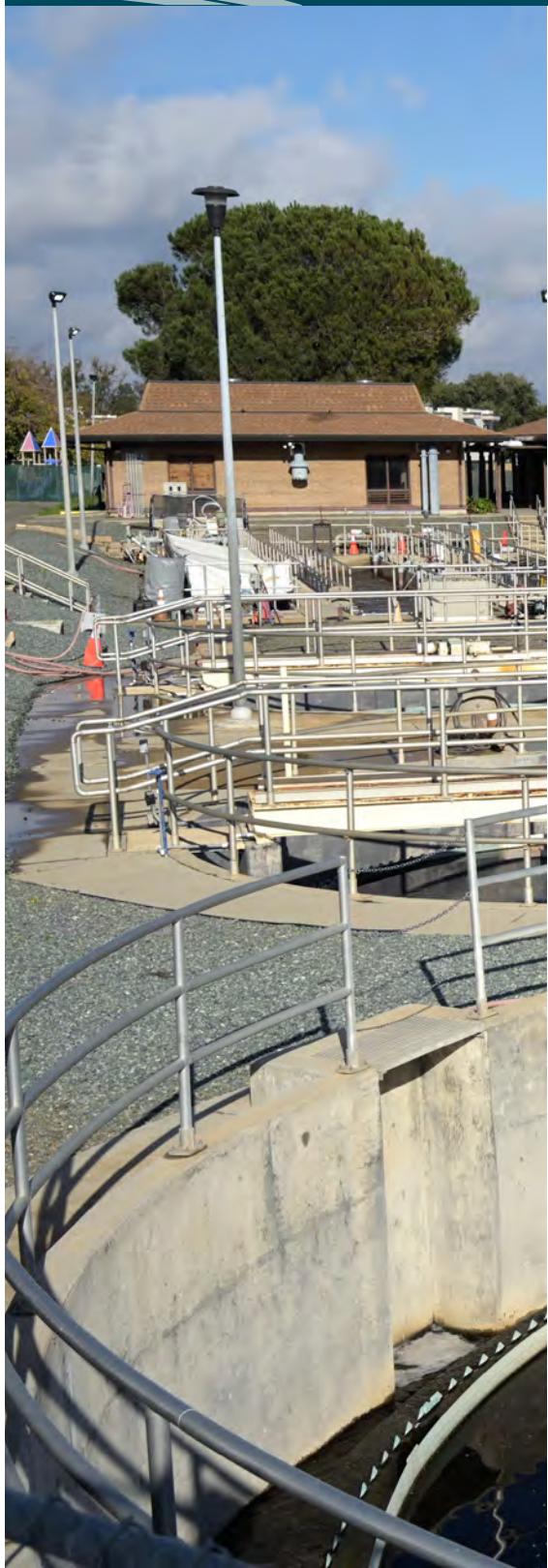




# CHAPTER 8

## PUBLIC FACILITIES AND SERVICES



### 8.0 INTRODUCTION

The Public Facilities and Services Element addresses the public services and related public infrastructure that ensure the needs of the community will be met and that residents will have the opportunity to experience healthy and safe lives. These services encompass a core commitment of the City of Rio Vista to meet the needs of the community.

The majority of facilities and services described in this section involve City-owned facilities with services provided by City staff or City contractors. In some cases, services are provided by outside agencies. For public schools, an independently elected board of the River Delta Unified School District works to ensure high quality schools benefit City residents.

The facilities and services described in this section are essential to maintaining a high quality of life for Rio Vista residents. Due to the nature of these services and facilities, they represent a significant portion of the City's capital improvement and operating budgets and the City will always endeavor to provide quality services in a cost effective manner.

The Public Facilities and Services element defines how the City will meet the municipal needs of its residents. Regarding Environmental Justice, public facilities and services are provided relatively evenly throughout the community and generally meet adopted City standards. As such, this element focuses on maintaining and improving facilities and services throughout the community to benefit all residents. For

# PUBLIC FACILITIES AND SERVICES

example, this element includes provisions for collaborating with the River Delta Unified School District to coordinate recreation, library, and planning efforts to emphasize the expansion and diversity of services and facilities. Additionally, various provisions require analyses to ensure needs regarding sidewalk, road, trail, bicycle and pedestrian facilities improvements, and other public facilities are completed throughout the community.

## 8.1 CITY BUILDINGS AND FACILITIES

The City owns various facilities and properties that support the community and provide services to residents. The following are among the City's key community facilities:

### CITY HALL

Located at One Main Street in downtown Rio Vista, City Hall is the center of City administrative functions. The facility includes the City Council chambers as well as the management and administrative support staff for all City Departments except Fire and Police. Residents visit City Hall to pay utility bills, apply for business licenses and building permits, attend City Council meetings, and other City functions.

### SENIOR CENTER/COMMUNITY CENTER

Located at 25 and 45 Main Street, the Rio Vista Community Center serves the residents of Rio Vista as a place for activities, community meetings, and community events.

### RIO VISTA MUNICIPAL AIRPORT

The Rio Vista Municipal Airport is located on 273 acres of land located on the western boundary of the City at 3000 Baughman Road. The Airport has a 4,200-foot long, 75-foot-wide primary runway and a 2,200-foot long, 60-foot-wide general aviation runway. The 4,200-foot runway is planned to be expanded by an additional 500 to 800 feet. The Airport facilities also include a terminal building, fueling facilities and a helipad.



# PUBLIC FACILITIES AND SERVICES

## CORPORATION YARD

The City's Corporation Yard is sited on 7.53 acres of land located at 789 St. Francis Way. The facility provides a base of operations for the City's Public Works maintenance crews. It also hosts a vegetative waste dumping site for City residents.



## RIO VISTA LIBRARY

The Rio Vista Library is located at 44 South Second Street and is housed in a City owned building. Library services have been provided through a partnership with the Solano County Library since the 1920's.

## RIO VISTA POLICE STATION

The Rio Vista Police Station is a City-owned facility located at 50 Poppy House Road. Law enforcement services are provided through a contract with the Solano County Sheriff's Department.

## FIRE STATION

The Rio Vista Fire Department operates from a single Fire Station located at 350 Main Street.

## 8.2 CITY UTILITIES

Key City utilities include domestic water service, wastewater treatment, and drainage. Construction, maintenance and operation of these facilities and services are conducted or managed by City staff or through contracts with service providers.

### DOMESTIC WATER SERVICE

Despite bordering the Sacramento River, water service in Rio Vista is provided entirely from water wells located within the City limits. Given the City's



## PUBLIC FACILITIES AND SERVICES

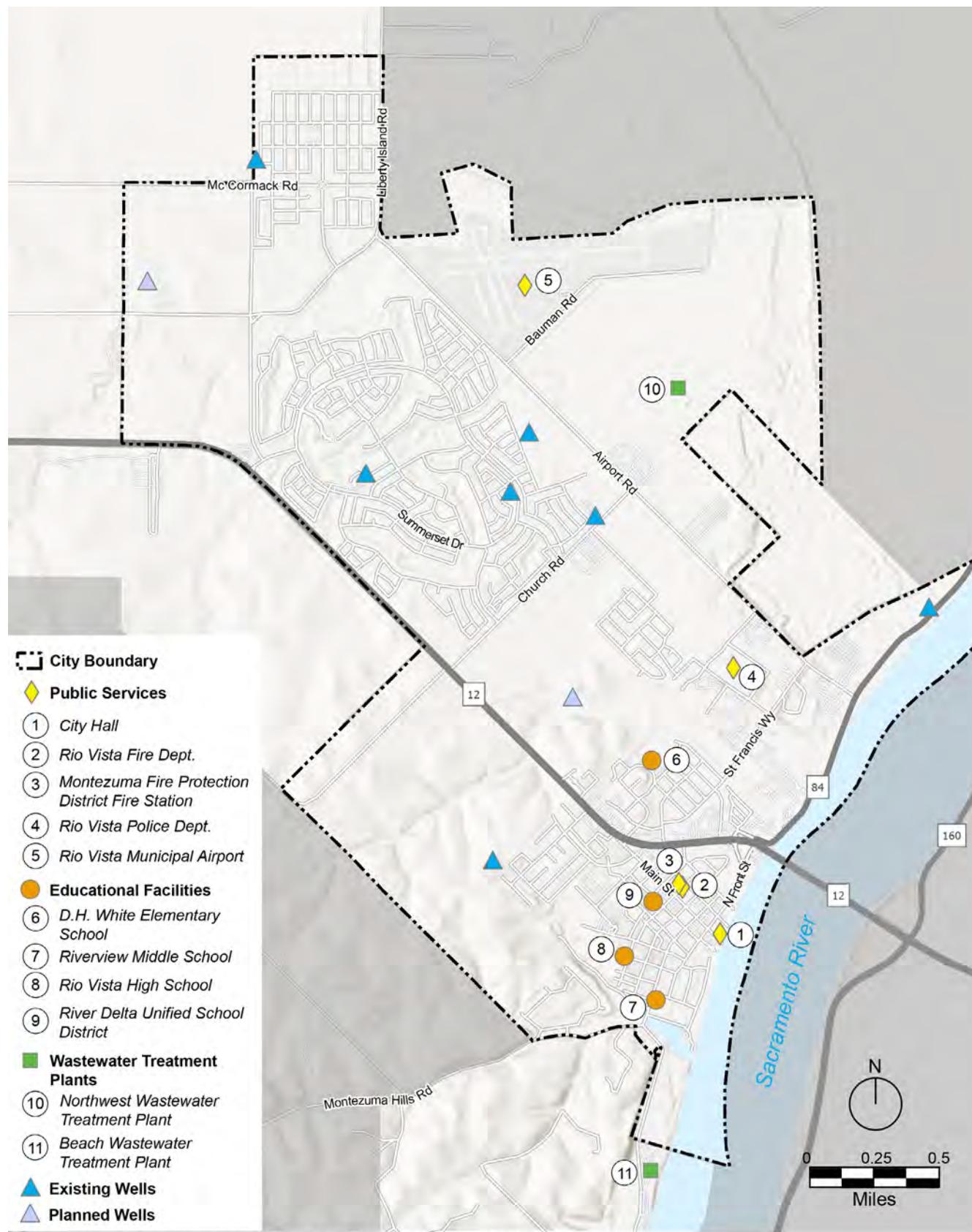
reliance on groundwater, the quality and reliability of the water supply is a high priority for the City. Fortunately, the City aquifer is currently adequate to supply current and near future demand.

A groundwater study was prepared for the City by the consulting firm, Engeo, to monitor ground water levels within the city limits. The latest groundwater report (prepared by Engeo in 2021) determined that groundwater levels have remained consistent as recharge has balanced water consumption. While the City currently enjoys a reliable water supply, the City still promotes water conservation and has implemented programs to reduce per capita water use.

The City water system is comprised of wells located throughout the City. Each well receives treatment as needed, including chlorination. The City currently has two 2 million water tanks and a third 2 million gallon tank will be needed for build-out under the 2045 General Plan. This third tank, along with a booster pump, is currently planned to be located at the City's corporation yard.

As development occurs, the locations for future wells are identified. It is anticipated that the City will require two additional wells, Wells #17 and #18, to serve the City's current population. These wells will replace other wells that are no longer in service. New development will require construction of additional wells. Wells will be required within the review of major development projects and well construction will be required in the early phases of such projects.

**FIGURE 8-1: Public Facilities**



# PUBLIC FACILITIES AND SERVICES

## WASTEWATER TREATMENT

As of 2024, the City operated two wastewater treatment plants: the Beach Wastewater Treatment Plant (Beach WWTP) located immediately south of the City and the Northwest Wastewater Treatment Plant (Northwest WWTP) located adjacent to the Rio Vista Airport. At that time the Beach WWTP processed 0.65 million gallons per day (MGD) of wastewater and the Northwest Treatment Plant processed 0.40 MGD of wastewater.



As of 2024, the City was in the process of reviewing and consolidating both plants into the Northwest WWTP. Decommissioning the Beach WWTP and constructing improvements to direct all wastewater treatment to the Northwest WWTP will be part of the consolidation. As part of the consolidation project, the City will install infrastructure to facilitate reclaimed water use as an alternative to discharging into the river.

The timing for decommissioning the Beach WWTP will be based on funding, but the City has initiated work and it is anticipated the Beach WWTP will be decommissioned in approximately five years. Funding of the consolidation of the plants is being addressed in a facility rate study that is currently underway.



The City has two major approved development projects: Brann Ranch and Riverwalk. These two projects represent the substantial majority of future residential development in Rio Vista. Brann Ranch and Riverwalk wastewater will be directed to the Northwest WWTP and the projects will generate approximately 400,000 gallons per day (GPD) of wastewater.

The Northwest WWTP will require expansion to accommodate these flows and the development projects will contribute funding for required improvements.

## PUBLIC FACILITIES AND SERVICES

### STORM DRAINAGE

Storm drainage in Rio Vista is accomplished through a network of drainage pipes and open swales, all leading to the Sacramento River. The City's approximate elevation is 20 feet Mean Sea Level (MSL).

Future development in the Brann Ranch and Riverwalk projects are located at elevations where drainage can be feasibly addressed. These projects, and all new development, will be required to comply with City, regional and State regulations regarding managing stormwater runoff.

Rio Vista's downtown area presents drainage challenges due to the lack of adequate storm drain capacity. During major storms, the City must pump stormwater into the Sacramento River from Downtown and from the Edgewater neighborhood, resulting in significant ongoing costs to the City. As discussed in the Safety Element, portions of Rio Vista are currently vulnerable to flooding in major storm events (100 year, 200 year and 500 year storm events). Additionally, lands along the Sacramento River will be affected by increasingly severe storm events and possibly sea level rise that will result from climate change.

There are also concerns over the unanticipated impacts of two wetland restoration projects located north of the City. The potential for increased flooding from projects restoring wetlands adjacent to City levees should be studied to determine the potential for such projects to undermine City flood protection facilities, including studying how saturation of soils in proximity to levees can undermine levee stability.

# PUBLIC FACILITIES AND SERVICES

## 8.3 PUBLIC SAFETY

Public safety and protection of people and property in the community is among the City's highest priorities. Law Enforcement and Fire Protection directly protect the lives and property of community members. These services are among the most significant fiscal commitments of the City.

### LAW ENFORCEMENT

Generally, Rio Vista enjoys relatively low crime levels and overall is a safe community for residents and visitors. In 2019, the Police responded to 9,020 calls for service and in 2022 calls for service increased to 10,581. Traffic stops are the most frequent calls for service, which generate more than 30 percent of all calls.

As of 2023, the staff of the Rio Vista Police Department included 12 sworn staff (Police Chief, two Sergeants and nine Sworn Officers) supported by three City staff members (support services and code enforcement). This staff served the needs of Rio Vista's approximately 10,500 residents and associated employees, visitors and commuters.

Police services are provided from the Police Station located at 50 Poppy House Road. This facility is City owned and located on City property. The Police vehicle fleet is owned by the City.

Since 2019, the City has contracted with the Solano County Sheriff's Office to provide law enforcement services. Prior to 2019, Police services were provided by a City Police Department with all staff being City employees. It is anticipated the City Council will periodically review options for providing high quality and cost-effective law enforcement services over the term of this General Plan.

#### Challenges to Law Enforcement Services

The existing Police Station is a modular building that was a previously used structure when it was dedicated as the Police Station in 2002. This structure has numerous issues and is reaching or has exceeded the anticipated usable life of the building.

## PUBLIC FACILITIES AND SERVICES

Generally, Police staffing levels are adequate, but challenges arise during calls for service, particularly during vehicle accidents when two officers are required to be present to both conduct accident reporting and traffic control. In such cases the Chief or one of the Sergeants is often required to assist, leaving the department somewhat unprepared to respond to additional calls for service.

Rio Vista's large percentage of age restricted homes (Trilogy and Summit at Liberty) result in higher-than-average calls for service to Police for non-emergency responses. As residents in these projects age, such calls for service will likely increase.

### **Law Enforcement Services at General Plan Build-Out**

The City is well-equipped to provide law enforcement services to the community through 2045. It is very likely the City will be required to replace the existing Police Station prior to the year 2045. Due to the nature of police services, officers are on patrol in the community during shifts and a single Police Station will effectively serve the community.

Staffing levels have a general relationship to population served. The current staff of nine sworn officers provide one officer per 1,150 residents. An equal ratio of officers to residents is projected to result in 15 sworn officers at the year 2045. This number of sworn officers would maintain and potentially improve current service levels.

## **FIRE PROTECTION SERVICES**

Fire protection services are provided from a single Fire Station located at 350 Main Street. As of 2023, the Fire Department staff included 12 Firefighters (3 Fire Captains, 4 Engineer/Paramedics, 2 Engineer/EMT, 3 Fire Fighter/Paramedics) plus 1 Fire Chief, and 1 Battalion Chief.

The existing Fire Station is not adequate for housing the current fleet of firefighting and emergency response vehicles and Fire Department staff. While somewhat undersized and in need of minor to moderate upgrades, the facility is in sound condition and will continue to serve the community.

# PUBLIC FACILITIES AND SERVICES



The Rio Vista Fire Department relies on various agreements with other fire agencies, including a Fire Joint Operations Agreement with the City of Isleton, the Solano County Local Mutual Aid Agreement, and the State Mutual Master Mutual Aid for response to events that exceed County resources.

Emergency medical service, which includes vehicle accidents, accounts for 63 percent of all Fire calls. Service calls (non-injury calls) where Fire staff assist members of the community, account for 23 percent of all calls (a relatively high percentage). While total calls for service have remained relatively steady from 2018 through 2023, calls for service west of Church Road (Trilogy and Liberty) have increased from 46 percent of calls to 55 percent of all calls over the same five-year period.

The City has established an eight-minute response goal to reach anywhere in the community. Actual response times are under 4 minutes in the Rio Vista core, 6.5 minutes in Trilogy, and 8 to 10 minutes in Liberty.

## Challenges to Fire Protection Services

Generally, the Fire Department vehicle fleet is able to meet the needs of the community, with the exception of a Ladder Truck that will at some point require replacement.

Adequate staffing and the associated fiscal costs are the greatest impediment to providing fire and emergency response services. As calls for service increase, and when significant events occur, the current staffing model may become over extended.

Responding to the Trilogy and Liberty communities, and then returning to the Station, can be significantly impacted by traffic on Highway 12 in general, and more acutely when the Rio Vista Bridge is not operating.

## PUBLIC FACILITIES AND SERVICES

### **Fire Protection Services at General Plan Build Out**

The aging population of the Trilogy and Summit at Liberty neighborhoods will likely lead to increases in both service calls and emergency medical responses. The addition of more than 6,000 residents (up to 3,000 in Brann Ranch at the western edge of the City) will strain fire and emergency medical services.

While the existing Fire Station will remain serviceable and an important part of providing fire and emergency response services, demands for service will likely require additional station area by 2045. The form of this expansion and options to expand services will be considered as new residential development occurs.

## 8.4 CITY SERVICES

### RECREATION SERVICES

During the economic downtown that began in 2007 and continued through 2014, the City was forced to curtail certain community services, including most recreation programs.



As of 2023, the City Council expressed its desire to begin providing expanded recreation programs. Initially, these expanded recreation programs will focus on expanded hours of operation at the City swimming pool and greater emphasis on City-sponsored and City-supported community events. The Senior/Community Center provides recreational activities for seniors and non-profits also provide recreational programs to the City's youth.

As the economy continues to recover from the impacts of the COVID-19 pandemic and the potential for an economic downturn remains, the City must be cautious in expanding on-going program obligations.

### SOLID WASTE DISPOSAL

Disposal of solid waste is a service managed by the City and provided by contracted vendors. Solid waste disposal has been subject to additional State-imposed requirements in recent years, including recently imposed requirements of SB 1383. The City's solid waste vendor must provide services consistent with State waste diversion requirements.

As of 2022, the City contracted with Mount Diablo Resource and Recovery for solid waste disposal services. It is anticipated the City will periodically consider how best solid waste disposal services can be provided, including consideration of the most appropriate vendor, how State mandated diversion guidelines will be met and how residents and businesses of Rio Vista can best be served.

### 8.5 PUBLIC SCHOOLS

Public education (Preschool-12) in Rio Vista is provided by the River Delta Unified School District (RDUSD). The RDUSD extends to three counties (Solano, Yolo, and Sacramento) and as of 2022-23 served approximately 1,750 students in and surrounding the communities of Clarksburg, Hood, Locke, Walnut Grove, Isleton, Birds Landing/Collinsville, Courtland, and Rio Vista. There are three schools located in Rio Vista: D.H. White Elementary School (Transitional Kindergarten-6); Riverview Middle School (7-8); and Rio Vista High School (9-12). Students from a fourth school, Isleton Elementary School (Pre-school -6th), are promoted into Riverview Middle School.

#### RDUSD RIO VISTA CAMPUSES

D.H. White Elementary is located on an 11-acre site at 500 Elm Way, Rio Vista. The 2022-23 enrollment at D. H. White was approximately 430 students and the school had a capacity of 450 students. As of 2023, there were approximately 3-acres of undeveloped land at this site.

Riverview Middle School is located on a 7-acre site at 525 South 2nd Street, Rio Vista. The 2022-23 enrollment at Riverview Middle School was 165 students and the school had a capacity of about 200 students. RDUSD has stated this site has no area for building expansion.

Rio Vista High School is located on a 26-acre site at 410 South 4th Street, Rio Vista. The 2022-23 enrollment at Rio Vista High School was 367, and the school has capacity for approximately 475 students. RDUSD has stated this site has limited capacity for expansion.

#### SHARED FACILITIES

The City and the RDUSD own and operate facilities within the City. The District makes its facilities available for use for individual and community events and activities through a use agreement. The Rio Vista High School swim team relies on the City's swimming pool. There are other opportunities for shared use of RDUSD athletic fields and City parks/facilities – offering the potential for efficient use of land and reduced overall maintenance and

# PUBLIC FACILITIES AND SERVICES



operating costs. The City and RDUSD will collaborate to identify shared-facility arrangements that meet the needs of both the City and the District.

## **Challenges to Public School Facilities and Services**

The RDUSD provides schools across a large geography with relatively low populations. This creates challenges for the efficient delivery of school services, adequacy of funding for mandated school programs and transportation of students.

Serving special needs students can be particularly challenging for a relatively small school district due to the staff-intensive nature of special needs programs.

While adequate to meet current needs, as Rio Vista grows the existing community schools will become impacted. Land acquisition, school planning and construction, and ultimately staffing and operating a new school or schools will present the District with various challenges.

## **Public Schools at General Plan Build-Out**

The City anticipates approximately 2,100 single family homes and approximately 400 multi-family homes will be built in Rio Vista through 2045. Based on general estimates of students per household, this residential development will likely generate more than 1,000 elementary/middle school students, and more than 450 high school students.

Actual students per household will vary, and while the current RDUSD campuses have some capacity for additional students, the students generated by new homes will likely require at least one additional campus, likely a K-8 combined elementary/ middle school or renovations to current facilities to increase student capacity at existing schools.

### 8.6 LIBRARY SERVICES

The Rio Vista Library is a City-owned building located at 44 South Second Street in the Downtown area. Library services in the City of Rio Vista have been provided by the Solano County Library since the 1920's. Library services are provided under an annual agreement between the City and the Solano County Library and these services are provided subject to the same policies, procedures, rules, and regulations that govern all County Library branches. The Solano County Library Facilities Master Plan was updated in 2021 and provides direction on how the Library can best serve Rio Vista.



In recent years, demand for digital resources has continually increased, but physical spaces still are in demand. Community members use libraries not only for access to information and technology, but also as a place of convention, respite and refuge. Quiet space is coveted; study rooms are in very high demand; and multifunctional space is needed.

The Rio Vista Library was originally housed in a structure built in 1896. That structure was destroyed in a fire in 1993. The current library building was constructed in 1995 and remodeled in 2009. At 5,300 square feet in size, the Rio Vista Library is undersized and somewhat inadequate to serve the community. For comparison, new library projects generally are at least 15,000 square feet in size. While relatively small, the Library is an important resource, with members of the community supporting the Library by volunteering as tutors and assisting with minor renovation projects.

Due to its relatively small size, the Rio Vista Library has the second highest collection density in the Solano County Library system, resulting in a crowded feel with limited area for staff, library programs and storage.

# PUBLIC FACILITIES AND SERVICES

The existing Library building requires investment to address existing issues that include water intrusion and electrical issues, as well as a rebalancing of its collection that would allow removal of one or two bookshelves to open up the children's and teen's space.

In the longer term, the Solano County Library would support a substantial expansion of the library (ideally to 15,000 square feet). This would allow inclusion of quiet study rooms, a larger multipurpose room, increased storage, an enlarged staff workroom, and more program space. The current site does not have room for expansion of the facility and so expanding the library would require construction at an additional site or an alternative site. Construction of a new library building is the City's obligation while the County Library would be responsible for tenant improvements.

## 8.7 FINANCING AND FUNDING

The facilities and services described in this Element require significant funding, both for initial facility construction and for ongoing operations and maintenance.

## CAPITAL IMPROVEMENTS

The construction of facilities (buildings, utilities, etc.) are generally referred to as capital improvements. These facilities are often constructed and expanded to serve the demand created by new development. Typically, such construction projects are funded primarily through development impact fees (fees established to fund facilities improvements that are required because of impacts from new development).

## OPERATIONAL COSTS

While capital costs are a one-time expenditure that is suited to financing from a one-time revenue source, operation and maintenance costs are ongoing for the life of the facility or service and must be funded by an ongoing, reliable revenue source. Typically, those sources are general fund tax revenues, service assessment districts or user fees paid by those receiving the service, such as water and sewer rates and assessments.

# PUBLIC FACILITIES AND SERVICES

## DEVELOPMENT IMPACT FEES

Under State law, the City can establish impact fees that assure new development will pay for the costs of public improvements that are associated with serving a project. The City has adopted impact fees for water service, wastewater service and drainage. Such fees must be justified by a fee study that determines the proportional obligation based on the impacts for new development. As of 2023, the City was in the process of completing an AB 1600 Rate Study to support an update of its development impact fees to ensure public improvements are adequately funded.

## CITYWIDE USER FEES

The City provides various services to the community that all result in costs that the City must fund. These include planning applications, building permits, facility rentals and airport fees. As of 2023, the City was preparing a comprehensive update to its User Fees.

## COMMUNITY FACILITY DISTRICTS

Community Facility Districts (CFDs) are often established with new development projects to fund a portion of the improvements required to construct a project and/or the facilities required to serve the project. A CFD establishes an ongoing funding stream, paid by individual owners of resulting developed properties (primarily homeowners in Rio Vista). Through the CFD, funds are made available at the beginning of project development to pay for major improvements and the costs of improvements are paid back over time (typically 30 years).

In recent years, there has been a trend to structure CFDs such that after the initial term the CFD is converted into an ongoing assessment to pay for either replacement of facilities or the maintenance of such facilities.

## MAINTENANCE AND COMMUNITY ASSESSMENT DISTRICTS

Maintenance Assessment Districts pay the ongoing costs of City maintenance operations. A common form of Maintenance Assessment Districts is a Lighting and Landscape assessment district which funds for the ongoing

## PUBLIC FACILITIES AND SERVICES

costs of maintaining streetlights and landscaping in public road rights-of-way.

A recent trend in this funding mechanism is the Community Service Assessment District, which assists the City in funding the gap between the revenue generated by property taxes and the cost of providing public services.

### 8.8 PUBLIC FACILITIES AND SERVICES (PFS) GOALS, POLICIES AND PROGRAMS.

#### GOALS

**Goal PFS-1:** To provide quality and reliable public facilities and services to members of the community.

**Goal PFS-2:** To provide public facilities and services in a cost-effective manner.

**Goal PFS-3:** To ensure public facilities and services will serve the community well through the year 2045.

**Goal PFS-4:** To work effectively with outside agencies that provide public facilities and services to the Rio Vista community.

#### POLICIES

**Policy PFS-1:** Maintain roadways to allow for the safe travel of all vehicles, pedestrians, and bicyclists. Emphasize preventative maintenance to reduce costs associated with roadway replacement.

**Policy PFS-2:** Maintain and construct new sidewalks to encourage walking and provide safe facilities for pedestrians.

**Policy PFS-3:** New development projects shall construct full frontage improvements, including sidewalks, landscaping, and lighting within the public right-of-way, and along all project road frontages.

**Policy PFS-4:** Decommission the Beach Wastewater Treatment Plant facility and complete all improvements necessary for the Northwest Wastewater Treatment Plant to serve the entire City through at least 2045.

**Policy PFS-5:** Require on-site stormwater management system (i.e., “green infrastructure”) design and Low-Impact Development (LID) techniques, per the City to improve runoff water quality and decrease runoff volume.

# PUBLIC FACILITIES AND SERVICES

**Policy PFS-6:** The City shall ensure that new growth pays for the facilities and services it requires without an additional burden to existing residents. The City shall ensure appropriate funding is provided to construct, operate, and maintain capital facilities.

**Policy PFS-7:** The Capital Improvement Program (CIP) shall include expansion of facilities to meet increasing demands as the City grows.

**Policy PFS-8:** Community Facilities Districts (CFDs) shall be utilized to fund required City infrastructure improvements as well as improvements that directly serve and are within development projects.

**Policy PFS-9:** Give high priority in capital improvement programming to funding rehabilitation or replacement of critical infrastructure that has reached the end of its useful life or has capacity constraints.

**Policy PFS-10:** Maintain and expand volunteer and community-based programs as a strategy to enhance public services in a cost-effective manner.

**Policy PFS-11:** Ensure that police services are efficient and responsive to meeting the public safety priorities of the community.

**Policy PFS-12:** Maintain emergency response and fire prevention services at levels that minimize the risk of injury and loss of property in the community.

**Policy PFS-13:** Construct facilities and maintain equipment to provide effective and responsive police, fire protection, and medical services throughout the community.

**Policy PFS-14:** Establish and maintain mutual aid agreements that provide supplemental aid from partnering law enforcement, medical emergency services, and fire agencies.

**Policy PFS-15:** The City shall support the efforts of the River Delta Unified School District to obtain appropriate funding for new school facilities.

# PUBLIC FACILITIES AND SERVICES

**Policy PFS-16:** The City shall encourage joint-use of facilities and coordinated park and recreation programs with the River Delta Unified School District.

**Policy PFS-17:** The City shall support the River Delta Unified School District's efforts to identify appropriate locations for future schools.

## PROGRAMS

**Program PFS-1:** Conduct an analysis to determine the need for an additional Fire Station to serve the community under the 2045 General Plan build-out. Consider size and configuration of the station, staffing required and optimal location.

**Program PFS-2:** Conduct an analysis to determine the appropriate location, size and configuration of a permanent Police Station.

**Program PFS-3:** Update the Park Master Plan every 10 years.

**Program PFS-4:** Implement the Beach Treatment plant closure and complete all improvements required to route all wastewater to the Northwest Treatment Plant.

**Program PFS-5:** Conduct an analysis to determine the size and configuration of the Corporation Yard facilities/improvements to meet the needs of the community at General Plan build-out.

**Program PFS-6:** Conduct an analysis of needed future trails, road improvements, sidewalk improvements, bicycle and pedestrian facilities, and road and trail maintenance needs.

**Program PFS-7:** Prepare a study that identifies improvements to automate pumping during major storm events for the City Hall area and the Edgewater neighborhood.

**Program PFS-8:** Establish a priority project list for grant funding every five years.

# PUBLIC FACILITIES AND SERVICES

**Program PFS-9:** AB 1600 Analysis. The City will analyze its development impact fee structure to ensure that fees are (1) adequate to fund capital projects and facilities, (2) based on expansion or provision of new facilities required by growth, and (3) meet all requirements of State law. Once established, development impact fees will be adjusted annually for inflation and construction costs.

**Program PFS-10:** Every five years a fee study and/or fee update will be completed for community facilities including water, wastewater and storm water rates, citywide user fees, AB1600 fees and rental fees.

**Program PFS-11:** Maintain a five-year Capital Improvement Program (CIP) for all City public capital projects that identifies priorities, funding sources, and timing for design, construction, and operations. The CIP will be developed in conjunction with the budget and will cover a period of five years from its inception. The CIP will be reviewed, amended, and adopted with the City's budget on an annual or biannual basis, as applicable. The CIP should include grant-funded projects, as well as projects funded from City sources.

**Program PFS-12:** Establish and review the franchise ordinance and regulations to ensure that the maximum control and leverage can be exercised over telecommunications services and utility services, both in the manner and means of service provision and the granting of easements on City property and rights-of-way. This review will overlap into development standards and regulations, such as the Subdivision Ordinance and other development standards. The City will use expert assistance in reviewing contract and franchise proposals and in conducting negotiations with utilities and private service providers.

**Program PFS-13:** Review and update the franchise agreement with the current and potential future solid waste franchisers every five years.

**Program PFS-14:** The City shall consult with the River Delta Unified School District regarding reservation of school sites within proposed development projects.

## PUBLIC FACILITIES AND SERVICES

**Program PFS-15:** Coordinate recreation, library, and planning efforts with the River Delta Unified School District, Solano County, and other applicable agencies. Such coordination will help to ensure the clustering of community activities and should emphasize expansion and diversity of services and facilities, rather than duplication.

**Program PFS-16:** Work with the Solano County Airport Land Use Commission to update the Rio Vista Airport Land Use Compatibility Plan as needed. Consult with the Federal Aviation Administration on the Airport Land Use Plan as needed.

**Program PFS-17:** Explore options for on-line applications (building permit, business license, etc.) to provide better customer service via online information and services (i.e., Geographic Information System/GIS, new financial system, online permits).