

# EXISTING CONDITIONS ANALYSIS

## EXISTING PARK AND RECREATION FACILITIES

Rio Vista’s inventory of City-owned or controlled park and recreation facilities includes nine parks, a public fishing pier, a basketball court area, a senior center, and a youth center. Three public school sites provide additional space for recreation, available to the public on a time-limited basis. Trilogy, an active adult community, provides a golf course open to the public, and a community center and other facilities open only to Trilogy residents. Private recreational facilities located in Rio Vista include a marina. The existing park system is illustrated in Figure 5.

A detailed inventory of existing parks and recreation facilities is presented in Appendix A.

## EXISTING PARK ACREAGE AND STANDARDS

Rio Vista contains 15.7 acres of “traditional” developed parkland. Based on a current (Year 2005) estimated population of 7,053 this equals 2.2 acres for every 1,000 residents. This figure includes Community Parks, Neighborhood Parks, and Village Greens. These park categories constitute the recreation facilities that provide for everyday needs. Specialized recreational facilities such as open space, golf courses, marinas, and regional parks are not included in the acreage standard, nor is school property that is not available for public use on a consistent basis.

The acreage standard provides a measure of the City-controlled area available for traditional recreation pursuits. This measure is useful in comparison with similar statistics available from other cities. The Rio Vista General Plan established a goal of 5 acres per 1000 residents, broken down into 2 acres of community parks and 3 acres of neighborhood parks. The following table quantifies the existing acreage and the additional acreage (“existing deficiency”) necessary to meet this goal:

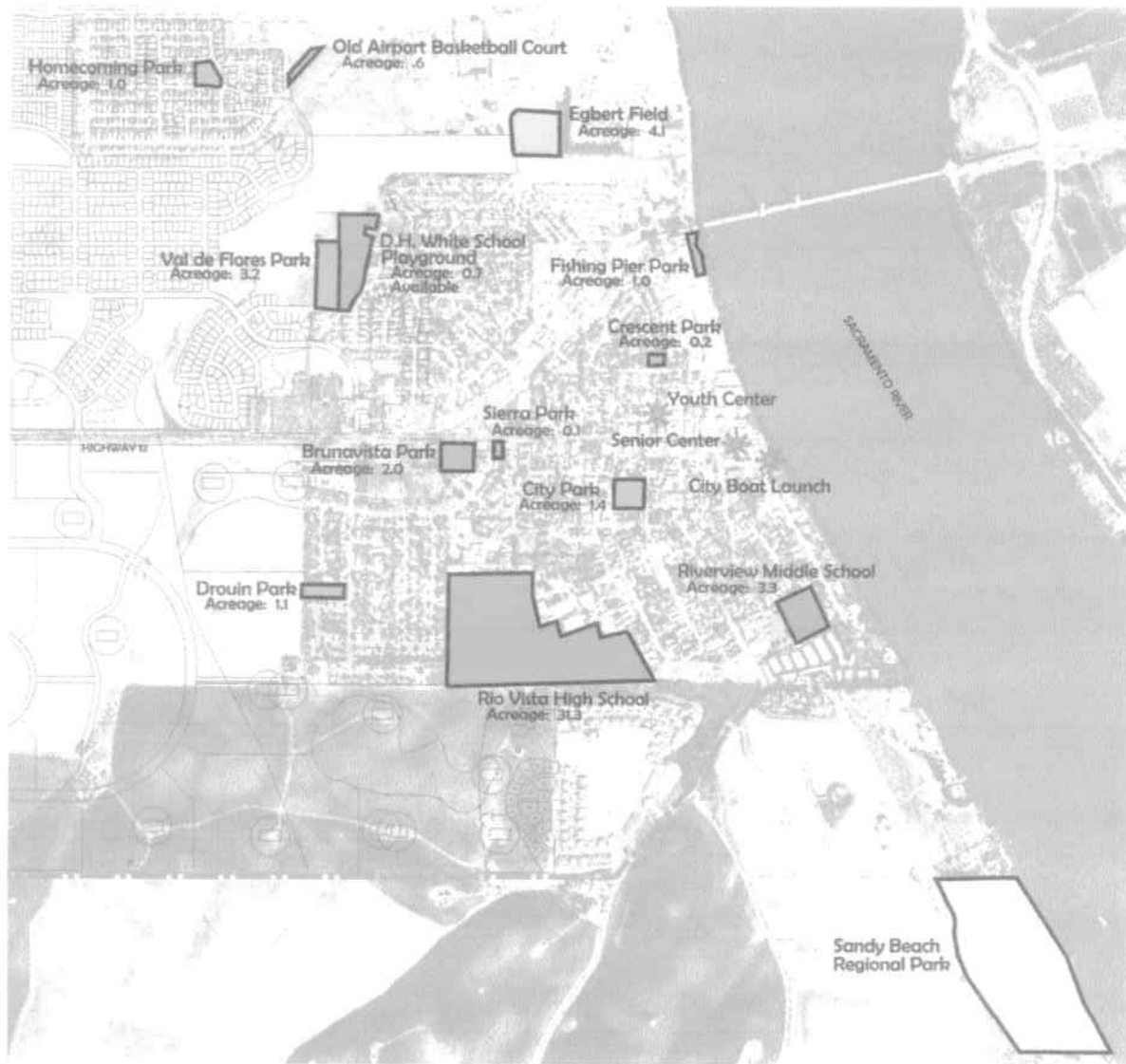
*Table A: Current Acreage Deficiencies (based on the Year 2005 population)*

	Standard acres/1000	Acres Required	Existing Acreage	Existing Deficiency
Neighborhood Parks and Village Greens	3	13.6*	10.7	2.9 acres
Community Parks	2	14.2**	5.0	9.2 acres
Total Park Acreage	5	27.8	15.7	12.1 acres

\* based on a population of 4,553 (does not include Trilogy residents)

\*\* based on a population of 7,053

“Build out” refers to the population expected to occupy the city once all planned residential development has been completed. The anticipated build out population is 24,000. The acreage required at build out is presented in the table below:



**LEGEND**

- Existing Neighborhood Parks
- Existing Neighborhood Green
- Existing Community Parks
- Existing School Facilities
- Existing Regional Park
- ✳ Special Facilities
- City Limit Line

**PARK MASTER PLAN**  
 City of Rio Vista, California  
**EXISTING PARK FACILITIES**

Figure 5

*Table B: Required Build out Acreage*

	Standard acres/1000	Acres Required	Existing Acreage	Additional Acreage Needed
Neighborhood Parks and Neighborhood Greens	3	55.8*	10.7	45.1 acres
Community Parks	2	48**	5.0	43.0 acres
Total Park Acreage	5	103.8	15.7	88.1 acres

\* based on a population of 18,600 (does not include Trilogy residents)

\*\* based on a population of 24,000

School grounds can provide recreational open space that is available to the public on a limited basis. For example, youth sports leagues utilize school fields for league play and practice sessions in many communities, and school pools are often open to the public when school is not in session. The Rio Vista public schools contain approximately 39.9 acres of turf fields and hard-court play areas. When this figure is added to the City's supply (15.7 acres existing), the existing supply of parkland increases from 2.2 to 7.9 acres per 1000 residents, based on a current population of 7,053.

## NEIGHBORHOOD PLANNING AREAS

Provision of adequate park space within walking distance of community residents is a fundamental goal of park planning. Each neighborhood planning area should contain at least one neighborhood park or community park within walking distance of each resident. The Parks Master Plan organizes the city into defined neighborhood planning areas (Figure 6) for the purpose of analyzing the park acreage available to residents within each neighborhood planning area. The planning areas also make possible the forecasting of population on a neighborhood by neighborhood basis, which is necessary for planning the amount of park acreage required within each neighborhood. Figures 7 through 14 show the existing conditions and park areas proposed by the existing subdivision plans for each of the designated neighborhood areas.

For the purpose of this Master Plan, a neighborhood planning area is defined by several factors, including subdivision development patterns, topography, and vehicular circulation. An idealized neighborhood planning area would be a contiguous area free of significant barriers to pedestrian movement that contains a population of up to 4000 people. In Rio Vista, these barriers consist of geographic features including the river, Highway 12, and major arterial roadways. For the purpose of this Master Plan, the neighborhood planning areas contain projected populations of up to 3,500, with one planning area, Trilogy, having a projected population of 5,400.

Table C provides an analysis of neighborhood and mini park acreage provided within each neighborhood planning area.

Note: Because the Trilogy development is a self-enclosed active senior community, containing its own recreation amenities, it is excluded from the neighborhood park requirements calculations.

*Table C: Neighborhood Park and Village Green Acreage Requirements (by neighborhood planning area)*

Neighborhood Planning Area	Existing Acreage	Existing Deficiencies			2025 (Build out) Requirements		
		2005 Population	Total Acreage Required 2005	Existing Deficiency in Year 2005	2025 Population	Total Acreage Required 2025	Additional Acreage Required 2025
1. Rio Vista South	5.2	2,697	8.1	2.9	2,697	8.1	2.9
2. Rio Vista North	3.9	915	2.7	1.2 oversupply	915	2.7	1.2 oversupply
3. Homecoming/ Riverwalk	1.6	928	2.8	1.2	3,488	10.5	8.9
4. Del Rio Hills East	0	0	0	0	2,102	6.3	6.3
5. Del Rio Hills West	0	0	0	0	3,298	9.2	11.0
6. Trilogy	0	NA*	NA*	NA*	NA*	NA*	NA*
7. Brann Ranch	0	7	0	0	2,800	8.4	8.4
8. Gibbs Ranch	0	6	0	0	2,720	8.2	8.2
TOTAL	10.7	4,553	13.6	2.9	18,380	53.4	42.7

\*Trilogy is an active adult community; its population is excluded from the calculations for Neighborhood Park acreage requirements

## PROXIMITY TO LOCAL PARKS

Most residential areas of the City are located within walking distance of a local park. The Parks Master Plan illustrates those areas that lie within the General Plan standard of one-quarter mile of a park (approximately a five-minute walk).

## DISTRIBUTION OF PARKS AND PARKLAND ACREAGE WITHIN NEIGHBORHOODS

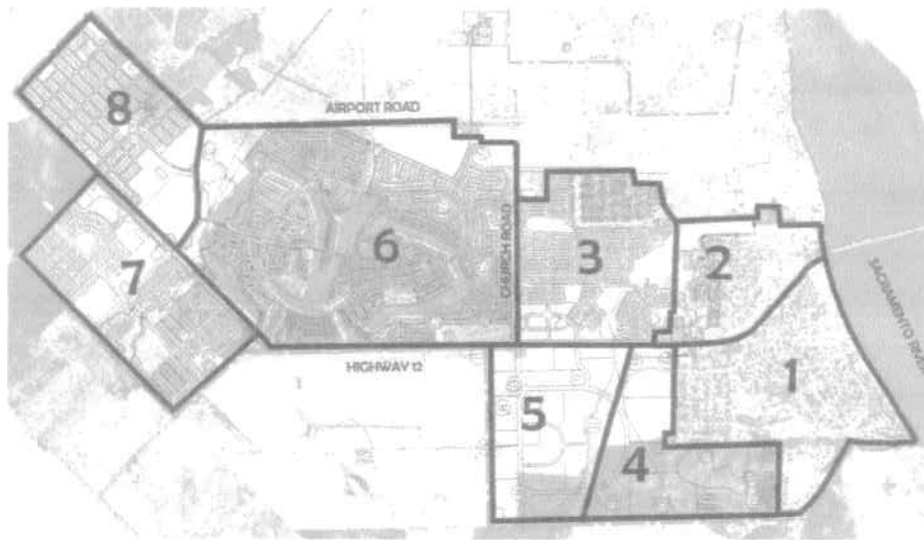
A discussion of the availability of parks within each neighborhood planning area follows:

### 1. Rio Vista South

This neighborhood includes the historic downtown core and adjacent residential areas south of Highway 12. This neighborhood planning area is served by three neighborhood parks (Drouin, Brunavista, and City Park) and three smaller parks categorized as Village Greens (Sierra Park, Crescent Park, and the Fishing Pier Park). Also located in this neighborhood are two public schools, Rio Vista High School and Riverview Middle School, which provide open turf space that is used by the community. The City's municipal swimming pool is located in City Park.

### 2. Rio Vista North

This neighborhood planning area includes residential areas constructed in the 1950's and 1960's, the City's business park (former airport), and other general business, warehousing, storage, and industrial land uses. One Neighborhood Park, Val de Flores, is located in this planning area. The play area at D.H. White School provides additional recreational amenities. This neighborhood planning area also includes Egbert Field, a ball field complex classified as a community park.



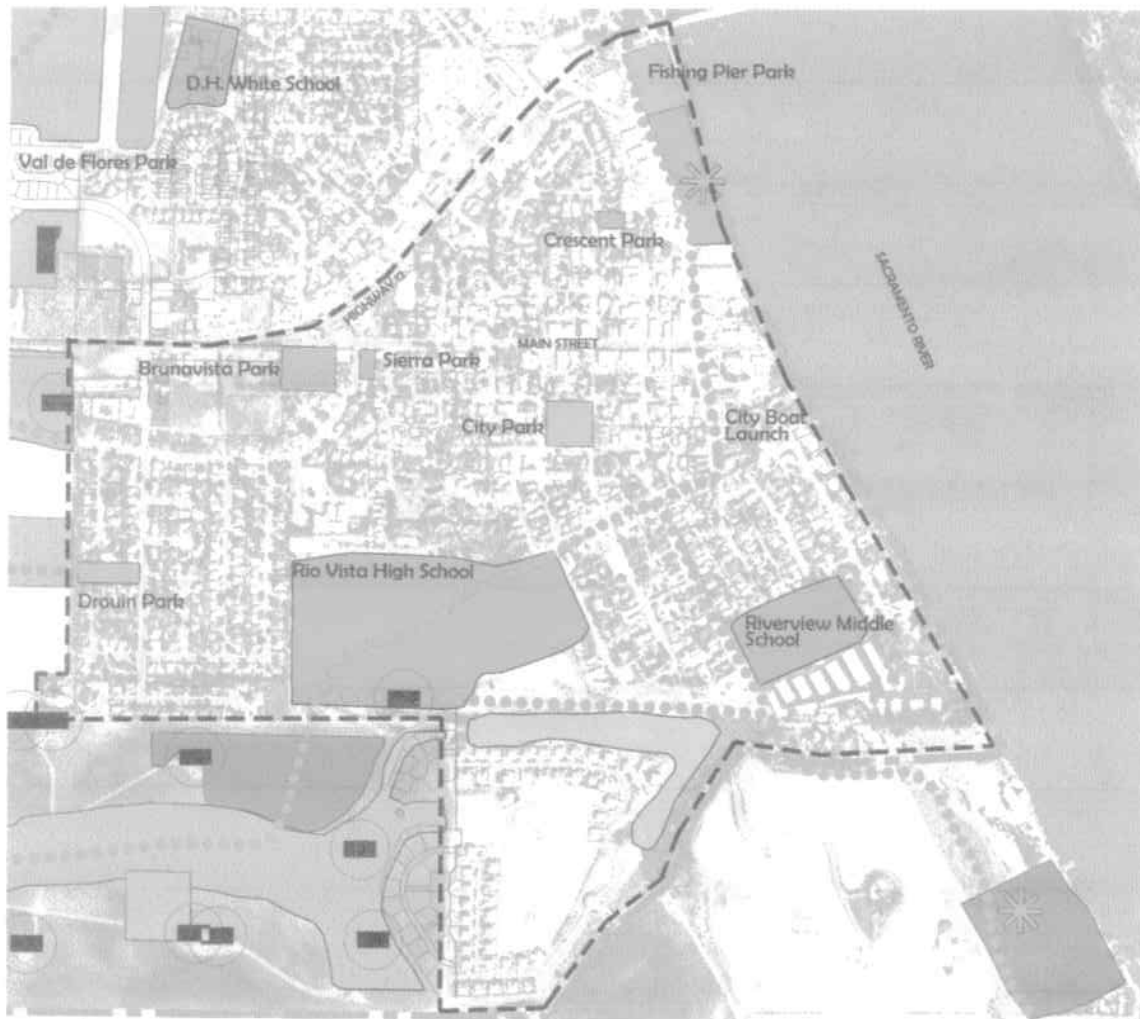
LEGEND

- 1 Rio Vista South
  - 2 Rio Vista North
  - 3 Homecoming/Riverwalk Neighborhood
  - 4 Del Rio Hills East
  - 5 Del Rio Hills West
  - 6 Trilogy
  - 7 Brann Ranch
  - 8 Gibbs Ranch
- City Limit Line

**PARK MASTER PLAN**  
City of Rio Vista, California

**NEIGHBORHOOD PLANNING AREAS**

Figure 6



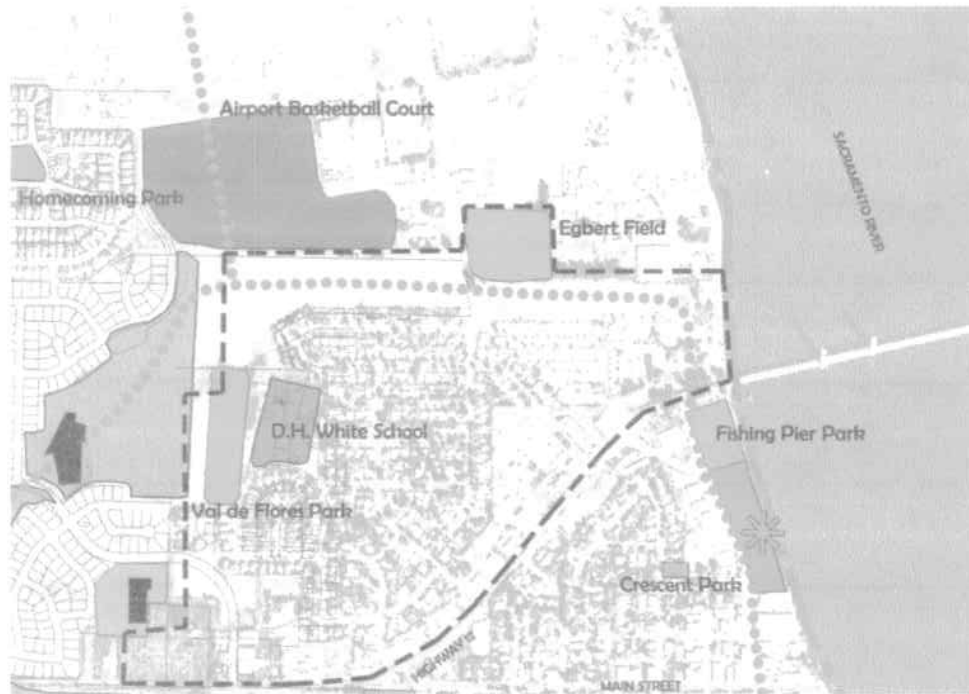
**Legend**

- |  |  |  |  |
|--|--|--|--|
|  | EXISTING NEIGHBORHOOD PARK                     |  | PROPOSED PASSIVE OPEN SPACE                    |
|  | EXISTING NEIGHBORHOOD GREEN                    |  | PROPOSED WETLAND RECREATION RESOURCE           |
|  | EXISTING SCHOOLS                               |  | POTENTIAL LOCATION FOR PROPOSED AQUATIC CENTER |
|  | PROPOSED COMMUNITY CENTER                      |  | PROPOSED PRIMARY TRAIL SYSTEM                  |
|  | POTENTIAL LOCATION FOR PROPOSED COMMUNITY PARK |  | CITY LIMIT LINE                                |
|  | PROPOSED NEIGHBORHOOD PARK                     |  | EXTENT OF NEIGHBORHOOD PLANNING AREA           |
|  | PROPOSED WATERFRONT PARK SPECIAL FACILITY      |  | GAS WELL SITE PERMANENT USE AREA               |

**PARK MASTER PLAN**  
City of Rio Vista, California

**RIO VISTA SOUTH: NEIGHBORHOOD 1**  
Existing and Proposed Facilities

Figure 7



**Legend**

- |  |  |  |  |
|--|--|--|--|
|  | EXISTING NEIGHBORHOOD PARK                     |  | PROPOSED PASSIVE OPEN SPACE                    |
|  | EXISTING NEIGHBORHOOD GREEN                    |  | POTENTIAL LOCATION FOR PROPOSED AQUATIC CENTER |
|  | EXISTING SCHOOLS                               |  | PROPOSED PRIMARY TRAIL SYSTEM                  |
|  | PROPOSED COMMUNITY CENTER                      |  | CITY LIMIT LINE                                |
|  | POTENTIAL LOCATION FOR PROPOSED COMMUNITY PARK |  | EXTENT OF NEIGHBORHOOD PLANNING AREA           |
|  | PROPOSED NEIGHBORHOOD PARK                     |  | GAS WELL SITE PERMANENT USE AREA               |
|  | PROPOSED WATERFRONT PARK SPECIAL FACILITY      |  |  |

**PARK MASTER PLAN**  
City of Rio Vista, California

**RIO VISTA NORTH: NEIGHBORHOOD 2**  
Existing and Proposed Facilities

Figure 8

### **3. Homecoming/Riverwalk**

Homecoming Park, a small neighborhood park, serves the existing residents. The Airport Runway Basketball Courts provides additional recreational amenities.

### **4. Del Rio Hills East**

This planning area is currently undeveloped and contains no parks.

### **5. Del Rio Hills West**

This planning area is currently undeveloped and contains no parks.

### **6. Trilogy**

This planning area consists of a planned, gated, active senior neighborhood. The area is served by a community center and the golf course. Traditional neighborhood park facilities are not developed in this area due to the demographics of this active senior community.

### **7. Brann Ranch**

This planning area is currently undeveloped and contains no parks.

### **8. Gibbs Ranch**

This planning area is currently undeveloped and contains no parks.

## **SPORTS FACILITIES AND SPECIAL FACILITIES**

Table D provides a comparison of sports facilities and special facilities between Rio Vista and other comparable communities. The information contained in this table is taken directly from the *City of Rio Vista Comparable Facilities Study*, prepared June 8, 2004 by the Goodwin Consulting Group. Note that the population calculations for sports facilities include Trilogy residents, as they can reasonably be expected to use these facilities. Service levels are rounded to the nearest 100 population.





**Legend**

- EXISTING NEIGHBORHOOD PARK
- EXISTING SCHOOLS
- POTENTIAL LOCATION FOR PROPOSED COMMUNITY PARK
- PROPOSED NEIGHBORHOOD PARK
- PROPOSED PASSIVE OPEN SPACE
- POTENTIAL LOCATION FOR PROPOSED AQUATIC CENTER
- PROPOSED PRIMARY TRAIL SYSTEM
- EXTENT OF NEIGHBORHOOD PLANNING AREA
- GAS WELL SITE PERMANENT USE AREA

**PARK MASTER PLAN**  
City of Rio Vista, California

**HOMECOMING/RIVERWALK: NEIGHBORHOOD 3**  
Existing and Proposed Facilities

Figure 9



**Legend**

- |   |  |   |                                      |
|---|--|---|--------------------------------------|
|  | EXISTING NEIGHBORHOOD PARK                     |  | PROPOSED PRIMARY TRAIL SYSTEM        |
|  | EXISTING NEIGHBORHOOD GREEN                    |  | CITY LIMIT LINE                      |
|  | EXISTING SCHOOLS                               |  | EXTENT OF NEIGHBORHOOD PLANNING AREA |
|  | POTENTIAL LOCATION FOR PROPOSED COMMUNITY PARK |  | GAS WELL SITE PERMANENT USE AREA     |
|  | PROPOSED NEIGHBORHOOD PARK                     |   |                                      |
|  | PROPOSED PASSIVE OPEN SPACE                    |   |                                      |

**PARK MASTER PLAN**  
City of Rio Vista, California

**DEL RIO HILLS EAST: NEIGHBORHOOD 4**  
Existing and Proposed Facilities

Figure 10



- Legend**
- EXISTING NEIGHBORHOOD PARK
  - POTENTIAL LOCATION FOR PROPOSED COMMUNITY PARK
  - PROPOSED NEIGHBORHOOD PARK
  - PROPOSED PASSIVE OPEN SPACE
  - PROPOSED SCHOOL SITE
  - PROPOSED PRIMARY TRAIL SYSTEM
  - CITY LIMIT LINE
  - EXTENT OF NEIGHBORHOOD PLANNING AREA
  - GAS WELL SITE PERMANENT USE AREA






**PARK MASTER PLAN**  
City of Rio Vista, California

**DEL RIO HILLS WEST: NEIGHBORHOOD 5**  
Existing and Proposed Facilities

Figure 11



**Legend**

-  PROPOSED PASSIVE OPEN SPACE
-  PROPOSED PRIMARY TRAIL SYSTEM
-  CITY LIMIT LINE
-  EXTENT OF NEIGHBORHOOD PLANNING AREA
-  GAS WELL SITE PERMANENT USE AREA

**PARK MASTER PLAN**  
City of Rio Vista, California

**TRILOGY: NEIGHBORHOOD 6**  
Existing and Proposed Facilities

Figure 12



**Legend**

- POTENTIAL LOCATION FOR PROPOSED COMMUNITY PARK
- PROPOSED NEIGHBORHOOD PARK
- PROPOSED PASSIVE OPEN SPACE
- PROPOSED SCHOOL SITE
- PROPOSED PRIMARY TRAIL SYSTEM
- CITY LIMIT LINE
- EXTENT OF NEIGHBORHOOD PLANNING AREA
- GAS WELL SITE PERMANENT USE AREA

**PARK MASTER PLAN**  
City of Rio Vista, California

**BRANN RANCH: NEIGHBORHOOD 7**  
Existing and Proposed Facilities

Figure 13



**Legend**

- POTENTIAL LOCATION FOR PROPOSED COMMUNITY PARK
- PROPOSED NEIGHBORHOOD PARK
- PROPOSED PASSIVE OPEN SPACE
- PROPOSED PRIMARY TRAIL SYSTEM
- CITY LIMIT LINE
- EXTENT OF NEIGHBORHOOD PLANNING AREA
- GAS WELL SITE PERMANENT USE AREA

**PARK MASTER PLAN**  
City of Rio Vista, California

**GIBBS RANCH: NEIGHBORHOOD 8**  
Existing and Proposed Facilities

Figure 14

Table D: Sports and Special Facilities Comparison – Existing Service Levels

	Rio Vista	Benicia	Folsom	Rocklin	Roseville	Vacaville	Lincoln	Brentwood	Walnut Creek	Fairfield
Population 2004 estimated	<b>7,053</b>	26,981	57,233	43,523	89,685	84,511	20,413	32,984	65,031	98,264
<b>Facility</b>	<b># (Service) <sup>1</sup></b>	# (Service)	# (Service)	# (Service)	# (Service)	# (Service)	# (Service)	# (Service)	# (Service)	# (Service)
Ball fields - Lighted <sup>2</sup>	<b>2 (3,600)</b>	8 (3,400)		9 (4,800)	7 (12,800)	8 (10,600)	1 (20,400)			
Ball fields - Non-lighted <sup>2</sup>	<b>0 (-)</b>	9 (3,000)		5 (8,700)	26 (3,400)	28 (3,000)	1 (20,400)			
Ball fields - Total <sup>2</sup>	<b>2 (3,600)</b>	17 (1,600)		14 (3,100)	33 (2,700)	36 (2,300)	2 (10,200)			
Multi-use fields - Lighted <sup>3</sup>	<b>0 (-)</b>			2 (21,800)	6 (14,900)	4 (21,100)	1 (20,400)			
Multi-use fields - Non-lighted <sup>3</sup>	<b>4 (1,800)</b>			12 (3,600)	27 (3,300)	22 (3,800)	2 (10,200)			
Multi-use fields - Total <sup>3</sup>	<b>4 (1,800)</b>			14 (3,100)	33 (2,700)	26 (3,300)	3 (6,800)			
Tennis Court	<b>0 (-)</b>		19 (3,000)	3 (14,500)	12 (7,500)	13 (6,500)		2 (16,500)	38 (1,700)	8 (12,300)
Outdoor Basketball Court <sup>4</sup>	<b>1 (7,100)</b>		15 (3,800)	6 (7,300)	17 (5,300)	12 (7,000)	3 (6,800)	9 (3,700)	11 (5,900)	
Outdoor Volleyball Court	<b>0 (-)</b>		10 (5,700)	2 (21,800)	3 (29,900)	2 (42,300)		2 (16,500)	3 (21,700)	2 (49,100)
Swimming Pool	<b>1 (7,100)</b>		1 (57,200)		3 (29,900)	1 (84,500)	1 (20,400)	1 (33,000)	2 (32,500)	1 (98,300)
Community Center	<b>0 (-)</b>		20,000 SF (350 SF Per 1000)		20,000 SF (220 SF Per 1000)		6720 SF (330 SF Per 1000)	8,000 SF (240 SF per 1000)	9,000 SF (140 SF Per 1000)	28,000 SF (280 SF Per 1000)

Footnotes:

1. # = total number provided; (service) = total population served per each facility, based on Year 2004 population
2. Baseball and softball fields are combined into one "ballfields" category
3. Multi-use fields accommodate soccer, football, field hockey, and other field sports
4. Includes courts in city parks only

## **EXISTING TRAIL CORRIDOR ACREAGE AND ACREAGE STANDARDS**

The General Plan sets as a goal the provision of one mile of trail or three acres of trail corridor per 1000 population, whichever is greater. The City currently has no developed trail corridors. In the year 2025, a total of 72 acres of trail corridor, or 24 miles of trail, whichever is greater, would be required to serve the projected population of 24,000. This Master Plan locates the Primary Trail which represents approximately ½ of the required trail length. The balance of the required trail length will be achieved through sidewalks, and paved and unpaved trail connections within the neighborhoods connecting to the Primary Trail. The secondary trails will be defined during the future entitlement process for residential development.