

CHAPTER 3

ACTION PLAN

This Action Plan outlines specific recommendations to guide the improvement and development of the City's park system. The recommendations are the culmination of the planning process. They are based on an analysis of existing conditions, assessment of demand, and the participation of the community, neighborhood groups, user groups, City Staff, City Commissions, and City Council.

GOALS AND OBJECTIVES

The following broad goals establish the foundation for the type, distribution, location, and amount of park and recreation facilities that make up the master plan. These strategies arose through the demand assessment which forms the basis of the master plan proposals.

- Encourage joint City/School District cooperation to maximize the utility of existing resources, and to provide park space in areas such as the existing residential core where opportunities for new land acquisition are limited
- Acquire and develop parks to meet the standard of 3 acres of neighborhood park and 2 acres of community park per each 1000 residents
- Build special facilities such as community centers, senior centers, gymnasiums, and teen centers to support the demand for recreation programs and classes
- Construct new sports fields to support the demand for active recreation
- Develop a City-wide trail system to link the park system and provide additional recreation opportunities
- Provide improved river access for boating, fishing, and passive enjoyment
- Design open space areas to protect significant wetlands and natural drainage areas, and to provide passive recreation opportunities
- Improve existing parks to maximize the utility of existing resources

ACTION PLAN RECOMMENDATIONS

The Action Plan describes a city-wide system of park and recreation facilities to serve the needs of the City of Rio Vista at its ultimate build-out population. It provides specific recommendations for the following types of facilities:

- Community Parks
- Neighborhood Parks and Village Greens
- Trails
- Open Space Areas
- Special Facilities
- Well Sites
- Waterfront Park

The Master Plan recommendations are intended to provide a balance of park and recreation facility types best suited to serving the unique needs of Rio Vista residents. Opportunities for active and passive recreation are considered of equal importance. The Master Plan describes improvements to existing parks and recreation facilities, as well as development of new facilities. These facilities are described in the following text, organized by category. Letter designations given for each park and recreation facility are keyed to the park master plan diagram (Figure 15).

COMMUNITY PARKS

General Plan Requirements

Rio Vista does not currently have any parks that meet the General Plan's definition for community park size (10 acres minimum) and range of facilities (combination of active and passive recreation). This Master Plan defines Higbert Field as a community park, however, because it provides active recreation facilities used by the entire community, and does not serve as a neighborhood park. With Higbert Park classified as a community park, the present and future acreage requirements to meet the General Plan standard (2 acres per 1000 residents) are shown in Table E.

Table E: Community Park Acreage Requirements

	Standard acres/1000	Acres Required	Existing Acreage	Additional Acreage Needed
Current population - 7,053	2	14.2	5.0	9.2 acres
Buildout population - 24,000	2	48.0	5.0	43.0 acres

In addition to the acreage standard, the General Plan establishes a goal of providing one community park in each of the three main geographic areas within the city limits (Figure 1), to ensure that all residents have reasonable access to a large park with both active and passive facilities.

Community Park Siting Criteria

Community parks by definition include diverse facilities including active sports fields, large group picnic areas, and other unique features that attract users from other areas in the city. These facilities and large user groups can affect adjacent areas with impacts associated with traffic, noise, and sports field lighting. To minimize these impacts, it is best to site community parks away from residential neighborhoods to the extent possible.

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Sports Fields Needs

Active sports fields are an important component of community parks. Elsewhere in this chapter, it is recommended that an additional 34 acres of park space be devoted to ball fields and soccer fields. It is recommended that one of the new community parks be developed as a dedicated sports complex. This would provide a critical mass of high-quality, lighted facilities that would support a range of league play. A sports complex would also provide a venue for tournaments, which would provide needed revenue. Two possible sites for the complex are the City's closed landfill, and the City's industrial park. These two sites should be further studied for feasibility and one site selected for development. These sites are discussed below.

Proposed Community Parks

To provide the required 48 acres minimum for community parks, three new community parks are recommended to be developed. Refer to Appendix B for community park definition and standards regarding park size, location, character, and facilities. The current Parks Master Plan delineates five potential community park sites, totaling 77 acres. Of the four sites shown, all suitable for community park development, three sites will be required to meet the minimum community park acreage established in the General Plan.

Sports Complex (24 acres)

It is recommended that a 24-acre minimum size site be developed as a dedicated sports complex. The complex would provide space for up to eight fields, either ballfields, soccer fields, or some combination. The complex should have appropriate support facilities including concession stands, restrooms, picnic and turf areas, and a children's playground. It also can incorporate other features such as batting cages and sand volleyball courts to enhance revenue generation.

Two potential sites to be considered for further study are the City's closed landfill site on Airport Road, or a portion of the City's industrial park. These two sites have the advantage of being City-owned, thus reducing land acquisition costs. They are also reasonably remote from residential areas to minimize conflicts with residents. Conversion of either site to a park use will require potential costs for landfill closure and/or brown field clean-up. For the industrial park site, a feasibility analysis may be required to assess the impact of converting land zoned for an industrial use to land zoned for a park use.

U.S. Army Reuse Site (15 acres public park space)

The Army Base reuse site is currently owned by the City and is located on the Sacramento River just south of the City limits. This site has the potential to become a unique community park resource. A public park in this pleasant and scenic riverfront location would capitalize on Rio Vista's greatest natural amenity. The park would feature an array of recreation facilities, including a public boat ramp, a riverfront pathway, observation overlooks, interpretive exhibits, and picnic areas for families and large groups.

Up to four lighted soccer or ballfields can be located on the portion of the park set back from the river. It is recommended that these fields be oriented toward adult rather than youth play, given the lack of direct pedestrian access to the site. Youth sports would be better accommodated at the proposed sports complex north of Highway 12.

The site would also serve the State Department of Fish and Game (DFG), who would locate office and laboratory space here. A creative park design could protect the security and safety of the DFG facility while maximizing the public benefit through cooperative educational programs.

Del Rio Hills Community Park (10 acres)

A large community park site is currently proposed as part of the Del Rio Hills development in neighborhood planning area 4. This site is well situated adjacent to the High School. This adjacency creates opportunities for shared use of facilities, thus multiplying the utility of the park space by, in effect, creating a larger park site. The park is also nicely located next to an open space and wetland resource area. The proposed trail system would link the park with these resources and with the High School.

Given the proximity of this site to existing and proposed residences, it is recommended that this community park not include lighted fields. The adjacent high school has a lighted football/soccer field which is adequate to meet the School District needs for lighted fields, and the other community park sites are better located for lighted fields. This community park site can include the array of other facilities typically included in community parks, such as unlighted sports fields, picnic grounds, play areas, etc. Large open turf areas would provide space for informal sports, pick-up games, and practice sessions.

Gibbs Ranch Community Park (16.7 acres public park space)

The entitled plan for Gibbs Ranch (now called Liberty) contains a 16.7 acre site designation as a Community Park site. The Parks Master Plan recommends that a new community park be located in the Gibbs Ranch Target Area, as required by the General Plan. The site designated on the entitlement plan meets the community park criteria. However, because of the sites proximity to future neighborhoods, the Parks Master Plan recommends that the environmental impacts associated with the Community Park be adequately mitigated. The mitigation actions will include, no sports field lighting with parking access and vehicular access located directly off the main entry road adjacent to Liberty Island Road.

Waterfront Park

The Sacramento River is the community's greatest natural resource and open space amenity. A waterfront park would provide for public access and enjoyment of the river. It would create a community centerpiece for the downtown area that would encourage commercial investment, encourage tourism, recall the historic beginnings of Rio Vista, and reinforce local identity as a riverfront town.

The undeveloped and underdeveloped land, or portions thereof, located between Main Street and the Helen Mader Memorial Bridge is an ideal site for a waterfront park. The City is currently preparing a Waterfront Specific Plan to guide future development of this area. The Specific Plan should give serious consideration to allocating a portion of the plan area for waterfront park development. To do otherwise would be to lose an obvious opportunity for creation of a significant open space and vibrant focal point for the entire community:

A waterfront park would be a unique type of park within the City's system. It is included in the discussion of Community Parks because it would provide specialized recreational amenities available to all City residents. However, because the park would not serve traditional recreational needs such as active sports, playgrounds, or picnicking, it is

not included in the acreage totals for the Community Park category. In addition, the size and specific design elements included in this park would be subject to the downtown planning process, and are therefore unknown at this time.

NEIGHBORHOOD PARKS AND VILLAGE GREENS

General Plan Requirements

Rio Vista currently has nine neighborhood parks and village greens totaling 10.7 acres. Many of these parks are very small in size, and do not meet the minimum neighborhood park size of 1 acre as required by the General Plan, or the desired minimum size of 4 acres.

The present and future acreage requirements to meet the General Plan standard (3 acres per 1000 residents) are shown in Table E. Note that the Trilogy population is not included in the requirements. This is because the Trilogy development is an active adult community whose residents are served by the development's amenities, and do not typically require traditional neighborhood park amenities.

Table E: Neighborhood Park Acreage Requirements

	Standard acres/1000	Acres Required	Existing Acreage	Additional Acreage Needed
Current population – 4,553*	3	13.6	10.7	2.9 acres
Bulkhead population – 18,600**	3	55.8	10.7	45.1 acres

* Current population estimate does not include the current 2,500 Trilogy residents.

** Bulkhead population estimate does not include the projected 5,400 Trilogy residents.

A large percentage of the required neighborhood park acreage is attributable to the projected population of the emerging subdivisions. Each of the subdivision developers has planned for neighborhood parks and village greens in their developments. City staff and the consultant have worked with the developers to ensure that the planned parks meet the acreage, distribution, and facilities needs of the projected population within each subdivision. Where development projects propose neighborhood or community park acreage in excess of the amount required by the General Plan, the city will not fund or give credit for the acres or development costs associated with those excess acres. The development and maintenance of the excess acres should be included in the development agreement, and require that the developer fully fund the park design and construction, and establish an effective landscape and lighting assessment district to ensure that long term maintenance is fully funded.

In addition to the acreage standard, the General Plan establishes a goal of providing one neighborhood park within 1/4 mile (a 5-minute walk) of all residents. This requirement provides a basis for the suggested park locations shown in this master plan.

The following discussion describes the neighborhood parks and village greens proposed for each of the eight neighborhood planning areas. Refer to Appendix B for neighborhood park definition and standards regarding park size, location, character, and facilities.

Neighborhood Planning Area 1: Rio Vista South

Acreege Requirements

Existing neighborhood park acreage:	5.2 acres
• Brunavista	2.0 acres
• Crescent	0.2 acres
• City Park	1.4 acres
• Drouin	1.1 acres
• Fishing Pier	0.4 acres
• Sierra	0.1 acres

Existing population:	2,697
Required Neighborhood Park acreage:	8.1
Current Neighborhood Park acreage deficiency:	2.9 acres

Builtout population:	2,697
Builtout required Neighborhood Park acreage:	8.1
Current Neighborhood Park acreage deficiency:	2.9 acres

Discussion

The developed area south of Highway 12 is the historic core of the city. It contains the majority of the City's existing park and recreation facilities. The population of this area is not projected to see a meaningful increase over the next 20 years, since it is an established single family residential area that is entirely built out. An additional 2.9 acres are required to serve this area. Unfortunately, the built-out nature of this area does not provide opportunities for acquisition and development of additional neighborhood parks. Instead, increase utilization of existing parks, school grounds, and other available resources must be pursued to provide an increased level of service to the neighborhood planning area.

Action Plan Recommendations

- **Crescent Park** should be redeveloped. The outdated play equipment was recently removed by the City. The park may now be redesigned and reconstructed to better serve adjacent residents. The City has garnered grant funding for this purpose.
- **City Park** has plans in place to renovate the existing swimming pool with funds raised by the Rio Vista Foundation. The swimming pool is currently the only public pool in Rio Vista, and the proposed improvements will enhance public access and use.
- **Brunavista Park** may be able to be redeveloped to provide increased recreational value. The City should conduct a feasibility study to see if the park offers any opportunities. Options to be studied may include, among others, relocation of the Chinese graves to another site to make more room for passive recreational amenities such as a play area and picnic sites, or sale of the property and using the proceeds to improve other parks in the neighborhood. The steep topography and Chinese graves pose constraints to redevelopment.
- **Drouin Park** can be improved with pathways, additional shade trees, and accessible tables and benches.
- **New park in the Del Rio Hills development:** A new neighborhood park immediately adjacent to Drouin Park is proposed for the Del Rio Hills development. By designing the new park to connect with and be open to Drouin Park, additional park acreage would in effect be available to residents of the Rio Vista South neighborhood.
- **Rio Vista High School and Riverview Middle School:** The open space and recreational resources at the two public schools located in this neighborhood may be improved through a joint use agreement between the City and School District. Improvement of the school grounds could provide additional recreational facilities.

that could be used by residents during after school hours and on the weekend. Since the majority of residents recreate during these hours because of work and school, any improved facilities would be a positive development for the general public. These facilities could include tennis courts, baseball fields, soccer fields. Safety and security concerns would need to be addressed in the joint use agreement and by following "Crime Prevention Through Environmental Design" (CPTED) principles in the design of new facilities.

- **Army Base Reuse Site:** Developing a new community park at this site would be of benefit to nearby residents, if adequate pedestrian and bicycle connections are developed.
- **Sierra Park** is limited by its small size and street front location. No new improvements are recommended.

Neighborhood Planning Area 2: Rio Vista North

Acreage Requirements

Existing neighborhood park acreage:	3.9 acres
• Val de Flores	3.2 acres
• D.H. White	0.7 acres
Existing population:	915
Required Neighborhood Park acreage	2.7 acres
Current Neighborhood Park acreage deficiency:	(1.2 acre in excess)
Buildout population:	915
Required Neighborhood Park acreage	2.7 acres
Current Neighborhood Park acreage deficiency:	(1.2 acre in excess of General Plan requirement)

Discussion

This neighborhood planning area is served by the park resources located on its western edge located at Val de Flores Park and the D.H White School play area. Although the neighborhood park acreage requirement is satisfied, the eastern portion of this area is located farther than 1/4 mile from the park resources. However, most of this area is located within 1/4 mile of Egbert Field. Development of additional neighborhood-serving park amenities at Egbert Field, such as picnic, sitting, and play areas, will satisfy the requirement to provide neighborhood park amenities within 1/4 mile of all residents. Egbert Field is located along St. Francis Drive, an arterial road that provides access to the Industrial Uses immediately contiguous to Egbert Field. Since Egbert Field is surrounded by industrial uses, with truck access along the existing arterial street, it will require the safe pedestrian crossing of St. Francis Drive, from the adjacent neighborhood to be a viable extension of the neighborhood park system.

Action Plan Recommendations

- Provide neighborhood-serving park amenities at Egbert Field, such as picnic, sitting, and play areas.

Neighborhood Planning Area 3: Homecoming/Riverwalk

Acreage Requirements

Existing neighborhood park acreage (Homecoming):	1.6 acres
• Old Airport Runway Basketball Court	0.6 acres
• Homecoming	1.0 acres
Existing population (Homecoming):	928
Existing required Neighborhood Park acreage	2.8
Existing Neighborhood Park deficiency:	1.2
Buildout population (Homecoming + Riverwalk):	3,595

Buildout required Neighborhood Park acreage	10.8
Current Neighborhood Park deficiency:	9.2
Neighborhood Park acreage proposed by developer (Riverwalk)	11.6 acres (11.6 acres as proposed by developer less 1.9 acres, which represents a park site that does not meet the General Plan standards)
Excess Neighborhood Park acreage proposed	2.4 acre in excess of General Plan requirements for Neighborhood Parks.
Community Park acreage (Riverwalk)	5.33 acres or equivalent impact fee.

Discussion

This neighborhood currently has 928 residents in the Homecoming subdivision. The Riverwalk development is anticipated to increase the population by 2,667. The Tentative Map submitted by the developer, for Riverwalk, includes 13.6 acres of neighborhood parks. Of the park sites shown on the Tentative Map, the Parks Master Plan has identified one park adjacent to a well site that does not meet the General Plan standards of 2 acre minimum adjacent to a well site. Additionally, the Tentative Map includes four small neighborhood parks adjacent to the Open Space Corridor. These sites are too small to meet the neighborhood facility needs. The Parks Master Plan is recommending that these four sites be congregated into one park site, shown as park site 3B on the Parks Master Plan and that the developer be allowed to develop housing where the four small park sites are currently shown. The net total of park acres (Homecoming and Riverwalk) will result in an excess of approximately 2.4 acres relative to the General Plan requirements. The development and maintenance of the excess acres should be included in the development agreement, and require that the developer fully fund the park acreage design and construction, and establish an effective landscape and lighting assessment district to ensure that long term maintenance is fully funded. A passive open space corridor also runs through this planning area. A series of entrance portals should be established to facilitate pedestrian and bicycle access to the open space and trail system (see discussion under Open Space and Trails later in this chapter).

Action Plan Recommendations

- Work with the developer to ensure that the design of the neighborhood parks conforms to the master plan standards for size, location, configuration, and facilities to be included in the parks.

Neighborhood Planning Area 4: Del Rio Hills East

Acreage Requirements

Existing neighborhood park acreage:	0 acres
Existing population:	0
Existing required acreage	0
Existing deficiency:	0
Buildout population:	1,573
Buildout required Neighborhood Park acreage	4.7 acres
Current acreage deficiency Neighborhood Park:	4.7 acres
Neighborhood Park Acreage Required by General Plan:	4.7 acres
Community Park Acreage Required by General Plan	5.33 acres or equivalent impact fee.

Discussion

This neighborhood currently has no residents. The Del Rio Hills development is projected to have 5,245 residents at buildout (in both Neighborhood 4 and Neighborhood 5). The current development plan is in the early stages of development and City review. Therefore, the precise acreage proposed for neighborhood parks is still in flux. The Master Plan utilizes the acreage requirements set forth in the General Plan. Since Neighborhood 5 is the largest of the two Del Rio Hills neighborhoods, and also includes the high and medium density residential development in Del Rio Hills, the Parks Master Plan assigned 70% of the neighborhood park acreage requirement to Neighborhood 5 and 30% to Neighborhood 4. There are numerous gas well sites in the Del Rio Hills project, which can be included, per the General Plan requirements, into the neighborhood park acreage calculations, although the Parks Master Plan recommends minimizing the use of gas well sites for park development.

For the purpose of this master plan, Del Rio Hills has been separated into two planning areas for planning purposes only. The development plan does not make any distinction between the two areas. This plan organizes Del Rio Hills in two planning areas so that each has a population of less than 4,000, considered to be a reasonable upper limit for a planning area. The east and west portions were separated geographically, based on the presence of an open space drainage corridor that bisects the development.

The current development plan also shows a 10 acre community park situated next to Rio Vista High School. This park will provide neighborhood recreation needs in addition to those facilities incorporated into the neighborhood park system (see discussion under Community Parks earlier in this chapter).

A passive open space corridor also runs through this planning area. A series of entrance portals should be established to facilitate pedestrian and bicycle access to the open space and trail system (see discussion under Open Space and Trails later in this chapter).

Action Plan Recommendations

- Work with the developer to ensure the design of the neighborhood parks conforms to the master plan standards for size, location, configuration, and facilities to be included in the parks.
- Work with the developer to resolve the well site issue.
- Carry through with the current proposal to locate one neighborhood park adjacent to Drouin Park. Ensure that the design of the new park results in a seamless transition through to Drouin Park (see discussion under Neighborhood Planning Area 1 above).

Neighborhood Planning Area 5: Del Rio Hills West

Acreage Requirements

Existing neighborhood park acreage:	0 acres
Existing population:	0
Existing required acreage:	0
Existing deficiency:	0
Buildout population:	3672
Buildout required Neighborhood Park acreage:	11.1 acres
Current Neighborhood Park deficiency:	11.1 acres

Neighborhood Park acreage required by General Plan 11.1 acres

Community Park Acreage Required by General Plan 7.34 acres or equivalent impact fee.

Discussion

This neighborhood currently has no residents. The current development plan is in the early stages of development and City review. Therefore, the precise acreage proposed for neighborhood parks is still in flux. The Master Plan utilizes the acreage requirements set forth in the General Plan. Since Neighborhood 5 is the largest of the two Del Rio Hills neighborhoods, the Parks Master Plan assigned 70% of the neighborhood park acreage requirement to Neighborhood 5.

This planning area includes a proposed public school with a proposed neighborhood park located adjacent to the school. The design of the school and park should conform to the guidelines for "school-parks" provided in Appendix B to maximize the recreational value of the public open space.

A community center is proposed for this planning area. Refer to the discussion of community centers under Special Facilities later in this chapter.

Action Plan Recommendations

- Work with the developer to ensure the design of the neighborhood parks conforms to the master plan standards for size, location, configuration, and facilities to be included in the parks.
- Work with the developer to resolve the well site issue.
- Work with the school district to develop a school park composed of the proposed neighborhood park and the school open space areas, to multiply the utility of these public open space lands for the public good.

Neighborhood Planning Area 6: Trilogy

Acreage Requirements

Existing population:	2,500
Buildout population:	5,400

Discussion

Trilogy is a gated "active adult community" for residents aged 55 and older. This private development provides its own recreational resources, including a golf course, clubhouse, community center, swimming pool. These amenities serve the needs of the planning area's population, which consists of seniors who are less likely to have the need for traditional neighborhood park space as are families and children. Therefore, this master plan makes no recommendations for incorporation of new neighborhood parks within this planning area.

Action Plan Recommendations

- None

Neighborhood Planning Area 7: Brann Ranch

Acreage Requirements

Existing neighborhood park acreage:	0 acres
Existing population:	0
Existing required acreage	0
Existing deficiency:	0
Buildout population:	2,800
Neighborhood Park required acreage	8.4 acres
Current Neighborhood Park acreage deficiency:	8.4 acres
Neighborhood Park acreage proposed by developer	6.5 acres
Undersupplied Neighborhood Park acreage proposed	1.9 acre undersupply
Community Park Acreage Required by General Plan	5.60 acres or equivalent impact fee.

Discussion

This neighborhood currently has no residents. The projected population of the proposed development is 2,800. The developer plans to add a total of 6.5 acres in two neighborhood parks. The proposed parks are well situated to achieve the goal of being located within ¼ mile of all residents. The proposed 6.5 acres will result in a shortage of 1.9 acres relative to the required amount. This shortage is mitigated by two factors. One is the adjacent siting of one of the neighborhood parks and the proposed public school. The design of the school and park should conform to the guidelines for "school-parks" provided in Appendix B to maximize the recreational value of the public open space. A second factor is the large amount of open space and trail corridor acreage planned for this area, which will provide opportunities for passive recreation (see discussion under Open Space and Trails later in this chapter).

There are currently other school options being considered, other than Brann Ranch. If a school site is not approved as a part of the entitlement process for Brann Ranch, then the population calculations and resulting neighborhood park acreage requirements will need to be modified for Neighborhood 7.

Action Plan Recommendations

- None

Neighborhood Planning Area 8: Gibbs Ranch

Acreage Requirements

Existing neighborhood park acreage:	0 acres
Existing population:	0
Existing required acreage	0
Existing deficiency:	0
Buildout population:	2,720
Required Neighborhood Park acreage	8.2 acres
Current Neighborhood Park acreage deficiency:	8.2 acres
Neighborhood Park acreage proposed by developer	5.0 acres
Neighborhood Park acreage deficiency:	3.2 acres less than the General Plan requirement.

Community Park Acreage Required by General Plan	5.44 acres or equivalent impact fee.
Community Park Acreage Proposed:	16.7 acres

Discussion

This neighborhood currently has no population base. The projected population of the proposed development is 2,720. The developer has an approved Tentative Map and Development Agreement and proposes to add a total of 5 acres in one neighborhood park. The proposed park is well situated to achieve the goal of being located within 1/4 mile of all residents. The proposed 5 acres will result in an acreage deficiency of 3.2 acres relative to the General Plan required amount.

The 16.7 acre CommunityPark #1 will provide unique opportunities for park development. The size of the park will make it easier to create green space that is removed from surrounding development. Lighted sports fields should not be provided at this park, but daylight sports fields such as little league and youth soccer can be provided so that the environmental impact associated with parking and vehicular access can be adequately mitigated.

Action Plan Recommendations

- Use the opportunity presented by current construction on the project to build a new Community Park and meet some of the sports field needs of the city.
- Build the Neighborhood Park early in the construction process of the new homes to provide an important public amenity to the new residents.

TRAILS

Cities across the country are developing comprehensive trail systems to provide for recreational activities, encourage health through exercise, and reduce the dependence on the automobile for personal transportation. They also serve to tie the community together by linking residential areas with destinations such as parks, recreation facilities, schools, churches, commercial areas, and the workplace. The needs in Rio Vista are no different than those in other communities. The separation of Neighborhood Planning Areas 7 and 8 from the downtown core by the gated Trilogy development makes it even more important to provide trail connections between these two regions.

Mileage and Acreage Requirements

The General Plan requires 3 acres of trail corridor per 1000 residents. This translates to one mile of trail, with a corridor width of 25 feet, per 1000 residents. The City currently has no trails. At buildout, the standard would result in 24 miles of trails.

Proposed Trail System

A network of multi-use trails is proposed by this Master Plan in accordance with the General Plan requirements (Figure 16). Trails may be located within open space corridors, alongside roadways, or be incorporated into roadway design. The trail system is composed of the following categories:

- **Primary Trails (Class 1 Bicycle Paths)**

Primary Trail corridors are planned to pass through the proposed open space areas and connect the city along Airport Road, Church Road, Liberty Island Road and Highway 12. Primary Trail design conforms to the State of California Department of Transportation (CalTrans) definition for a Class 1 Bikeway. This is a multi-use path paved with asphalt or concrete, minimum eight feet wide (12 feet preferred), that is physically separated from any adjacent roadway by a physical barrier or a minimum five-foot offset. The 12 foot width is preferred where trails receive significant use. In these situations, trail width is necessary for safety to allow adequate space for passing, and to accommodate multiple types of users such as pedestrians, runners, bicyclists, in-line skaters, skateboarders, and strollers. Class 1 Bicycle Paths are an important component of providing a linked bicycle and pedestrian trail system within the city. The Primary Trails along Highway 12, Airport Road, Church Road and Liberty Island Road are an essential pedestrian/bicycle link from Neighborhood Planning Areas 7 and 8 to the existing urban center. Of note, CalTrans is currently initiating a planning process for improvement of Highway 12, including the portion running through Rio Vista. New State highway planning guidelines now provide for the incorporation of Class 1 Bikeways within the right-of-way. City participation in this process will help to ensure that the Class 1 trails, set forth in the General Plan and the Parks Master Plan, are implemented.

- **Class 2 Bicycle Lanes**

Class 2 Bikeways are defined by CalTrans as 5 foot wide bicycle lanes that are delineated with striping on paved local streets. This master plan proposes new Class 2 bike lanes to be installed on existing streets in the developed portions of the City, largely located in Neighborhood Planning Areas 1 and 2, where opportunities for Class 1 bikeways are not available.

- **Class 3 Bikeways**

Class 3 Bikeways are defined by CalTrans as suggested bicycle routes located on paved local streets. The routes are indicated by roadside signage, but do not include marked bike lanes or other physical facilities. This master plan proposes Class 3 bikeways to be installed on existing streets in Neighborhood Planning Areas 1 and 2, as well as in the developing areas of the city, where opportunities for Class 1 bicycle paths and Class 2 bicycle lanes are not available.

- **Low Volume Trails and Grass Trails**

These are specialized trails proposed by the General Plan for incorporation into the design of the Open Space Corridors (see discussion later in this chapter) and as links within the Neighborhood to the open space and parks system. The trail alignments will most likely be determined as residents move into new neighborhoods and define a "desire line" from various points within the neighborhood. They are intended to be short segments of trail connecting areas within the neighborhoods to the primary trail corridor, if that connection can not be achieved otherwise. The low volume trails will typically not meet ADA requirements, but can provide a more direct, low-cost access in some situations.

Allowed Trail Uses

The trail system is intended to serve a variety of non-motorized uses. This includes walking, running, bicycling, in-line skating, skateboarding, walking or running with strollers, and other foot-powered or non-motorized wheeled activities. The use of electric carts or scooters should not be permitted on the trail system due to safety concerns and to ensure that a peaceful trail experience is provided.

Proposed Trail System Mileage

A total of 12 miles of trails are shown on the Master Plan Diagram (Figure 15). This is composed of:

- Primary Trails (Class 1) 12 miles
- Street System Trails (Class 2) Mileage to be determined (see definition above)
- (Class 2 bicycle lanes or (Class 3) bicycle routes) Mileage to be determined (see definition above)
- Low Volume Trails and Green Trails Mileage to be determined (see definition above)

Although the trail system as recommended by this master plan provides 50% of the trail mileage as required by the General Plan, the proposed system meets the goal of creating an interconnected system of trails that effectively link all areas of the City.

Accessibility

The trail system should be designed to be accessible to the greatest extent possible. Although the Americans with Disabilities Act (ADA) does not require every section of trail to be accessible, especially in rustic areas, it is a desirable goal to provide as much accessible trail as possible. To conform to the ADA and to State Title 24 Building Code, accessible trails must have a longitudinal slope of less than 5%, and a cross slope of less than 2%. Trail surfacing must be a hard material conducive to wheel chair use. Other design requirements established by ADA and Title 24 must also be followed. It is recommended that the Class 1 trail system be made entirely accessible. See Open Space section of this chapter for a discussion of trails which may not necessarily be developed to be accessible.

Bridge to Beach: Path with a View

The Bridge to Beach: Path with a View workshop and design process, lead by the National Park Service Rivers, Trails and Conservation Assistance Program (RTCAP), is a public planning process aimed at revitalizing the Sacramento Riverfront from downtown to Sandy Beach County Park. In addition to the workshops, design charrette and other public meetings, the *Bridge to Beach: Path with a View* planning document represents an important point of reference when developing the riverfront and urban trail system through Neighborhood Planning Area 1.



PARK MASTER PLAN
CITY OF RIO VISTA, CALIFORNIA

GENERAL PLAN TRAIL DESIGN STANDARDS

FIGURE 1

Citywide Trails Master Plan

Comprehensive planning for the citywide trail system is beyond the scope of this Parks Master Plan, which primarily addresses the recreational needs of the community. Recreation is only one aspect of trails system development. The expertise of transportation planners and engineers is needed for preparation of the bicycle system plan. Therefore, it is recommended that the City undertake the preparation of a detailed bicycle and pedestrian master plan.

Action Plan Recommendations for Trails

- Implement the proposed trail system as residential development proceeds.
- Obtain funding for trails and bicycle routes to remedy the existing deficiency. Such funding must be separate from funding used to serve new development.
- Work with CalTrans to ensure Highway 12 improvements include Class 1 bicycle lanes.
- A Bicycle and Pedestrian Master Plan should be prepared to provide detailed recommendations, costs, and funding sources for implementation for the City-wide trail system.
- Trail Crossing(s) of Highway 12 should run at grade at signalized intersections only.

OPEN SPACE CORRIDORS

Rio Vista's natural open spaces and features such as drainage ways, wetland areas, riparian vegetation, and hilly topography, provide the City with a unique character. The General Plan provides policies for preservation of the natural areas to ensure that these areas are considered in the future planning and design of development areas. Open space areas provide significant opportunities for passive recreation and for preservation of natural resources. Proposed open space areas are shown on the Master Plan Diagram (Figure 15). These areas include the following environments:

- **Drainage Ways**
Natural drainage swales occur throughout the City. The swales carry stormwater runoff from surrounding lands. Because most of the swales have been disturbed by agricultural uses, the native vegetation has been modified or eliminated. However, the swales have the potential to return to native plant communities once the agricultural practices have been discontinued.
- **Hills**
The Montezuma Hills are located in the southeast portion of the city in Neighborhood Planning Areas 4 and 5, and extending southward beyond the City limits. The topography in this area is characterized by hills affording opportunities for views, with drainage swales running between the hills.
- **Wetland**
A small wetland area exists in Neighborhood Planning Area 2, south of the High School. Wetlands are protected by federal and state legislation. The wetland offers significant opportunities for natural history interpretation and public enjoyment.
- **Airport Flight Path**
Portions of Neighborhood Planning Areas 7 and 8 are located within the flight path of the Rio Vista Airport. Because the amount of residential development that is allowed to occur within the flight path is restricted, a large, contiguous open space area, and several other areas adjacent to Carright Road, have been proposed in the developers' Tentative Maps.

Development of recreational amenities within the open space areas should be limited to low-impact features such as multi-use trails, interpretive facilities, and limited picnic facilities. Sensitive habitat areas should be protected by preventing human intrusion through the use of fencing, boardwalks, railings, or other design solutions. Native tree, shrub and groundcover planting, with low-volume irrigation, is recommended for open space corridor.

Open Space Corridor Trail System

All open space corridors should be incorporated into the citywide trail system. Each open space corridor should have at least one Primary Trail as defined earlier in this chapter. This will permit bicycles and other wheeled vehicles to travel the entire length of the citywide trail system. The General Plan defines two additional types of trails to be developed within the open space corridors:

- **Low Volume Trails**
Low volume trails are medium-width (6 to 8 feet) trails with a gravel or asphalt surface.
- **Grass Trails**
Grass trails are narrow (less than 4 feet) trails with a grass or natural earth surface. These are similar to hiking trails one encounters in state and national parks.

These two trail types are to be developed in appropriate areas within the open space lands. They can provide access to interesting features, views, or simply provide additional hiking loops. These trails will not necessarily conform to ADA guidelines.

Action Plan Recommendations for Open Space Corridors

- Each open space corridor should include a Primary Trail as defined in the Trails section of this chapter.
- Low Volume and Grass Trails should be provided as feasible, to provide increased recreational value and access to unique features and viewpoints.
- Recreational amenities should be limited to low-impact elements such as trails, interpretive exhibits, and sitting areas.
- Re-establishment of native vegetation should be encouraged.
- Design should include protective measures of sensitive environments, such as fencing, informational and regulatory signage, railings, or other features.

SPECIAL FACILITIES

The Special Facilities category refers primarily to indoor spaces used for recreation, social, and community events. Swimming pools are also considered to be Special Facilities. Pools are discussed separately later in this chapter.

The demand assessment indicated a high demand for City-run classes and recreation programs. Currently there are no community or recreation centers that provide indoor space in which to administer the programs. Rio Vista currently lacks good-quality special facilities to provide for meeting space, classes, indoor recreation, and other community needs. The three existing facilities that fall within this category are undersized and in poor condition. These facilities include the Teen Center, the Senior Center, and the Municipal Swimming Pool (Figure 5). As the population grows, there will be increased need for special facilities.

Trends in Community Facilities Development

Historically, recreation departments have developed separate indoor facilities for different age ranges. These included senior centers, teen centers, youth centers, and community centers. However, the lack of flexibility with these facilities has limited their value in many cases. Stand-alone teen centers in particular have tended to fail due to lack of sufficient support base. This is due to the limited numbers of teens in the demographic, and lack of interest in use of such facilities.

To make the best use of limited resources and allow for changing demographic conditions, current trends have turned to a more flexible, inter-generational approach. While seniors and youth typically desire "their own space", it is possible to design a single facility that can serve the needs of several age ranges. Constructing a single community/senior center, for example, may entail creation of separate spaces or wings within a single building. This would provide the separation desired by seniors and youth, while maximizing the economies of scale to be realized from the shared infrastructure, utilities, HVAC systems, parking, and site development.

Effect of Trilogy on the Provision of Senior Center Facilities

Trilogy residents are by definition in the senior demographic category. Because the development provides extensive recreational facilities for its residents, it is reasonable to assume that Trilogy residents will not use other community facilities to as great an extent as the remainder of the Rio Vista population. However, the increasing senior demographic due to the baby boom generation will result in sufficient demand to warrant provision of a community senior center facility, either as a stand-alone facility or incorporated into a larger community center.

Youth Programs

A recreation center constructed as part of the community center complex would help to provide activities for children and teens. In addition, the City should work with the School District to provide after-school and Saturday recreation programs at the local elementary schools to serve children. The multi-purpose room at 1311 White could be brought into service immediately, which would allow the City to close the existing substandard youth center.

Action Plan Recommendations for Special Facilities

- A recreation and community programs analysis should be undertaken to determine the mix of indoor facilities needed to serve the community's needs over the next 20 years. This parks master plan makes recommendations regarding the type and number of special facilities to be implemented over the 20-year planning horizon. A follow-on study is necessary to determine the community needs for the type and size of spaces and specific facilities to be housed in these buildings.
- The proposed community center in Neighborhood Planning Area 5 should be constructed as an initial phase. The center should provide meeting rooms, classrooms, and other facilities as determined by the recreation needs assessment study.
- A new community/senior center should be constructed in the downtown area or in one of the community parks. The center should include facilities for general community use, such as meeting rooms, classrooms, and other facilities as determined by the recreation needs assessment study. Senior facilities should be incorporated into the building in such a way as to provide separation from the remainder of the facility.
- A recreation facility should be constructed to provide for youth and teen activities. The facility would ideally be located as part of the community center complex to provide flexible use of the facility by all age groups. The recreation center should include facilities as determined by the recreation needs assessment, such as a

gymnasium, classrooms, fitness and/or dance studio, space for activities and crafts, computer rooms, etc. As an optional approach, the City could construct a separate "swim/gym" to serve youth and the general community.

- Work with the School District to provide children's after school and weekend programs at the local elementary schools.
- The community/senior center should be located such that it is serviced by convenient public transportation.

Swimming Pools

Demand for swimming is high in Rio Vista. The general population highly values swimming as a recreational activity, especially in the hot summer months. Several local swim clubs engage in competitive swim meets. The municipal pool located in City Park is open to the public during the summer months. The swim clubs and schools have exclusive use of the pool during the school year. This limits the availability of the pool to the general community. Additional pressure is placed on the pool by users from the areas surrounding Rio Vista, who have no pool of their own.

The existing pool will not meet the long term needs of the community, at the projected build-out population of 24,000 residents. Located in a residential neighborhood, and restricted by site area, traffic, parking, noise and other environmental impacts, the existing pool is unsuited to meet the long-term pool needs of the community. The pool's mechanical systems, shell, and supporting facilities are in need of repair. In addition, the existing pool is in need of upgrading to meet ADA accessibility requirements. A local foundation has raised in excess of one million dollars to renovate the existing pool, which will have a significant impact on the maintenance and upgrade issues mentioned above. Once those renovations are complete, the pool can continue to serve the residents until a new pool complex, mentioned below, can be funded and built. The renovated existing pool and the new pool complex will give the city service levels in excess of most other communities.

The community is supportive of building a second pool. A total of two pools would place the service level at one pool for every 12,000 residents. This is an aggressive goal when viewed in comparison with comparable communities. Of the eight comparable communities studied (see Chapter 2), the average service level is one pool for every 32,138 residents. The national standard for pools is one pool for every 20,000 residents.

A concern would be the ability of the City to fund the high ongoing operation and maintenance costs associated with community pools. An economic feasibility study should be undertaken prior to committing to a new pool.

If feasible, the new pool should be an indoor facility to provide dependable year-around recreational and competitive swimming. The combination indoor "swim-gym" concept would make efficient use of resources and provide varied recreation opportunities. The gymnasium, meeting rooms, and multi-purpose room portions of a swim/gym would provide facilities for recreation programs such as community basketball, gymnastics, dance, and classes in addition to the pool and gymnasium. Implementation of this concept would obviously affect the mix of facilities to be incorporated into the proposed community center.

Action Plan Recommendations

- The existing municipal pool should be repaired and brought up to current code requirements, including conformance with the ADA.
- The City should conduct a study to determine the economic feasibility of constructing a second pool.

- If determined to be economically feasible, a second pool should be constructed as an indoor facility, and possibly as part of a community swim/gym complex.

SPORTS FACILITIES

In any community, active recreation facilities are an important component of the overall park and recreation system. In many California communities, the demand for sports fields exceeds the supply. Rio Vista is currently underserved. The project population growth will place significant additional demand on the City for sports fields and other active recreation facilities. Although the following comparisons are helpful in measuring the level of service required for Rio Vista, every city needs to assess their on-going demographic shifts, and the stated deficiencies expressed by the community, to adequately assess the level of service required by the community. Since the Parks Master Plan is a living document, all park and sports facility requests should be evaluated based on the current demographic and demand conditions in the city, before a final assessment is developed by the city's governing commissions and city council.

These facilities should be provided within community parks, at unproved school sites, and at a dedicated sports complex. Refer to the Community Park section of this chapter for a discussion of the proposed sports complex. Table F provides a summary of the master plan recommendations for active sports facilities development. In this table, existing service is compared to the national standard, and to "comparison service" (the average of the eight comparison cities described in Table D) in Chapter 2). The comparison service levels give a picture of current levels only, rather than desired levels, because the communities have not necessarily met all of their goals.

Table G: Sports Facilities Recommendations

Facility	Existing Service ¹	Comparison Service ²	National Standard ³	Recommended Service ⁴	Existing Number	Recommended Number ⁵	Additional Recommended
Baseball/ Softball Fields	3,600	2,600	5,000	2,000	1	9	8
Multi-use Fields ⁶	7,053	3,135	10,000	4,000	1	5	4
Tennis	0	5,400	2,000	6,000	0	1	1
Outdoor Basketball Court	7,053	4,500	5,000	6,000	1	4	3
Volleyball Court	0	19,500	8,000	12,000	0	2	2

Footnotes:

1. Existing population served per each facility in Rio Vista, based on 2005 population of 7,053.
2. Average population served per each facility in eight comparison cities (Benicia, Fremont, Roseville, Vacaville, Lodi, Brentwood, Fairfield, and Walnut Creek).
3. National Recreation and Park Society standard expressed in population served per each facility.
4. Recommended population served per each facility.
5. Based on projected population of 24,000.
6. Multi-use fields are used primarily for soccer, but may also be used for football, ultimate Frisbee, field hockey, and other field sports.

Baseball and Softball

Egbert Field currently provides the only regulation baseball and softball diamonds in Rio Vista. Egbert Field has one adult-size diamond and one youth-size diamond. Due to the overlap, the two fields may not be used at the same time. Therefore, the inventory of available fields lists one field total for the entire city. To serve the buildout population, nine fields will be required. Egbert Field should be retained for adult hardball games. If the Egbert Field site were to be used for some other land use in the future, the facilities currently at Egbert Field must be relocated into the city's future sports complex or a suitable community park. The remaining eight hardball and softball fields should be provided at the proposed Sports Complex and the proposed Army Base Community Park. In addition to providing for community recreation needs, an advantage of constructing a dedicated sports complex would be the ability to host league tournaments as a source of revenue.

Soccer

Val de Flores Park has turf space sufficient for one full-size soccer field. Turf areas at schools provide additional space for practice and games, however these fields are in unsatisfactory condition. Four new soccer fields should be constructed, either at the dedicated Sports Complex or at the Army Base Community Park.

Football

Demand for competitive football is generated only by the High School, which currently has a football stadium. Therefore, additional football fields are not required to meet community demand.

Basketball

Rio Vista currently has one outdoor basketball court. The proposed standards require an additional three courts to be constructed. These should be included in the design of new neighborhood and community park sites.

Tennis

Rio Vista currently has no public tennis courts. To meet the suggested standard, four new courts should be constructed at neighborhood and community park sites.

Golf

The Trilogy golf course is open to the public. It is not recommended that the City build a new municipal course without the benefit of a market analysis to explore the economic feasibility of new course construction, operation, and maintenance. This master plan makes no recommendation for adding a new golf course.

SKATEPARK

A skatepark should be provided in close proximity to the City's youth population. Possible sites include the proposed sports complex at the landfill or industrial park sites, the High School grounds, the Middle School Grounds, or the community park proposed as part of the development in Neighborhood Planning Area 4. A second skatepark should be incorporated into the design of Neighborhood Park 8B, to serve the youth of the western subdivisions.

OTHER FACILITIES OUTSIDE THE SCOPE OF THE PARKS MASTER PLAN

Regional Parks

A regional park is a large park, typically organized around a significant geographical feature such as a lake, mountain, forest or coastline. Regional parks serve several communities located within a one hour driving time. These parks are typically administered by the State, counties, or other park agencies rather than municipalities due to their large size and unique nature. Sandy Beach County Park is located just down river from Rio Vista. The County has prepared a master plan for further improvement. It features recreational amenities including a public boat launch ramp, picnic areas, RV camping, turf areas, horseshoe pits, restrooms, picnic facilities, a riverside trail, and a swimming beach.

Community Gateways

Gateway features are decorative accents that call attention to entrances to a community. They are typically located at major vehicular entries, and are constructed with landscaping, signage, monuments, and other attractive features. Gateways typically incorporate references to the unique attributes of the community and as such help to create and define the community's identity.

Because community gateways are visual elements that do not provide for recreational use as do public parks, they are better considered as roadway related landscape features. Typically, the trail system would not be extended to a gateway feature unless there is a recreational amenity in close proximity. Thus, they are more appropriately addressed by the City's General Plan than by the Parks Master Plan, and are therefore not included in this document.

Roadside Rest Stop

During the planning process it was suggested that a roadside rest stop be provided somewhere along Highway 12 within the city limits. The rest stop would include parking, restrooms, tables, and benches in a tranquil setting. This facility would be located in whole or in part within the State right-of-way. Construction would require cooperation with CalTrans and issuance of an encroachment permit. If implementation is desired, the City should pursue this concept as a transportation-related rather than a park-related development, and should work with CalTrans to incorporate this feature into the improvement plans for Highway 12.

SAFETY AND SECURITY

Public safety is of the utmost concern. All park and recreation facilities should be designed to incorporate Crime Prevention Through Environmental Design (CPTED) principles. These principles include such measures as ensuring adequate visibility and sight lines, providing emergency call boxes, designing gates and pathways that can quickly and easily be negotiated by first responders, and many others. Local police and fire departments should take an active role in review of proposed facility designs.