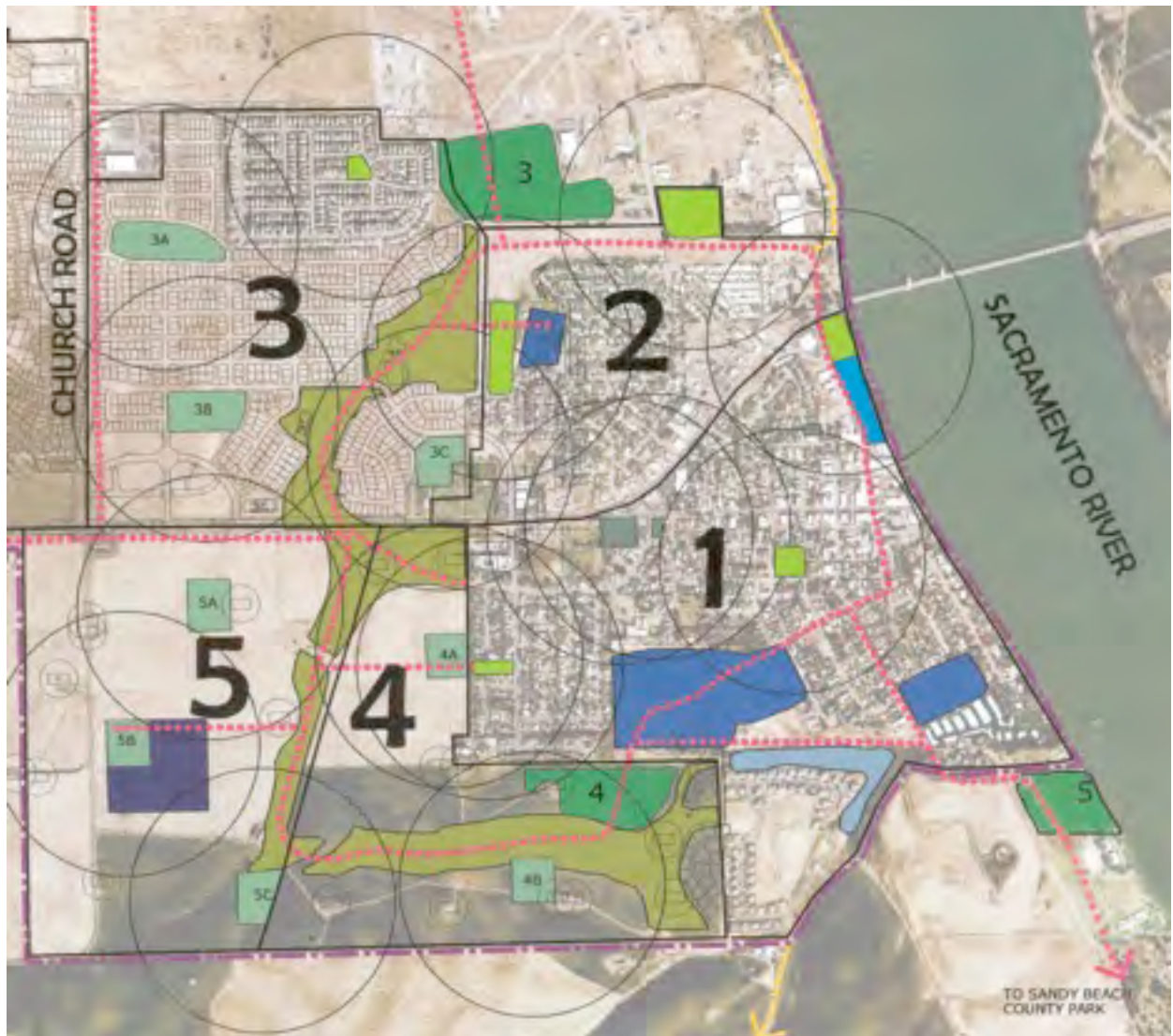


# Parks Master Plan

City of Rio Vista, California



Adopted February, 2007  
*Revised, January, 2013*

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# **ACKNOWLEDGEMENTS**

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## CHAPTER 1

# EXECUTIVE SUMMARY

### PURPOSE OF THE PARKS MASTER PLAN

This document is a long-range plan that guides the development, operation, and maintenance of the City's park and open space system. The master plan defines a balanced system of city-wide recreation facilities that will serve the City's entire population. It is intended to be a "living document" that is regularly used by City Staff, Commissions, and Council as a tool for planning and decision making.

### RELATED PLANNING DOCUMENTS

Several related planning documents have bearing on this Parks Master Plan.

#### General Plan

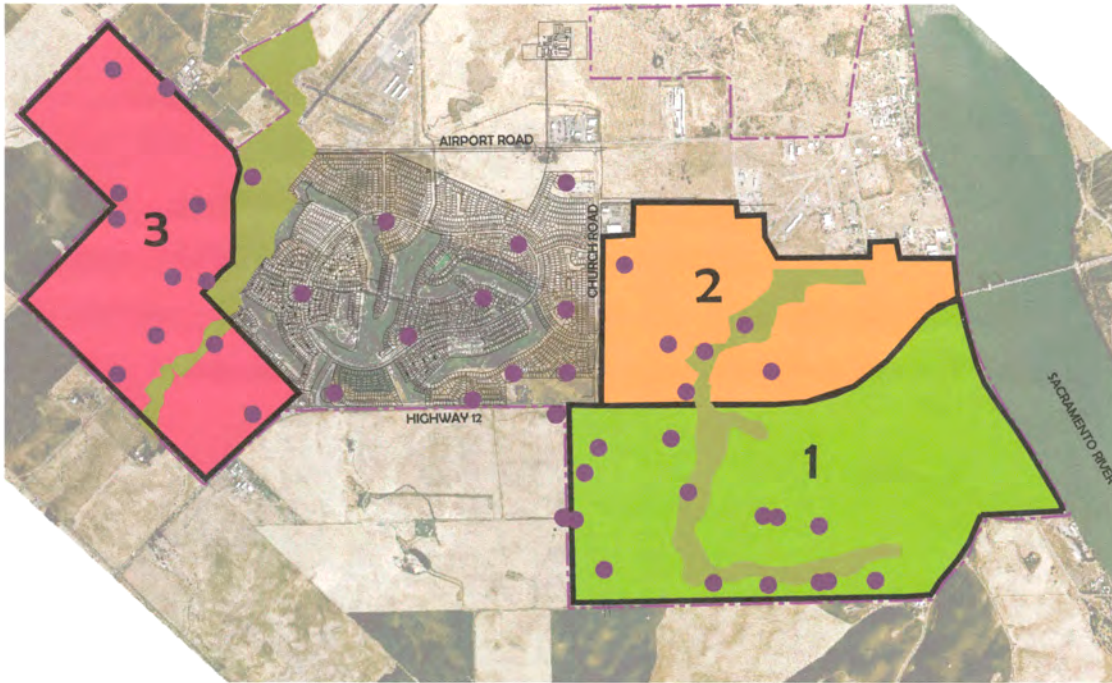
Preparation and regular updating of the Parks Master Plan is required by the City's General Plan. The policies contained in the General Plan create the basis upon which the Parks Master Plan recommendations are developed in greater detail. Chapter 9, "Open Space and Recreation", describes the existing park system; discusses the City's local and regional setting; establishes definitions of the various types of park and recreation facilities, establishes parkland dedication standards expressed as acres per 1000 population; establishes specific development standards for each park and recreation facility type; discusses siting criteria; and describes goals, policies, and implementing actions to guide the development of the City's park system. The General Plan established the following requirements:

- 3 acres of neighborhood parks per 1000 population
- 2 acres of community parks per 1000 population
- 1 mile of trail or 3 acres of trail corridor (at 25 feet wide) per 1000 population, whichever is greater

The General Plan also calls for the development of one new community park in each of three areas of future development and establishes trail design standards. See Figure 1 for a summary of the General Plan Open Space and Recreation Diagrams.

#### Comparative Facilities Study

The *City of Rio Vista Park and Community Facilities Comparative Study*, prepared June 8, 2004 by the Goodwin Consulting Group, Inc., presents an analysis of the provision of specific park and recreation facilities based on population served. The specific facilities relevant to parks and recreation analyzed by the Study are ball fields, multi-use fields, basketball courts, tennis courts, volleyball courts, trails, swimming pools, and community, recreation, and senior center facilities. The Study quantifies and compares the facilities provided in several other comparable communities, and recommends the quantities of individual facilities to be provided by Rio Vista at build out.



**LEGEND**

● Existing and Proposed Gas Well Sites

Trail and Open Space Corridor Opportunities

City Limit Line

Future Community Parks:

**1** Rio Vista #1 and Del Rio Hills Target Area

**2** Rio Vista #2, Homecoming and Riverwalk Target Area

**3** Brann Ranch and Gibbs Ranch Target Area



\* Areas Not Eligible for Parkland Credit

Gas Well Site with Potential Contiguous Parkland

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

**SUMMARY OF GENERAL PLAN:  
OPEN SPACE & RECREATION DIAGRAMS**

Figure 1



## **Park Needs Assessment**

The *City of Rio Vista Park Needs Assessment*, prepared August 14, 2001 by Gretchen Stranzl McCann, presents an analysis of recreation needs and goals as developed by the City of Rio Vista Recreation Commission in 2001. It then analyzes existing parks and school sites, and provides recommendations for each site based on the goals established by the Recreation Commission. The term “needs assessment” is somewhat of a misnomer, as the study develops action recommendations for each park site, rather than assessing the recreation needs of the community at large. The information presented in this study was reviewed during the preparation of this Parks Master Plan

## **Waterfront Area Specific Plan**

The City is currently in the process of developing a Specific Plan for the waterfront, from the Helene Madere Bridge to Main Street. This plan will evaluate the opportunities for incorporation of public park space and waterfront access into the development plan.

## **Army Base Reuse Plan**

Potential reuse of the Army Base site was addressed by the City in a study completed in 2002 by David Evans and Associates. The conceptual plan for the site includes several athletic fields and other public park improvements.

## **Bridge to Beach: A Path with a View**

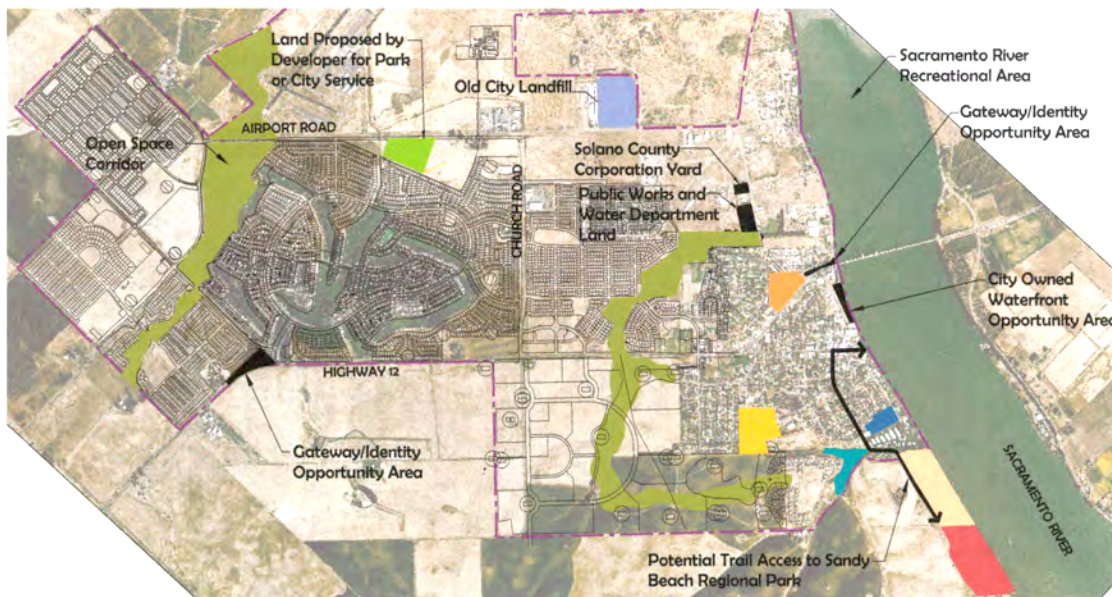
Establishment of a connected waterfront public access trail system from the Helene Madere Bridge to Sandy Beach Regional Park is being explored in an ongoing planning effort with the assistance of the American Society of Landscape Architects (ASLA) and the National Park Service Scenic Rivers, Trails, and Conservation Assistance Program (RTCA). A working group has been formed that has conducted a design workshop and prepared a working paper. *(Illustrations and text from this effort will be included in the Approved Parks Master Plan.)*

## **OPPORTUNITIES AND ASSETS**

Rio Vista is blessed with many opportunities for the creation of a premier system of park and recreation facilities. There are many underdeveloped assets that may be taken advantage of as the City moves forward. Figures 2 and 3 illustrate these opportunities and assets, which are described below:

### **The Sacramento River**

The river is central to the identity and image of the Rio Vista, the name of which literally is “River View”. The Sacramento River is the most significant open space resource in the City today. People are naturally attracted to the water’s edge. In Rio Vista, the water is both a scenic resource and one that is used for a number of recreational activities, including boating, fishing, swimming, and windsurfing. However, opportunities to enjoy the river are hampered by the lack of developed public access facilities. Provision of convenient and safe public river access that is sensitive to the natural environment and economic development of the downtown is a key opportunity.



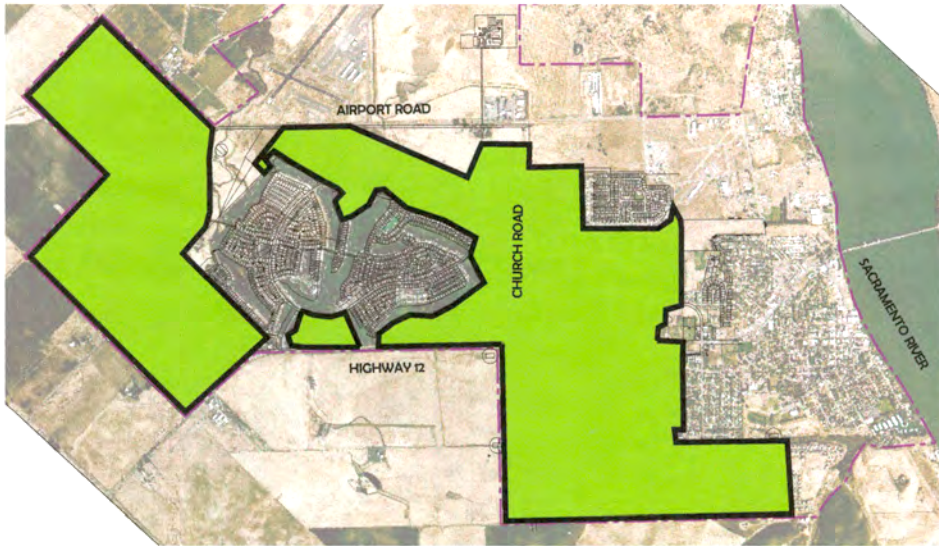
**LEGEND**

- City Limit Line
- Open Space Drainage Corridors
- PG&E/Caltrans Corporation Yards
- Rio Vista High School - Open Space
- Middle School - Open Space
- Army Reserve Base
- Existing Wetland
- Land Available for Park or City Service Use
- Old City Landfill
- Sandy Beach Regional Park

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

**PARK OPPORTUNITY AREAS**

*Figure 2*



**LEGEND**

- Future Development Areas
- City Limit Line

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

**FUTURE DEVELOPMENT AREAS**

*Figure 3*

## **Significant Open Space Resources**

In addition to its water resources, Rio Vista contains drainage corridors, the Montezuma Hills, and freshwater wetlands. These areas are assets worthy of protection. They are also an opportunity to provide public access for enjoyment and education/natural history interpretation. The drainage corridors present an opportunity for development of pedestrian and non-motorized linkages that can be used for transportation as well as recreation. These assets can be used to tie together a community that has been divided by roads, geography, and development patterns.

## **Undeveloped Land**

A large portion of the City is currently undeveloped. These lands are owned by subdivision developers who are currently planning the new neighborhoods. To take advantage of this opportunity, the City is actively engaged with the development community to craft subdivision plans that will include new parks and other recreational facilities to serve the community. Because the land is undeveloped, few physical constraints exist. Other undeveloped opportunity areas include the City-owned old landfill site on Airport Road, the City-owned industrial park, and the former Army Base reuse site.

## **Population Growth**

Rio Vista is expected to increase from the current population of approximately 7,000, to a build-out population of 24,000. Impact fees assessed on the new development will be a major source of financing for the parks facilities and other capital improvements needed to serve the new residents.

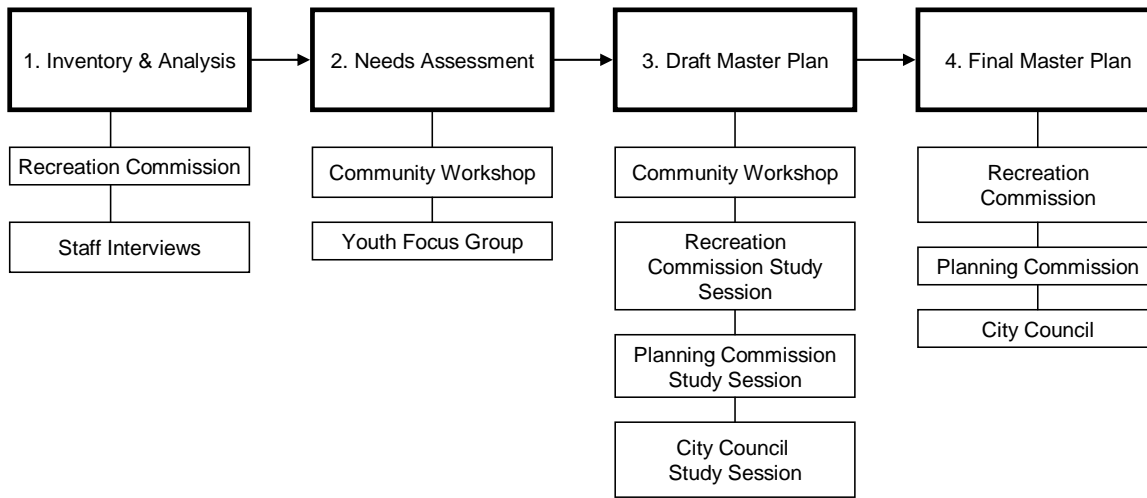
## **THE PLANNING PROCESS**

Planning for the long term recreational needs of the community included five main components:

1. Inventory and analysis of existing parks and recreation facilities.
2. Analysis of current and projected demand for recreational facilities.
3. Identification of goals and priorities to guide the improvement and development of the park system.
4. Development of action plan recommendations to be implemented over a 20-year timeframe.
5. Formulation of an implementation plan to quantify costs and funding sources for the development, operation, and maintenance of the parks system.

The planning process was structured in four phases, as illustrated in Figure 4.

Figure 4: Planning Process Diagram



## REGIONAL SETTING

Rio Vista is situated on the west bank of the Sacramento River, in Solano County, approximately 50 miles northeast of Oakland, and 50 miles south of Sacramento. The Helen Madere Memorial Bridge crosses the Sacramento River at Rio Vista and is a prominent local landmark. Rio Vista is relatively isolated from other developing urban areas and the surrounding undeveloped land is largely agricultural.

## KEY FACTORS

Rio Vista is a unique community. Several factors have direct bearing on the formulation of recommendations contained within the Parks Master Plan:

- Rio Vista is a city of opportunity, characterized by an abundance of underdeveloped assets.
- The City’s adjacency to the Sacramento River creates much of its local character and identity.
- The City consists of three distinct geographic areas: the historic urban center; Trilogy, a gated senior community; and the remaining area within the incorporated limits, which consists of undeveloped land slated for subdivision development. Each of these three parts has unique park and recreation facility development needs.
- The City’s population is expected to more than triple by the year 2025. The Parks Master Plan’s recommendations are based on an anticipated build-out population of 24,000.
- Most of the population growth will occur in the new subdivisions in the form of suburban (single family) development, with a small percentage of the new development taking the form of multi-family housing. In addition, the population of Trilogy (an active adult community) is anticipated to increase by more than two-fold.
- Trilogy residents’ need for traditional Neighborhood Parks is low compared to other residents. The Trilogy development provides for the neighborhood recreational needs with its own facilities. Trilogy residents can,

however, reasonably be expected to use community-wide facilities located outside of Trilogy such as community and swim centers.

- New housing development will generate development impact fees and land dedications to provide for the recreation needs of new residents. By law, these monies may only be used to serve the demand for neighborhood park acreage resulting from future population growth, and to serve the demand for a portion of the community park acreage, trail acreage, and city-wide special facilities in a ratio equal to the proportion of new population relative to existing population.
- Rio Vista has historically provided few park and recreation facilities, perhaps as a reflection of the relatively small population base. The City provided very few organized recreation programs until the recent creation of the Recreation Manager position.

## **PARK CLASSIFICATION SYSTEM**

The Rio Vista park system is composed of several categories of parks and recreational facilities, each with a distinct function:

### **Community Parks**

Community Parks are large parks with a minimum size of 10 acres, and a desired size of 20 acres or more. Community Parks serve the needs of people from several neighborhoods or the entire city. Community Parks contain a wide variety of facilities for active and passive recreation, organized sports, and night use. They also provide facilities typical of Neighborhood Parks for use by the surrounding residents. Parks smaller than 10 acres but that contain facilities that serve the entire city may be classified as Community Parks. Rio Vista currently lacks a park that fits this definition. Although it is smaller than 10 acres, Egbert Field is classified as a community park by this master plan because it provides active sports facilities used by the entire community. Existing community parks include:

- Egbert Field

### **Neighborhood Parks**

Neighborhood Parks provide for the daily recreation needs of nearby residents, with primarily passive and informal recreation facilities. Such facilities often include play areas, picnic areas, open turf areas, basketball and tennis courts. Although the desired size is 4 to 10 acres, the City of Rio Vista General Plan establishes a flexible definition for Neighborhood Parks that permits them to be as small as 1 acre. Because active recreation use of Neighborhood Parks often creates noise, light, and traffic impacts on adjacent residents, any sports facilities provided should be limited to informal practice fields and hard surface playing courts. Some Neighborhood Parks, large enough to accommodate sports fields, such as little league and youth soccer, which do not require lighting, can be developed based on a detailed assessment of the impacts to the local neighborhood. Typically, facilities for organized sports should be located in Community Parks and/or a dedicated Sports Complex. In Neighborhood Parks, lighting should be limited to safety lighting, with the recreational amenities not lighted. Existing Neighborhood Parks include:

- Homecoming Park
- Val de Flores Park
- Brunavista Park
- City Park
- Drouin Park
- Old Airport Basketball Court

## **Village Greens**

Village Greens are small facilities, generally less than two acres in size, which accommodate the daily recreation needs of nearby residents. They typically include children's play areas, sitting areas, and limited green space, but are not large enough to contain play fields. Village Greens are typically developed as community design features or amenities, and in response to spatial constraints, as they are too small to provide the range of facilities and feeling of open space required to serve the needs of an entire neighborhood. Existing Village Greens include:

- Crescent Park
- Sierra Park

## **Special Facilities**

Special facilities are built structures that provide for indoor recreation and other community needs. These facilities typically serve a specific population group. This category includes community centers, senior centers, teen centers, community pools, and indoor gymnasiums. Existing Special Facilities include:

- Senior Center
- Youth Center
- Municipal Boat Ramp
- Fishing Pier
- Fishing Pier Park

## **Trails**

Trails are pathways serve multiple uses such as bicycling, walking, jogging, and rollerblading. The General Plan Chapter 8, Circulation and Mobility, proposes a system of on- and off-street bicycle trails to connect the entire city, as illustrated on the General Plan's "Trails and Pathways Map". The Open Space and Recreation Element of the General Plan requires the dedication of one mile of trail or three acres of trail corridor per 1000 population, whichever is greater. Rio Vista currently lacks developed trails or recreation corridors.

## **Open Space Areas**

Open Space areas are lands set aside for preservation of significant natural resources, open space, and public education. Rio Vista contains freshwater wetlands, the Montezuma Hills, and natural drainage corridors. These features are categorized as open space areas by the General Plan that present opportunities for trails and open space corridors. In Rio Vista, some of the designated open space areas contain wetlands and/or fall with the City of Rio Airport flight path restriction areas. These environmental and planning constraints will need to be considered when developing specific design options for the Open Space areas.

## **Regional Parks**

A regional park is a large park, typically organized around a significant geographical feature such as a lake, mountain, forest or coastline, and that serves several communities within a one hour driving time. Regional parks are typically administered by the state, counties, or other park agencies rather than municipalities due to their large size and unique

nature. The nearby Sandy Beach County Park, operated by Solano County, provides regional park facilities including picnicking, camping sites, and a boat launch ramp. The City of Rio Vista itself does not provide regional parks.

## **Sports Complex**

A sports complex is a specialized type of community park that provides for active recreation only. It serves the entire community. Twenty acres is considered to be the minimum size to accommodate several ball fields, off-street parking, and related support facilities.

## **ADA AND CPSC**

The Americans with Disabilities Act (ADA) is federal legislation enacted to protect the rights of disabled people in employment, public accommodations, telecommunications, and state and local government services. The California State building code requires conformance with the ADA for all public buildings, parks, and outdoor spaces. The Consumer Product Safety Commission (CPSC) has established safety guidelines for public playgrounds. A survey of existing facilities for compliance with the ADA and CPSC is outside the scope of this document. However, it is clear that many existing parks will require improvements to play structures, picnic areas, drinking fountains, and parking areas to achieve compliance. The Action Plan chapter of this Parks Master Plan includes budgets for these improvements to existing parks.

## **ACTION PLAN**

The Action Plan (Chapter 3) contains specific recommendations for development and improvement of the City of Rio Vista park system. The action plan recommendations were based on careful analysis of existing conditions, assessment of demand, evaluation of opportunities for new facilities, and analysis of existing and future financing resources. Public participation played an important role in determining priorities for implementation.

## **IMPLEMENTATION PLAN**

The Implementation Plan (Chapter 4) provides estimated acquisition and development costs, describes potential funding sources, and discusses operation and maintenance.

## **MONITORING PROCESS**

This document is a flexible planning tool intended to be periodically reviewed and evaluated in light of changing conditions. The plan should be updated at approximately five-year intervals.



## **FUTURE IMPLEMENTATION**

Further planning is required for implementation of the projects outlined within this plan. The planning and design process will vary based on the unique requirements of each improvement project, but will typically follow a similar general sequence of activities:

1. Secure project funding.
2. Prepare master plan; receive public design approval.
3. Prepare environmental documentation.
4. Prepare preliminary design.
5. Prepare construction documents.
6. Construct the project.
7. Operate and maintain the facility.

Most improvement projects will require professional design and planning services. The entire planning sequence will be open to public review. The preliminary design phase will involve public participation to help determine overall direction and specific details. Compliance with the California Environmental Quality Act (CEQA) will be required for each project.

Approval by the Recreation Commission, the City Council, and possibly the Planning Commission and School Board will be required. Public review and comment will be an integral part of these meetings. The public will be notified of all meetings and workshops through a variety of methods. Such methods may include posting notices at the project site, mailing out flyers, notifying homeowners' associations, and publication in the local press.

## CHAPTER 2

# 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:

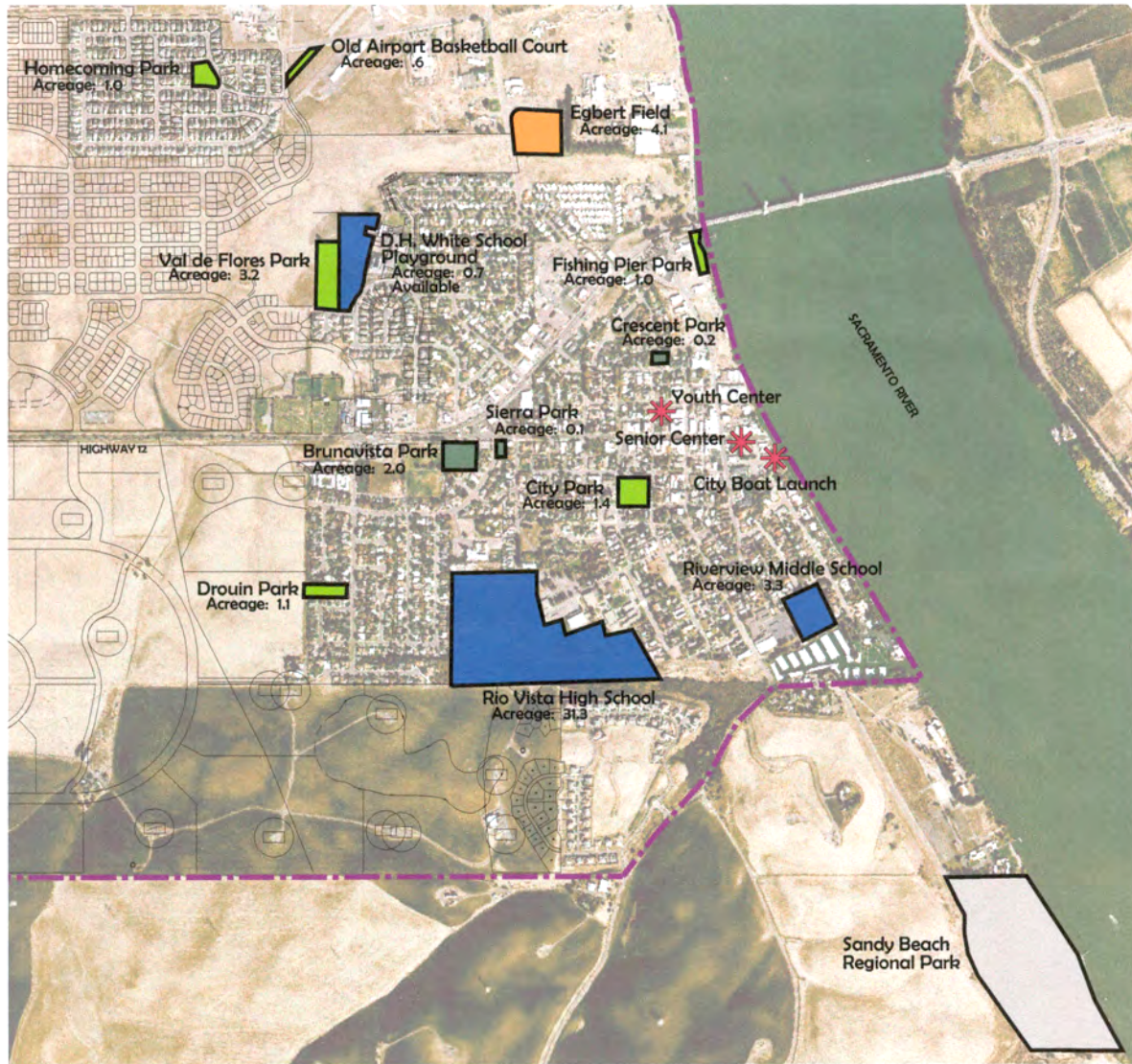
*Table A: Current Acreage Deficiencies (based on the Year 2005 population)*

	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

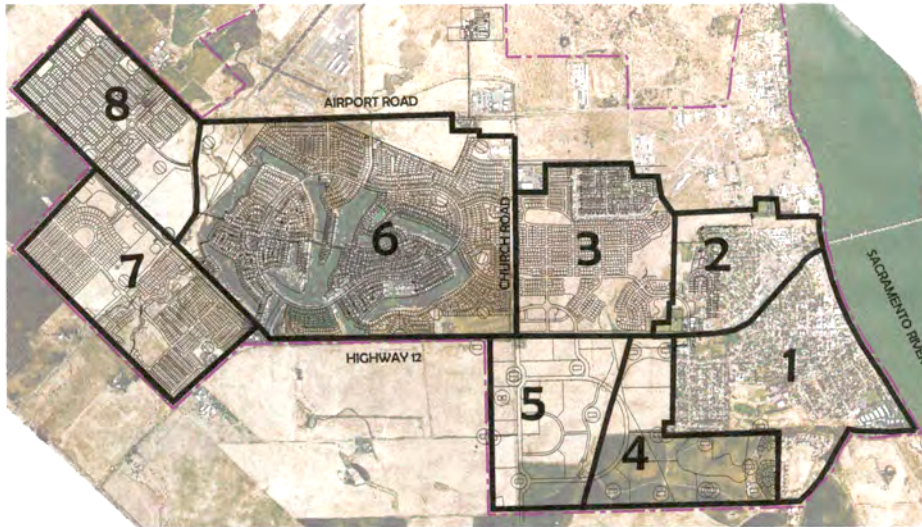
A discussion of the availability of parks within each neighborhood planning area follows:

### 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*



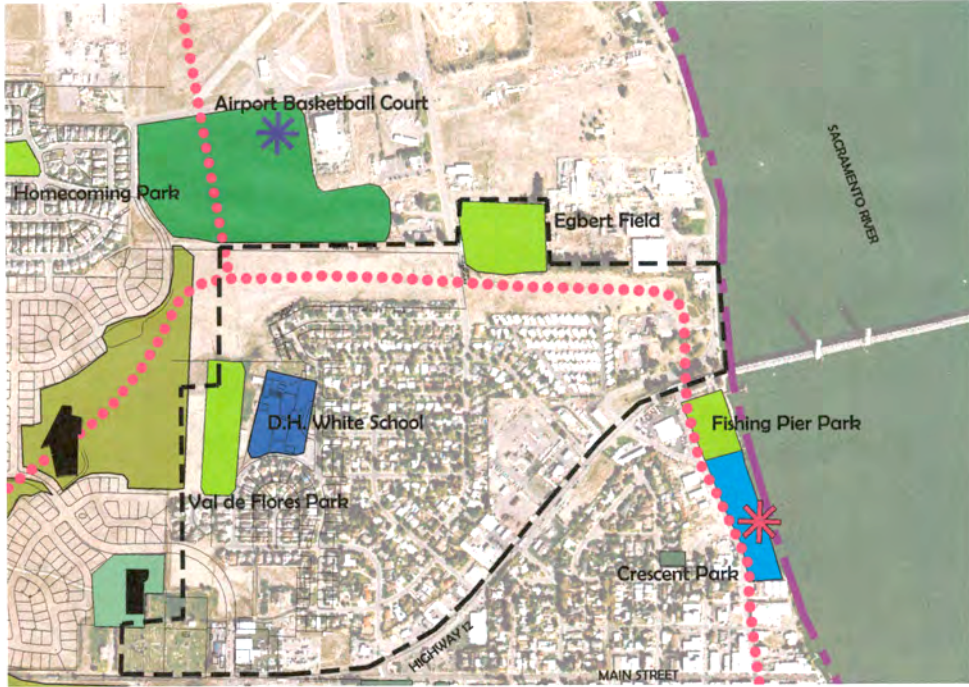
**Legend**

- |   |  |   |                                      |
|---|--|---|--------------------------------------|
|  | EXISTING NEIGHBORHOOD PARK                     |  | PROPOSED PASSIVE OPEN SPACE          |
|  | EXISTING NEIGHBORHOOD GREEN                    |  | PROPOSED WETLAND RECREATION RESOURCE |
|  | EXISTING SCHOOLS                               |   |                                      |
|  | POTENTIAL LOCATION FOR PROPOSED COMMUNITY PARK |  | PROPOSED PRIMARY TRAIL SYSTEM        |
|  | PROPOSED NEIGHBORHOOD PARK                     |  | CITY LIMIT LINE                      |
|  | PROPOSED WATERFRONT PARK SPECIAL FACILITY      |  | EXTENT OF NEIGHBORHOOD PLANNING AREA |
|   |  |  | 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**

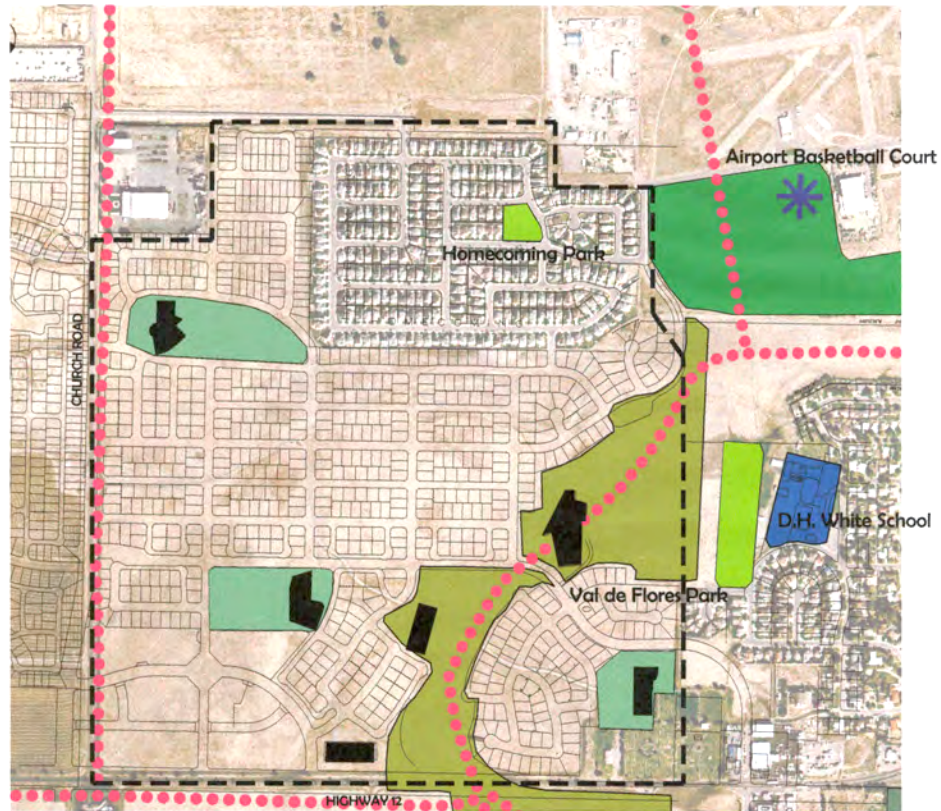
This planning area is currently undeveloped and contains no parks.

### **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.



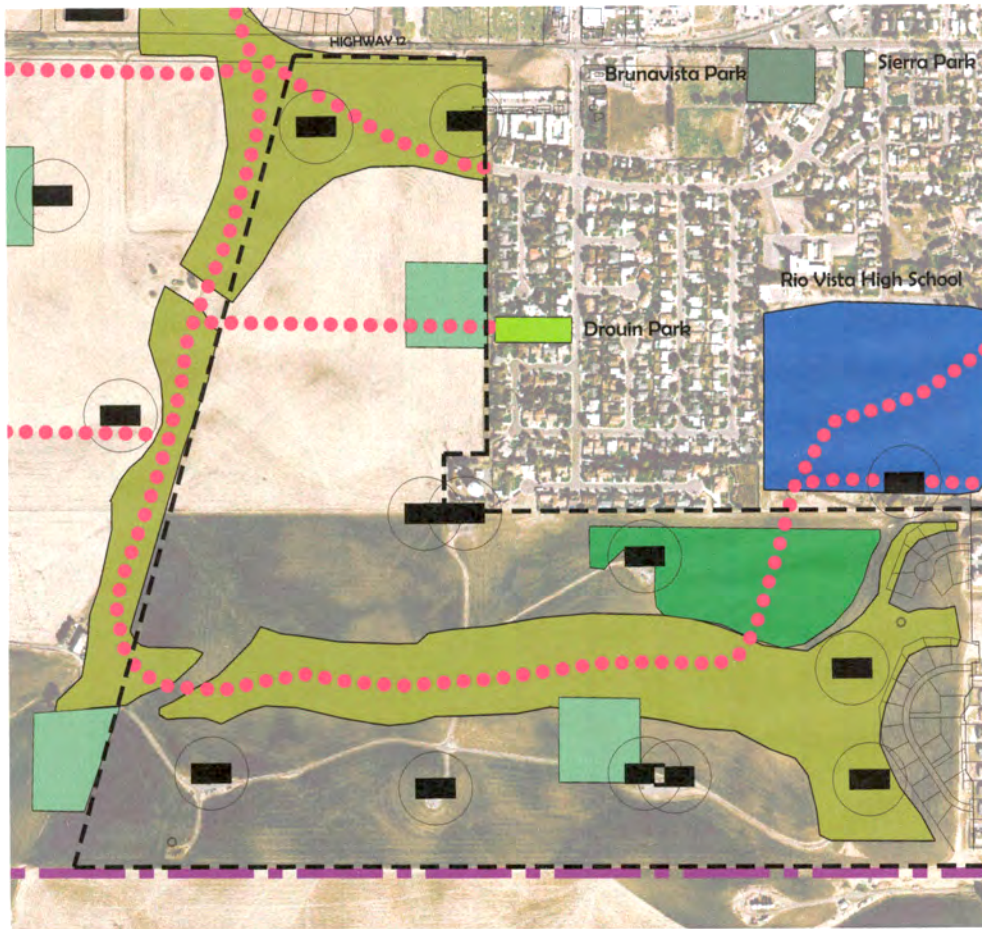
**Legend**

- 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**

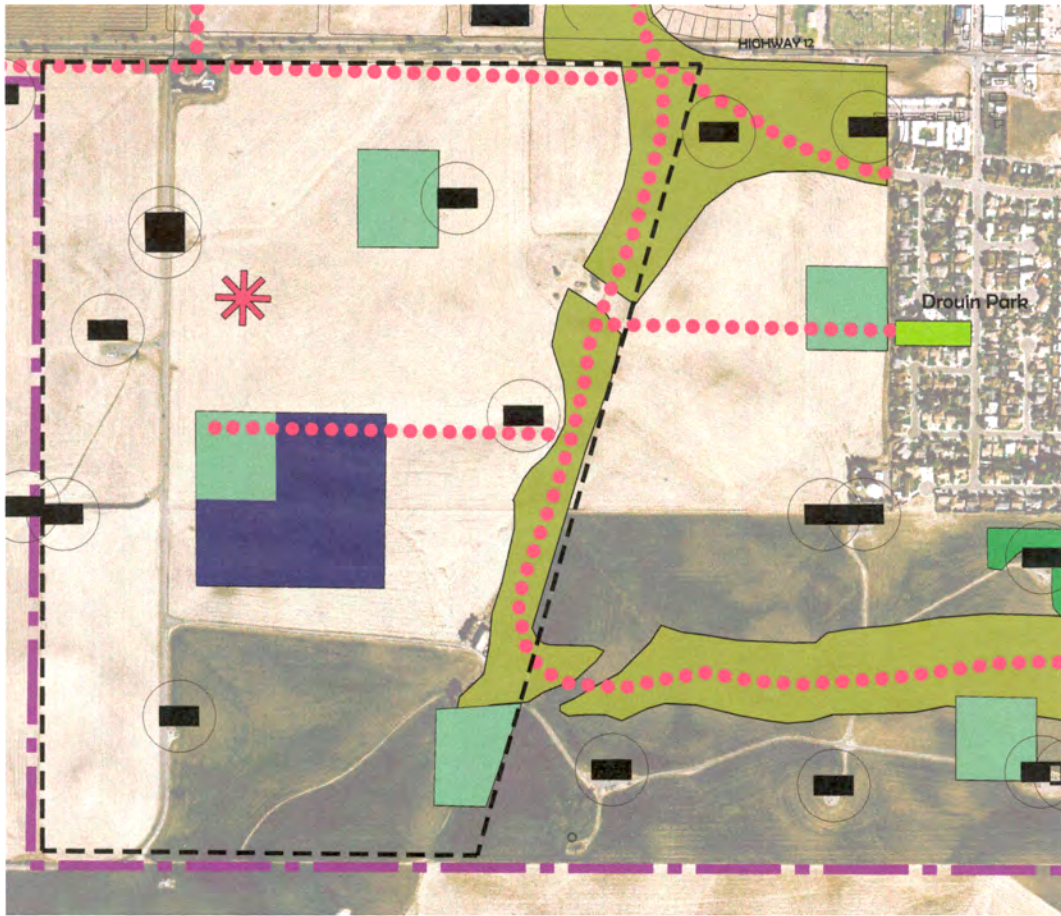
- |   |  |   |                                      |
|---|--|---|--------------------------------------|
|  | EXISTING NEIGHBORHOOD PARK                     |  | PROPOSED PRIMARY TRAIL SYSTEM        |
|  | EXISTING NEIGHBORHOOD GREEN                    |  | CITY LIMIT LINE                      |
|  | 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**

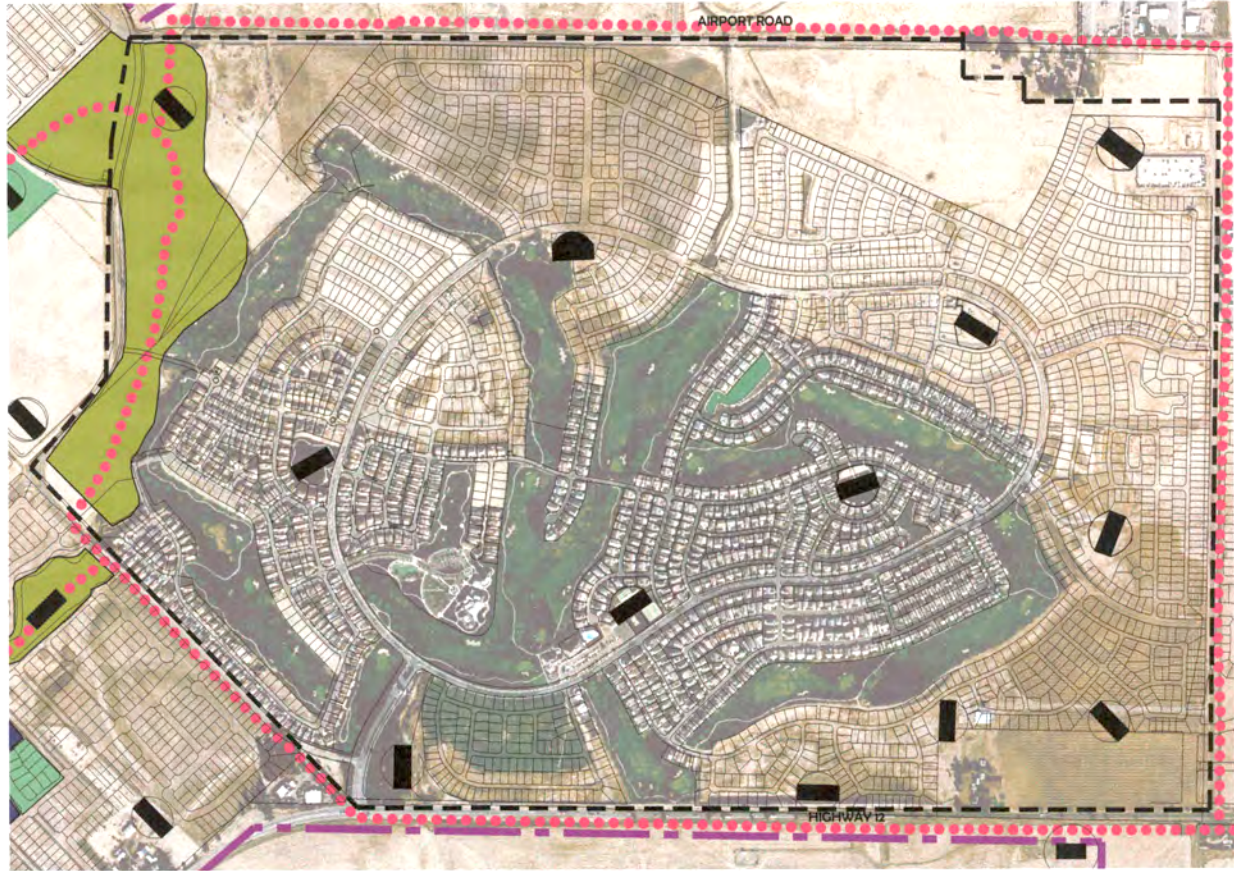
- |   |  |   |                                      |
|---|--|---|--------------------------------------|
|  | EXISTING NEIGHBORHOOD PARK                     |  | PROPOSED PRIMARY TRAIL SYSTEM        |
|  | PROPOSED COMMUNITY CENTER                      |  | CITY LIMIT LINE                      |
| 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



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

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

Figure 11



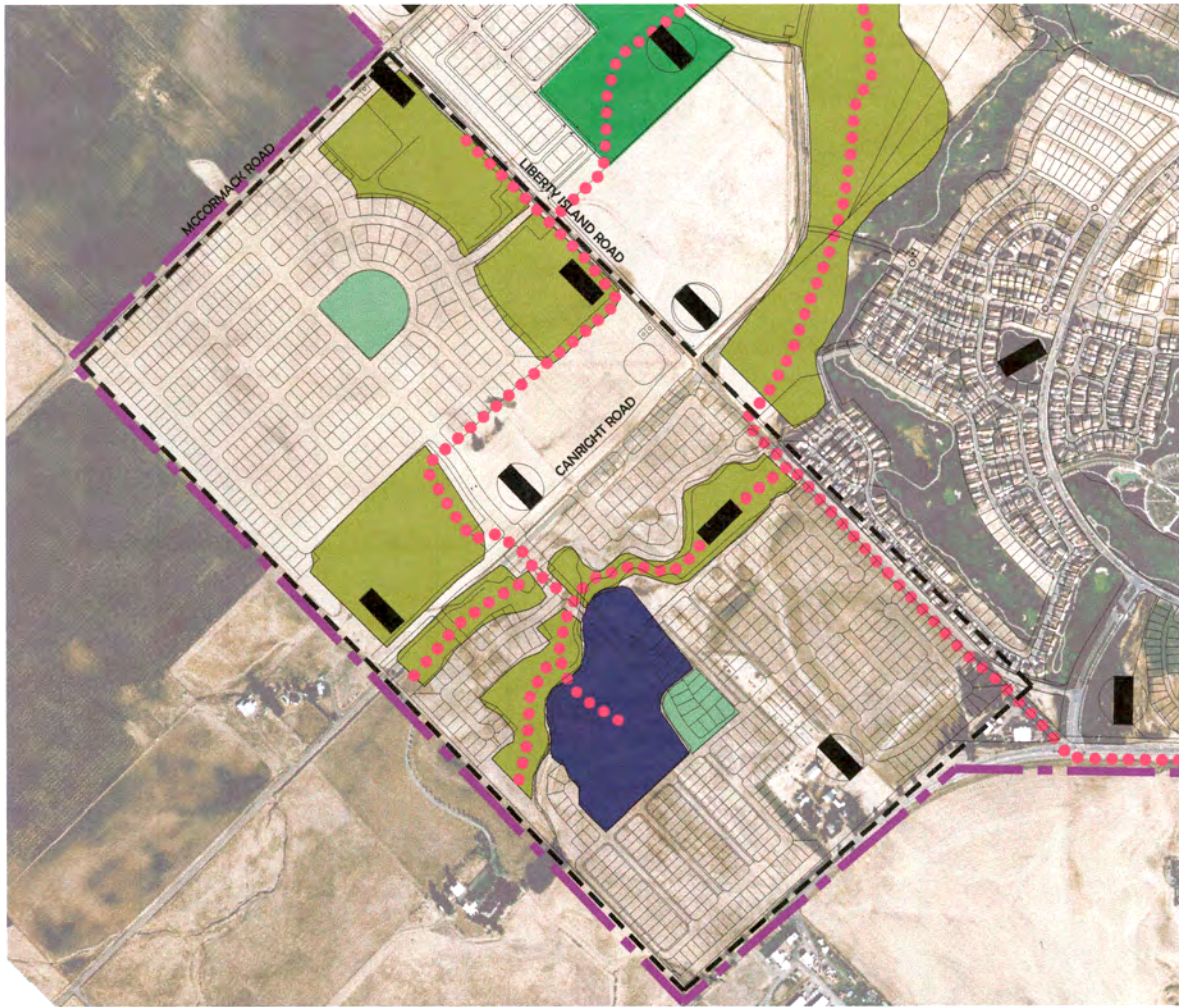
**Legend**

- 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>	<b># (Service)</b>	<b># (Service)</b>	<b># (Service)</b>	<b># (Service)</b>	<b># (Service)</b>	<b># (Service)</b>	<b># (Service)</b>	<b># (Service)</b>	<b># (Service)</b>
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.

## 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 types, 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 Egbert 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 Egbert 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.

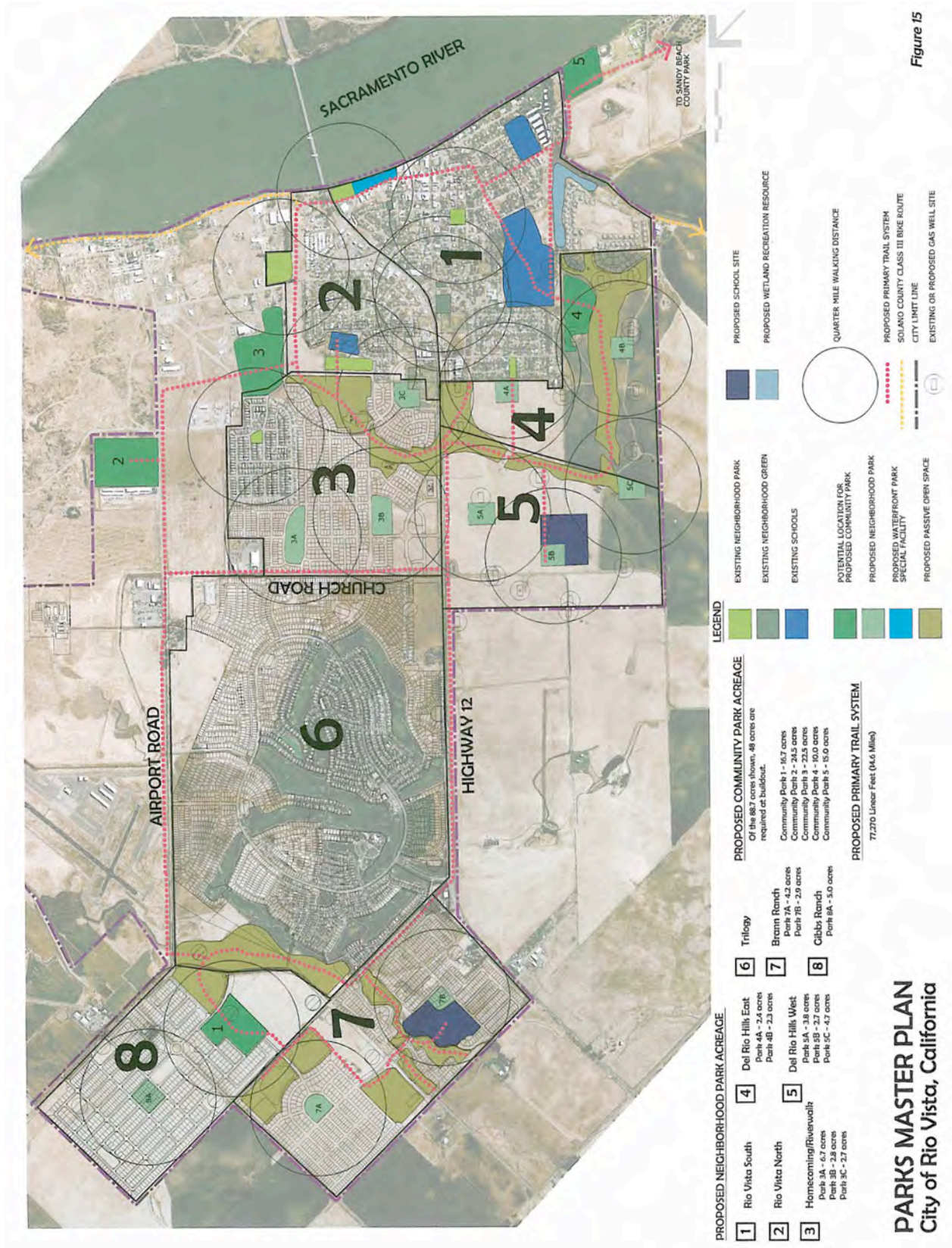
*Table E: Community Park Acreage Requirements*

	Standard acres/1000	Acres Required	Existing Acreage	Additional Acreage Needed
Current population – 8,400	2	16.8	5.0	11.8 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.



## **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 (10 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. 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 Madere 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 allocation 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 F: Neighborhood Park Acreage Requirements*

	Standard acres/1000	Acres Required	Existing Acreage	Additional Acreage Needed
Current population – 5900*	3	17.7	10.7	7 acres
Buildout population – 18,600**	3	55.8	10.7	45.1 acres

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

\*\* Buildout 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 ¼ 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

### *Acreage 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

Buildout population: 2,697  
 Buildout 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” (CPETED) 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 ¼ from the park resources. However, most of this area is located within ¼ 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 ¼ 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 (13.6 acres as proposed by developer less 1.94 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 ¼ 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 Grass 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.

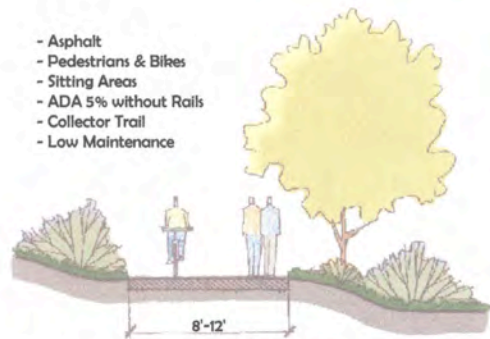
## Accessibility

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

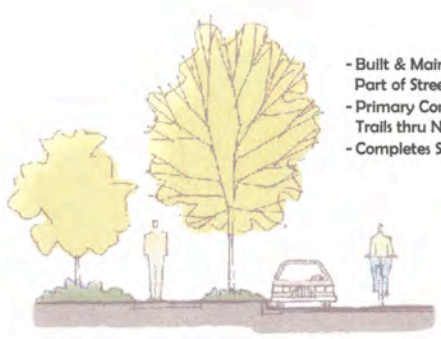
The Bridge to Beach: Path with a View workshop and design process, lead by the National Park Service Rivers, Trails and Conservation Assistance Program (RTCA), is a public planning process aimed at revitalizing the Sacramento Riverfront from downtown to Sandy Beach County Park. In addition to the workshops, 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.





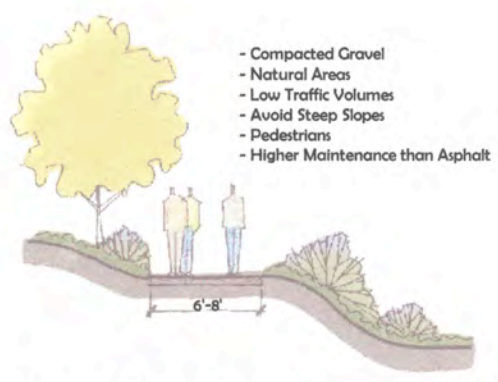
- Asphalt
- Pedestrians & Bikes
- Sitting Areas
- ADA 5% without Rails
- Collector Trail
- Low Maintenance

**Primary Trail Corridor  
Class I Bikeway**



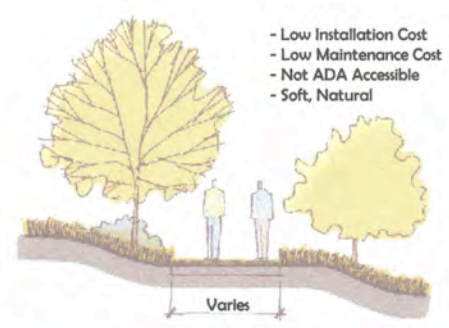
- Built & Maintained as Part of Street
- Primary Connector for Trails thru Neighborhoods
- Completes System

**Street System Trail Corridor  
Class II Bikeway**



- Compacted Gravel
- Natural Areas
- Low Traffic Volumes
- Avoid Steep Slopes
- Pedestrians
- Higher Maintenance than Asphalt

**Low Volume Trail Corridor**



- Low Installation Cost
- Low Maintenance Cost
- Not ADA Accessible
- Soft, Natural

**Grass Trail Corridor**

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

**GENERAL PLAN TRAIL DESIGN STANDARDS**

*Figure 16*

## 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 Canright 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 D.H. 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 planing 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 room, 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 improved 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 <sup>1</sup>	Comparison Service <sup>2</sup>	National Standard <sup>3</sup>	Recommended Service <sup>4</sup>	Existing Number	Recommended Number <sup>5</sup>	Additional Recommended
Baseball/ Softball Fields	3,600	2,600	5,000	2,600	1	9	8
Multi-use Fields <sup>6</sup>	7,053	3,135	10,000	4,800	1	5	4
Tennis	0	5,400	2,000	6,000	0	1	4
Outdoor Basketball Court	7,053	4,500	5,000	6,000	1	4	3
Volleyball Court	0	19,600	5,000	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, Folsom, Roseville, Vacaville, Lincoln, 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 improvements. 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.



## CHAPTER 4

# IMPLEMENTATION PLAN

The City of Rio Vista Parks Master Plan presents a long range vision for development of a system of park and recreation facilities that will serve a buildout population of approximately 24,000. Implementation of this plan will require funding, design, and construction of individual projects within the framework of the City's Capital Improvement Program. This chapter outlines estimated costs, discusses funding sources, and discusses priorities for development of the park system.

## ESTIMATED COSTS OF PARK SYSTEM DEVELOPMENT

Estimated costs for acquisition and development of the park system are presented in Table G.. The cost estimates which are stated in 2006 dollars. They include construction ("hard costs"), and design, inspection, construction administration, testing, surveying, and contingencies ("soft costs"). Projects that correct existing deficiencies are denoted with an asterisk on Table G. It is anticipated that construction costs will escalate by as much as 30% over the next five years due to the cost of fuel, and fuel dependent products. This escalation may create a shortfall between the impact fees for park development, and the increased cost of those projects over time.

The following cost assumptions were used to develop the estimates: Escalation must be factored in on an annual basis.

	<u>Construction</u>	<u>Soft Costs</u>	<u>Total</u>
• Community Parks	\$200,000/acre	\$50,000 (25%)	\$250,000/acre
• Neighborhood Parks and Greens	\$225,000/acre	\$56,250 (25%)	\$281,250/acre
• Trails – Class 1 (12-foot wide asphalt path within a 25-foot wide landscaped corridor)*	\$450,000/mile	\$112,500 (25%)	\$562,500/mile
• Community/Senior/Teen Center	\$300/square foot (plus site development costs)	\$105/square foot (35%)	\$405/square foot (plus site costs)
• Land Acquisition	\$90,000/acre**		

\* Class 2 and 3 bicycle facilities are public works improvements and are not included in the parks system costs.

\*\* Land Acquisition is not included in the following cost estimate, because the developer is either dedicating the land or, in the case of the community parks, other than Del Rio Hills, the city owns the land.

*Table H Estimated Costs for Park System Development (at Buildout)*

<u>Diagram Key</u>	<u>Facility Name</u>	<u>Size</u>	<u>Total</u>
<u>COMMUNITY PARKS – EXISTING*</u>			
C1	Egbert Field*	5.0 acres	\$750,000*
Subtotal – Existing Community Parks			\$750,000*
<u>COMMUNITY PARKS – NEW</u>			
C1	Gibbs Ranch	16.7 acres	\$4,175,000
C2	Sports Complex	24 acres	\$11,700,000
C3	Del Rio Hills	10 acres	\$2,500,000
C4	Army Base Reuse Site	10 acres	\$2,500,000
Subtotal – New Community Parks			\$20,875,000
<u>NEIGHBORHOOD PARKS AND VILLAGE GREENS – EXISTING*</u>			
N1	Homecoming*	1.0 acres	NA
N2	Airport Runway BB Court*	0.6 acres	NA
N3	Val de Flores*	3.2 acres	\$100,000*
N4	Fishing Pier Park*	0.4 acres	\$500,000*
N5	Crescent Park*	0.2 acres	\$100,000*
N6	Brunavista Park*	2.0 acres	\$200,000*
N7	Sierra Park*	0.1 acre	NA
N8	City Park*	1.4 acres	\$100,000*
N9	Drouin Park*	1.1 acres	\$100,000*
Subtotal – Existing Neighborhood Parks			\$1,100,000*
<u>NEIGHBORHOOD PARKS AND VILLAGE GREENS – NEW</u>			
Planning Area 3: Homecoming/Riverwalk		12.2 acres	\$3,452,600
Planning Area 4: Del Rio Hills – East		4.7 acres	\$1,330,100
Planning Area 5: Del Rio Hills – West		11.1 acres	\$3,141,300
Planning Area 6: Trilogy		NA	NA
Planning Area 7: Brann Ranch		7.1 acres	\$2,009,300
Planning Area 8: Gibbs Ranch		5 acres	\$1,406,250
Subtotal – New Neighborhood Parks			\$11,339,550
<u>TRAILS – NEW</u>			
Class 1 Trail Corridors		12 miles	\$6,750,000
Subtotal – New Trails			\$6,750,000
<u>SPECIAL FACILITIES – NEW</u>			
SF 2	Community Center	5,000 square feet	\$2,675,000
SF 3	Community/Senior/Teen Center	25,000 square feet	\$12,125,000
Subtotal – Special Facilities			\$14,800,000
<u>SUMMARY</u>			
Existing Facilities			\$1,850,000
New Facilities			\$53,764,550
Total System Costs			\$55,614,550

## FINANCING

This section contains the City's policies for financing acquisition and development of park land and recreation facilities. These policies address the financing of parks, recreation facilities, and special facilities such as an aquatic center and a community center. The Master Plan establishes the relationship, or nexus, between new residents and the provision of new park and recreation improvements.

### Major Conclusions

- The City's parks constitute a citywide system. Residents will travel within the City to use various parks and recreation facilities, especially community parks and special facilities. Neighborhood parks will be located within easy walking distance from the majority of residents living in the neighborhood that the park is intended to serve.
- This Master Plan includes acreage standards for neighborhood and community park acquisition and standards and guidelines for park development. The standards are expressed in terms of acres of parkland to serve the residential population.
- The Trilogy development, which is an active adult community, does not require traditional neighborhood park amenities and, hence, its population is not included in the neighborhood park standard. (Under the terms of its development agreement with the City, Trilogy is exempted from Neighborhood Parks improvement costs under the current Park and Recreation Facilities Fee. It is included in the standards for Community Parks and does contribute to the acquisition and improvement of Community Parks.)
- The City has an existing deficiency of 9.2 acres of community parks and a 2.9 acre deficiency in neighborhood parks. The neighborhood park deficiency is so small that there may be no practical way to provide for its remedy.
- State and federal grants, gifts, and bequests, and other external sources of funds will, to the maximum extent possible, be sought to remedy the park and recreation system and to finance special facilities.

### Public Finance Considerations

Like most municipalities in California, the City of Rio Vista is under substantial fiscal pressure due to limits on property taxes (Proposition 13), cyclical swings in the State and local economies, state and federal cutbacks in local grant programs, and continuing pressures at the state level to reduce local revenues.

The ability of local governments in California to finance public improvements has been increasingly circumscribed over the last three decades. In June 1978, the voters of California amended the state constitution to limit the ability of local governments to impose property taxes. That amendment, commonly known as Proposition 13, added Article XIII A to the state constitution, which limits the maximum ad valorem tax on real property to one percent of the assessed value of that property. Proposition 13 also limited annual assessed value increases to 2 percent or the inflation rate, whichever is smaller, until a property is sold.

Since the passage of Proposition 13, more than a dozen other statewide propositions have been passed that restrict how local revenues can be raised or spent. While many measures were passed during the late 1980's and early 1990's, the measure that has had the most widespread impact since Proposition 13 was passed in 1996 as Proposition 218. This measure adds Articles XIII C and XIII D to the state constitution. Proposition 218 does the following:

- Limits authority of local governments to impose taxes and property-related assessments, fees and charges, requires that a majority of voters approve increases in general taxes and reiterates that two-thirds must approve a special tax;

- Requires that assessments, fees, and charges must be submitted to property owners for approval or rejection, after notice and public hearing;
- Limits the amount of an assessment on a property to the “special benefit” that is conferred on the property;
- Limits fees and charges to the cost of providing the service and establishes that such fees and charges may not be imposed for general governmental services that are generally available to the public.

## Development-Related Financing

In response to the new fiscal realities heralded by Proposition 13, local governments in California have increasingly turned to various forms of development-related financing to provide the public improvements required to serve new development. In return for the right to develop property, a developer provides land, improvements, and/or fees required to provide services to the new residents who will live in the new development.

While there are a number of different development-related financing techniques, development impact fees are a frequently used method. Section 66000 (et seq.) of the State of California Government Code establishes a demanding set of requirements for development impact fees. This section of the Government code (enacted as AB 1600) requires a local agency that establishes, increases, or imposes a development impact fee as a condition of development after 1 January 1989 to do the following:

- Identify the fee’s purpose.
- Identify the fee’s uses.
- Establish a reasonable relationship between the fee’s use and the type of development project on which the fee is imposed.
- Determine whether there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.

## Current Funding Mechanisms

The City of Rio Vista has adopted fee requirements for parks and recreation improvements under its general authority over land use, codified by AB 1600. These fees apply to both subdivided and non-subdivided residential land, as well as to commercial and industrial development. The fees can be used for land acquisition and for improvements. All new development pays a development impact fee for development of parks and recreation facilities. The Park and Recreation Facilities Fee has three components: Neighborhood Parks, Community Parks and Trails.

Moneys from the Parks and Recreation Facilities Fee can only be used to fund the acquisition and development of parks and recreation improvements that are acquired or constructed to serve new development. Any new park or recreation improvements needed to serve existing residents (to satisfy the “existing deficiency”) must be funded from sources other than future development impact fees.

Rio Vista also has a Municipal Improvements development impact fee which is intended to provide for public buildings and long term capital equipment such as fire engines. In the study supporting the fee’s adoption in 2003, the identified list of facilities included a community center, recreation center, senior center and swimming pool (along with a police station, fire station, City Hall improvements, library, corporation yard and other public improvements and heavy equipment).

In addition, Rio Vista has adopted requirements on new residential subdivisions for the dedication of neighborhood park land. The requirement is that the new developments dedicate neighborhood parkland sufficient to meet the City's three neighborhood park acres per 1,000 population standard. These requirements are included in the Development Agreements entered into by the City and the residential developer. Not only does the City's parkland dedication requirement ensure that adequate and appropriate land is reserved for neighborhood parks to serve new development, but also it helps solve the cash flow problem often associated with development impact fees. The cash flow problem occurs because impact fees are received incrementally as development proceeds and must be accumulated until sufficient funds are in hand to purchase land or provide the park improvements. Thus, development impact fees can result in the public improvements lagging well behind the new residential development.

## **Development Impact Fee Update**

Both the Park and Recreation Facilities Fee and the Municipal Improvement Fee will need to be updated after the adoption of the Parks Master Plan. The update of the impact fees will be based on the analysis of the costs of development of parks, the park standards and the park improvements and special facilities contained in the Master Plan.

The revenues projected to be generated by the current Park and Recreation Facilities Fee fall substantially short of the facilities acquisition and development costs presented in this plan. This is true for each of the components of the fee: neighborhood park improvements, community park land acquisition and improvement and trails. The projected shortfalls are due primarily to the substantially higher park development costs that are estimated in the Master Plan than those originally used when the fee was adopted in early 2003. The projected shortfall is greatest for neighborhood parks.

The Municipal Improvements Fee should also be updated in light of the far higher per square foot construction costs identified in this Master Plan for the Community/Senior/Teen Center than those used in preparing the current fee (\$370 per square foot including Soft Costs in contrast to \$150 per square foot).

The fee update should include an explicit identification of the public improvements to be funded by the fee along with their estimated costs. Along with satisfying the requirements for a legal fee as discussed earlier, this facilities list and cost data will provide the basis for considering when, where and for how much credits should be granted when a developer provides improvements or capacity beyond that required to serve the needs of his/her development project.

Such credits against future impact fee payments are typically requested to compensate a developer for making land dedications beyond those required to meet parkland acreage standards or to reimburse the developer for providing park improvements. In considering whether to grant such credits, the City should consider the potential impact of such credits on its ability to meet the long-term objectives of the Park Master Plan.

Credits should only be granted against the portion of the park facilities impact fee that covers the type of facility that is being dedicated (e.g. neighborhood park, community park or trail) and in total it should not exceed the cost of that type of facility as used in determining the park facilities impact fee. The park facilities impact fee update will be based upon an explicit estimate of the cost to acquire and develop all park and recreation facilities at the standards adopted in the Park Master Plan. Credits should be limited to the amount of the cost estimate that was used in calculating the

fee. To grant a larger credit would run the risk of undercutting the integrity of the fee and City's ability to provide adequate park and recreation facilities elsewhere in the city.

The fee update will ensure that future residents bear their fair share of the costs for the parks and recreation system.

## **Acquisition and Development of Special Facilities**

Special facilities tend to be unique and are relatively expensive to develop. An indoor swimming facility and a new community/teen/senior center, which have been discussed in Rio Vista, are examples of special facilities.

## **Residents' Willingness to Pay for Parks and Recreation Facilities**

In addition to federal and state grant programs, gifts and bequests, and public-private cooperative mechanisms, there are several ways to fund special facilities. Such mechanisms include special benefit assessments, General Obligation bonds, general taxes (such as utility taxes) and special taxes earmarked by the City Council for parks and recreation purposes. While requirements for voter approval vary among such mechanisms, strong resident support would be required for such new funding sources.

The Master Plan makes no recommendation about new citywide taxes or assessments for recreation facilities at this time.

## **Potential Funding Sources for Facilities to Serve Existing Development**

This section describes the funding sources that could be used to cure existing deficiencies or finance the acquisition and development of special facilities to serve existing development in Rio Vista.

### *Use of Existing City Assets*

The City currently has substantial landholdings that have potential for location of a community park or a special facility. If any of these lands are used for either a community park or a special facility then the land cost for the existing city's share could be set at zero since these lands have already been acquired and are owned by the City. The portion of the land that is associated with the share of the overall improvement that is to serve new development should be set at fair market value and included in the appropriate development impact fee. In abstract terms, this could be considered a sale of assets by current to future city residents. Another way to express it is that it is a reasonable way to establish new development's fair share of the land costs.

### *Federal and State Grants*

Given the difficulties in locally financing costly public improvements that were discussed earlier, a preferred approach where feasible is to use external grant funding. State and Federal grants have historically provided important sources of funding for park and recreation improvements. However, under current economic conditions, they cannot be relied upon for substantial on-going resources. The priority use for Federal and State grants would be (1) the remediation of any deficiencies that presently exist, and (2) special facilities and other park and recreation improvements that are not to be provided through development exactions or other requirements imposed as conditions of development.

### *General Revenues*

General revenues are revenues that the city receives that may be used for any valid municipal purpose. General revenues flow into the General Fund. The General Fund covers the cost of most on-going municipal services such as police and fire services and general governmental services. The largest municipal general revenue sources are sales taxes and property taxes. Budget surpluses and reserves, if available, could provide some funds for park improvements.

Without substantial new general revenues, relatively few California municipalities are in a position to make substantial on-going commitments to pay for major capital improvements from the General Fund. However, with majority voter approval, municipalities can increase or impose certain new general taxes.

### *General Obligation Bonds (GO bonds).*

General Obligation (GO) bonds may be issued by cities, counties and certain other local government entities to finance specific projects. Debt service for GO bonds is provided by an earmarked property tax above the one percent general property tax mandated by Proposition 13 (often called a “property tax override”). These overrides typically show up on the annual tax bill as “voted indebtedness”. The proceeds from GO bonds can be used to finance the acquisition, construction and improvement of real property, but cannot be used to pay for equipment, supplies, operations or maintenance costs. GO bonds require a 2/3 majority vote by registered voters.

### *Gifts and Bequests*

Contributions from private individuals and businesses are an attractive source of financing. They are normally accompanied by some gesture of recognition to the donor. Although fundraising through donations is unpredictable, it can provide a useful supplement to other sources of finance.

### *Special Benefit Assessment*

Special Benefit assessments can be levied on real property by municipalities, counties and special districts to acquire, construct, operate and maintain public improvements which convey an identifiable special benefit to the defined properties. Prior to issuing bonds, the City Council would conduct a set of proceedings to establish the scope and cost of the improvements to be financed, identify the land parcels that are benefited, determine a fair and equitable allocation of the costs to the benefited parcels, and conduct a landowner approval process.

Proposition 218 establishes a strict requirement for formal landowner approval before such assessments can be put in place. Each landowner votes in proportion to the amount of any assessment that would be levied on his or her property. The assessment must be approved by a simple majority of the weighted ballots cast. Under Proposition 218, public properties are treated the same as private properties in a benefit assessment.

### *Landscaping and Lighting Maintenance Districts*

The Landscaping and Lighting Act of 1972 (and amended in 1984) provides for local governments (cities, counties and certain special districts) to raise funds for developing, maintaining and servicing public landscaping and lighting facilities. Public landscaping and lighting can include parks, recreation and open space acquisition and improvement, landscaping, street lighting, sidewalks, curbs and gutters. The revenue to pay for these facilities comes from special assessments levied against the benefited properties. The establishment of the assessment is subject to the requirements of Proposition 218, and the assessment is collected as a separate item on the annual property tax bill.

### *Special Tax/Community Facilities District*

While some municipal general taxes can be imposed or increased with majority voter approval, it is prudent to assume that Rio Vista, like most California cities, will continue to provided other non-General Fund sources for the future expansion of parks operating and maintenance expenditures. The Mello-Roos Community Facilities Act permits various local governments to establish a Community Facilities District (CFD) to finance new facilities and/or to pay for operations and maintenance through the levying of a special tax. The Act (as well as Proposition 218 discussed earlier) requires a two-thirds vote for approving the special tax.

### *Redevelopment Tax Increment*

A California city or county can establish a redevelopment agency to undertake the revitalization of an area that it finds to be "blighted". The redevelopment agency can incur indebtedness to finance improvements needed to accomplish the goals of its redevelopment plan. The property tax base in the redevelopment area is "frozen", and increments in property taxes after the tax base is frozen go into the redevelopment fund to be used for the financing of improvements. Voter approval is not required for tax increment financing. Such financing can be used only for improvements to support the needs of redevelopment. Rio Vista currently has a redevelopment project area. The redevelopment project area includes the downtown area, the business park and the waterfront among other areas. Park improvements that are consistent with and advance the redevelopment goals, plans and priorities for these areas might be candidates for future RDA support.

### *Business Improvement Districts*

There are two types of Business Improvement Districts authorized under California law. Each is authorized under a separate law.

Under the Parking and Business Improvement Law of 1989, a BID can be established and business owners can be assessed to pay for a limited range of improvements and services. These eligible improvements and services include parking facilities, parks, benches, fountains, street lighting, promotion of public events, promotion of tourism, and music in public places.

Under the Property and Business Improvement District Law of 1994, a BID can be created and a special benefit assessment can be levied against real property to finance a variety of downtown improvements. Districts created under this law are often referred to as "property-based business improvement districts" (or PBIDs).

Since neither type of district is authorized to issue bonds, BIDs are more appropriately used to pay for on-going services than for large capital improvements. BIDs established under the 1989 law must be reestablished annually while PBIDs can be established for up to five years. Hence, they are not, in general, appropriate for financing large, long-term improvements.

## **OPERATION AND MAINTENANCE**

Historically, Rio Vista's General Fund has provided the primary support for the operation and maintenance of the City's parks and recreation facilities. The General Fund will continue to provide some support for operations and maintenance but supplementation from other sources will be required over time. However, support for the operation and maintenance of park improvements to support new development must be provided for from new sources. The



City has established a policy that such new sources be established as part of the conditions of approval on new development.

Landscaping and Lighting Maintenance Districts discussed earlier are one appropriate mechanism to provide on-going support for park, recreation and open space operations and maintenance. An LLMD is particularly well suited to provide for the maintenance associated with new park or open space lands that are acquired as part of a major development project.

As the City's population grows the demand for new and expanded recreation programs will also grow. As this happens, the City should establish a policy regarding program and user fees and what proportion of the O & M costs such fees should cover. While some cities have established targets of 100 percent recovery, many others have established lower goals.



APPENDIX A

# INVENTORY OF EXISTING FACILITIES

## COMMUNITY PARKS

### Egbert Field

*Type:* Community Park

*Location:* Saint Francis Way, north of Highway 12

*Neighborhood Planning Area:* #2 - Rio Vista North

*Size:* 5.0 acres

*Inventory* Baseball Fields, lighted – 1 (1 upper division overlaps with 1 lower division, therefore only one game may be played at one time)  
 Soccer Field, lighted – 1 (overlaps with baseball fields)  
 Batting cage  
 Bleacher seating at each baseball field  
 Concession stand/restroom – 1 combination building  
 Drinking fountains  
 Equipment containers – portable metal boxes – 2  
 Electrical and maintenance container – 1  
 Trash receptacles  
 Pay telephone

*ADA Compliance*

Parking	No
Access within the site	No
Play areas	Not applicable
Picnic areas	Not applicable
Sports facilities	No
Restrooms	No
Other buildings	Not applicable

*Programmed Activities* High school baseball games  
 Adult City softball league

*Analysis* Egbert Field is an important community asset. It provides the only active sports fields available to City residents, and serves as the city’s “sports complex”. Although it is only 5 acres in size (less than the desired 10 to 20 acres for a community park), it is classified as such because it provides specialized, active sports facilities that are used by the entire population.

The baseball fields overlap one another, and also overlap the soccer field. This limits the number of games that can be played at this facility. In addition, the baseball field is used by the high school, effectively limiting availability for community use. Ball field lighting is uneven in coverage, due to the

light fixtures being placed only along the western and southern edges of the fields. The restrooms, bleachers, and other supporting facilities are in need of renovation. The site lacks improved off-street parking and accessible routes to the sports and viewing facilities.

*Recommendations*

- Consider relocating the adult (300-foot) baseball field to a different site location, and developing a greater number of youth baseball and soccer fields that would not overlap one another.
- Investigate the opportunity to incorporate the adjacent Triguero property for expansion.
- Develop off-street parking.
- Improve restrooms, bleachers, and other support facilities.
- Improve lighting.
- Develop ADA compliant walkways to access site areas.

## NEIGHBORHOOD PARKS

### City Park

<i>Type:</i>	Neighborhood Park	
<i>Location:</i>	Montezuma and Third Streets	
<i>Neighborhood Planning Area:</i>	#1 - Rio Vista South	
<i>Size:</i>	1.4 acres	
<i>Inventory</i>	Municipal swimming pool – 6 lanes – outdoor (see “Special Facilities” category for description) Open lawn Picnic tables Play area – school age Restrooms Trash receptacles Benches – 2 Picnic tables – 3 BBQ - 2	
<i>ADA Compliance</i>	Parking	No
	Access within the site	No
	Play area	No
	Picnic area	No
	Sports facilities	Not applicable
	Restrooms	No
	Locker rooms	No
<i>Programmed Activities</i>	Sharks swim club City swimming programs Hot Summer Nights	

*Analysis*

City Park is an historic town square located in the center of the City’s oldest neighborhood. It is the venue for community events such as Hot Summer Nights, and is the location of the City’s municipal swimming pool. The pool is 40 years old and is in poor condition. Twin palm trees at all four corners mark the location of former park entries. Park pathways, if ever they were present, are no longer in existence, with pedestrian

circulation occurring on the turf. ADA compliance is non-existent throughout the park and in the buildings. The play area and equipment do not meet ADA or CPSC standards.

*Recommendations*

- Upgrade the park landscaping.
- Install paved walkways.
- Replace the play equipment and construct ADA ramps to the play area.
- Bring restroom, pool buildings, picnic areas, and other park areas up to ADA standards.

**Drouin Park**

<i>Type:</i>	Neighborhood Park	
<i>Location:</i>	Drouin Drive	
<i>Neighborhood Planning Area:</i>	#2 – Rio Vista South	
<i>Size:</i>	1.1 acres	
<i>Inventory</i>	Open turf area Play area – tot lot Swings Picnic tables – 3 (not accessible) Benches – (one accessible)	
<i>ADA Compliance</i>	Parking	Not applicable
	Access within the site	Yes except to picnic tables
	Play area	Yes
	Picnic area	No
	Sports facilities	Not applicable
	Restrooms	Not applicable
Programmed Activities	None	

*Analysis*

Drouin Park is a small neighborhood park that serves a neighborhood built in the 1970's. It provides green space, a new children's play area which conforms to ADA and CPSC, picnic tables and benches. The park is elevated approximately 8 feet above street level, which makes surveillance by passing patrol cars and pedestrians difficult. A set of stairs and a wide service driveway ramp up to the park from the street. The vegetation on the slope is in poor condition. The park is bordered by single family homes on each side and by a fence across the back. This dead-end configuration, combined with the limited visibility from the street, creates a "non-defensible" space that raises safety concerns. Shade is limited, and the type of trees planted (crepe myrtle) does not provide significant amounts of shade.

*Recommendations*

- As part of the adjacent Del Rio Hills development, Drouin Park should connect to an open space area within the new subdivision by removing the back fence and providing pathway access.
- Add shade trees.
- Add pathways for pedestrian circulation and access to the picnic tables and benches. This would make these items ADA compliant.
- Replace worn picnic tables and benches.
- Replant slopes along street.
- Replace worn stairway railings.

## Homecoming Park

<i>Type:</i>	Neighborhood Park	
<i>Location:</i>	Fisher Street and Delores Circle	
<i>Neighborhood Planning Area:</i>	#2 – Rio Vista North	
<i>Size:</i>	1.0 acres	
<i>Inventory</i>	Open turf Play areas – school age and tot lot Picnic tables Benches Trash receptacles Bicycle racks Drinking fountain BBQ	
<i>ADA Compliance</i>	Parking	No
	Access within the site	Yes
	Play area	Yes
	Picnic area	Yes
	Sports facilities	Not applicable
	Restrooms	Not applicable
<i>Programmed Activities</i>	None	

### *Analysis*

Homecoming Park was constructed recently as part of the homecoming subdivision. It provides typical neighborhood park amenities.

### *Recommendations*

- Improve maintenance level.
- Replant shrub beds.

## Val de Flores Park

<i>Type:</i>	Neighborhood Park	
<i>Location:</i>	Adjacent to D.H. White School	
<i>Neighborhood Planning Area:</i>	#3 – Homecoming/Riverwalk	
<i>Size:</i>	3.2 acres	
<i>Inventory</i>	Open turf Soccer fields - 3 Restrooms Trash receptacles - 3 Picnic tables – 3 (1 ADA compliant) Parking – off-street – 27 spaces	
<i>ADA Compliance</i>	Parking	Yes
	Access within the site	Yes

Play area	Not applicable
Picnic area	Yes
Restrooms	Yes

*Programmed Activities*                      Youth soccer

*Analysis*

Val de Flores was completed in 2004. It is a modern park with amenities including soccer fields, restroom, picnic tables, parking, and a 12-foot wide pathway that will be connected to the City’s trail system in the future.

*Recommendations*

- Add play area and other neighborhood-serving facilities

**Fishing Pier and Access Park**

*Type:*    Neighborhood Park  
*Location:*                                        Highway 12 at the Sacramento River  
*Neighborhood Planning Area:*            #1 – Rio Vista South  
*Size:*    0.4 acres  
*Inventory*                                         Municipal fishing pier (lighted)  
     Fish cleaning station  
     Small turf area  
     Asphalt pathway  
     Restroom  
     Benches

<i>ADA Compliance</i>	Parking	Not applicable
	Access within the site	No
	Play area	Not applicable
	Picnic area	Not applicable
	Sports facilities	Not applicable
	Restrooms	No

*Programmed Activities*                      None

*Analysis*

This downtown pocket park provides waterfront views and access to the fishing pier. It is in generally worn condition. The facilities are not in conformance with ADA.

*Recommendations*

- Improve and modernize the park as part of a comprehensive waterfront redevelopment plan.
- Bring all facilities into conformance with ADA.
- Construct new public restrooms

# NEIGHBORHOOD GREENS

## Crescent Park

<i>Type:</i>	Neighborhood Green	
<i>Location:</i>	North Crescent Drive	
<i>Neighborhood Planning Area:</i>	#2 – Rio Vista North	
<i>Size:</i>	0.2 acres	
<i>Inventory</i>	Play equipment	
<i>ADA Compliance</i>	Parking	Not applicable
	Access within the site	No
	Play area	No
	Picnic area	Not applicable
	Sports facilities	Not applicable
	Restrooms	Not applicable
<i>Programmed Activities</i>	None	

### *Analysis*

Crescent Park is a small pocket park located within a residential neighborhood. It features a collection of old metal climbing structures and other play equipment, not in conformance with ADA or CPSC. The park is currently being redesigned, and will be renovated by the City with grant funding.

### *Recommendations*

- Renovate according to current plan.

## Brunavista Park

<i>Type:</i>	Neighborhood Green	
<i>Location:</i>	Main Street opposite the triangle	
<i>Neighborhood Planning Area:</i>	#2 – Rio Vista South	
<i>Size:</i>	2.0 acres	
<i>Inventory</i>	Sloping turf area Flush grave markers	
<i>ADA Compliance</i>	Parking	No
	Access within the site	No
	Play area	Not applicable
	Picnic area	Not applicable
	Sports facilities	Not applicable
	Restrooms	Not applicable
<i>Programmed Activities</i>	None	



*Analysis*

Brunavista Park is an historic Chinese and Japanese cemetery. Flush grave markers exist throughout the turf slope. A Catholic cemetery is adjacent to the west. A rusty chain link fence separates the park from the street front sidewalk. The park provides open green space, but does not offer any other recreation facilities.

*Recommendations*

- A variety of options exist to make this property more valuable to the City’s park system. The park is located within a significant residential neighborhood with a need for neighborhood park space. One option would be to relocate the graves to another site and develop neighborhood park facilities at this location. A second option would be to sell the land to an interested buyer, such as the Catholic Church, and use the proceeds to acquire neighborhood park land elsewhere. A third option would be to retain the site, and develop park amenities such as play and picnic areas. The park could be developed in such a way to reinforce the historic nature of this site.
- Add park identification sign.
- Add shade trees.
- Remove chain link fence.

### **Old Airport Runway Basketball Court**

<i>Type:</i>	Neighborhood Green (Temporary Facility)	
<i>Location:</i>	Poppy House Road	
<i>Neighborhood Planning Area:</i>	#3 – Homecoming/Riverwalk	
<i>Size:</i>	0.6 acres	
<i>Inventory</i>	Full court basketball court - 1 Picnic table – 1 Trash receptacle Parking off-street - informal	
<i>ADA Compliance</i>	Parking	No
	Access within the site	No
	Play area	No
	Picnic area	Not applicable
	Sports facilities	No
	Restrooms	Not applicable
<i>Programmed Activities</i>	None	

*Analysis*

This basketball court was constructed upon the old airport runway as a community-sponsored project. The court is located up a slope from the street, with gradients exceeding ADA.

*Recommendations*

- Bring facility into conformance with ADA.
- Add amenities such as trees, benches.
- Add identification sign.

## Sierra Park

<i>Type:</i>	Neighborhood Green	
<i>Location:</i>	Sierra Drive and Main Street	
<i>Neighborhood Planning Area:</i>	#1 – Rio Vista South	
<i>Size:</i>	0.1 acres	
<i>Inventory</i>	Bench - 1 Small turf area Trash and recycling containers Landscaping	
<i>ADA Compliance</i>	Parking	Not applicable
	Access within the site	No
	Play area	Not applicable
	Picnic area	Not applicable
	Sports facilities	Not applicable
	Restrooms	Not applicable
<i>Programmed Activities</i>	None	

### *Analysis*

Sierra Park is a small landscaped gateway feature for the adjacent subdivision. It provides little if any recreational value. As such, it is primarily a visual resource that lends character to the surrounding neighborhood. The site is very small, containing only a single bench. The site is not of sufficient size to add any recreational amenities such as play equipment or picnic tables. The site is very sunny and hot during warm weather, with no shade trees. The site's exposure to the street further reduces its desirability as a place to visit.

### *Recommendations*

- Maintain in existing condition.
- Add shade trees.

## SPECIAL FACILITIES – CITY OWNED AND OPERATED

### Municipal Swimming Pool

<i>Type:</i>	Special Facility	
<i>Location:</i>	in City Park	
<i>Neighborhood Planning Area:</i>	#1 – Rio Vista South	
<i>Inventory</i>	Public pool, outdoor, 6 lane Changing rooms Restroom	
<i>ADA Compliance</i>	Parking	No
	Access within the site	No
	Restrooms	No
<i>Programmed Activities</i>	Sharks swim club City swimming programs	

*Analysis*

This municipal facility provides the only public pool for Rio Vista and the surrounding area. It is heavily used by public school programs, club programs, and the general public. \$1 million has been raised by a private foundation to repair and upgrade the pool.

*Recommendations*

- The City should conduct an analysis of the swimming pool to determine the cost/benefit of repairing the pool, constructing a new pool in this location, or constructing new pool at a different site.

**Public Dock and Boat Ramp**

<i>Type:</i>	Special Facility	
<i>Location:</i>	East of Main Street adjacent to City Hall	
<i>Neighborhood Planning Area:</i>	#1 – Rio Vista South	
<i>Size:</i>	3.5 acres	
<i>Inventory</i>	Boat launch ramp – two lane Boater parking Restroom Picnic tables Dock with moorings Drinking fountain	
<i>ADA Compliance</i>	Parking	No
	Access within the site	No
	Play area	Not applicable
	Picnic area	No
	Sports facilities	Not applicable
	Restrooms	No
<i>Programmed Activities</i>	None	

*Analysis*

This municipal facility provides valuable water access for the community.

*Recommendations*

- Bring facility into conformance with ADA

**Senior Center**

<i>Type:</i>	Special Facility	
<i>Location:</i>	Main Street adjacent to City Hall	
<i>Neighborhood Planning Area:</i>	#1 – Rio Vista South	
<i>Size:</i>	XXX square feet	
<i>Inventory</i>	Kitchen Meeting room Lounge room	
<i>ADA Compliance</i>	Parking	No
	Access to the building	No

Restrooms	No
Kitchen	No

*Programmed Activities* Senior lunch program  
Community group programs

*Analysis* The senior center is run by volunteers who provide meal service and recreational programs for interested seniors. Other community groups such as AA hold their meetings at this facility.

*Recommendations*

- Construct new combined senior-community center.
- Use this senior center as an interim facility.

## Youth Center

*Type:* Special Facility  
*Location:* Sacramento Street  
*Neighborhood Planning Area:* #1 – Rio Vista South  
*Size:* XXX square feet  
*Inventory* Indoor space for youth activities

<i>ADA Compliance</i>	Parking	Not applicable
	Access to the building	No
	Restrooms	No

*Programmed Activities* Youth programs  
Arts and crafts  
Games  
Field trips

*Analysis* The youth center is geared toward younger children ages 5 to 14 years. The building is in poor condition. No activities are provided for teens. The location is not ideal, as youth must travel from D.H. White School and across highway 12 to arrive at the center. The City prefers to locate the after school and weekend programs at D.H. White School to make use of the new multi-purpose room and supporting facilities, however has not been able to come to agreement with the School District regarding the fees to be paid for use of the facility.

*Recommendations*

- Negotiate with School District to obtain workable arrangement for use of D.H. White School for youth after-school programs.
- Continue to use this youth center as an interim facility.
- Construct dedicated teen center as part of a new community center complex, separate from youth center.

## **SPECIAL FACILITIES – NON-CITY OWNED AND OPERATED**

### **Rio Vista Marina**

<i>Type:</i>	Special Facility
<i>Location:</i>	Sacramento River south of downtown
<i>Neighborhood Planning Area:</i>	#1 – Rio Vista South
<i>Inventory</i>	Boat launch ramp Docking facilities Boating support facilities Related commercial services

#### *Analysis*

This privately owned marina provides water access for its patrons.

### **Trilogy Golf Course**

<i>Type:</i>	Special Facility
<i>Location:</i>	Highway 12
<i>Neighborhood Planning Area:</i>	#6 - Trilogy
<i>Inventory</i>	Golf course – 18 hole

#### *Analysis*

This privately owned golf course is open to the public for play.

### **Rio Vista Museum**

<i>Type:</i>	Special Facility
<i>Location:</i>	North Main Street
<i>Neighborhood Planning Area:</i>	#1 – Rio Vista South
<i>Inventory</i>	Indoor museum

#### *Analysis*

The Rio Vista Museum houses the City's historic collections.

## **REGIONAL PARK – NON-CITY OWNED AND OPERATED**

### **Sandy Beach Regional Park**

<i>Type:</i>	Regional Park
<i>Location:</i>	South of the City wastewater treatment plant on the Sacramento River
<i>Size:</i>	10 acres
<i>Neighborhood Planning Area:</i>	#1 – Rio Vista South

*Inventory* Boat launch ramp – 2 lane  
Parking  
Swimming beach  
Picnic tables  
Campsites

*Analysis*

Sandy Beach Park is operated by Solano County. Entrance fees are charged. The site itself is owned by the U.S. Army Corps of Engineers.

## **PUBLIC SCHOOL GROUNDS – NON-CITY OWNED AND OPERATED**

### **Rio Vista High School**

*Type:* Public School  
*Location:* Fourth Street  
*Size:* 23.4 acres open space area  
*Neighborhood Planning Area:* #1 – Rio Vista South  
*Inventory* Tennis courts  
Football field - lighted  
Soccer field  
Basketball courts

*Analysis*

With the exception of the football field, the athletic facilities at Rio Vista High School have deteriorated to a condition where they are no longer usable. A significant acreage is available that could be developed with turf fields and other sports facilities that could serve the entire community. Access would be limited to non-school hours. The football field supports varsity and Pop Warner league play.

### **Riverview Middle School**

*Type:* Public School  
*Location:* Fourth Street  
*Size:* 6.1 acres open space area  
*Neighborhood Planning Area:* #1 – Rio Vista South  
*Inventory* Turf field – used for soccer

*Analysis*

The fields at Riverview Middle School are used by community groups for soccer, softball, and baseball in informal (non-league) play. The field could serve the community with improved maintenance and better facilities and access.

## **D. H. White Elementary School**

<i>Type:</i>	Public School
<i>Location:</i>	Elm Way
<i>Size:</i>	0.7 acres play area (open to the public) 3.7 acres school open space area
<i>Neighborhood Planning Area:</i>	#2 – Rio Vista North
<i>Inventory</i>	Play area Turf field

### *Analysis*

The play area at D.H. White is used by the school and the community during off-hours. The School District and City should reach an agreement that allows the City to run after-school recreation programs in the multi-purpose room. The turf field area could serve the community if improved through a joint-use agreement with the School District.





## APPENDIX B

# SUGGESTED PARK STANDARDS

The suggested park standards outline the scope of physical improvements that are recommended to be included in each category of park and recreation facilities.

## COMMUNITY PARK STANDARDS

### Definition

- Large park that includes a variety of passive and active recreation facilities that serve several neighborhoods or the entire City. This category includes a Sports Park which is intended to serve the entire city. If one community park site is not designated specifically for a Sports Park, then those facilities will need to be included in the various community park sites.
- A community park should include the facilities that are also typically found at neighborhood parks.
- Preserve unique landscapes and open space

### Service Area

- Up to four-mile radius.

### Size

- 10 acres minimum; 20 acres or larger desirable

### Level of Service Standard

- 2 acres per 1000 residents

### Site Characteristics

#### Configuration

- Contiguous usable (non-linear) shape, with level terrain to accommodate active recreation.

#### Access/Location

- Locate on an arterial or collector street.
- Provide at least two major street frontages.
- Provide connection to pedestrian and bicycle routes.
- Locate to minimize conflicts with residential areas.
- May be located adjacent to school fields to maximize open space area within the neighborhood
- Locate centrally within the area served

#### Character

- Has desirable visual and natural attributes for passive recreation, such as waterway frontage or significant vegetation.
- Contains sufficient amount of level terrain for active sports.

- Surveillance
- Park areas should be visible from adjacent streets, parking areas, and/or the internal park pathway system.

## Basic Requirements

- General
- Provide diverse recreational opportunities not available in other park categories.
- Outdoor Sports
- Regulation facilities for organized league practice and play for softball, baseball, and/or soccer.
  - Sports facilities are intended to be available to the community for unstructured play, in addition to serving the organized leagues.
  - Bleachers, restrooms, and concession stands at league sports facilities.
  - Tennis courts, basketball courts, volleyball courts, handball courts, and practice wall.
  - Lighting for outdoor sports facilities.
- Passive Recreation
- Jogging path, minimum two miles long.
  - Open turf area for casual games, minimum two acres.
- Special Facility
- Community parks should include at least one special facility such as a pool, community center, gymnasium, or amphitheater.
- Children's Play Areas
- Tot lot(s) for ages 2-5, minimum one.
  - Play lot(s) for ages 6-12, minimum one.
  - Opportunity for larger, more creative play experiences.
  - Should include climbing structures, swings, other apparatus, water play, and sand play.
  - All play experiences must be accessible to the disabled (ADA) and meet CPSC guidelines.
- Family Picnic Areas
- Shaded and wind-protected area.
  - Individual tables for 6-8 people each.
  - Barbeque facilities.
  - Locate adjacent to open turf or play areas.
- Group Picnic Areas
- Shaded and wind-protected area.
  - Picnic tables, serving tables, and barbecue facilities for 200 persons minimum.
  - Restroom facilities nearby.
  - Children's Play area nearby.
  - Locate adjacent to open turf area and away from nearby residential areas.
- Parking
- Off-street, with number of spaces calculated to accommodate anticipated demand based on the type and number of facilities contained within the park.

Restrooms	<ul style="list-style-type: none"> <li>• Permanent restroom building(s), minimum one per each 10 acres.</li> </ul>
Lighting	<ul style="list-style-type: none"> <li>• Provide lighting at athletic fields and courts, parking lots, and pathways.</li> <li>• Design to prevent glare and spillover into adjacent residential areas.</li> </ul>
Telephone	<ul style="list-style-type: none"> <li>• Provide public pay phones accessible at all times.</li> <li>• Locate throughout park at reasonable intervals for safety.</li> </ul>
Drinking Fountains	<ul style="list-style-type: none"> <li>• Located as necessary to serve the various use areas, accessible to the disabled.</li> </ul>
Bicycle Parking	<ul style="list-style-type: none"> <li>• Lockable parking at suitable locations throughout park.</li> </ul>
Pathway System	<ul style="list-style-type: none"> <li>• Provide multi-use paved paths, minimum ten-foot wide.</li> <li>• Internal park pathway system to accommodate multiple use activities, such as running, walking, in line skating, bicycling, and also to facilitate service and emergency access and police surveillance.</li> <li>• Internal park pathway system should connect to external, city-wide trail system.</li> </ul>

### **Optional Elements**

- Exercise course, 12 or 24 stations.
- Specialized sports facilities such as bocce ball courts or putting green.
- Food concessions building.
- Community garden area.
- Carosel
- Horseshoes
- Shuffleboard
- Ornamental gardens
- Nature study area
- Outdoor theater
- Ornamental gardens
- Other facilities of interest to the local community

## **NEIGHBORHOOD PARK STANDARDS**

### **Definition**

- Medium sized park that provides basic recreational activities for an individual neighborhood.
- Typical neighborhood park facilities may be included as a portion of a larger community park where practical.
- Facility mix within the neighborhood park, should serve the local demographic, and be determined by the facility types in adjacent neighborhood or community parks. There are no required elements, per se, for a neighborhood park, but facilities that

address the broadest cross-section of the family, from young to old, will serve a larger segment of the population.

**Service Area**

- 1/4-mile radius to serve a single neighborhood, or populations up to 5000.

**Size**

- One to ten acres. Four acres is a desirable size.

**Level of Service Standard**

- 3 acres per 1000 residents

**Site Characteristics**

Configuration

- Contiguous, usable (non-linear) shape, with level terrain to accommodate casual (non-organized) recreation and sports activities.

Access/Location

- Provide two major street frontages if possible.
- Provide connection to pedestrian and bicycle routes.
- Locate centrally within neighborhood.
- May be located adjacent to school fields to maximize open space area within the neighborhood

Character

- May contain natural features for passive recreation, such as a water body or significant vegetation.
- Should contain large trees for shade and windbreak.
- Design should create a unique character that creates and reinforces the neighborhood character. Community input should be obtained whenever possible during the design of the park.
- Site selected for development should exhibit innate aesthetic qualities. “Left over” parcels not suitable for construction of houses are generally undesirable for park development.
- Should contain large trees for shade and windbreak.

**Basic Requirements**

Passive Recreation

- Open turf area for non-organized sports, minimum one acre, two acres or more desirable.
- Pathway system for walking/jogging, minimum ten-foot wide to accommodate service and emergency access and police surveillance.

Children’s Play Areas

- Tot lot for ages 2-5.
- Play lot for ages 6-12.
- Should include climbing structures, other apparatus and sand play.
- All children’s play areas must be accessible to the disabled (ADA) and conform to CPSC guidelines.

- Play areas should be age-separated to minimize conflicts between younger and older children.
- Family Picnic Areas
- Shaded and wind-protected area.
  - Minimum three tables for 6-8 people each.
- Drinking Fountain
- Minimum one, accessible to the disabled.
- Bicycle Parking
- Lockable parking, minimum one location.
- Lighting
- Pathway and tennis court lighting only.
- Telephone
- Provide public phone.
- Restrooms
- Permanent restroom building preferred for each neighborhood park that is 2 acres in size or larger.

### **Optional Elements**

- Tennis courts, basketball courts, volleyball courts, handball courts, and/or practice wall.
- Barbeque facilities at family picnic tables.
- Off-street parking for 10 to 30 cars.
- Restroom building at neighborhood parks smaller than 2 acres in size.
- Exercise course or cluster.
- Practice baseball diamond - not lighted.
- Shuffleboard courts
- Horseshoes
- Activity room for limited indoor recreation activities

## **VILLAGE GREEN STANDARDS**

### **Definition**

- Small parks that address passive recreational needs and neighborhood character.
- Village Greens can serve as the centerpiece of a neighborhood, provide a passive recreational benefit, and help to establish neighborhood identity. Village Greens typically have a strong relationship to the character of the street and neighborhood, and are meant, in part, to provide and support a strong architectural neighborhood character. They are not intended for the more active facilities found in traditional neighborhood parks. Like all well sited neighborhood parks, Village Greens are tied to the street and pedestrian circulation system. They are often sited at key intersections or points of arrival into a neighborhood. Village Greens often have a formal design character tied to the character of the adjacent streets.

- Service Area**
  - 1/4-mile radius.
- Size**
  - less than 1 acres.
- Level of Service Standard**
  - Village Green acreage is counted in the Neighborhood Park category standard of 3 acres per 1000 residents.
- Site Characteristics**
  - Level areas accessible to the disabled.
  - Located within neighborhoods and in close proximity to high density residential or housing for the elderly.
- Basic Requirements**
  - Benches in shaded area.
  - Trash receptacle, minimum one.
  - Safety lighting.
  - Civic Monuments or Sculpture
  - Water Features
- Optional Elements**
  - Drinking fountain.
  - Small turf area.
  - Picnic table(s) to accommodate 6-8 people.
  - Play area for children age 6-12.
  - Restroom
  - Gazebo
  - Group gathering space

## SPECIAL FACILITY STANDARDS

- Definition**
  - A built facility such as a community center, senior center, teen center, gymnasium, aquatic center, or other cultural or athletic facility that services a specific need for a portion of the City's population.
- Service Area**
  - The entire City.
- Size**
  - Varies.
- Location**
  - May be included within a community park or may be at a separate location.
- Facility Types  
(may be combined)**
  - Community center, with auditorium, meeting rooms, classroom space, offices, indoor recreation space, crafts room, and/or exercise space
  - Indoor gymnasium

- Aquatics complex
- Combined “swim/gym”
- Childcare facility
- Community theater, indoor
- Senior center
- Teen center
- Community art center

## **TRAIL STANDARDS (CLASS 1 SEPARATED PATHWAYS)**

### **Definition**

- Linear Corridors designed for recreational travel, non-motorized transportation, and passive use.
- Also called Greenways and Bikeways
- Creates safe and uninterrupted pedestrian and bicycle movement throughout the community.
- Ties together individual parks into a comprehensive system.

### **Service Area**

- Located to serve the entire City and to link residential areas with parks, schools, places of worship, places of employment, and commercial destinations.

### **Size**

- Ideally configured as an interconnecting network
- Sufficient width to accommodate the use and protect the adjacent natural resource, if present

### **Level of Service Standard**

- 1/2 mile per 1000 residents

### **SITE CHARACTERISTICS**

- Open space corridors adjacent to rivers, canals, utility easements, railroad corridors, roadways, or other linear geographic feature.
- Minimum corridor width 25 feet
- Includes Class 1, 2, and 3 bikeways associated with arterial and collector roadways. Class 3 bikeways occur mostly on local serving, low volume neighborhood roads.

### **BASIC REQUIREMENTS**

- Multi-use paved pathway for bicycling, walking, running, roller-skating, minimum 10 feet wide, 12 feet preferable for Class 1 bikeways.
- Trailhead areas with benches, picnic tables, informational and regulatory signage, trash and recycling receptacles (may be at local parks).
- Native tree, shrub and groundcover planting in the open space corridor areas adjacent to the Primary Trail Corridor.

## **OPTIONAL ELEMENTS**

- Equestrian path, soft surface, separated from multi-use path. Equestrian paths are not included in the total length of trail shown in the document. Typically, Equestrian Trails occur in open space areas, separate from neighborhoods. There should be separation between these trails and the Class 1 trails.
- Pathway lighting.
- Interpretive signage.
- Passive use park elements such as small play areas, seating and picnic areas.



## APPENDIX C

# DEMAND ASSESSMENT

## DEMAND ANALYSIS METHODS

Cities provide public services in response to residents' needs, or "demand". As a provider of public services, it is important for the City to determine the community's demand for those services. If demand is underestimated, facilities deteriorate through overuse. Conversely, if demand is overestimated, facilities are underused and represent wasted resources. The Parks Master Plan employed the following techniques to determine demand:

- Inventory of existing supply of park and recreation facilities
- Analysis of demographic trends
- Analysis of available recreation trends surveys
- Comparison with comparable communities
- Analysis of current General Plan standards
- Review of National Park and Recreation Society standards
- Public involvement workshop
- Informal written questionnaires
- Interviews with City Professional Staff
- Professional judgment

## SUMMARY OF DEMAND

The results of these initiatives are described in greater detail in this chapter. Based on the various components of the demand analysis, the following summary of demand is presented (not in order of importance):

- **Balanced Recreation Opportunities:** Most Rio Vista residents value both active and passive recreation activities, and would like to see facilities developed for both broad categories of recreational pursuits.
- **Walking, Running, and Bicycling –** strong interest was expressed in these activities. Public participation rate surveys consistently rank recreational walking as the #1 activity. Developing a system of paths and trails is a high priority.
- **Community Facilities:** Rio Vista has a strong need for constructed indoor facilities to serve the entire population. A community center, teen center, senior center, and youth center would be well used by various segments of the population. These facilities would be designed to support a wide range of organized recreation and community services programs.
- **Recreation and Community Services Programs:** The entire age range is interested in organized programs targeted to individual interests. Responders to the written questionnaire cited a desire for such programs as classes in martial arts, yoga, cooking, nutrition, gardening, and bridge; cultural activities such as concerts and plays; and additional recreation activities not presently available such as indoor gymnastics and swimming. The City should consider construction of facilities to accommodate these needs, whether in separate venues, combined in a single facility, or some combination of both.
- **Family-oriented Neighborhood Parks:** Rio Vista contains a significant percentage of families with children, and will continue to attract families as the population increases. Nearby parks with playgrounds, picnic areas, and other family and children's facilities will continue to be very popular throughout the 20-year planning horizon.

- Activities for Teens: Local teens report a lack of facilities and activities to keep them productively occupied. Many teens are “hanging out” with nowhere to go during after school and weekend times. A teen center and recreation programs oriented toward teens are needed, as is a well-designed skatepark.
- Swimming Pool: The existing pool is in need of significant repair, and is limited in being open only part of the year. Strong community interest exists in both upgrading the existing pool and building a new pool. Both competitive and recreational swimming are desired.
- Dog Park: Both families and seniors have a need for acceptable venues for pet exercise and play.
- Sports Fields and Courts: The Comparative Facilities Study has projected a need for an additional six to eight softball/baseball fields, four additional multi-use fields, four basketball courts, one volleyball court, and four tennis courts.
- Waterfront Access and Development: The Sacramento riverfront is perhaps Rio Vista’s greatest asset, the development of which will create significant recreational opportunities as well as economic and civic development. People are naturally attracted to waterfronts for views, a sense of open space, and enjoyment. Every effort should be made to require and ensure generous public access to the water’s edge as development moves forward. A riverfront public access pathway in combination with a waterfront park would be of great benefit to the community.
- Senior’s Programs and Facilities: To respond to a growing senior population, facilities and programs are needed that provide opportunities for socialization, cultural enrichment, continuing education, and fitness.
- Children and Youth Programs and Facilities: To respond to a growing youth population, facilities and programs are needed that provide opportunities for socialization and fitness.

## DEMOGRAPHICS ANALYSIS

The population of California is expected to dramatically increase over the foreseeable future, with a disproportionate amount of growth occurring in the Central Valley. Rio Vista is part of this anticipated growth.

### Rio Vista Demographic Trends

Rio Vista’s current (year 2005) population is estimated to be 7,053. In 2000, the U.S. Census reported the population to have been 4,571. Rio Vista is expected to experience continued population growth. The anticipated build out population is 24,000.

The 2000 U.S. Census reported the following statistics for the City of Rio Vista:

- |  |            |
|--|------------|
| • Median Age:                                  | 40.7 years |
| • Population under 18 years old:               | 25.7%      |
| • Population over 65 years old:                | 12.4%      |
| • Caucasian:                                   | 75.1%      |
| • Hispanic:                                    | 12.5%      |
| • African American:                            | 12.3%      |
| • Individuals below the poverty level:         | 10%        |
| • Speak a language other than English at home: | 17.9%      |
| • Disability status                            | 19.3%      |
| • Over 25 with high school diploma:            | 84.0%      |
| • Over 25 with Bachelor’s Degree:              | 24.4%      |

Future demographic trends indicate that the city will experience rapid growth in the senior category due to the Trilogy development. Trilogy’s population was 477 in 2000, rose to 2,500 in 2005, and is anticipated to reach 5,400 at build

out. These households by definition will be composed of couples or singles with no children. The city will also experience significant growth in families with children, as new residents move into the future single-family subdivisions. The city is not anticipated to see a significant increase in the number of singles or couples without children. These demographic trends indicate that the future population will include significant numbers of people of all ages, from children through seniors.

## **State of California Demographic Trends**

The population of California on April 1, 2000 was 33,871,648, according to the U.S. Census. The state's population is expected to experience an approximately 150% increase by the year 2025. A disproportionate percentage of this growth will occur in the Central Valley and Inland Empire.

In 2010, one in five Californians will be over 60 years old. In 2020, the state's senior population will be double what it is today. The state will also experience significant growth in the younger demographic, fueled primarily by immigration. California's population is currently two years younger on average than the United States at large.

California is a diverse state. Of the country's Asian American population, 36.1% live in California. Of the country's Hispanic population, 31.1% live in California. 26% of Californians were born outside of the United States.

## **The Baby Boomers**

The single greatest trend affecting recreation and community services is not participation in various types of recreational activities; rather it is the level of participation in recreational pursuits by the "Baby Boom" generation. This generation is defined as persons born between 1946 and 1964. Over the 20-year planning horizon, there is a projected 59 percent increase in seniors statewide. Increased life expectancy also will increase the number of senior adults in the future. This projected growth indicates there will be a significantly higher demand for senior services in the future. In addition to social services, there will be an increased demand for fitness, health and wellness activities. National trends indicate that older adults are increasingly demanding recreational facilities and programs, especially fitness activities and enrichment classes. Baby boomers have demonstrated a high degree of interest in maintaining their health and quality of life.

Along with these changes, traditional concepts of age, fitness, interests, and work expectations are also changing. Today's seniors have a youthful self-concept. They feel younger than they are, do not begin to feel "older" until the age of 60, are not afraid of aging, expect to live longer than their parents, and have a positive orientation toward good health and staying in shape. This high degree of interest in fitness is a key factor in planning for senior services. Adults 55 and over are the fastest growing health club group. Insurers increasingly prefer to pay for health not disease. Over half of Baby Boomers expect to exercise regularly into retirement.

Seniors value both their independence and opportunities for socialization. Community facilities and services that create easy accessibility meet other people, provide activities to share common interests, fight depression and reduce the fear of being alone, and reduce the difficulty of finding a companion are in high demand.

## Trends in Recreation for Children

California finds itself in a unique position in relation to the rest of the United States of having a growing youth population along with the growing senior population. The challenge for every municipality is how to allocate limited resources to appropriately respond to the physical, social, and health needs and interests of both growing demographics.

The recreation needs for children are in direct response to the national epidemic of overweight and obesity among children and adolescents in the United States. During the past three decades the prevalence of overweight among children aged 6 to 11 years in this country has more than tripled, and more than doubled among adolescents aged 12 to 19 years. In addition, the percentage of overweight children is higher in California than the national average and is increasing every year. Poor eating habits and inadequate physical activity put California children at risk for diabetes and other chronic diseases in their youth, leads to expensive and preventable adult illness, and reduces their life expectancy. Children and adolescents that are overweight are likely to have risk factors for cardiovascular disease, behavioral problems, depression, and are at increased risk for type II diabetes, asthma, and orthopedic problems.

This increasing prevalence of overweight had been linked to a variety of social, cultural, and environmental factors, including increased overall caloric intake; consumption of soft drinks and high-fat, high-calorie foods; low levels of physical activity; and increasing amounts of time spent in sedentary activities such as television watching, video games, and using computers. Subdivision design over the last half of the 20<sup>th</sup> century has also contributed to the decline in physical activity, as children typically no longer walk or ride their bicycles to school on a daily basis. The automobile-centric design of our communities has also made it more difficult for children and youth to get together for play and socialization.

At a time when physical activity is so important, there has been a negative trend in youth sports that has been attributed to the win-at-all-costs competition. The July 2004 cover story for the U.S. News and World Report reported a drop-out rate from children in youth sports of 70%; 44% of parents stating their children dropped out because it made them unhappy; an increase in stress injuries; children beginning sports too young, even when experts say child stars are not created by starting early in sports; and 20% to 30% of children playing on “elite” teams while only 2% to 5% have the skill to do so.

Children and adolescents are more likely to become physically active and fit if they have a wide range of accessible, safe, and affordable opportunities. The recreational experience must be enjoyable to sufficiently motivate participation in physical activities. Clearly there is a demand for convenient, close to home parks and recreation facilities that are conveniently accessed by children and youth without the use of the automobile. Families also play a key role, as children are more likely to be active if siblings or parents themselves are active, and are also supportive of the child’s participation.

A wider range of offerings is needed to adequately serve children and youth. Programs that offer a limited set of team sports and that do not also offer noncompetitive, lifetime fitness and recreational activities do not adequately serve the many young people who are less skilled, less physically fit, or not attracted to team sports. The trends for children and adolescents are programs designed to engage children in physical activity and to teach skills that they will maintain throughout their adult life. The newest trends are in programs that include the parent and child in the same activity.

## **PUBLIC PARTICIPATION**

### **Community Workshop #1**

The first citywide workshop session was held on August 29, 2005. The workshop was widely advertised and was open to all interested people. All comments were recorded and transcribed. Twenty community members participated, and several City staff members were present. Adults and teens attended.

An initial presentation was made by the consultant team. Then public input was facilitated and recorded on a large wall chart. Then, participants were afforded the opportunity to express those comments that were of high priority individually, by placing dot stickers next to those points which they felt were the most important. The following is a summary of the main points made by the public. Please refer to Appendix C for a detailed transcript.

- Additional soccer and baseball fields were highly prioritized.
- A new or improved pool was also highly desired.
- A youth center, community center, and senior center were very highly desired.
- Trails and bikeways were highly desired.
- A dog park was desired.
- Additional basketball and tennis courts were desired.
- The semi-rural character and open space surrounding Rio Vista were highly valued.

### **Community Workshop #2**

The second citywide workshop session was held on March 7, 2006. The workshop was widely advertised and was open to all interested people. All comments were recorded and transcribed. Twelve community members and City staff members were present.

The Draft Master Plan diagram was presented by the consultant team. Then public input was facilitated and recorded. The following is a summary of the main points made by the public. Please refer to Appendix C for a detailed transcript.

- Joint use of school grounds makes sense. Do not provide redundant resources.
- Question: will the landfill site be recommended as a community park site?
- The landfill site has good road access.
- The Army Base site has poor road access.
- Question: will the athletic fields be concentrated or dispersed among several park sites?
- Rio Vista needs more than one pool, because swimming is a very popular activity, it is hot here, and the existing pool is overused in part due to demand from nearby non-Rio Vista residents.
- The wetlands area is privately owned.
- The senior center should be located in the downtown area.
- Elk Grove has a new community center which is a good model.
- A combined community center and pool complex would be an efficient use of resources.
- The community center should be in a highly visible location central to all residents.
- A waterfront park should be shown on the plan. Waterfront access is very important.
- The well sites should be used as community gardens.
- A roadside rest stop in Highway 12 would be a nice amenity for travelers passing through town

## Written Questionnaire

An informal written questionnaire was distributed to interested community members. 38 responses were gathered. Appendix E provides a summary of the results.

## COMPARABLE COMMUNITIES COMPARISON

The *City of Rio Vista Park and Community Facilities Comparative Study*, prepared June 8, 2004 by the Goodwin Consulting Group, analyzed park acreage and recreation facilities currently provided by several “benchmark” communities. Based on an analysis of eight comparable communities, Rio Vista’s park acreage standard of 5 acres per 1000 population falls in the middle of the range, and is therefore a reasonable standard. In addition, 5 acres per 1000 population is the maximum amount legally allowed for cities to exact from new development. Therefore this Master Plan does not recommend any change in this standard.

## RECREATION TRENDS SURVEYS

Several recent, statistically-valid public opinion surveys regarding recreation participation are available. Survey data relevant to Rio Vista are summarized here.

### Statewide Recreation Trends

The State Department of Parks and Recreation publishes public opinion survey data in a document entitled *Public Opinions and Attitudes on Outdoor Recreation in California*. The 1997 edition listed the 20 activities with the highest adult participation rates (defined as one or more days per year participation in each of 43 listed activities):

1. Walking - recreational (84.8%)
2. Visiting museums or historic sites (74.6%)
3. Use of open turf areas for casual and unstructured activities (68.4%)
4. Driving for pleasure (68.3%)
5. Beach activities (67.8%)
6. Visiting zoos and arboretums (66.3%)
7. Picnicking in developed sites (65.0%)
8. Trail hiking (58.0%)
9. Swimming in lakes, rivers, and the ocean - not in pools (57.2%)
10. Attending outdoor cultural events (56.0%)
11. General nature study & wildlife viewing (54.0%)
12. Attending outdoor sports (51.9%)
13. Camping in developed sites (51.8%)
14. Swimming - in outdoor pools (48.0%)
15. Bicycling - on paved surfaces (42.8%)
16. Use of play equipment, tot lots (40.0%)
17. Fishing – freshwater (37.3%)
18. Jogging and running (28.6%)
19. Softball and baseball (26.4%)
20. Camping in primitive areas (25.8%)

By contrast, participation rates for organized, active sports other than baseball and softball were lower:

25. Basketball (18.1%)
26. Golf (17.9%)
33. Soccer (13.8%)
35. Tennis (12.6%)
38. Football (8.5%)

The ten activities with the highest youth activity days per year were:

1. Walking (94.7 days per year)
2. Bicycling on paved surfaces (61.0)
3. Use of open turf areas for casual and unstructured activities (57.5)
4. Jogging and running (51.8)
5. Basketball (37.4)
6. Use of play equipment, tot lots (34.9)
7. Swimming in outdoor pools (27.7)
8. Soccer (17.0)
9. Football (15.9)
10. Beach activities (11.0)

A separate (written) survey of youth aged 8 to 17 was conducted by the State concurrently with the adult survey. The ten activities with the highest participation rates were:

1. Use of open turf areas for casual and unstructured activities (93.2%)
2. (tie) Walking (89.5%)
2. (tie) Bicycling on paved surfaces (89.5%)
4. Picnicking in developed sites (83.4%)
5. Beach activities (81.8%)
6. Jogging and running (81.1%)
7. Visiting museums, historic sites (80.9%)
8. Basketball (80.1%)
9. Softball and baseball (79.0%)
10. Use of play equipment, tot lots (73.6%)

It can be seen that active sports such as basketball, softball, baseball, soccer, and football have a greater participation rate among youth than among adults. However, general outdoor activities such as walking, bicycling, and open turf use, are important to both youth and adults.

## **National Sporting Goods Association Survey**

The National Sporting Goods Association (NSGA) conducts an annual survey of recreation activity participation. In 2004 the top ten (of 49) activities, as measured by percentage of respondents participating more than one day per year, were:

1. Exercise walking (84.7%)
2. Camping (55.3%)
3. Swimming (53.4%)

4. Exercising with equipment (52.2%)
5. Bowling (43.8%)
6. Fishing (41.2%)
7. Bicycle riding (40.3%)
8. Billiards/pool (34.2%)
9. Workout at club (31.8%)
10. Aerobic exercising (29.5%)

Between 1994 and 2004, an **increase** in participation was experienced in the following major recreation activities:

- Aerobic exercising
- Backpacking
- Bowling
- Camping
- Exercise walking
- Exercising with equipment
- Golf
- Hiking
- Running/jogging
- Skateboarding

Between 1994 and 2004, a **decrease** in participation was experienced in the following major recreation activities:

- Bicycle riding
- Fishing
- Roller Skating (in-line)
- Skiing (alpine)
- Skiing (cross country)
- Softball
- Swimming
- Tennis
- Volleyball

Between 1994 and 2004, participation levels remained flat in the following major recreation activities:

- Baseball
- Basketball
- Billiards/pool
- Boating
- Golf
- Hiking
- Soccer



## University of Southern California Survey

The U.S.C. School of Policy, Planning, and Development, produced a study entitled *CA 2000: The Future of Recreation in California*. This study incorporated data from the National Sporting Goods Association's annual survey. Eight activities were tracked by U.S.C. These included exercise walking, exercise with equipment, baseball, softball, basketball, tennis, soccer, and golf. The following trends were noted:

- Participation in baseball, especially youth baseball, is expected to increase over the next 20 years by 100%, while participation in soccer and basketball is expected to increase by 200%.
- Tennis and volleyball experienced a decline in participation between 1986 and 1996.
- Exercise walking continues to be the exercise of choice after 18 years of age. Participation increase steadily with age, peaking in the 55 to 64 year old age group.
- Overall, younger age groups will demand team sports facilities, while adults and seniors will demand fitness-oriented facilities.



## APPENDIX D

# SUMMARY OF PUBLIC WORKSHOP COMMENTS

## Public Workshop #1

The first citywide workshop session was held on August 29, 2005. The workshop was widely advertised and was open to all interested people. All comments were recorded and transcribed. Twenty community members participated, and several City staff members were present. Both adults and teens were present.

An initial presentation was made by the consultant team. Then public input was facilitated and recorded on a large wall chart. Participants were afforded the opportunity to express those comments that were of high priority individually, by placing dot stickers next to those points which they felt were the most important. The following is a summary of the public comments.

## Existing Parks

### *Brunavista Park*

- Use space for a dog park
- Graves may not exist
- It may be possible to move the graves, although this would be a difficult regulatory process
- Site is not accessible to disabled
- Possible sale of site to Catholic Church
- City does not benefit much from this park
- Maintenance costs are high for taking care of turf

### *Egbert Field*

- See if can add more fields to this location
- The fields receive too much wear and tear

## New Parks and Recreation Facilities

- Need a dog park
- Need more basketball courts
- Need more tennis courts
- Need a good skatepark – like at Concord, Dixon, Fairfield
- Need places for teen to go
- Need more baseball fields
- Need 12 more soccer fields
- Consider using artificial turf for sports fields
- Need an all weather track – joint use with School District
- Need a new competitive pool and a recreational pool
- Existing pool is too crowded
- Swimming in the river is too dangerous, need a better pool
- Would like to have a water park
- Sports fields should be clustered together

- A bowling alley would be good for everyone

## **Passive Recreation**

- Need pathways and bikeways
- Bidwell Park in Chico is a good example
- Need places for mountain bike riding

## **The Waterfront**

- Need facilities for fishing, boating, windsurfing
- Need better access to the water
- New docks
- Transient marina
- Restaurants and shops
- Develop the Sandy Beach Trail along the water

## **Special Facilities**

- Need a community center
- Use the D.H. White multi-purpose room for the youth center activities
- Need a senior citizen's center
- The youth center is underutilized. The activities are for children, not teens.
- Need a teen center
- Need a larger boat launching ramp

## **Joint Use**

- A win-win for City and School District
- Avoid duplication of facilities
- Replace the tennis courts at the High School with more ball fields

## **General Issues**

- Rio Vista's open space/semi rural character is valued
- Park design needs to consider the effects of the wind – this is a windy environment
- Consider cost of maintenance when developing new facilities
- Look at ways to generate revenue to help defray the cost of maintenance
- Although Rio Vista may only grow to 25,000 population, it is isolated. Therefore a wide variety of facilities are needed because they are not available nearby.
- In designing parks, keep open areas open without too many trees.
- Establish a teen commission to incorporate teens' viewpoints
- Move forward with high priority items soon – before today's children are too old to enjoy them
- Need qualified instructors and staff to work with youth
- New development will have landscape and lighting assessment districts to pay for maintenance
- General Plan intent is that parks are within walking distance of all residents

## Public Workshop #2

The second public workshop was held on March 7, 2006. The workshop was widely advertised and was open to all interested people. The Draft Master Plan Diagram was presented by the consultant team. Then public input was facilitated and recorded. The following is a summary of the public comments.

- Joint use of school grounds makes sense. Do not provide redundant resources.
- Question: will the landfill site be recommended as a community park site?
- The landfill site has good road access.
- The Army Base site has poor road access.
- Question: will the athletic fields be concentrated or dispersed among several park sites?
- Rio Vista needs more than one pool, because swimming is a very popular activity, it is hot here, and the existing pool is overused in part due to demand from nearby non-Rio Vista residents.
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- The senior center should be located in the downtown area.
- Elk Grove has a new community center which is a good model.
- A combined community center and pool complex would be an efficient use of resources.
- The community center should be in a highly visible location central to all residents.
- A waterfront park should be shown on the plan. Waterfront access is very important.
- The well sites should be used as community gardens.
- A roadside rest stop in Highway 12 would be a nice amenity for travelers passing through town.



## APPENDIX E

# SUMMARY OF CITY STAFF INTERVIEWS

## Meeting Summary

Date of Meeting: July 12, 2005  
Meeting Purpose: City Staff Interviews  
Participants: Brad Baxter, City Manager  
Tom Bland, Community Development Director  
David Evans, SFE Design, Inc.  
Bill Harris, Harris Design

1. The proposal by Trilogy to dedicate a 7-acre park site was discussed. The schematic plan prepared by the developer was reviewed. It was decided that the location of this parcel may make it suitable as a neighborhood park for Trilogy. It would not be suitable as a park serving the community at large, due to its remote location and difficulty of pedestrian and bicycle access to this site. Should the City accept the park site, it would make sense to require specific recreational facilities that would serve the senior population of Trilogy. Therefore, such facilities as skate parks and tot lots would be inappropriate. Such facilities as passive open space, picnic areas, tennis courts, bocce courts, and space for informal active games would be more appropriate for this park.
2. The Trilogy community center provides a gymnasium, pool, bocce courts, and a community center restricted to Trilogy residents.
3. Crescent Park is in a dilapidated state. The City has received a Roberti-Zberg-Harris grant to completely rehabilitate the park.
4. The mini-park concept was discussed. Many of the park sites proposed by the developers are quite small in size, and would therefore fall under the category of Neighborhood Greens. A concern was expressed regarding the high maintenance costs for Neighborhood Greens. The City of Tracy was cited as an example of a nearby community that has developed numerous Neighborhood Greens as part of their overall system. Bill Harris will contact the Park Director to gather information on maintenance costs and other issues associated with this park type.
5. Egbert Park was discussed. The land across the street was identified for further analysis and study as possible park land. The City corporation yard will be relocated elsewhere in the City. The County may elect to move to this location as well. Using this land for active sports field would most likely be acceptable because it is removed from residential neighborhoods and would not create the typical impacts of noise, light, and traffic.
6. The closed City landfill was discussed as a possible park site. A golf driving range was one idea that would generate revenue to be used potentially for park maintenance and operations.
7. The Caltrans and PGE corporation yards located on Highway 12 were discussed as possible park sites. These agencies are reportedly interested in selling their land at these locations.
8. The City Manager wondered why the City lacks boating and water-oriented recreation facilities. Such items as windsurf launch areas, boat launch, marinas, sailboat and kayak rentals, etc. would seem logical given the proximity to the river.
9. A grant application was applied for and withdrawn, to rehabilitate the boat ramp and develop dry stack boat storage.

10. The City's waterfront has tremendous potential for development of public access and amenities. The City Manager cited Long Beach as an example of such public and private development.
11. The City currently has no public tennis courts.



## Meeting Summary

Date of Meeting: July 12, 2005  
Meeting Purpose: City Staff Interviews  
Participants: Jennifer Symons, Recreation and Community Services Manager  
David Evans, SFE Design, Inc.  
Bill Harris, Harris Design

1. Rio Vista lacked City-provided recreation services (other than the after school program) until late 2004 when the position of Recreation and Community Services Manager was created. The pool was operated by the Oakley YMCA at that time. The City has put many programs and activities have been in place in the past nine months.
2. The community pool is located in City Park. The pool has five lanes with a capacity of 125 people. The pool is in poor condition and in need of complete rehabilitation. The Rio Vista Foundation has raised approximately \$1 million to improve the pool or build a new one. Access by the general public is limited by the Sharks practices and meets, as they have exclusive use of the pool 5 p.m. to 9 p.m. Monday through Thursday. A proposal to construct a new pool at the High School was explored, but appears to be dead for now due to various concerns.
3. Parking at City Park is a concern. No off-street parking is provided. The pool attracts large numbers of users. National Night Out is held here, which creates parking and traffic impacts on the neighborhood.
4. The Youth Center on Sacramento Street is in poor condition. It is underutilized partly due to its condition, and partly due to its location. The after school program targets children from D.H. White Elementary School, who must cross Highway 12 to reach it. In addition, the youth center is rented out for non-youth events. At such times, the youth do not have access to their center. The multi-purpose building at D.H. White is a very nice facility that would be a good venue for the after school programs. This location would have greater use and generate more revenue than the current site. However, the fees for use of the building are fairly high. (Consultant idea: A cost-benefit study might provide insight into the feasibility of relocating the program.)
5. No teen center exists. The current youth center may be better utilized as a teen center due to its location. Teens currently tend to hang out at the library or on the streets. Teen use of alcohol in Rio Vista is significantly higher than in other Solano County communities. The feeling is that this pattern will change as the population grows and as additional recreation opportunities are made available.
6. No neither public nor private indoor health/gym/pool facility exists. No community center exists.
7. The senior center located on Main Street is underutilized. It is run by a seniors group who pay for the utilities. The center offers few programs or classes. Meals on wheels is the only program offered. The center is rented out to other groups such as AA. This limits its availability to seniors. The condition of the building is mediocre. Seniors would prefer that their facility have a different name than "senior center".
8. Adult classes are held at the Firehouse.
9. As new residents arrive, they will expect more and better facilities than currently exist.
10. The skate park in Homecoming is of marginal value and could be better designed and made more attractive.
11. The new adult softball league is extremely popular. People generally want additional new sports leagues, the demand is very high. Egbert Field has night lighting and is used by the High School baseball team. This forces the City league and pick-up games to use the fields at Riverview School, which are not as well maintained as Egbert Field. Egbert is also used by the community for soccer. The soccer leagues are organized by the participants, and are not run by the City. The softball league is the only City-run league in Rio Vista.
12. Val de Flores Park has space for two soccer fields.

13. Wind is strong in Rio Vista and has an affect on field sports as well as passive recreational activities.
14. Delta Loop and Isleton residents use Rio Vista facilities and programs. This puts additional pressure on the City facilities.
15. A survey of Trilogy residents indicated that a dog park is highly desired.
16. It is important to ensure that new parks are built in a timely manner, so that new residents do not have to wait to use parks in the new subdivision.
17. The Boys and Girls Club is considering establishing an operation in Rio Vista.
18. "Market on Main" is a new program established by the City that is very successful.
19. Crescent Park presents liability to the City due to its condition and unsafe play apparatus. Unless the City receives a grant to rehabilitate the park, it may have to be closed. (Consultant recommendation: All existing play equipment should be removed as soon as possible to minimize the City's liability.)
20. Space is needed for large events, such as concerts or movies in the park. Currently, City Park hosts these events but is not large enough. Parking is also an issue at City Park.

## Meeting Summary

Date of Meeting: July 12, 2005  
Meeting Purpose: City Staff Interviews  
Participants: Dan Boone, Interim Police Chief  
David Evans, SFE Design, Inc.  
Bill Harris, Harris Design

1. Main concern is visitor safety. Parks are meant to be safe environments for families and children.
2. Two main issues are of concern to the policed: (1) Safety in public restrooms, concern regarding child molestation and adult sexual activities; and (2) Park visibility from police patrol cars. Park design should address these issues.
3. Rio Vista does not have a consumption ordinance, therefore it is legal to consume alcohol anywhere in town, including in parks.
4. Public trails can present policing issues. It is best when all portions of the trail can be viewed from an adjacent street. When portions of the trails are not visible, police must patrol from a motorcycle. Rio Vista Police plans to institute a motorcycle officer in the near future. Emergency call boxes may be a good idea.
5. The consultant pointed out that many of these concerns are addressed by the Crime Prevention Through Environmental Design ("CPTED") principles used by many police forces.

## Meeting Summary

Date of Meeting: July 12, 2005

Meeting Purpose: School District Staff Interviews

Participants: Sam Garamendi, Superintendent, River Delta Unified School District  
David Evans, SFE Design, Inc.  
Bill Harris, Harris Design

1. Mr. Garamendi is supportive of joint use of school facilities. He thinks it is an economically sound and beneficial concept – a “win-win” that promotes community development and shares resources.
2. The “Beacon” concept incorporates school, health, social services, and library in one hub location. Mr. Garamendi and the Solano County Health Director are supportive of this concept.
3. The Boys and Girls Club could use a school site.
4. The District will be building many new schools to accommodate the projected 20,000 new residents. The District is currently studying various configurations (K-6, K-8, etc.). Mr. Garamendi likes the K-8 configuration because the school would include a multi-purpose room/gymnasium, which could also be used by the community. He thinks the D.H. White School needs a gym.
5. Riverview is currently a 5-8 configuration and is space-constrained.
6. The high school occupies 22 acres and is space-constrained. State standard for a high school is 40 acres. The school currently has an enrollment of 400. The District is planning for the anticipated increased enrollment. The District is considering acquiring approximately 10 acres across the draw to the south.
7. Mr. Garamendi strongly supports re-visiting the idea of building the new pool at the high school, to be a joint use facility. He thinks the issues brought out previously can be resolved if the District, City and Foundation work together. The new pool should be located adjacent to the existing gymnasium.
8. A pedestrian Overcrossing of Highway 12 is needed for safety.
9. New school buildings must be located 1500 feet from any gas pipelines.

## Meeting Summary

Date of Meeting: July 12, 2005  
Meeting Purpose: City Staff Interviews  
Participants: Chief Mark Nelson, Rio Vista Fire Department  
Captain Bob Bartley, Rio Vista Fire Department  
David Evans, SFE Design, Inc.  
Bill Harris, Harris Design

1. Good access to all areas within parks is needed. The Department responds to emergencies with a fire engine (not a paramedic van). These engines can become mired in wet turf.
2. Access into the park and related facilities is important. Bollards are not desirable due to their weight and time required to move them out of the way. Gates with a "click to enter" system are preferable. An example of the click to enter system can be found at Rancho Solano. A "nox box" with fire department-only access would be good at gates, restrooms, community centers, etc. This would provide a dependable method of entry that could not be fouled up by other parties.
3. A 30-foot tilled firebreak should be provided around parks.
4. Rubber playground safety surfacing is preferable to wood fiber due to the danger of ignition.
5. A pay phone should be provided in each park, hard-wired, for 911 calls.
6. All structures must have fire extinguishers on site.
7. Fire hydrants provided at 300-foot spacing.
8. Pathways should be designed to accommodate the 8-foot wide fire engines.
9. Parking lots should have adequate turnaround radius.
10. An automated external defibrillator (AED) should be provided at each park, next to the phone. An alarm would be connected to the F.D. These devices only cost \$1,000 and can save lives.
11. The Coast Guard provides response to on-water emergencies. RVFD provides secondary response on land. The department is considering obtaining a jet ski or boat to assist in on-water operations.

## Meeting Summary

Date of Meeting: July 12, 2005  
Meeting Purpose: City Staff Interviews  
Participants: Brent Salmi, Public Works Director  
David Evans, SFE Design, Inc.  
Bill Harris, Harris Design

1. Public Works Department concerns include standardization of equipment and parts to reduce maintenance costs.
2. Drainage facilities must be placed carefully to reduce chance of injury.
3. Recycled water for irrigation will become available in the future.
4. Parks may include detention basins.
5. Open space areas should be identified in the master plan.
6. An issue that has come up recently is some Trilogy residents' desire to drive golf carts on bicycle paths. (Consultant feels that golf carts are motorized vehicles and pose safety risks to pedestrians and bicycles, therefore they should be prohibited from bicycle paths.)

APPENDIX F

# SUMMARY OF WRITTEN COMMENTS

An informal written questionnaire was distributed at the first public workshop. It was also made available at City Hall and other locations. Although the questionnaire is not a statistically valid sampling of public opinion, it provides useful information regarding the community’s concerns and goals. The following is a record of the comments received to date:

1. In which recreation activities do you or a family member currently participate?

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> walking - 31                  | <input type="checkbox"/> zoo - 7                      | <input type="checkbox"/> OTHER:                            |
| <input type="checkbox"/> special events/festivals - 22 | <input type="checkbox"/> bocce ball - 6               | <input type="checkbox"/> <u>Kite surfing (2)</u>           |
| <input type="checkbox"/> swimming - 19                 | <input type="checkbox"/> walking dog - 6              | <input type="checkbox"/> <u>Yoga</u>                       |
| <input type="checkbox"/> concerts/plays - 17           | <input type="checkbox"/> youth programs – 5           | <input type="checkbox"/> <u>Water aerobics</u>             |
| <input type="checkbox"/> bicycling - 17                | <input type="checkbox"/> classes/self-improvement - 5 | <input type="checkbox"/> <u>Car &amp; motorcycle shows</u> |
| <input type="checkbox"/> children’s playgrounds - 15   | <input type="checkbox"/> bird watching - 4            | <input type="checkbox"/> <u>Pool/billiards</u>             |
| <input type="checkbox"/> camping - 13                  | <input type="checkbox"/> senior/elderly programs - 4  | <input type="checkbox"/> <u>Radio Rio</u>                  |
| <input type="checkbox"/> boating - 12                  | <input type="checkbox"/> horseshoes - 4               | <input type="checkbox"/> <u>Library programs</u>           |
| <input type="checkbox"/> club meetings - 12            | <input type="checkbox"/> disc golf - 4                | <input type="checkbox"/> <u>Bingo</u>                      |
| <input type="checkbox"/> fishing - 12                  | <input type="checkbox"/> softball - 4                 | <input type="checkbox"/> <u>Motor trips</u>                |
| <input type="checkbox"/> gardening - 11                | <input type="checkbox"/> baseball - 4                 | <input type="checkbox"/> _____                             |
| <input type="checkbox"/> exercise/weight training - 10 | <input type="checkbox"/> football - 4                 | <input type="checkbox"/> <u>Cruises</u>                    |
| <input type="checkbox"/> golf - 9                      | <input type="checkbox"/> skateboarding - 3            | <input type="checkbox"/> <u>Horseback riding</u>           |
| <input type="checkbox"/> running/jogging - 9           | <input type="checkbox"/> archery - 2                  | <input type="checkbox"/> <u>Rowing</u>                     |
| <input type="checkbox"/> hiking - 8                    | <input type="checkbox"/> triathlon/races - 2          | <input type="checkbox"/> <u>Bridge</u>                     |
| <input type="checkbox"/> after-school programs - 8     | <input type="checkbox"/> tennis - 1                   |  |
| <input type="checkbox"/> basketball - 7                | <input type="checkbox"/> windsurfing -                |  |
| <input type="checkbox"/> soccer - 7                    | <input type="checkbox"/> adult programs - 3           |  |

2. If you had access to suitable facilities, in which of the above activities would you participate more than you do currently?

- Safe walking or bicycling paths separate from streets (7)
- More swimming if new Pool (4)
- Concerts/plays (3)
- Archery range (2)
- Fishing (2)
- Coed softball
- Yoga
- Water aerobics
- Car and motorcycle shows
- Zoo
- Bocce ball
- Horseshoes
- Softball
- Exercise
- Bicycling
- Basketball
- Community center
- Disc golf
- All weather turf on soccer, football, and softball fields
- Hiking
- Martial arts
- Hiking
- Gymnastics
- Large center (indoor and outdoor) that combines community, senior, teen, and youth
- Concert venue
- Special events
- Playgrounds
- Hiking
- Golf
- Bridge in the local area
- Tennis
- Swimming indoors
- Skatepark
- Water Park

3. What new or additional recreation facilities should the City provide?

- paths or trails – 25
- children’s playgrounds - 11
- dog Park - 11
- running track - 6
- indoor gymnasium - fitness center - 11
- basketball courts – outdoor - 9
- golf course - 2
- tennis courts - 7
- swimming pool - 15
- zoo - 4
- outdoor theater - 7



- indoor theater - 13
- senior center - 8
- community center - 15
- youth center - 10
- child care center - 4
- boat launch ramp - 4
- archery range - 3
- community garden - 8
- softball fields - 7
- baseball fields - 5
- football fields - 3
- soccer fields - 7
- skateboard park - 13
- fishing pier - 7
- horseshoes pits - 5
- bocce ball courts - 6
- disc golf course - 4
- OTHER:
- Billiards parlor
- Library
- Improved waterfront
- Shaded picnic areas
- Bowling alley

4. On a scale of 1 to 5 (1 best, 5 worst), how satisfied are you with Rio Vista's park system?  
 1  - 3      2  - 9      3  - 9      4  - 11      5  - 3

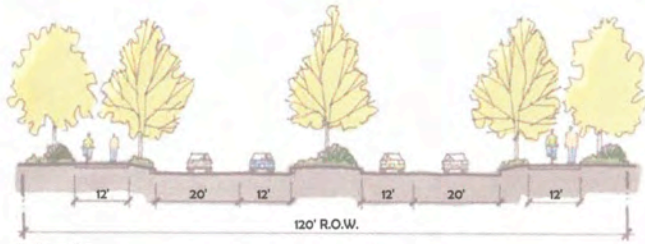
5. If a new tax or assessment were to be placed before the voters of Rio Vista, how much in additional taxes would you be willing to pay each year for new and improved recreation facilities?  
 \$30  - 17    \$20  - 3      \$15  - 2      \$10  -      \$5  - 2      \$0  - 4    Not sure  - 8

6. In general, would you like to see the City develop more "active" parks for sports and organized activities, more "passive" parks that include trails, open space, and informal activities, or a balance of both?  
 Active  -    Passive  - 9    Balance of both  - 25      not sure  -

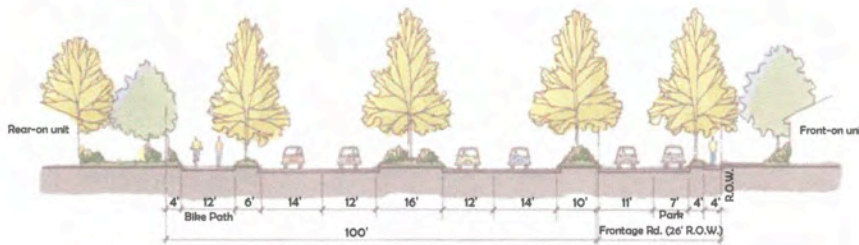
6. Any other suggestions or concerns? Please feel free to use reverse side or additional sheets.  
 Paths connecting D.H. White to Homecoming.  
 Pedestrian overpass over Highway 12  
 More shade around playgrounds  
 "Teen-centric" places



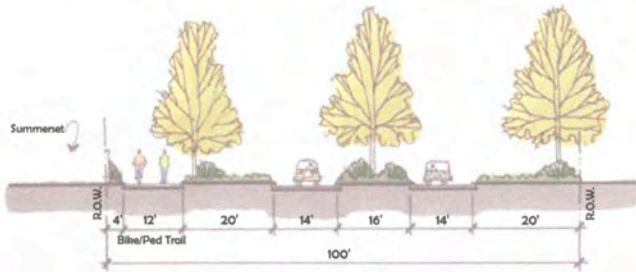
APPENDIX G



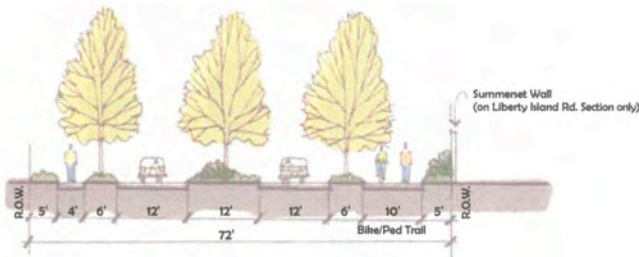
**Highway 12**



**Major Arterial Street (100' R.O.W.)**



**Airport Road**



**Liberty Island/McCormack Road**

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

**GENERAL PLAN PEDESTRIAN ORIENTED STREET SYSTEM**