

**Chapter 9**  
**Open Space & Recreation**  
**Table of Contents**

	<u>Page</u>
A. Introduction .....	9-1
B. Purpose and Authority .....	9-3
C. The Rio Vista Principles: Implementing the Community Vision.....	9-4
D. Setting .....	9-6
E. Outlook.....	9-16
F. Goals, Policies, and Implementing Actions.....	9-29
G. Implementing Actions for Open Space & Recreation (OSR) .....	9-38

## List of Tables

9-1	Types of Open Space Parklands.....	9-9
9-2	Park Definitions.....	9-11
9-3	Existing and Future Parklands Needs .....	9-21
9-4	Jurisdictional Parkland Dedication Requirements for Comparable Communities (Acres per 1,000 Population).....	9-22
9-5	Park Standards .....	9-22
9-6	Active Park Siting Criteria .....	9-24
9-7	Gas Well Site Development Standards .....	9-27

## List of Figures

9-1	Trail and Open Space Corridor Opportunities .....	9-10
9-2	Existing City Parks and Recreation Areas .....	9-12
9-3	Trails Standards - Primary Trail Corridor .....	9-18
9-4	Trails Standards - Street System Trail Corridor .....	9-18
9-5	Trails Standards - Grass Trail Corridor.....	9-19
9-6	Trails Standards - Low Volume Trail Corridor.....	9-19
9-7	Target Areas Future Community Parks.....	9-20
9-8	Neighborhood Square Prototype.....	9-25
9-9	Neighborhood Park Prototype.....	9-25
9-10	Usable Parkland Acreage for Natural Gas Well Site.....	9-26

## Chapter 9 Open Space & Recreation



### A. Introduction

The maintenance of open space, or land and water, in a largely open physical state is crucial to the well-being of any community. Open space not only provides the critical functions of resource and habitat preservation but also allows visual and physical access to those resources and their associated recreational opportunities. Open space also allows for the managed production of agricultural, forestry, mineral, and other important resources. Human beings are drawn to open space as a respite from the “hardscape” of roadways and buildings. Both developed parklands and undeveloped natural features create organizing elements around which neighborhoods and towns often are centered or oriented. Open space also defines the limits or edges of a community’s urban development and the beginning of agricultural production or resource management.

The Sacramento River is one of the City’s most spectacular natural resources. This large open space not only contains valuable riparian habitat but also is the conduit of transportation and economic activity that provides great economic value to the urbanized areas along its banks. Access to and views of this resource are extremely important to both the history and identity of Rio Vista.

The Open Space & Recreation element provides goals, policies, and implementing actions for acquiring, developing, using, and preserving parks and open space over the long term. The main themes of this element are (1) using cost-effective methods of acquiring open space; (2) developing a trail system that integrates and connects with regional trail systems surrounding Rio Vista; and (3) providing and maintaining adequate City parks, recreation facilities, and other public spaces for current and future residents. Although agricultural lands comprise the vast remainder of the City’s open space resources, the goals, policies, and

implementing actions pertaining to agricultural lands are discussed in the Resource Conservation & Management element of this General Plan.

During the Town Hall workshops and meetings that initiated the General Plan update, the following critical community concerns emerged:

- Preserve open space.
- Enhance and improve access and the appearance of the riverfront as a community resource.
- Provide more recreational opportunities and developed parklands of all kinds.

## **B. Purpose and Authority**

The State of California recognizes the importance of open space and resource conservation through the Government Code's requirements and objectives for this element: the recognition of open space as a valuable resource for its own sake, the coordination of local policies with state and regional policies, and the use of open space to preserve environmentally sensitive natural areas and habitat. State Government Code Section 65560 defines open space land as "any parcel or area of land or water which is essentially unimproved and devoted to an open space use for the purposes of: (1) preservation of natural resources, (2) managed production of resources, (3) outdoor recreation, and (4) public health and safety."

The State encourages, but does not require, the General Plan to include a parks and/or recreation element. Since recreation is an important concern of Rio Vista residents and since park facilities and recreational opportunities cannot exist without open space, this element includes parks and recreation issues, goals, and policies as an integrated whole.

This General Plan proposes the development of a network of open spaces to provide relief from urbanization, access to natural areas, and the ability to travel along open space corridors to reach destinations throughout the City. The network would create a series of contiguous and non-contiguous open space parcels that bear a positive and direct relation to each other. Other elements of this Plan propose land use, conservation, and boundary or annexation policies that seek to preserve the viability of agricultural production and minimize conflicts between urban and agricultural activities (*see the Land Use, Planning Constraints & Boundaries, and Resource Conservation & Management elements*).

The Open Space & Recreation element is intended to fulfill three purposes:

- Meet State of California legislative requirements for the mandatory General Plan Open Space element.
- Integrate the discussion of open space with recreational opportunities and facilities, including parkland, and pedestrian and bicycle access.
- Provide specific parks, open space, and recreation development policies and standards that function as a master plan for community facilities in addition to the broad policy framework of a general plan element.

The scope of issues addressed in the Open Space & Recreation element overlaps with other elements of the General Plan. This element should be used in combination with other elements to ensure full implementation of all General Plan resource-related policies.

## **C. The Rio Vista Principles: Implementing the Community Vision**

The community vision and planning principles that most directly relate to the Open Space & Recreation element are listed below.

### **PRESERVE RIO VISTA'S SENSE OF COMMUNITY AND SMALL-TOWN CHARACTER**

- ❑ *Rio Vista should still be recognizable to today's residents 30 years from now. New development should reinforce the characteristics that make Rio Vista unique. Existing neighborhoods should be examined and strengthened.*
- ❑ *Farmland and nature are important elements of the community. A clear edge between urban development and agriculture should be maintained.*
- ❑ *The Sacramento River and related natural areas should be showcased and enhanced. These resources should be recognized as vital and essential to the community.*
- ❑ *New development should create complete neighborhoods rather than a series of subdivisions that are indistinguishable from those in other communities.*
- ❑ *Parking lots should not dominate street frontage, public spaces, or buildings.*
- ❑ *Community identity should be strengthened with attractive entryways on Highway 12, Main Street, and River Road.*

### **PRESERVE AND STRENGTHEN THE DOWNTOWN, WATERFRONT, AND HISTORIC PLACES**

- ❑ *The existing downtown and waterfront should be strengthened and retained as the central focus of the community. Cultural, civic, entertainment, and specialty retail uses – and supporting uses and activities should be located in the downtown and adjacent areas.*
- ❑ *Redevelopment of Rio Vista's downtown and waterfront should create economic vitality and an atmosphere for walking and shopping. Historic building facades should be restored, and new projects should be linked to their surroundings.*
- ❑ *The Sacramento River should be made an accessible resource for the enjoyment of Rio Vista residents and the general public.*
- ❑ *Commercial development along the Highway 12 corridor should not displace or preempt investment from the downtown or along the existing developed corridor.*

### **PROVIDE ADEQUATE LEISURE AND RECREATION OPPORTUNITIES FOR ALL RIO VISTA RESIDENTS**

- ❑ *A range of parks, from tot-lots and village greens to ball fields and parkways, should be distributed within all of Rio Vista's neighborhoods. Existing parks should be maintained and new parks should be provided as new neighborhoods are developed.*
- ❑ *New development should provide adequate recreation opportunities. Standards for parks, recreation facilities, and trails – and financial mechanisms for their operation and maintenance should be developed by and required of every new development.*

**PROVIDE ADEQUATE AND ACCESSIBLE PUBLIC SERVICES AND FACILITIES TO ALL RIO VISTANS IN A FISCALLY HEALTHY AND RESPONSIBLE MANNER**

- ❑ *Growth should pay for itself. New development should ensure that sufficient public services are provided without additional burden to existing residents or over-extending current capacity.*
- ❑ *Rio Vista should continue its tradition of cooperation with private nonprofit agencies and other public agencies, to provide essential services for youth, seniors, the economically disadvantaged, and those in crisis.*
- ❑ *Adequate public facilities – sewer, water, transportation, public safety, parks, recreation, education, and others – should be in place or assured in a timely fashion before new development projects proceed.*
- ❑ *The Rio Vista Airport is a vital public facility and economic resource; new residential development must take steps to ensure that its viability is not threatened.*

## **D. Setting**

Rio Vista has a strong orientation to the Sacramento River and to the rich agricultural lands of the Central Valley. Locally, the Montezuma Hills are farmed in a method known as “dry land farming,” producing grain and grass crops without expensive irrigation. The City’s location on the river historically allowed for steady trade with the supply barges that moved up and down the river. Today, the riverfront is devoted to service craft (dredgers and shoreline maintenance operations), a few commercial fishermen and, primarily, pleasure craft. One of the City’s neighborhoods backs up on the river, while a portion of the City’s industrial land faces the river north of the Helen Madere Bridge (commonly referred to as the Rio Vista Bridge). The area between the bridge and Main Street has been the focus of numerous efforts to better utilize the riverfront and integrate it with downtown activity. These efforts remain important goals for the community.

Rio Vista’s setting encourages outdoor activities. The Sacramento River provides a place for both active work and recreation. Various river sports, such as water skiing, sailing, sailboarding, swimming, and fishing, contribute to the economic and overall health of the community. The historic neighborhoods and downtown present a very walkable environment, although post-World War II developments are more auto-dominant and less connected to the downtown core.

### **EXISTING OPEN SPACE IN THE RIO VISTA VICINITY**

Rio Vista’s rich combination of hills, farmland, and river provides the traditional economic base of the community, as well as spectacular views and open space. Important open spaces lie within and adjacent to the City, and along the Sacramento River; marshlands mark the eastern floodplain of the river to the north of town, with the Montezuma Hills to the south. Rio Vista is surrounded by agriculture, primarily grazing and “dry farm” lands on the north, west, and south. The following describes key open space components of the Planning Area.

#### **MONTEZUMA HILLS**

The Montezuma Hills lie to the west and south; these landforms create the hilly topography of the historic neighborhoods and the later neighborhoods that extend from the water tank to State Route 12 (commonly referred to as Highway 12). The rolling terrain levels out gradually toward Highway 12 and Church/Amerada Roads. A more abrupt shift in elevation occurs over a 1-mile stretch north of Highway 12 and east of Church Road but is more pronounced on the south side of Highway 12. The hilly terrain is very pronounced south of the existing neighborhoods and the high school (Esperson property).

The Montezuma Hills are the most significant topographic feature of the Planning Area. The preservation of landform can create places for long views, natural drainage flows, public open space, and protected habitat. These hilltops also create opportunities for visual connections to the existing neighborhoods south of Highway 12.



## **SACRAMENTO RIVER AND THE DELTA**

To the east of Rio Vista is the Sacramento River. The Sacramento River is a major presence in the City from the former Army Reserve Base north to the Rio Vista Bridge at Highway 12. The City boat launch is located adjacent to City Hall at Main Street; the fishing access park and pier are located adjacent to the bridge. Great potential exists for public access and enjoyment of the riverfront at the former Army Reserve Base site and in the area between Main Street and the bridge.

North of Highway 12, the areas immediately adjacent to the Sacramento River are predominantly industrial and commercial outdoor storage yard uses, with some residential mixed in. State Highway 84 (River Road) parallels the river, except for several areas where privately owned parcels have been developed in various uses. Little potential for public open space or recreational facilities exists here due to the proximity of the roadway and the developed uses.

## **HISTORIC DOWNTOWN CORE AND SOUTH OF HIGHWAY 12**

Several small neighborhood and community parks and recreation facilities are located in these historic neighborhoods, including the City swimming pool at Bruning Park. Rio Vista High School and Riverview Middle School also are located in the area, providing open space and recreational opportunities in the form of turf fields. The 500-acre Esperson Ranch, a large property annexed by the City in 1991 and planned for development, contains numerous hills and drainageways that have been proposed for trails and/or viewpoints elsewhere in the General Plan (*see the Community Character & Design, Circulation & Mobility, and Resource Conservation & Management elements*).

## **NORTH OF HIGHWAY 12**

The area from Highway 12 to Airport Road and farther north contains a wide range of land uses, including residential neighborhoods constructed in the 1950s and 1960s; recent subdivisions; the City's business park (former airport); and other general business, warehousing, storage, and industrial uses. The City's major active recreational center, Egbert Field, is located on St. Francis Way—in the industrial-zoned district and near most of the residential neighborhoods. Two small neighborhood parks, a future park site owned by the City, and D. H. White Elementary School also are located in this area. A large drainageway and floodplain lies between the north edge of the older residential neighborhoods and the industrial districts. This riparian area lies within the Los Ulpinos property, proposed for future development. (*Parts of the property's overall plan for development also are discussed in the Circulation & Mobility and Resource Conservation & Management elements – potential trail routing, open space for habitat protection, and drainage.*)

## **NORTH OF AIRPORT ROAD**

A large expanse of open land and some developed urban uses lie north of Airport Road within the city limits. All of this area (about 800 acres) is within the boundaries of the Delta Protection Commission (DPC), a state agency that governs the Sacramento River Delta watershed (*see the Planning Constraints & Boundaries element*). Rio Vista's General Plan must conform with this

agency's policies, which require that uses in the area be restricted to agriculture and open space—except for areas within the city limits that were zoned for development prior to the creation of the DPC in 1993. This exception includes (1) an area of about 120 acres located east of Church Road, including the former City dumpsite that is designated for manufacturing uses; (2) the existing site for the proposed Northwest Wastewater Treatment Plant (NWWTP); and (3) the developed industrial/storage uses along River Road. A relatively large area of City ownership will remain open even after the construction of the NWWTP, which may provide further opportunities for public access and/or recreational use—particularly for passive activities such as nature or hiking trails.

#### **SUMMERSET/TRILOGY, GIBBS AND BRANN RANCHES**

Over 1,400 acres lie within three properties north of Highway 12 and west of Church Road: the Summerset/Trilogy senior housing development (800+ acres); and the Gibbs and Brann Ranches, proposed for conventional housing (320□ acres each). Summerset/Trilogy is currently under development and includes a commercial golf course and private recreational facilities for over 3,500 homes, with about 500 houses constructed to date. The golf course and some of the private recreation facilities are already in operation. These private facilities fulfill the immediate recreational needs of the residents but do not provide community recreational facilities, such as sports fields, trail systems, or larger community/regional open space opportunities. As outlined in previous development agreements, the Gibbs and Brann Ranches are expected to include both community and neighborhood recreational facilities and one elementary school site.

#### **OUTLYING AREA – NORTH, SOUTH, AND EAST**

Areas surrounding Rio Vista will remain in a mix of open space uses, including agriculture, drainageways, habitat areas, and floodplain. All of these areas are presently zoned Agriculture with large parcel sizes. The Sacramento County General Plan precludes urban services or private utility systems that would allow development directly across the river from Rio Vista. In Solano County, an election must be held on any parcel proposed for conversion from open space to a more intensive use.

The Trail and Open Space Corridor Opportunities Map shown in *Figure 9-1* indicates open space opportunities created by topography, drainage, and biological habitat present in the Planning Area. The Community Character & Design and the Resource Conservation & Management elements also discuss opportunities and constraints posed by environmental characteristics (*Note: Figure 9-1 serves also as the Sensitive Local Resource Areas Map shown in Figure 10-2*).

#### **OPEN SPACE OPPORTUNITIES**

The Rio Vista General Plan considers two broad types of parkland: active and open space or passive. Within these broad categories, the Plan provides for specific types of park development and uses. *Table 9-1* describes the types of open space parklands within the City of Rio Vista.

**Table 9-1**  
**TYPES OF OPEN SPACE PARKLANDS**

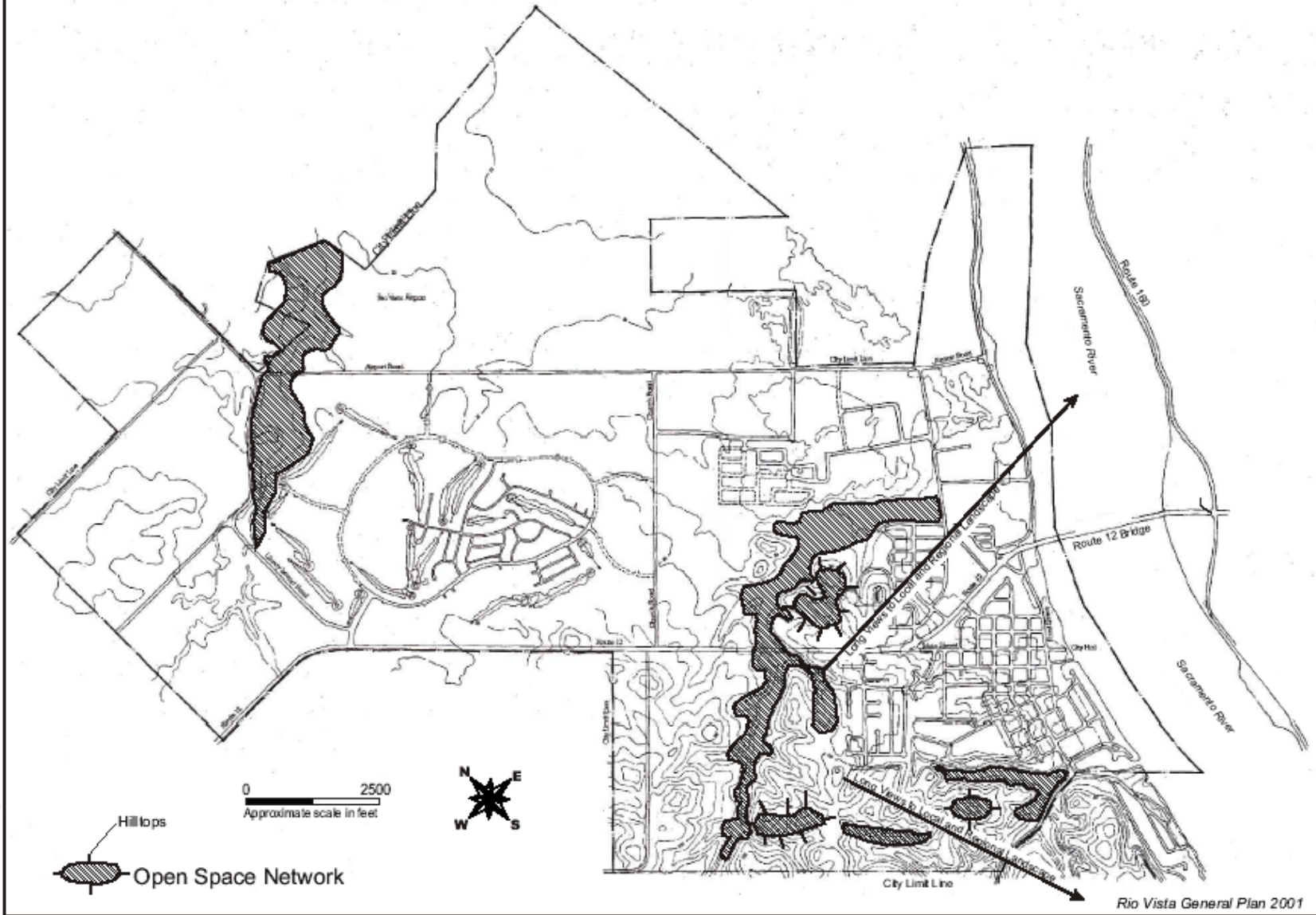
**“Active” Parklands**

Traditional parklands refer to open space that provides a variety of active facilities for City residents. These sites are generally the type of facilities most people envision when describing a park. Traditional parklands typically include facilities such as ball fields, multi-use turf areas, hard court areas, and picnic tables. The City has classified its active park sites into a hierarchy of three categories: neighborhood, community, and city-wide (regional) parks. The hierarchy is based on a number of factors, including the size of the site, facilities provided, location, and area served. Definitions for each type of active park are shown in Table 9-2. Park standards are provided in Table 9-5, and siting criteria in Table 9-6.

**“Open Space or Passive” Parklands**

Non-traditional parklands refer to open space areas such as vernal pool preserves, riparian areas, and marshlands. Passive parklands may also include areas with unique topographical features or portions of gas well site. These lands may be used as passive recreational areas for visual and aesthetic enjoyment. In addition, such areas may accommodate bikeway or other trail connections. Recognizing that non-traditional parklands provide some recreational opportunities, the City has identified the potential recreational value of these lands in meeting the park acreage requirement. Recreational value is primarily defined here as a measure of public accessibility to passive recreational opportunities. This value may be increased through improvements such as bike trails, signage, and pedestrian pathways to increase accessibility by recreation users.

**Figure 9-1  
TRAIL AND OPEN SPACE CORRIDOR OPPORTUNITIES**



Rio Vista General Plan 2001

## EXISTING CITY PARKS AND RECREATION FACILITIES IN RIO VISTA

Rio Vista currently has a variety of parks and recreational facilities. *Table 9-2* provides the definitions of different park types, as generally recognized by the National Recreation and Park Association (NRPA). *Figure 9-2* shows the location of existing park and recreation facilities, and potential future sites for community park facilities.

**Table 9-2**  
**PARK DEFINITIONS**

### **Neighborhood Park**

A neighborhood park can generally be defined as a landscaped park of limited size for passive recreation of all ages, but with designated active areas. Neighborhood parks provide scenic and aesthetic value. Typical improvements found at neighborhood parks include athletic fields, multi-use turf areas, hard courts and playground equipment. Neighborhood parks fall into two categories: those located adjacent to school sites and those that are not. In general, facilities located adjacent to school sites are larger (typically 6-8 acres) and provide more active facilities; while those located away from school sites are smaller (generally 1-5 acres) and provide more passive facilities, such as picnicking, turf areas, and some natural areas. Neighborhood parks serve the recreational needs of people living within a one-quarter-mile radius (5 minutes walking distance). This park type includes small "neighborhood squares" or "mini-parks" of 2 acres or less.

### **Community Park**

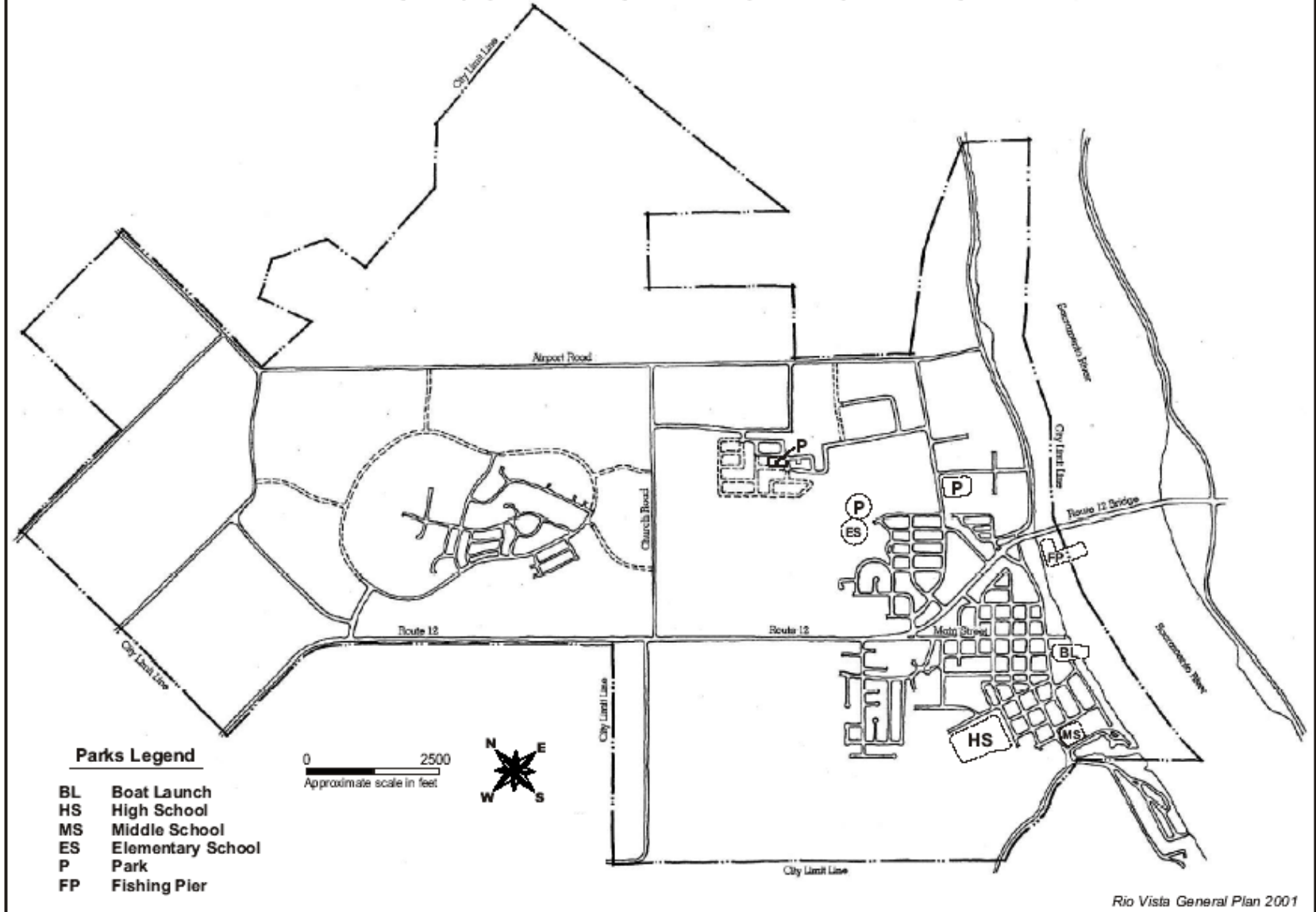
A community park provides recreational opportunities beyond those supplied by neighborhood parks and is usually larger than a neighborhood park (typically 10-20 acres or more but can be smaller if community facilities are located there). Most regulation fields and active facilities are located in community parks. Such facilities as youth baseball, soccer, and softball fields are sited in "complexes" of four or more to allow for the most efficient use and support facilities such as rest rooms and concession stands. Community buildings, indoor recreation facilities, tennis courts, and swimming pools are also typically located in community parks. Such parks may contain picnic grounds and pathways, natural areas, passive landscaped areas, or resource protection areas and require ample car and bicycle parking facilities. Community parks are expected to draw from outside the immediate neighborhood but may function as a neighborhood park for the area in which it is located.

### **Regional Park**

Regional parks are identified as unique recreational centers that serve the entire urban population. These extensive park areas provide service and facilities that are specialized or of regional interest. Typical facilities may include large open space areas; large group picnic facilities; restrooms; nature centers; trail systems; scenic drives; campgrounds; community centers; libraries; swimming pools; water-oriented facilities for boating, swimming, and fishing; competitive sports fields; outdoor arenas; play equipment for varied age groups; tennis courts; and concessions.

Note: The shared use of school and park facilities is addressed in the Schools component of the Public Facilities & Services element.

**Figure 9-2  
EXISTING CITY PARKS AND RECREATION AREAS**



Rio Vista General Plan 2001

## NEIGHBORHOOD PARKS

The City of Rio Vista has five neighborhood parks, as described below.

- ***Buena Park*** (2.0 acres) has a large turf area and pedestrian paths. The historic Chinese and Japanese cemetery, located in the eastern section of the park grounds, is not designated as such, nor is it presently separated from the remainder of the park facility. The remainder of the park is mostly passive open space. Although its small size and lack of active facilities classify the site as a neighborhood park, it has community-wide appeal because of its historic and cultural importance.
- ***Crescent Park*** (0.2 acre), located on North Crescent Drive near downtown, is a neighborhood tot lot and playground. The site contains a turf area with play equipment. Most of the equipment is in need of replacement to meet Americans with Disabilities Act and state safety standards.
- ***Drouin Park*** (1.1 acres) is located on Drouin Drive and serves a neighborhood developed in the 1970s. The park has a turf field and playground equipment. Like Crescent Park, much of the equipment needs to be replaced.
- ***Homecoming Park*** (1.0 acre) is located in the Homecoming Subdivision, off Airport Road. The park has a grassy area, a neighborhood tot lot, picnic tables, and a barbecue area.
- ***Sierra Park*** (0.1 acre) is located at the intersection of Main Street and Sierra Drive. This park is a passive, landscaped area with no active play equipment. The park is primarily a visual resource that lends character to the neighborhood.
- ***D. H. White School Park*** (0.7 acre) is adjacent to D. H. White Elementary School, on Elm Way. The park is primarily a playground and is used by both the neighborhood and school children. The grounds are owned by the River Delta Unified School District; the equipment is owned by the City. This equipment also needs to be replaced.
- ***Trigueiro Park*** (3.2 acres) is an undeveloped park site located behind the D. H. White Elementary School.

## COMMUNITY PARKS

The City of Rio Vista has two community parks, as described below.

- ***Bruning Park*** (1.4 acres) is located on Montezuma and Third Streets, adjacent to the downtown area. This park contains the City's public swimming pool and rest rooms. It is well-used by Rio Vista residents, including the high school swim team and local swim clubs. Picnic tables are also on the grounds. The park is a well-known community gathering place for various events.

- **Egbert Field** (5.0 acres) contains one youth baseball and one adult/Babe Ruth baseball or softball field, rest rooms, bleachers, and a concession stand. The baseball/softball fields are also used for youth soccer.

#### REGIONAL PARKS

One regional park, described below, is located adjacent to the city limits.

- **Sandy Beach Regional Park** (10± acres) is located immediately south of the City's wastewater treatment plant. It is operated and managed by Solano County under contract to the U.S. Army Corps of Engineers. The facility contains a two-lane boat launch ramp, parking area, picnic tables, campsites, and a swimming beach. The park is available to the entire City.

#### WATER-RELATED RECREATION FACILITIES

Due to the City's proximity to the Sacramento River, water-related recreation facilities are also located within the City, as described below.

- **Fishing Access and Pier** (0.4 acre) includes a lighted fishing pier and fish-cleaning facilities. Plans to update these facilities are included in the Waterfront Redevelopment Plan.
- **Main Street Public Dock and Boat Launch** (3.5 acres) is located east of Main Street, adjacent to City Hall. Facilities provide boat launching, picnicking, and recreational fishing. Improvements include a two-lane boat launch ramp, boater parking area, picnic tables, restrooms, dock facility with four moorings, and drinking fountains.

#### OTHER RECREATION FACILITIES

- **Rio Vista Museum** (0.2 acre) is located on North Main Street and houses the City's historic collections.
- **Senior Center** (0.6 acre), located on City property adjacent to City Hall, is operated by Citizens for Seniors. The center provides a lunch program and recreational activities for seniors.
- **Youth Center** (0.2 acre) is operated during summer by the City to provide recreational programs to the City's youth aged 5 - 14 years. Programs such as arts and crafts, field trips, and games are conducted Monday through Friday from 9 a.m. to 5 p.m. The Youth Center is located on Sacramento Street.
- **Trilogy Golf Club** includes a privately owned and operated golf course located in the Trilogy development of senior housing. The golf course is open to the public.
- **Rio Vista Marina** is a privately owned and operated marina facility on the Sacramento River, south of the downtown area. The facility provides docking, boat storage, and related commercial services.



- *Bicycle and pedestrian paths* are included in this element to the extent that they can be considered recreation oriented and may meet the parkland dedication requirement. *(The primary discussion of bicycle and pedestrian paths is found in the Circulation & Mobility element of this General Plan.)*

#### NATURAL GAS WELL RESERVE SITES

Natural Gas well reserve sites are found throughout the City of Rio Vista and represent potential passive open space lands available within the City's urban development fabric. However, as the State's energy needs increase, natural gas exploration, drilling, and production activities will expand to more areas within the city limits. Each gas well site uses an area approximately 300 feet in diameter for the duration of the production. While initial drilling usually lasts a few weeks, gas well site production can occur over a period of up to 50 years. Consequently, environmental issues, such as nuisance potential, noise, public health and safety, resource conservation, and water quality, must be addressed during the planning process for open space and recreational use of these sites.

The City's Hydrocarbons (Natural Gas) Ordinance regulates the drilling and production operation through the Conditional Use Permit process, in order "to promote the economic recovery of natural gas in a manner compatible with surrounding land uses and protection of public health and safety." This ordinance, along with park standards for gas well sites, are tools that can be used by the City, developers, and natural gas companies to guide safe and appropriate use of these sites. *(Discussions related to gas well reserve sites are also found in other elements of this General Plan, including Community Character & Design and Safety & Noise.)*

## E. Outlook

### OPEN SPACE/TRAILS

The open space needs of a community can generally be categorized as (1) lands necessary for preservation of biological and natural resources, (2) lands for the production of managed resources (such as agricultural preserves), and (3) open space used for outdoor recreation. This element addresses the first and third of these types of open space or passive parklands. (*The Resource Conservation & Management element addresses the conservation and management of the City's open space resources.*)

#### OPEN SPACE

A substantial area surrounding Rio Vista that functions as open space is not necessarily managed to serve that purpose – the Sacramento River Delta and surrounding agricultural land are examples. The City's natural open spaces and features, such as drainageways, riparian vegetation, and topography, provide Rio Vista with a unique identity. Along with these swales and riparian corridors, the natural landform of the Montezuma Hills is a key feature that contributes to the community's character. *Figure 9-1* illustrates potential open space opportunities that the City will consider when reviewing all development projects.

The Open Space & Recreation element provides policies for preservation of these natural open space areas to ensure that these areas are considered in the future planning and design of development areas. Lands adjacent to existing and future parks, residential developments, the waterfront, and school sites are potential contributors of passive open space. In addition, the many natural gas reserve sites in the City provide excellent opportunities for passive recreation. (*Policies related to conservation and integration of these natural features also are found in the Resource Conservation & Management and Community Character & Design elements.*)

#### TRAILS

In evaluating the City's parks needs through this General Plan update, an open space network was recognized as being necessary to provide linkages throughout the City. Park sites and other public spaces are vital components of this network. As the City grows, preservation of an open space network becomes key to maintaining these linkages. (*Trail connections are identified on the Trails and Pathways Map in the Circulation & Mobility element to provide a means of unifying recreational opportunities between the waterfront, parks, and other inland recreation areas.*)

#### TRAILS DEDICATION

To ensure the establishment of trails connections and development of the network, the General Plan contains policies that will require the dedication of land and/or constructed improvements to accomplish this objective. The City has established a dedication requirement policy of 1 mile of developed trail or 3 acres of trail corridor space per 1,000 residents, whichever is greater. The trail standard is based on a needs analysis conducted as part of this General Plan update and was considered in preparing the Trails and Pathways Map.

In calculating the trail required corridor acreage for trails, corridor width was presumed to average 25 feet, but can be much wider (an entire swale or hillside, for example) or narrower. Credit toward the corridor space standard of 3.0 acres/1,000 residents can be given for any corridor or passive space that includes a corridor, so long as both the linear and acreage standards are met. The area standard is calculated as follows:

- 1 mile (5,280 linear feet) X 25 linear feet (average width) = 132,000 square feet.
- 132,000 square feet/43,560 square feet= 3.03 acres.

This figure has been rounded to establish a 3-acre per 1,000 residents development standard. This standard may include trails on public and redevelopment lands (e.g., the former Army Reserve base and downtown/waterfront), as well as those required within private development projects.

If trails are included in the street rights-of-way, they are credited toward the City's roadway impact fee for the particular development project. Any development fee for trails will be based only on the mileage of trails not included in street rights-of-way, as those are already included in the roadway impact fees.

#### TRAILS STANDARDS

Trails may include separated pathways alongside collector and arterial streets that are located within or adjacent to private development sites. Illustrations of typical trail standards are shown in *Figure 9-3*, *Figure 9-4*, *Figure 9-5*, and *Figure 9-6* on the following pages.

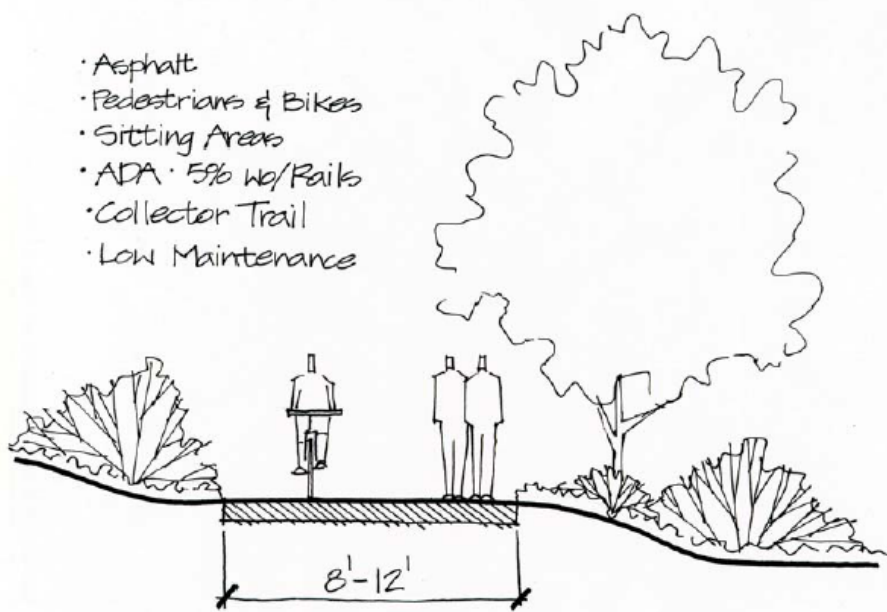
### PARKLANDS

#### PARKLAND NEEDS

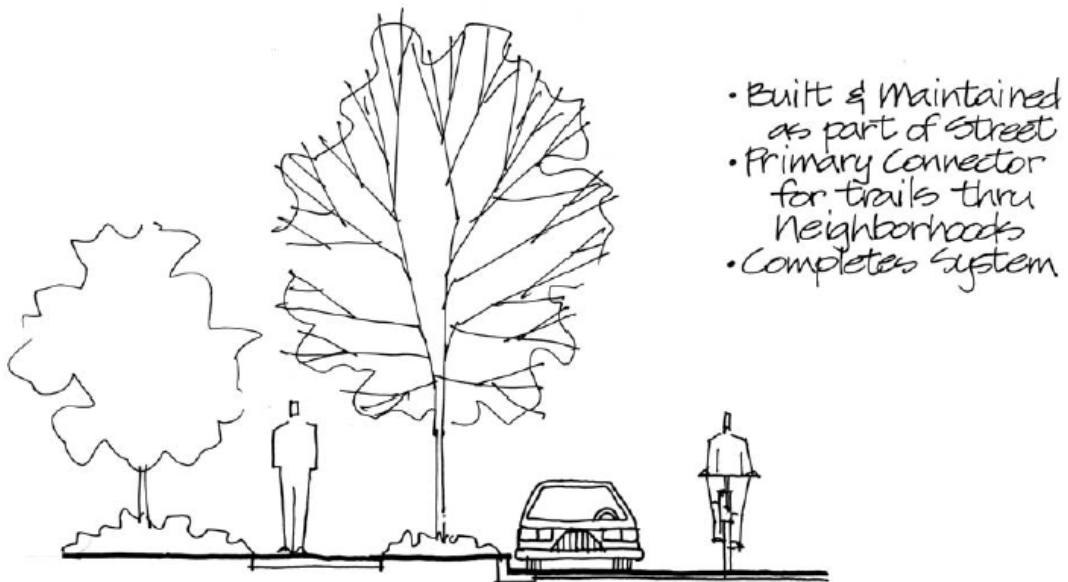
The potential buildout of the Plan area, as described in Chapters 3 and 4, is 24,000 persons. Approximately 18,000 persons will reside in unrestricted housing units; 6,000 senior residents will live in the Trilogy subdivision. Since Trilogy provides neighborhood parks and active recreational facilities for its residents, the City's active parkland needs at General Plan buildout are based on the unrestricted housing population. It is estimated that, upon buildout of the General Plan, approximately 68.4 acres of active parkland will be needed. *Table 9-3* provides a breakdown of the existing and future parkland needs, and *Figure 9-7* identifies the general target areas for future community parks.

As the population increases and demographics shift, continual assessment will be required to determine whether the quantity and type of parkland are meeting the changing needs of City residents. The City's Parks and Recreation Commission is a nine-member body responsible for reviewing parks and recreational facilities/programs, and for making recommendations to the City Council. The Commission and the Council will plan and evaluate the City's parks and recreational facilities by applying the parks definitions, standards, siting criteria, and guiding policies of this General Plan. Since this General Plan does not anticipate the City expanding beyond its current boundaries, the City has considered all potential recreation areas extending into the urban reserve.

**Figure 9-3  
PRIMARY TRAIL CORRIDOR**

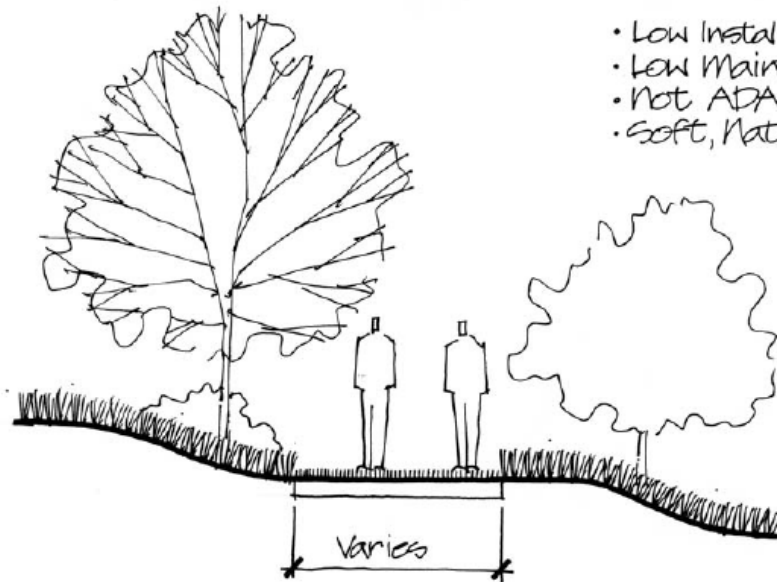


**Figure 9-4  
STREET SYSTEM TRAIL CORRIDOR**



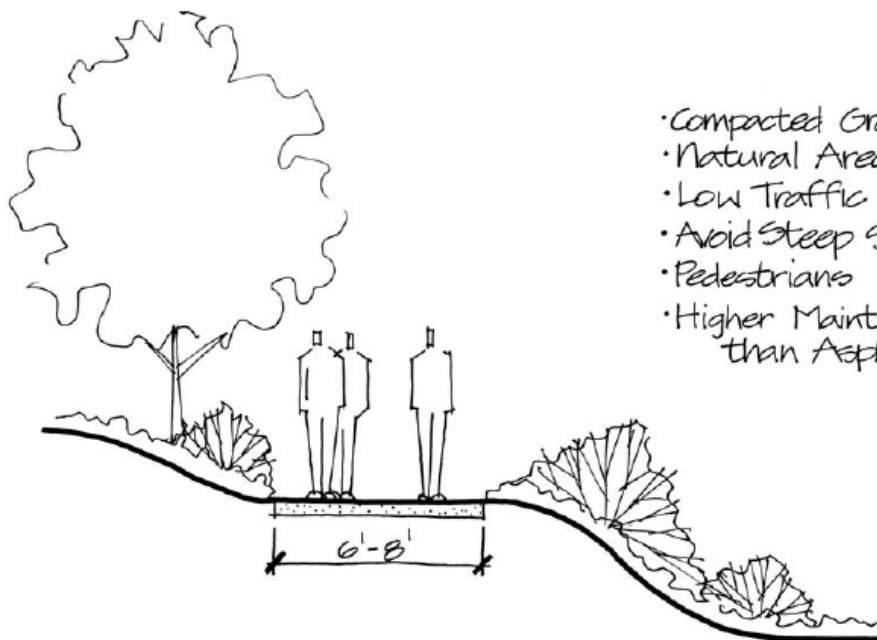
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**Figure 9-5  
GRASS TRAIL CORRIDOR**



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

**Figure 9-6  
LOW VOLUME TRAIL CORRIDOR**



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

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**Figure 9-7  
FUTURE COMMUNITY PARKS - TARGET AREAS**

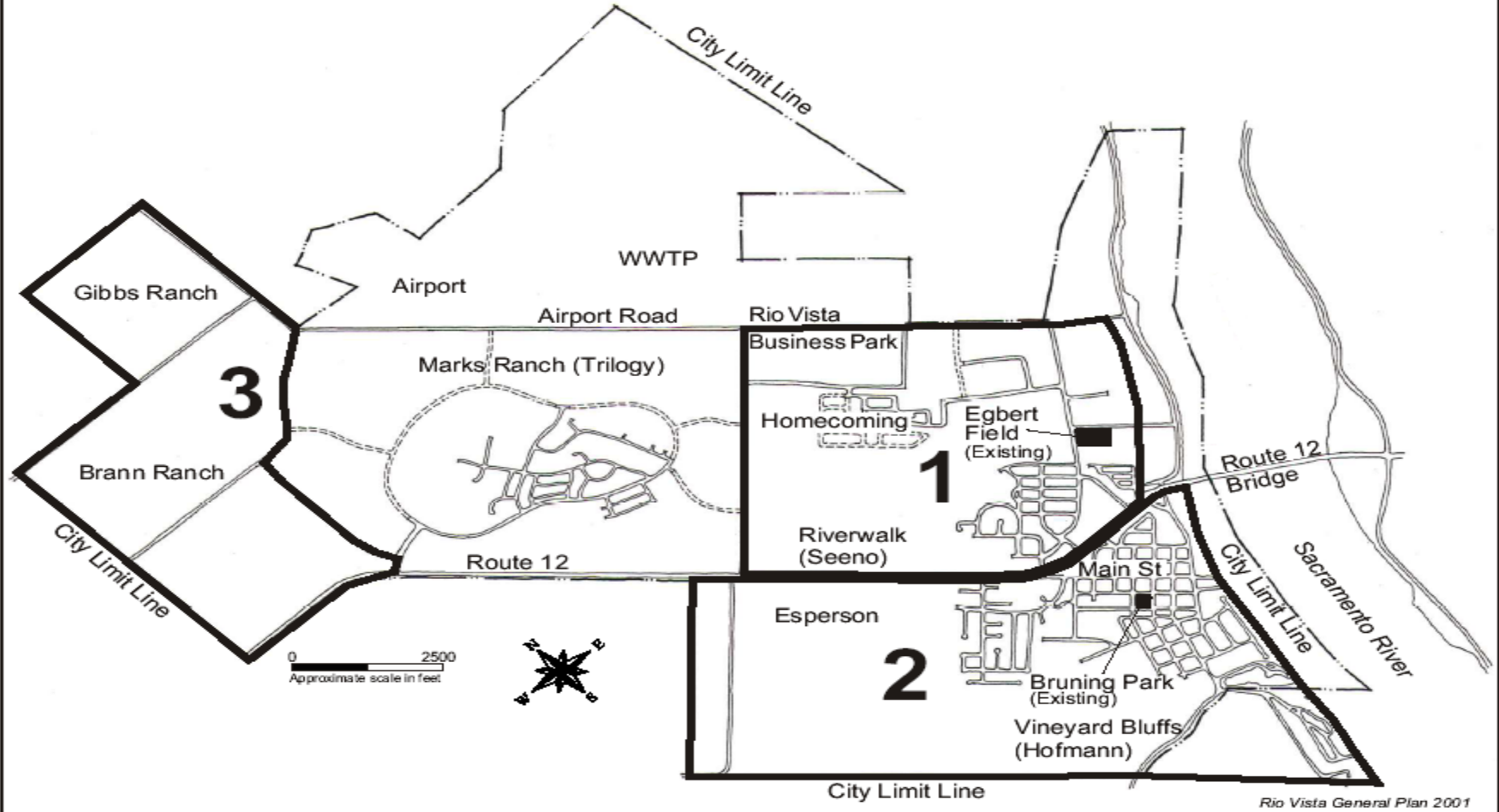


TABLE 9-3

Existing and Future Parklands Needs

	Neighborhood Parks (3 ac/1,000 pop)	Community Parks (2 ac/1,000 pop)	Trail Network (1 mi/1,000 pop)
Existing acreage	5.1	6.4	--- <sup>a</sup>
Existing need	9.3	4.3	18
Future need <sup>b</sup>	35.4	33.0	18

<sup>a</sup> Specific inventory unavailable.

<sup>b</sup> Based on General Plan buildout population of 18,000 persons.

During 1999-2000, the City evaluated Rio Vista’s existing parks inventory and then analyzed acreage needs for the provision of future recreation facilities. The inventory showed that, by 2000, the ratio of existing, active parkland to population was 1.5 acres per 1,000 residents.

**COMMUNITY COMPARISON OF PARKLAND STANDARDS**

Prior to this General Plan update, no park standard had been established on which to base the deficit of parkland. Therefore, the City completed a needs analysis to establish a park standard for incorporation into the General Plan. The study compared park standards of other jurisdictions, as illustrated in *Table 9-4*.

**ACTIVE PARKLAND DEDICATION**

The City will require dedication of parkland by new development in accordance with state and local requirements. An active parkland standard was developed by the City based on its needs analysis and will be instituted with this General Plan as described in the next section.

**ACTIVE PARKLAND STANDARD**

A 5-acre per 1,000 residents active parkland standard was established after completion of the needs study. Using this standard, the City determined that, in 2000, the citywide need was 83.7 acres, with an existing deficit of 15.3 acres. To remove this deficit, the City determined that new development’s responsibility would be 68.4 acres (of active parkland), while existing residents would be responsible for 15.3 acres.

The 5-acre parkland standard includes 2 acres of community parkland and 3 acres of neighborhood parkland, as shown in *Table 9-5*. As shown in *Figure 9-7*, three general areas have been designated as target areas for future community parks: two areas north of Highway 12 (River Walk property and Gibbs and Brann Ranches) and south of Highway 12 (Esperson property).

TABLE 9-4

Jurisdictional Parkland Dedication Requirements  
for Comparable Communities  
(Acres per 1,000 Population)

City	Neighborhood Park	Community Parks	Specialized (e.g., Trails)	Total Ac Standard
Rio Vista	1.0 Ac <sup>a</sup>	1.6 Ac <sup>a</sup>	N/A <sup>b</sup>	2.6 Ac/1000
Suisun City	5.0 Ac	2.5 Ac	N/A <sup>b</sup>	7.5 Ac/1000
Fairfield	3.0 Ac	2.0 Ac	N/A <sup>b</sup>	5.0 Ac/1000
Merced	3.5 Ac	1.5 Ac	N/A <sup>b</sup>	5.0 Ac/1000+
West Sacramento	2.0 Ac	3.0 Ac	N/A <sup>b</sup>	5.0 Ac/1000
Petaluma	2.0 Ac	3.0 Ac	N/A <sup>b</sup>	5.0 Ac/1000+
Davis	1.8 Ac	1.8 Ac	1.2 Ac	4.8 Ac/1000+
Vacaville	1.8 Ac	1.7 Ac	1.0 Ac	4.5 Ac/1000+
Pleasanton	---	---	---	5.0 Ac/1000+
Livermore	2.0 Ac	2.0 Ac	3.0 Ac	8.0 Ac/1000+
Dixon	1.2 Ac	3.8 Ac	---	5.0 Ac/1000+
Lodi	---	---	---	8.0 Ac/1000+
San Ramon	4.5 Ac	2.0 Ac	---	6.5 Ac/1000
Dublin	1.5 Ac	3.5 Ac	---	5.0 Ac/1000

<sup>b</sup> Plus regional/special use.

<sup>a</sup> Facilities planned for but no specific number of acres specified as a standard.

TABLE 9-5

Park Standards

Components	Neighborhood Park <sup>a</sup>	Community Park	Trails Network
Per/1,000 population	3 acres	2 acres	1 mile
Desired size	1 - 8 acres	10 - 20 acres	varied
Population served	1,600 - 2,700	5,000 - 10,000	City-wide
Service area	0.25 mile	N/A <sup>b</sup>	N/A <sup>b</sup>

<sup>a</sup> This category incorporates neighborhood squares (see definitions in Table 9-2).

<sup>b</sup> Geographically dispersed throughout the community.



Neighborhood parks should be a focal point for the local community. They provide space for residents to relax, play, and engage in informal recreational activities. The park improvements should be oriented toward the recreational needs of the neighborhood in which it is located. A neighborhood square is one version of a neighborhood park. These smaller activity areas are usually located in high-density residential areas where the “square” is the central focus of the neighborhood. *Figure 9-8 and Figure 9-9* illustrate prototype drawings of a 3-acre neighborhood square and a large, 5±-acre neighborhood park. Suggested criteria for the siting of active parkland are outlined in *Table 9-6*.

## **NATURAL GAS WELL RESERVE SITES**

Presently, the majority of natural gas well sites in the City are located on undeveloped or agricultural lands. With the development of Summerset/Trilogy and Homecoming in recent years, gas well sites have become an important consideration in subdivision site design. Due to the importance of ongoing natural gas operations, gas well site usage needs to be integrated carefully into future residential developments. Future residents in the vicinity of these sites must be informed of the operations relative to safety, noise, traffic, and duration of these facilities (*see the Safety & Noise element*).

Along with the constraints to land use associated with the gas well sites, their even distribution throughout the Plan area affords an opportunity to create parklands and open space. The linear character of the transmission line easements offers a valuable addition to the trail system. Prior to their operation, gas well reserve sites are to be considered as a neighborhood amenity and treated accordingly. It is the responsibility of the developer and the gas company to consider future potential neighborhood concerns in locating well sites. Accordingly, the City will review proposed locations during the development review process of the sites for mitigation and their compliance with appropriate ordinances (*see the Safety & Noise element*).

A gas well site’s approximate 300-foot-diameter is largely a no-build zone, with a relatively small interior portion used for natural gas production. The unused portion of the well site provides additional land that may be dedicated to passive parkland. *Figure 9-10* illustrates the concept of contiguous, usable area adjacent to a gas well site with the potential for parkland dedication.

## **NATURAL GAS WELL SITE DEDICATION**

The rectangular-shaped operations area in the middle of the “clear zone” shown in *Figure 9-10* will not be eligible for credit toward the City’s park space dedication/improvement requirement or toward park fees. However, the remaining portions of the sites (the “clear zone”) will be eligible if part of a contiguous, undivided site no less than 2 acres. This area would be configured as a neighborhood square, as shown earlier in *Figure 9-6*, or larger facility—at a minimum, the site should be usable as an informal play lawn, sitting area, or tot lot.

## **NATURAL GAS WELL SITE DEVELOPMENT STANDARDS**

To integrate natural gas well reserve sites into development areas, the following standards were developed as part of the General Plan update process. *Table 9-7* contains the Gas Well Site Development Standards that will be used throughout the City.

**Table 9-6  
ACTIVE PARK SITING CRITERIA**

**All Active-Recreation Parks**

- Locate centrally within designated service area
- Provide convenient and safe access for pedestrians, bicyclists, and autos
- Locate with frontage on at least one public street
- Choose sites with interesting or special features
- Locate parks in areas that can be viewed easily for security reasons
- Locate parks so as to link to existing and planned bike trails and other connections
- Avoid locating near possible hazards, such as heavy traffic, well sites, or industrial areas

**Neighborhood Parks**

- Locate within 0.25 mile of all residents they are designed to serve, to the extent feasible
- Locate frontage on collector streets when possible, especially when adjacent to school sites
- Locate in the interior of neighborhoods, where appropriate
- Utilize undevelopable "remainders" or odd-shaped parcels as additional open space amenities
- Utilize opportunities for preserving natural amenities
- Avoid separation of park and residential areas by major arterial or other barriers
- Limit activities that generate traffic from outside the neighborhood
- Plan for more active facilities when built in conjunction with school sites
- Provide off-street parking when located adjacent to school sites

**Community Parks**

- Locate with frontage on collector or arterial roadways
- Locate near prominent attractions, such as the Sacramento River
- Locate large, active facilities away from residential neighborhoods
- Provide adequate off-street parking

**Regional Parks**

No new regional parks are anticipated during the planning period of this General Plan.

Figure 9-8  
NEIGHBORHOOD SQUARE PROTOTYPE

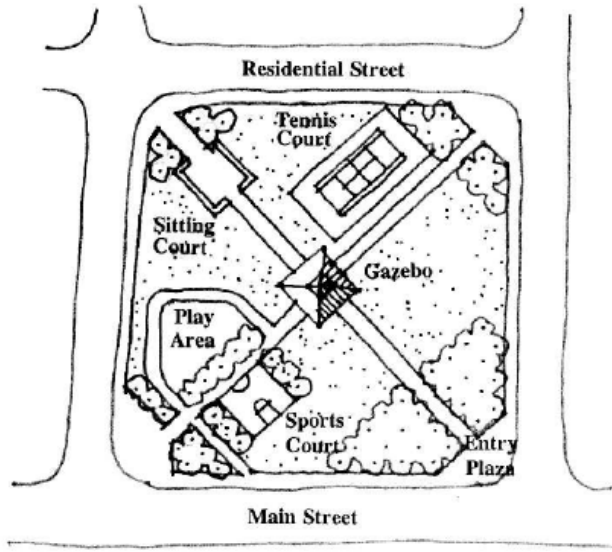
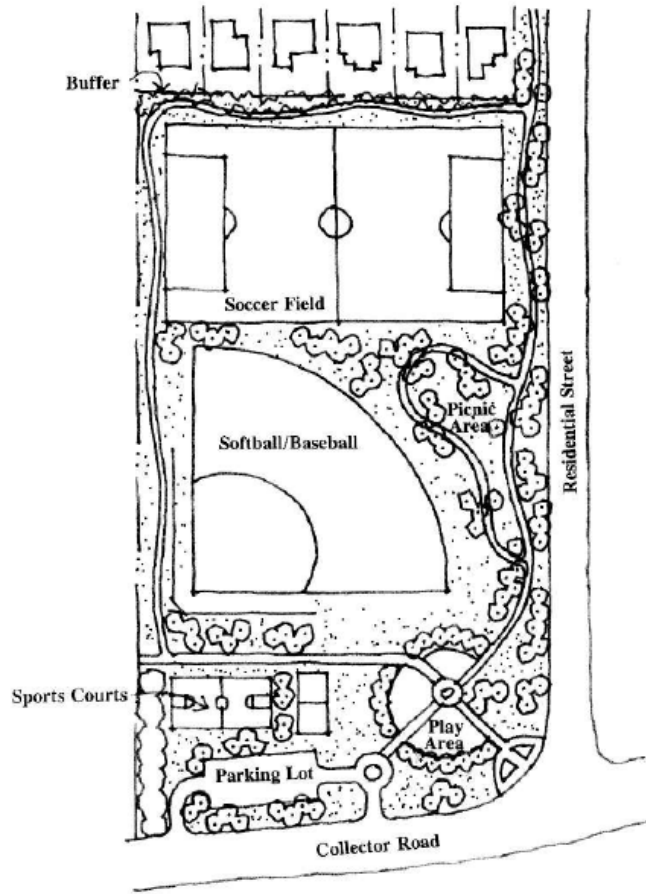
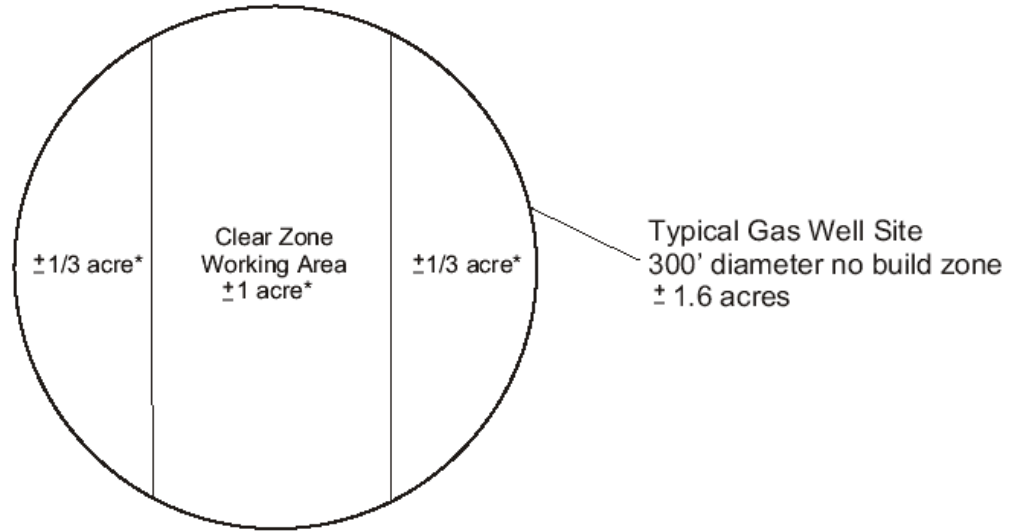


Figure 9-9  
NEIGHBORHOOD PARK PROTOTYPE

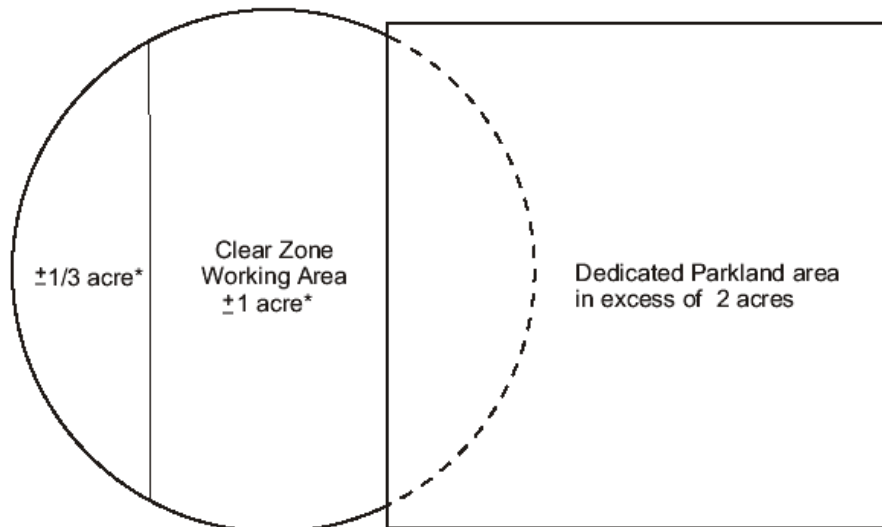


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**Figure 9-10  
USABLE PARKLAND ACREAGE AT GAS WELL SITE**



**Gas Well Site with Potential Contiguous Parkland**



\* Areas not eligible for parkland credit.

**Table 9-7**  
**GAS WELL SITE DEVELOPMENT STANDARDS**

- Gas well sites shall be included in passive areas on the perimeter of proposed development projects rather than the interior, whenever feasible.
- Gas well sites shall be located so that roads front on them and the number of lots backing on to them is minimized.
- The working area of the sites shall be clearly delineated both by signage and on-the-ground markers. Specific design approvals for these sites shall be made part of the development review process.
- Gas well sites shall be landscaped. Upon establishment or drilling of the gas well, the site shall be restored with landscaping, by the gas company, in compliance with the policies of this element and the Hydrocarbon (Natural Gas) Ordinance.
- Remaining portions inside the work area and the "clear zone" shall be maintained in landscaping, with any landscaping disturbed during drilling operations replaced after the drilling is complete.
- Access drives shall be paved with all-weather surface and shall be positioned on the site to create the least disturbance possible to the adjacent residences.
- If a gas well is established and remains in place, two levels of fencing and screening are required by the gas company:
  1. A decorative, solid wall or similar structure shall be established around the immediate perimeter of the well/equipment area.
  2. A decorative, transparent fencing, such as wrought iron or similar material, shall be placed around the portions of the work area used for access and maneuvering of trucks and equipment.

## **WATERFRONT**

More than commercial services are required for a downtown to prosper—recreational and cultural activities also are needed. The waterfront area, extending from Main Street to the Rio Vista Bridge, is a valuable land resource that can complement activity in the historic downtown core. This 8-acre area—bounded by Highway 12 on the north, Front Street on the west, Main Street on the south, and the Sacramento River on the east—provides myriad opportunities for public and private land uses to effectively link the river and downtown.

Opportunities for increased access and enjoyment of the City's riverfront are a high priority for Rio Vista residents, since present access to the river within the City is limited and discontinuous. This priority is evidenced by the City's current plans to reconstruct the public pier at the foot of Main Street. In addition, the waterfront is an area where water-oriented recreation can be encouraged, while a "working" waterfront remains for businesses that support the marine- and agriculture-related industries.

Site layout and design play a critical role in the enhancement of, and access to, the waterfront. Proper development of the parcels can provide sweeping vistas of the river, as the City's name "Rio Vista" depicts. Decks and balconies of buildings can face east toward the river. "Stepping down" or tiering building heights from east of Front Street toward the river can maximize river views and the aesthetic enjoyment of the waterfront.

These visions for the waterfront are design concepts contained in the *2001 Waterfront Conceptual Plan* (David Evans & Associates, 2001), which has recently been completed. This plan will assist the City and developers in implementing General Plan policies pertaining to the Sacramento River waterfront. Public use elements of the Conceptual Plan include a pedestrian boardwalk connecting Main Street and the Rio Vista Bridge, an upgrade of the fishing pier adjacent to the bridge, bank stabilization, and landscaping. The enhanced setting and additional foot traffic are expected to increase the recreational value of the waterfront. New construction, private restoration, and reorientation of existing buildings along the river frontage also will significantly improve this important area of the City. (*Development of the waterfront is discussed in detail in the Community Character & Design element.*)

### **FORMER ARMY RESERVE BASE**

The former U.S. Army Reserve Base, located along the Sacramento River just southwest of the downtown, is presently in the process of being conveyed from the U.S. Army to the City of Rio Vista. The conveyance is subject to the condition that the City use the property for recreational purposes.

In 1998, the *Rio Vista Army Base Reuse Plan* (Economic & Planning Systems, 1998) was prepared to develop a series of goals and objectives for the 23-acre parcel that will guide the redevelopment and reuse of the former Army Reserve Base site. Various options are presented in the plan to provide the City with a range of development scenarios. A few of the potential uses include marine research center, conference center/retreat, and other water-related private/public recreational uses.

Prior to any decisions concerning the site's use, the City will continue to work with the U.S. Army in an environmental assessment of the site. Once the site assessment has been completed, the City will take additional steps toward planning for site development.

## F. Goals, Policies, and Implementing Actions

The implementing actions associated with each policy are fully described at the end of this chapter.

### SACRAMENTO RIVER

**GOAL 9.1 TO PROVIDE PUBLIC ACCESS AND VIEW OPPORTUNITIES ON THE SACRAMENTO RIVER TO THE MAXIMUM EXTENT FEASIBLE.**

<b>Policy</b>	<b>Implementing Action</b>
9.1.A As development and redevelopment occur, the City shall require public access to the Sacramento River from the nearest public street and walkways.	OSR-1 <i>Development Review</i> OSR-2 <i>Dedications, Fees, and Exactions</i> OSR-3 <i>Rio Vista Waterfront Plan</i> OSR-4 <i>Army Base Reuse Master Plan</i>
9.1.B A pedestrian boardwalk shall be provided along the waterfront that links Main Street to the Rio Vista Bridge.	OSR-3 <i>Rio Vista Waterfront Plan</i> OSR-5 <i>Local, State, and Federal Funds</i>
9.1.C The City shall enhance the Sacramento River and its waterfront as a scenic resource consistent with water-oriented recreation.	OSR-1 <i>Development Review</i> OSR-3 <i>Rio Vista Waterfront Plan</i> OSR-4 <i>Army Base Reuse Master Plan</i> OSR-5 <i>Local, State, and Federal Funds</i> OSR-6 <i>Design Guidelines</i>
9.1.D Public access shall be provided to the River through the former Army Reserve Base site.	OSR-4 <i>Army Base Reuse Master Plan</i> OSR-5 <i>Local, State, and Federal Funds</i>
9.1.E The City shall pursue a pedestrian connection between the former Army Reserve Base site and Sandy Beach Regional Park.	OSR-4 <i>Army Base Reuse Master Plan</i> OSR-5 <i>Local, State, and Federal Funds</i>

## OPEN SPACE, PATHS, AND TRAILS

**GOAL 9.2 TO CREATE AN OPEN SPACE SYSTEM IN RIO VISTA THAT SERVES THE NEEDS OF THE COMMUNITY, PRESERVES KEY SCENIC CORRIDORS, AND LINKS ACTIVITY CENTERS.**

<b>Policy</b>	<b>Implementing Action</b>	
9.2.A An integrated open space network within the City shall be developed that links open space and natural habitat resources, recreation areas, schools, downtown, the waterfront, and residential neighborhoods.	OSR-2 OSR-7 OSR-8 OSR-9 OSR-10	<i>Dedications, Fees, and Exaction Park Definitions, Standards, and Siting Criteria Trails and Pathways Map Development Agreements Sensitive Local Resource Areas Map</i>
9.2.B An interconnecting system of open space corridors shall be provided that incorporates trails and pedestrian paths.	OSR-2 OSR-7 OSR-8 OSR-9 OSR-10	<i>Dedications, Fees, and Exaction Park Definitions, Standards, and Siting Criteria Trails and Pathways Map Development Agreements Sensitive Local Resource Areas Map</i>
9.2.C Opportunities for preservation and maintenance of open space resources shall be maximized, including the establishment of private open space areas and coordination with private and public organizations.	OSR-2 OSR-5 OSR-9 OSR-10 OSR-11	<i>Dedications, Fees, and Exaction Local, State, and Federal Funds Development Agreements Sensitive Local Resource Areas Map Interagency Coordination</i>
9.2.D All new development shall be required to provide direct or alternative linkages to existing and planned open space systems where feasible.	OSR-1 OSR-2 OSR-7	<i>Development Review Dedications, Fees, and Exactions Park Definitions, Standards, and Siting Criteria</i>



**GOAL 9.3 TO DEVELOP A COMPREHENSIVE AND UNIFIED TRAILS AND PATHWAYS SYSTEM THAT ADDRESSES THE RECREATION AND TRANSPORTATION ASPECTS OF BICYCLE AND PEDESTRIAN TRAVEL.**

<b>Policy</b>	<b>Implementing Action</b>
9.3.A The City shall acquire land for, and provide trails and paths to and through, scenic areas, natural habitats, open spaces, and existing and proposed urban areas.	OSR-2 <i>Dedications, Fees, and Exactions</i> OSR-5 <i>Local, State, and Federal Funds</i>
9.3.B Floodways, and floodplains as needed, shall be reserved and/or acquired in fee or by easement for trails and passive recreation to accommodate the facilities shown on the adopted Trails & Pathways Map in the Circulation & Mobility element.	OSR-2 <i>Dedications, Fees, and Exactions</i> OSR-8 <i>Trails and Pathways Map</i> OSR-10 <i>Sensitive Local Resource Areas Map</i>
9.3.C Bikeways, hiking trails, equestrian trails, rest areas, and picnicking accommodations shall be located within designated trail corridors wherever feasible.	OSR-1 <i>Development Review</i> OSR-2 <i>Dedications, Fees, and Exactions</i> OSR-6 <i>Design Guidelines</i> OSR-7 <i>Park Definitions, Standards, and Siting Criteria</i> OSR-8 <i>Trails and Pathways Map</i> OSR-9 <i>Development Agreements</i> OSR-12 <i>Parks Master Plan</i>
9.3.D Land development shall allow sufficient right-of-way along designated trails to ensure that scenic and aesthetic qualities of the corridor are maintained.	OSR-1 <i>Development Review</i> OSR-2 <i>Dedications, Fees, and Exactions</i>
9.3.E Designated trails or corridors in new development shall be constructed by the developer and offered for dedication to the City.	OSR-1 <i>Development Review</i> OSR-2 <i>Dedications, Fees, and Exactions</i> OSR-8 <i>Trails and Pathways Map</i>

<b>Policy</b>	<b>Implementing Action</b>
9.3.F As with streets and sidewalks, trails or corridors within the public right-of-way shall be considered right-of-way improvements as required by State law and City ordinance, rather than trail or parkland dedication.	OSR-1 <i>Development Review</i> OSR-2 <i>Dedications, Fees, and Exactions</i> OSR-8 <i>Trails and Pathways Map</i>
9.3.G The City shall complete the trail system within previously developed areas or public lands.	OSR-5 <i>Local, State, and Federal Funds</i> OSR-8 <i>Trails and Pathways Map</i>
9.3.H Trails or trail/open space corridors shall be located adjacent to streets and/or areas that facilitate pedestrian access wherever feasible.	OSR-6 <i>Design Guidelines</i> OSR-7 <i>Park Definitions, Standards, and Siting Criteria</i> OSR-8 <i>Trails and Pathways Map</i> OSR-12 <i>Parks Master Plan</i>
9.3.I The City's minimum trails standard per 1,000 residents shall be as follows: 1 mile of developed trail or 3 acres of trails corridor space, whichever is greater.	OSR-7 <i>Park Definitions, Standards, and Siting Criteria</i> OSR-13 <i>General Plan Update</i>

**GOAL 9.4 TO SUPPORT THE PRESERVATION AND ENHANCEMENT OF NATURAL LANDFORMS, NATURAL VEGETATION, AND NATURAL RESOURCES AS OPEN SPACE TO THE MAXIMUM EXTENT FEASIBLE.**

<b>Policy</b>	<b>Implementing Action</b>
9.4.A The City shall provide open space protection for areas of natural resource and scenic value, including wetlands, riparian corridors, floodplains, woodlands, and hillsides.	OSR-1 <i>Development Review</i> OSR-6 <i>Design Guidelines</i> OSR-10 <i>Sensitive Local Resource Areas Map</i> OSR-14 <i>Environmental/Visual Constraints Map</i>

<b>Policy</b>	<b>Implementing Action</b>
9.4.B New development shall be designed and constructed to preserve hillsides, scenic and trail corridors, streams and streamside vegetation, wetlands, wildlife corridors, and any other areas of special ecological significance.	OSR-1 <i>Development Review</i> OSR-6 <i>Design Guidelines</i> OSR-10 <i>Development Agreements</i> OSR-14 <i>Environmental/Visual Constraints Map</i>
9.4.C Maintenance of identified open space areas within development areas shall be required.	OSR-15 <i>Park Maintenance Program</i>

## **PARKS AND RECREATION**

**GOAL 9.5 TO PROVIDE A VARIETY OF LEISURE, RECREATIONAL, AND CULTURAL OPPORTUNITIES FOR RIO VISTA RESIDENTS AND VISITORS.**

<b>Policy</b>	<b>Implementing Action</b>
9.5.A The City shall develop recreational programs and events for all ages, interests, and activity levels.	OSR-12 <i>Parks Master Plan</i> OSR-16 <i>Public Involvement</i> OSR-17 <i>Public Facilities Update</i>
9.5.B The City shall continue to develop and support youth recreation and programs.	OSR-12 <i>Parks Master Plan</i> OSR-16 <i>Public Involvement</i> OSR-17 <i>Public Facilities Update</i>
9.5.C The City shall continue to develop and support senior recreational opportunities.	OSR-12 <i>Parks Master Plan</i> OSR-16 <i>Public Involvement</i> OSR-17 <i>Public Facilities Update</i>
9.5 D The City shall continue to develop and support recreational opportunities for adults, including facilities and programs that are handicapped accessible to the extent feasible.	OSR-12 <i>Parks Master Plan</i> OSR-16 <i>Public Involvement</i> OSR-17 <i>Public Facilities Update</i>

**GOAL 9.6 TO PROVIDE WELL DESIGNED PARKS AND RECREATIONAL FACILITIES THAT ARE ACCESSIBLE, ATTRACTIVE, AFFORDABLE, SAFE, AND UNCROWDED.**

<b>Policy</b>	<b>Implementing Action</b>
9.6.A All regulation sports and facilities that regularly attract usage from outside the immediate neighborhood shall be located in community parks.	OSR-7 <i>Park Definitions, Standards, and Siting Criteria</i> OSR-12 <i>Parks Master Plan</i>
9.6.B The City shall site parks based on maximum accessibility, proper topography, and safety for park users.	OSR-6 <i>Design Guidelines</i> OSR-7 <i>Park Definitions, Standards, and Siting Criteria</i> OSR-15 <i>Park Maintenance Program</i>
9.6.C Designs of City parks, trails, and open spaces shall consider ease of maintenance, energy efficiency, and ongoing maintenance and operation costs.	OSR-5 <i>Local, State, and Federal Funds</i> OSR-7 <i>Park Definitions, Standards, and Siting Criteria</i> OSR-15 <i>Park Maintenance Program</i> OSR-18 <i>Water and Energy Conservation Program</i>

**GOAL 9.7 TO PROVIDE PARKS IN THE CITY, CONSISTENT WITH THE RATE OF RESIDENTIAL DEVELOPMENT.**

<b>Policy</b>	<b>Implementing Action</b>
9.7.A The City shall provide sufficient acreage of parks needed to meet the active and passive recreation demands of the community.	OSR-7 <i>Park Definitions, Standards, and Siting Criteria</i> OSR-12 <i>Parks Master Plan</i> OSR-13 <i>General Plan Update</i>
9.7.B The City shall correct deficiencies and upgrade existing parks and recreation facilities to function effectively and serve more residents.	OSR-7 <i>Park Definitions, Standards, and Siting Criteria</i> OSR-12 <i>Parks Master Plan</i> OSR-15 <i>Park Maintenance Program</i> OSR-17 <i>Public Facilities Update</i>

<b>Policy</b>	<b>Implementing Action</b>
9.7.C Developers of housing shall dedicate parkland or pay in-lieu fees in accordance with the park standards of this element.	OSR-2 <i>Dedications, Fees, and Exactions</i> OSR-12 <i>Parks Master Plan</i>
9.7.D New housing developments shall provide adequate neighborhood park acreage, as specified in the City's adopted standards, within or near proposed projects.	OSR-1 <i>Development Review</i> OSR-2 <i>Dedications, Fees, and Exactions</i> OSR-7 <i>Park Definitions, Standards, and Siting Criteria</i> OSR-12 <i>Parks Master Plan</i>
9.7.E At least one neighborhood park site within large development projects shall be greater than 4 acres.	OSR-1 <i>Development Review</i> OSR-9 <i>Development Agreements</i> OSR-12 <i>Parks Master Plan</i>
9.7.F The City shall work with the appropriate public agencies to identify and evaluate public lands for potential park acquisition.	OSR-5 <i>Local, State, and Federal Funds</i> OSR-11 <i>Interagency Coordination</i>
9.7.G The City's minimum standard for required parkland per 1,000 residents shall be as shown in <i>Table 9-4</i> .	OSR-1 <i>Development Review</i> OSR-2 <i>Dedications, Fees, and Exactions</i> OSR-7 <i>Park Definitions, Standards, and Siting Criteria</i> OSR-13 <i>General Plan Update</i>
9.7.H Parks shall be developed in accordance with the siting criteria in the Open Space & Recreation element.	OSR-7 <i>Park Definitions, Standards, and Siting Criteria</i>

**GOAL 9.8 TO DESIGN PARKS THAT ENHANCE NEIGHBORHOOD IDENTITY AND CHARACTER, AS WELL AS SERVE RECREATIONAL FUNCTIONS.**

<b>Policy</b>	<b>Implementing Action</b>
9.8.A Each park shall be given a unique identity and character through differentiated plantings, play structures, and terrain.	OSR-1 <i>Development Review</i> OSR-6 <i>Design Guidelines</i> OSR-12 <i>Parks Master Plan</i> OSR-19 <i>Landscape Ordinance</i>

<b>Policy</b>	<b>Implementing Action</b>
9.8.B Parks shall be designed to promote community focal points and ease of access.	OSR-1 <i>Development Review</i> OSR-6 <i>Design Guidelines</i> OSR-12 <i>Parks Master Plan</i> OSR-19 <i>Landscape Ordinance</i>
9.8.C Neighborhood parks shall be located in secure areas within subdivisions.	OSR-1 <i>Development Review</i> OSR-6 <i>Design Guidelines</i> OSR-12 <i>Parks Master Plan</i>
9.8.D Parks shall be sited so that street frontage_or other open space occurs on at least three sides.	OSR-7 <i>Park Definitions, Standards, and Siting Criteria</i>

**GOAL 9.9 TO DESIGN NATURAL GAS WELL SITES AND ADJACENT BUFFER AREAS TO PROVIDE SAFE AND ATTRACTIVE OPEN SPACES WITHIN DEVELOPMENT AREAS.**

<b>Policy</b>	<b>Implementing Action</b>
9.9.A All natural gas reserve areas and abutting easements within development areas shall be planned and attractively landscaped as development occurs, in accordance with the standards contained in the Open Space & Recreation element.	OSR-1 <i>Development Review</i> OSR-7 <i>Park Definitions, Standards and Siting Criteria</i> OSR-19 <i>Landscape Ordinance</i>
9.9.B Attractive informational signage regarding the future use of the natural gas well sites shall be installed at the gas reserve well sites prior to the sale of lots within each development area.	OSR-1 <i>Development Review</i> OSR-19 <i>Landscape Ordinance</i> OSR-20 <i>Sign Ordinance Review and Update</i>
9.9.C Natural gas well site landscaping shall be restored upon completion of drilling operations.	OSR-1 <i>Development Review</i> OSR-19 <i>Landscape Ordinance</i>

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9.9.D	Areas adjacent to natural gas well sites proposed for dedication as passive parklands shall contain no less than 2 acres of land that are contiguous and undivided, as shown in <i>Figure 9-7</i> .	OSR-1	<i>Development Review</i>
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9.9.E	Where appropriate, natural gas transmission line easements shall be integrated into the public trail system.	OSR-1 OSR-9 OSR-11	<i>Development Review</i> <i>Development Agreements</i> <i>Interagency Coordination</i>
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9.9.F	The City shall require the development standards in the design, installation and operation of natural gas well sites as shown in <i>Table 9-7</i> .	OSR-1	<i>Development Review</i>
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## **G. Implementing Actions for Open Space & Recreation (OSR)**

Each of the following actions will be used, wherever appropriate, to implement the goals and policies of the Open Space & Recreation element.

### **OSR-1 DEVELOPMENT REVIEW** *(Existing)*

The City will continue with its development review process in accordance with the requirements and policies contained in such documents as the General Plan, Zoning Ordinance, Hydrocarbon (Natural Gas) Ordinance, Subdivision Ordinance and Subdivision Map Act, California Environmental Quality Act, and other relevant statutes. The Parks and Recreation Commission and other interested agencies will be consulted about development proposals that may affect parks and recreational facilities. Any comments and recommended mitigation will be considered during the review process. Development review will address the need for park facilities; the timing and provision of such facilities; the design relationship between the parks and adjacent development; gas well site planning, locations, landscaping and improvements; trail locations, improvements, and construction; and preservation of open space areas. Locations and design of all open space facilities must be approved by the City prior to issuance of any entitlements or permits.

### **OSR-2 DEDICATIONS, FEES, AND EXACTIONS** *(Existing)*

The City will require new residential development to dedicate land or pay in-lieu fees (up to 3 acres) and pay park fees for land purchase and development costs at the standard of 5 acres and 1 mile of trail per 1,000 residents. Dedications of trail and path rights-of-way will be required on properties where trails are indicated on the Trails and Pathways Map. All trails will be designated for pedestrians and cyclists unless otherwise indicated. The City will use its legal authority to ensure compliance with the General Plan standards for park dedication.

### **OSR-3 RIO VISTA WATERFRONT PLAN** *(Existing)*

The City will continue to prepare and subsequently implement the Waterfront Conceptual Plan. The plan is intended to provide the design for public access along the riverfront. The design is to incorporate and complement future commercial development, in addition to providing a physical and visual linkage between Highway 12 businesses, the waterfront, and downtown.

### **OSR-4 ARMY BASE REUSE MASTER PLAN** *(Adopted January 1999)*

The *Rio Vista Army Base Reuse Master Plan* (Economic & Planning Systems, Inc., 1998) describes the potential opportunities and constraints associated with reuse of the former Army Reserve Base. Site development will take advantage of the waterfront location and emphasize the water-oriented nature of Rio Vista. Public recreation will be a key component of the plan. The City envisions a tiered planning process, in which the individual elements of the plan and



funding sources will be identified as part of a cooperative effort with interested and responsible agencies.

**OSR-5 LOCAL, STATE, AND FEDERAL FUNDS**  
*(Existing and Proposed)*

The City will continue to pursue existing and alternative sources of funding in order to provide parklands and facilities that will adequately meet community needs. The City will identify and evaluate financial mechanisms that can be used to maintain and operate recreational facilities and protect the City's investment in them. The City will identify funding to obtain easements in order to accommodate the facilities and construct trails and paths through floodway and floodplain areas as needed along the length of all waterways, as shown on the adopted Trails and Pathways Map. Other sources may include State bond acts, federal and state grants, assessment districts, and public/private partnerships. Neighborhood groups may be an additional source of finance and voluntary labor to meet recreational needs.

**OSR-6 DESIGN GUIDELINES**  
*(Proposed)*

The City will develop and adopt design guidelines for parks, open space, trails, and pathways that are consistent with the environmental design criteria contained in the Community Character & Design and the Circulation & Mobility elements. These guidelines will provide specific development criteria for bridges and other public improvements, including specifications for grade separation between roadways and trails (where feasible). The design guidelines will identify needed improvements to Highway 12 adjacent to the Esperson and River Walk properties, including an overpass to accommodate a trail crossing, as shown on the Trails and Pathways Map.

**OSR-7 PARK DEFINITIONS, STANDARDS, AND SITING CRITERIA**  
*(Proposed)*

The City will use the parks definitions, standards, and siting criteria as defined in the Open Space & Recreation element to plan for future parks and recreation facilities. These guidelines will be used to allow the City flexibility for varying circumstances—in terms of size, facilities, and service areas—in order to ensure that existing and future needs are met. The Parks and Recreation Commission will establish the performance standards that include objectives and criteria for identifying park sites, trails, paths, and all publicly maintained land used for recreational purposes. These standards will differentiate between active and passive recreation, and will address the parklands deficit in terms of the number and kinds of facilities, appropriate levels of improvements and maintenance, and distribution of such facilities throughout the City.

**OSR-8 TRAILS AND PATHWAYS MAP**  
*(To be adopted as part of this General Plan)*

A comprehensive trails system will be instituted for the entire Planning Area as part of the Circulation & Mobility element of this General Plan (see *Figure 8-7* in Chapter 8). This map will serve as the basis for any future trails masters plan that could establish priorities and identify

funding for trail development. The City and private developers will construct trails and paths in accordance with the adopted Trails and Pathways Map. All proposed trails will undergo design review to ensure proper implementation of the Trails and Pathways Map.

**OSR-9            DEVELOPMENT AGREEMENTS**  
*(Proposed)*

The City will use the development agreement process to facilitate the design and development of project areas that are consistent with the goals and policies of this element. Development agreements should specify the timing and construction of project improvements, including gas reserve sites, parklands, trails, and open space areas. Requirement for improvements and/or dedications and any credit to apply to park and open space standards will be determined through this process.

**OSR-10          SENSITIVE LOCAL RESOURCE AREAS MAP**  
*(To be adopted as part of this General Plan)*

The General Plan identifies several significant areas in the Rio Vista Planning Area where one or more sensitive natural resources may be concentrated or that may feature several of these resources. Throughout the General Plan, these significant areas are referred to as “sensitive local resource areas” (SLRA). SLRA can be defined as “areas possessing one or more natural resources that, when taken together, create a feature that is uniquely representative of Rio Vista’s character.” The SLRAs are mapped in *Figure 10-2* in the Resource Management & Conservation element, as areas that are to be preserved to the extent feasible during the course of development. The SLRAs boundaries map is not intended to be exact but is drawn in general form to serve as an overlay that will guide the project design and development phases in affected areas.

**OSR-11          INTERAGENCY COORDINATION**  
*(Existing)*

The City staff and Parks and Recreation Commission will confer with other jurisdictions, in an effort to identify new programs and approaches to parks, trails, and open space development that have proven successful in other communities.

The City should develop joint powers agreements with the school districts, public utilities, the County, and other agencies to develop, administer, and use parks, open space, and recreation facilities and programs. These agreements could facilitate use of non-City owned properties including, but not limited to, undeveloped well sites and schools.

**OSR-12          PARKS MASTER PLAN**  
*(Proposed)*

The City will prepare a Parks Master Plan prior to or concurrent with project approvals associated with the Esperson, Brann Ranch, or River Walk properties. With this plan, community park sites will be identified, and the City can work with developers to identify desired neighborhood park sites well in advance of subdivision development. The Parks Master Plan may include one or more of the following components:

- Identification of existing and proposed active and passive recreation lands, including large private properties, that are candidates for park acquisition by the nature of their location or resources. Consideration will depend on resident characteristics and needs, with emphasis on clustering and interconnecting community facilities, including schools.
- Identification of desirable park locations. General community park locations may include:
  - North of Highway 12 - Egbert Field, River Walk property (future development), the City-owned site adjacent to D. H. White School, or some combination of these.
  - Gibbs/Brann Ranch, if Gibbs becomes family housing, or a smaller facility if developed as senior housing.
  - South of Highway 12 - former Army Reserve Base, high school, Riverview School, and Esperson property (future development).
- A prioritized list of properties to be leased or acquired when funding becomes available or opportunities arise.
- Assessment of City-wide recreation needs, demographics, and recreation trends.
- Identification of any parks and recreation deficiencies in the City and identification of programs to bring them up to City standards.
- Identification of potential sites for specialized activities, such as skateboarding.
- Establishment of a unified theme for parks by creating a park logo and a consistent design for park signs.
- Determination of the active needs of the population and establishment of facility standards that can be used for planning future park and recreation facilities.
- Conceptual plans for a community center, in either new or existing buildings, to include space for a museum, performing arts, arts and crafts studios, kitchen, day care, and after-school facilities.
- Conceptual landscaping plans for the triangular parcel between Main Street and Highway 12 and the area within the westbound Highway 12 off-ramp at the Rio Vista Bridge as beautification areas and entrances to the City.
- Development of a catalogue of gifts and donations to the City, suitable for park and recreation purposes.
- Identification of general design and siting standards to ensure efficient and safe park facilities.

- Establishment of a schedule for the annual evaluation, maintenance, and adequate replacement of existing recreational and cultural facilities.

**OSR-13            GENERAL PLAN UPDATE**  
*(Proposed)*

The City will re-assess its parks and recreation needs every 5 years as part of the General Plan update.

**OSR-14            ENVIRONMENTAL/VISUAL CONSTRAINTS MAP**  
*(Proposed)*

The City will require with each development proposal an environmental/visual constraints map, based on the findings of a project-specific biological assessment and consistent with General Plan goals and policies. These maps will consider the potential open space opportunities illustrated in *Figure 9-1* and in *Figure 10-2*, the Sensitive Local Resource Areas Map.

**OSR-15            PARK MAINTENANCE PROGRAM**  
*(Existing)*

Rio Vista’s Public Works Department will continue to maintain the City’s parks and recreation lands, including open space areas with recreation value. New development areas will be required to identify resources for the maintenance of future parks and recreation lands. Ongoing maintenance mechanisms may include a homeowner’s association; dedication to the City with the formation of a maintenance assessment district, capital facilities, and maintenance district; or other mechanism. Conveyance to other private entities, either profit or non-profit, may be an option if sufficient assurances are in place for the continued maintenance of the area.

**OSR-16            PUBLIC INVOLVEMENT**  
*(Existing)*

The City will actively solicit Public Involvement in the planning and development of parks and recreational programs to more effectively meet the needs of City residents. The City will involve teens, seniors, and other interest groups in the development of recreational and cultural programs to meet the needs of specific user groups. A primary means of public input will be through the Parks and Recreation Commission and the City Council, the bodies that review and act on proposed recreation improvements and programs. Standards for parks, recreation facilities, and trails – as well as financial mechanisms for their operation and maintenance – are reviewed by these bodies.

**OSR-17            PUBLIC FACILITIES UPDATE**  
*(Proposed)*

The City will annually review and update the list of public facilities, including requirements for the use of these facilities, needed at various park sites. This list will be distributed throughout the community for review and comment.

**OSR-18**            **WATER AND ENERGY CONSERVATION PROGRAM**  
*(To be adopted as part of this General Plan)*

The City will develop and design parks, golf courses, and other recreation lands consistent with the Resource Conservation & Management element of the General Plan. The City will incorporate water and energy conservation measures into the design of recreation facilities. The City will adopt landscaping and maintenance practices that conform to the conservation standards set forth in the Resource Conservation & Management element.

**OSR-19**            **LANDSCAPE ORDINANCE**  
*(Proposed)*

The City will adopt and implement a landscape ordinance, establishing standards that will enhance the character of neighborhood parks by adding landscaping, sculpture, and seating. The standards will include varying the landscaping, improvements, and construction materials from park to park. In addition, the ordinance will provide standards for water-conserving landscaping that will reduce water use in developments. Requirements will specify use of trees and other vegetation in new development in order to provide shade and reduce energy demands for cooling. This ordinance will be applied in the design and development of City parks and recreation facilities, and will be developed consistent with the provisions of the Resource Conservation & Management element.

**OSR-20**            **SIGN ORDINANCE REVIEW AND UPDATE**  
*(Proposed)*

The City's Sign Ordinance Review and Update will be revised to include specific requirements relating to informational signage at gas well reserve sites. Signage will be required at all well sites in prominent locations to inform future residents of the potential for gas well drilling and production. The signage will provide location of detailed information on the operation and responsible parties. *(Also see informational requirements for natural gas well sites in the Safety & Noise element.)*