



REGULAR OPEN SPACE, ACTIVE TRANSPORTATION, AND SUSTAINABILITY COMMISSION MEETING AGENDA

City Hall - Council Chambers
4381 Broadway, Ste. 201, American Canyon
November 1, 2023
6:30 PM

Chair: Tara McClinton-Horner

Vice Chair: Scott Artis

Commissioners: Barry Christian, Sean Hughes, Nance Matson

Youth Commissioner: Allison Bencsik

Tonight's meeting is a limited public forum. American Canyon promotes respectful and responsible behavior among its meeting participants, whether they are present in person or remotely. Using offensive language or remarks that promote, foster, or perpetuate discrimination based on race, creed, color, age, religion, gender marital status, status regarding public assistance, national origin, physical or mental disability or sexual orientation/gender identification, as well as any other category protected by federal, state or local laws will not be tolerated. In the case of an occurrence, the speaker will be immediately disconnected from the microphone.

Open Space, Active Transportation, and Sustainability Commission and other public meetings will be conducted in person at City Hall, 4381 Broadway, Suite 201, American Canyon, CA 94503. This meeting is also available via Zoom Teleconferencing as a convenience for public participation. This meeting will be broadcast live to residents on Napa Valley TV, on our website [here](#) and on YouTube [here](#). Should technical issues with Zoom occur, please select another viewing option.

PUBLIC PARTICIPATION

Oral comments, during the meeting: A Zoom Webinar has been established for public comments made via zoom. To give your public comment via zoom, connect via the below link and use the "raise your hand" tool, or call into the zoom meeting at 408-638-0968 and press *9 to "raise your hand" when the item is called. To avoid confusion, all hands raised outside of Public Comment periods will be lowered.

Written comments, via eComments: Please submit written comments through the eComments link, located on the Meetings & Agendas page of our website [here](#). Comments will be available to OSATS Commissioners in real time. To allow for review of comments, eComments will close at 3:00 pm on the day of the meeting. All comments received will be posted online and become part of the meeting record.

Zoom Meeting Link: [Click here.](#)

Webinar ID: 837 4782 7737 **Passcode:** 726603

The above-identified measures exceed all legal requirements for participation in public comment, including those imposed by the Ralph M. Brown Act. For more information, please call the Office of the City Clerk at (707) 647-4369 or email cityclerk@cityofamericancanyon.org.

AGENDA MATERIALS: Open Space, Active Transportation, and Sustainability Commission agenda materials are published 72 hours prior to the meeting and are available to the public via the City's website at www.cityofamericancanyon.org.

AMERICANS WITH DISABILITIES ACT: The Open Space, Active Transportation, and Sustainability Commission will provide materials in appropriate alternative formats to comply with the Americans with Disabilities Act. Please send a written request to City Clerk at 4381 Broadway, Suite 201, American Canyon, CA 94503 or by email to cityclerk@cityofamericancanyon.org. Include your name, address, phone number and brief description of the requested materials, as well as your preferred alternative format or auxiliary aid, at least three calendar days before the meeting.

6:30 P.M. REGULAR MEETING

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATIONS

There are no presentations.

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA

*This time is reserved for members of the public to address the Open Space, Active Transportation, and Sustainability Commission on items of interest that are not on the Agenda and are within the subject matter jurisdiction of the Open Space, Active Transportation, and Sustainability Commission. It is recommended that speakers limit their comments to 3 minutes each and it is requested that no comments be made during this period on items on the Agenda. Members of the public wishing to address the Open Space, Active Transportation, and Sustainability Commission on items on the Agenda should comment via email prior to the start of the meeting, or to verbally comment on the item during the meeting, click the "raise your hand" button if joining by computer, or press *9 if joining by phone, when the item is called. The Open Space, Active Transportation, and Sustainability Commission is prohibited by law from taking any action on matters discussed that are not on the Agenda, and no adverse conclusions should be drawn if the Open Space, Active Transportation, and Sustainability Commission does not respond to public comment at this time. Speakers are asked to please speak clearly, and provide their name. Any handouts for distribution to the Open Space, Active Transportation, and Sustainability Commission must be emailed by 3:00 p.m. on meeting day.*

AGENDA CHANGES

CONSENT CALENDAR

1. [Minutes of the Open Space, Active Transportation, and Sustainability Commission Meeting of October 4, 2023.](#)
Recommendation: Approve the Minutes of the Open Space, Active Transportation, and Sustainability Commission Meeting of October 4, 2023.

BUSINESS

2. [American Canyon Wetlands Restoration Plan](#)
3. [Napa River Ecology Center at American Canyon Wetlands](#)
Recommendation: Receive and file update on the Napa River Ecology Center

MANAGEMENT AND STAFF UPDATES

ADJOURNMENT

CERTIFICATION

I, Taresa Geilfuss, CMC, City Clerk for the City of American Canyon, do hereby declare that the foregoing agenda of the Open Space, Active Transportation, and Sustainability Commission was posted in compliance with the Brown Act prior to the meeting date.

Taresa Geilfuss, CMC, City Clerk

City of American Canyon
Open Space, Active Transportation, and Sustainability Commission
4381 Broadway, Suite 201
October 4, 2023

ACTION MINUTES

CALL TO ORDER

The meeting was called to order at 6:32p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ROLL CALL

Roll Call was taken.

ATTENDANCE

OSATS Commissioners Present:

Chair Tara McClinton-Horner
Vice Chair Scott Artis
Commissioner Barry Christian
Commissioner Sean Hughes
Commissioner Nance Matson

OSATS Commissioners Absent:

None

PRESENTATIONS

1. Receive a Presentation from MCE.

Received a presentation from Dave Garti on behalf of MCE on confronting the climate crisis by eliminating fossil fuels greenhouse gas emissions, producing renewable energy, and creating equitable community benefits. The presentation focused on completed and on-going MCE projects specifically in American Canyon.

PUBLIC COMMENT- ITEMS NOT ON THE AGENDA

Chair McClinton-Horner opened Public Comment.

Written Public Comment Received:

There were no written Public Comments received.

Oral Public Comment Received:

There were no oral Public Comments received.

Chair McClinton-Horner closed Public Comment.

AGENDA CHANGES

Action: Motion to add the introduction of OSATS’s Honorary Youth Commissioner, Allison Bencsik as Business Item #3 and move Business Item #3- Newell Open Space Preserve Management Plan Update- Public Access to Business Item #4; made by Commissioner Christian, seconded by Commissioner Matson, and CARRIED by a roll call vote.

Ayes: Youth Commissioner Bencsik, Commissioner Matson, Commissioner Huges, Commissioner Christian, Vice Chair Artis, and Chair McClinton-Horner.

Nays:

Abstain:

Absent:

Excused:

CONSENT CALENDAR

2. Minutes of the Open Space, Active Transportation, and Sustainability Commission Meeting Minutes of September 6, 2023.

Action: Motion by Commissioner Matson to approve the Meeting Minutes for the OSATS Meeting of September 6, 2023; seconded by Commissioner Huges and CARRIED by a roll call vote.

Ayes: Youth Commissioner Bencsik, Commissioner Matson, Commissioner Hughes, Vice Chair Artis, and Chair McClinton-Horner.

Nays:

Abstain: Commissioner Christian

Absent:

Excused:

BUSINESS

3. Introduction of Newly Appointed OSATS’s Youth Commissioner Allison Bencsik.

Director Ikeda introduced the newly appointed Youth Commissioner, Allison Bencsik. Youth Commissioner Bencsik introduced herself to the OSATS Commissioners and shared a little bit about herself. The OSATS Commissioners welcomed Youth Commissioner Bencsik to the OSATS Commission.

4. Newell Open Space Preserve Management Plan Update – Public Access

Parks and Recreation Director Ikeda reviewed the history and components of the 2001 Newell Open Space Preserve Management Plan, the conservation easement, and grazing license. Director Ikeda led a discussion with the OSATS Commissioners memorizing the baseline for public access at Newell Open Space Preserve. Lena Pollastro, from the Napa Land Trust joined the discussion and answered questions from the OSATS Commissioners. The OSATS Commissioners commented on the current public access use at Newell Open Space and priorities for future public access use. Public Access at Newell Open Space will be discussed further at a future meeting in preparation for updating the Newell Open Space Preserve Management Plan.

Public Comment:

Chair McClinton-Horner opened Public Comment.

Oral Public Comments Received:

1. Alan Mauright
2. Sucre Herrera

There were no written Public Comments received.

Chair McClinton-Horner closed Public Comment.

MANAGEMENT AND STAFF REPORTS

Director Ikeda provided an update on Parks and Recreation Department occurrences.

ADJOURNMENT

The meeting was adjourned at 9:00p.m.

CERTIFICATION

Liz Lozano
Administrative Technician



TITLE

American Canyon Wetlands Restoration Plan

RECOMMENDATION

CONTACT

Erica Ahmann Smithies, P.E., Public Works Director

BACKGROUND & ANALYSIS

On January 21, 2021, City Council approved Resolution No, 2021-03, approving San Francisco Bay Clean Water, Pollution Prevention and Habitat Restoration Measure (Measure AA) grant funds from the San Francisco Bay Restoration Authority in the amount of \$450,000 for the North Slough Restoration, Reclamation and Recreation Access Project now known as the Wetland Restoration Plan (Plan). The Plan's purpose is to protect, restore, and enhance wetland and upland habitat along the shoreline in American Canyon. On February 15, 2022, City Council awarded a professional services agreement to Environmental Sciences Associates to initiate the studies and the Plan as detailed below.

The Plan consists of three main elements: (1) A Wetlands Restoration Plan, (2) a Technical Advisory Committee (TAC), and (3) a Monitoring Plan. The Wetland Restoration Plan will identify potential projects to improve habitat, reduce flooding, reduce wastewater contamination risk, increase public access, and increase resiliency to sea level rise along the American Canyon shoreline. Suitable projects will be chosen based on results from the TAC feedback and three feasibility studies geared at evaluating the needed improvements in the project area and determining the potential benefits from the proposed restoration/enhancement efforts:

1. North Slough Levee Flood Protection and Habitat Restoration Study
2. Corp Yard Wastewater Overflow Pond and Environmental Education Facilities Opportunities Study
3. Kayak Launch Recreational Facility Study

For each project identified by the Wetlands Restoration Plan, the Monitoring Plan will identify monitoring strategies, outline evaluation methods, and suggest baseline and post-project measures.

Where appropriate, data from these elements will be made publicly available online.

Alternatives being considered with the Plan:

- Kayak Launch: Three locations are being considered in a feasibility study 1) at the Corporation Yard, 2) at the Bay Trail levee crossing North Slough 3) at glass beach.
- Culvert Repair and North Pond Habitat Improvements: A no project, muted tidal, and full tidal alternative are being considered in a feasibility study.
- Bay Trail levee Improvements: A feasibility study is currently consider raising sections of the Bay Trail levee to improve resiliency to sea level rise.
- Corporation Yard Redevelopment: Currently the Corporation Yard site is being considered for development of an Eco Center. A feasibility study is also considering whether an existing overflow pond can be repurposed or restored to improve habitat and public access.

The project is still in the feasibility and concept phases. It is anticipated that impacts from the new kayak launch will require mitigation. Additionally, raising the Bay Trail levee may have impacts to tidal marsh margin along the levee toe. Opportunities to enhance habitat in the North Pond and potentially restore areas around the Corporation Yard or in the overflow pond are being considered as potential mitigation actions.

PROJECT PROGRESS

More information about the project and the grant can be found in the San Francisco Bay Restoration Authority's Staff Recommendation from July 17, 2020: https://www.sfbayrestore.org/sites/default/files/2020-07/American%20Canyon%20Staff%20Rec_0.pdf.

The currently funded project (to develop the feasibility studies, Wetlands Restoration Plan, TAC, and Monitoring Plan) is scheduled to be completed in the Spring of 2024. This portion of the project does not require regulatory permitting. Recommendations from the Restoration Project will assist the City in securing future grant funding so that design and permitting can move forward.

FISCAL IMPACT

The project included in the City's adopted FY2023/24 Capital Improvement Program and is being funded through a \$517,500 Measure AA restoration grant. The original grant funding amount was for \$450,000, but was increased by the San Francisco Bay Restoration Authority in May 2023 to specifically assist the preliminary work being completed by the American Canyon Community and Parks Foundation in conjunction with the Environmental Education Facilities Opportunities Study (Napa River Ecology Center Project.)

ENVIRONMENTAL REVIEW

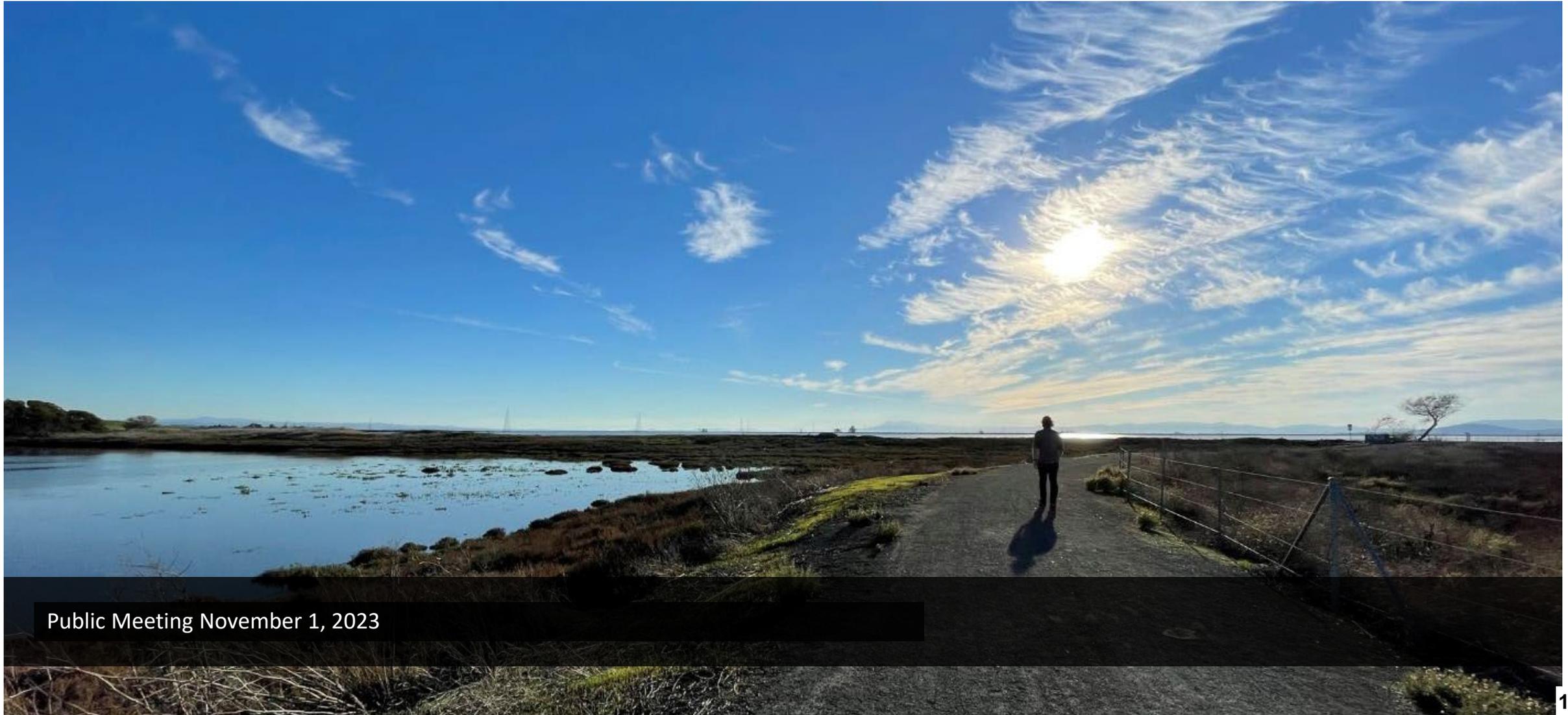
The proposed project is statutorily exempt from the requirement to prepare an environmental

document under the California Environmental Quality Act and categorically exempt from CEQA under 14 Cal. Code of Regulations Sections 15262 and 15306, as it only involves preparation of feasibility and planning studies for possible future actions that have not yet been approved, adopted or funded, and basic data collection, research and resource evaluation activities that will not result in serious or major disturbance to an environmental resource. The planning studies will consider environmental factors. Once the Restoration Plan is completed and specific project actions are identified, then environmental documentation and CEQA will be conducted for those specific project actions.

ATTACHMENTS:

1. [Wetland Restoration Plan Presentation](#)

American Canyon Wetlands Restoration Plan



Public Meeting November 1, 2023

Agenda

- Wetlands Restoration Project Overview
 - Goals and objectives
 - Schedule
 - Feasibility studies and feedback received
- Preliminary Conceptual Designs
 - Habitat Restoration and Enhancement
 - Public Access – Trail and Kayak Launch
- Q&A



Wetlands Restoration Plan Project Overview



Why?



Goals and Objectives

To restore and enhance a mix of wetland habitats and to provide nature-oriented public access, recreation, and educational opportunities along the North Slough and lower Napa River at the City of American Canyon.



-  Support increased abundance and diversity of native species
-  Benefit special status species
-  Maintain or increase habitat connectivity
-  Increase public access and recreational opportunities
-  Support educational opportunities
-  Increase resilience to sea level rise and flooding
-  Reduce maintenance obligations

Project Schedule

Spring-Fall 2022

Community Engagement Plan
Site Conditions / Field surveys
Public Meeting #1

Fall 2023-Winter 2023

Public Meeting #2
Draft Restoration Plan
• Conceptual Design
• Draft Monitoring Plan
• Potential Funding Sources

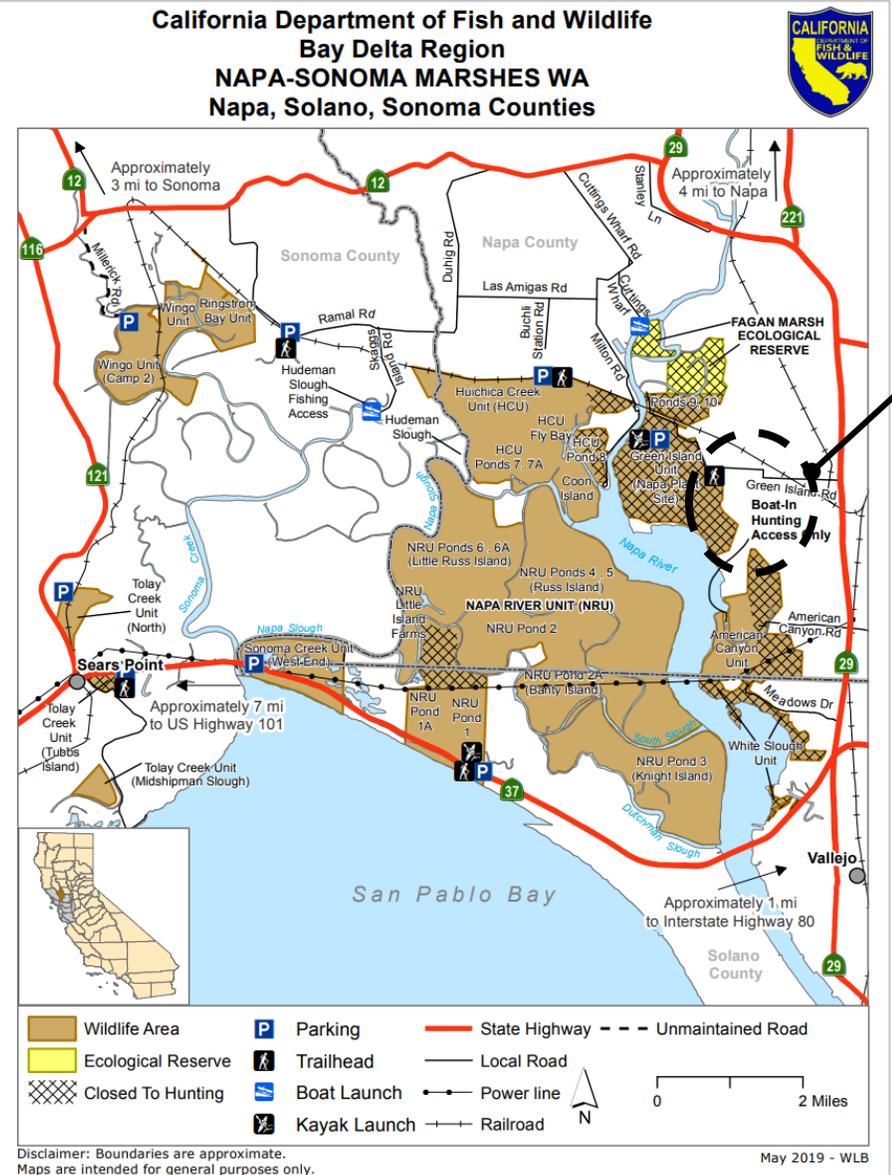
Fall 2022-Summer 2023

Feasibility Studies
• North Slough
• Kayak Launch
• Corp Yard and Education Facilities

Winter 2023– Spring 2024

Final Restoration Plan

Site Conditions



Project Area



Data Collection and Studies



Cultural Resources



Phase 1 Enviro. Assessment



Biological Resources



Tide Data Collection & Hydraulic Modeling

Developed project alternatives for three feasibility studies:

- North Slough at Bay Trail
- Kayak Launch
- Corp Yard and Education Facilities

Feedback from Public Meeting #1 and Survey

Habitat Enhancement

- Interest in opening the culvert at North Pond to:
 - improve safety by slowing water velocity at culvert
 - improve water flow and flushing
- Prioritize the wetlands for wildlife protection
- Reduce wildlife impacts from structures and construction

Public Access

- Interest in more wildlife view platforms, new trails, bike racks, speed bumps, restrooms, trash bins
- Interest in more parking along Wetlands Edge Drive or at EcoCenter
- Improve public safety – traffic, speeding, lighting, security

Kayak Launch

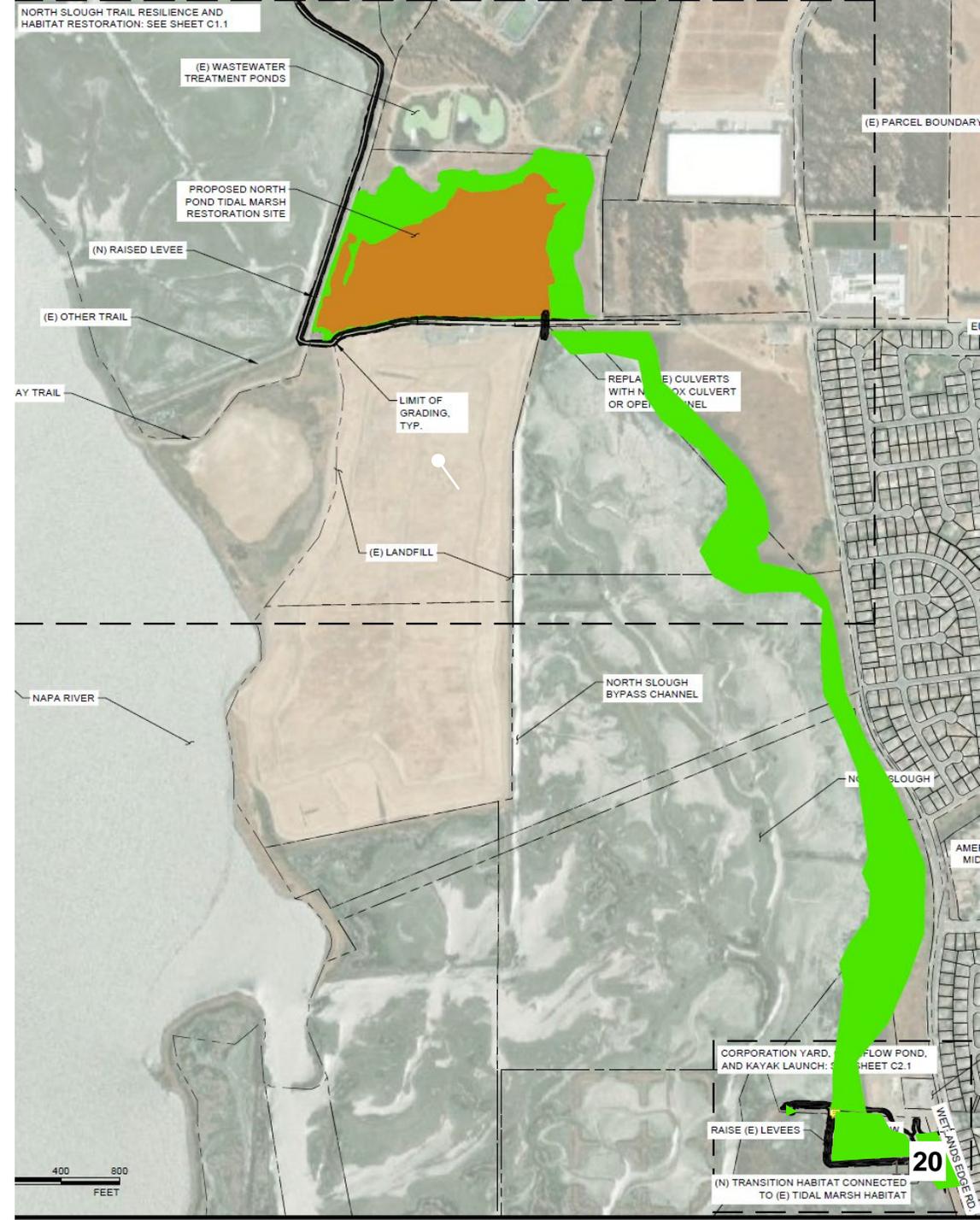
- Highest priority for kayak launch was proximity to parking, followed by restroom access
- Kayak launching was primary use (65%), followed by paddle board (25%)
 - One commenter wanted capacity for outrigger canoe
- Several commenters noted would prefer Corporation Yard location, one indicated North Slough Pond seemed best

Preliminary Conceptual Designs (In-Progress Draft)



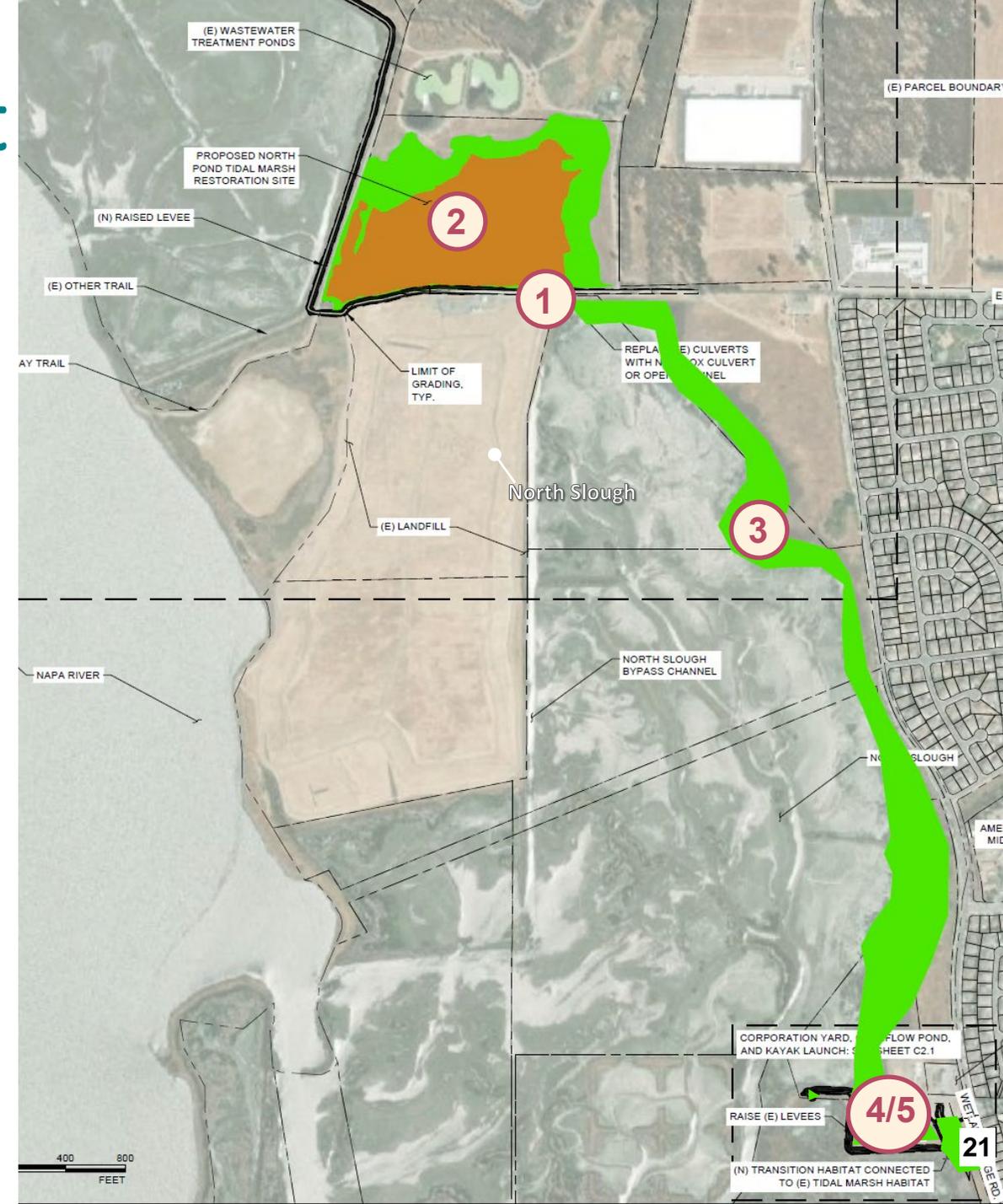
Conceptual Designs Overview

- Habitat Restoration and Enhancements
- Public Access – Trails
- Public Access – San Francisco Bay Water Trail / Kayak Launch



Restoration and Enhancement

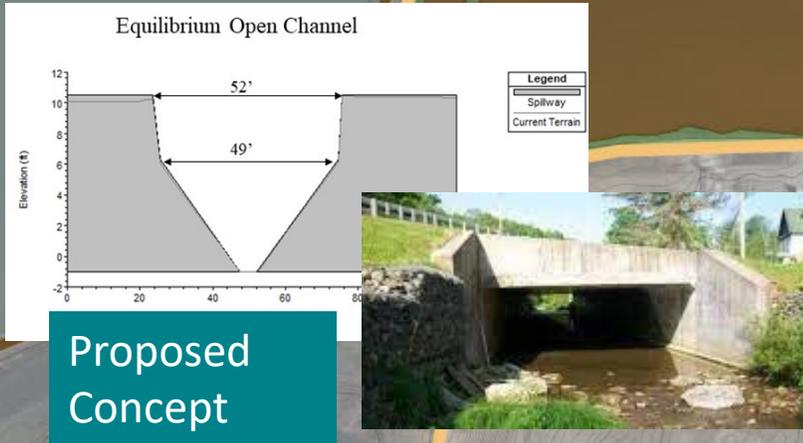
- Habitat Restoration and Enhancements
 1. Restore full tidal exchange to upper North Slough
 2. Tidal expansion and habitat enhancement in North Slough Pond
 3. Invasive plant removal in transition habitats
 4. Phase 1: Corp Yard Habitat Enhancements
 5. Phase 2: Corp Yard Overview Pond Restoration



1. Hydrological improvements on North Slough



- Key Features:**
- Provides full tidal exchange to North Pond
 - Reduces water stagnation, improving water quality
 - Increases supported marsh elevation range by ~1ft
 - Reduces flow velocities by over 50% (from 7.9ft/s to 3.4 ft/s)



2. Habitat enhancement in North Slough Pond

Key Features:

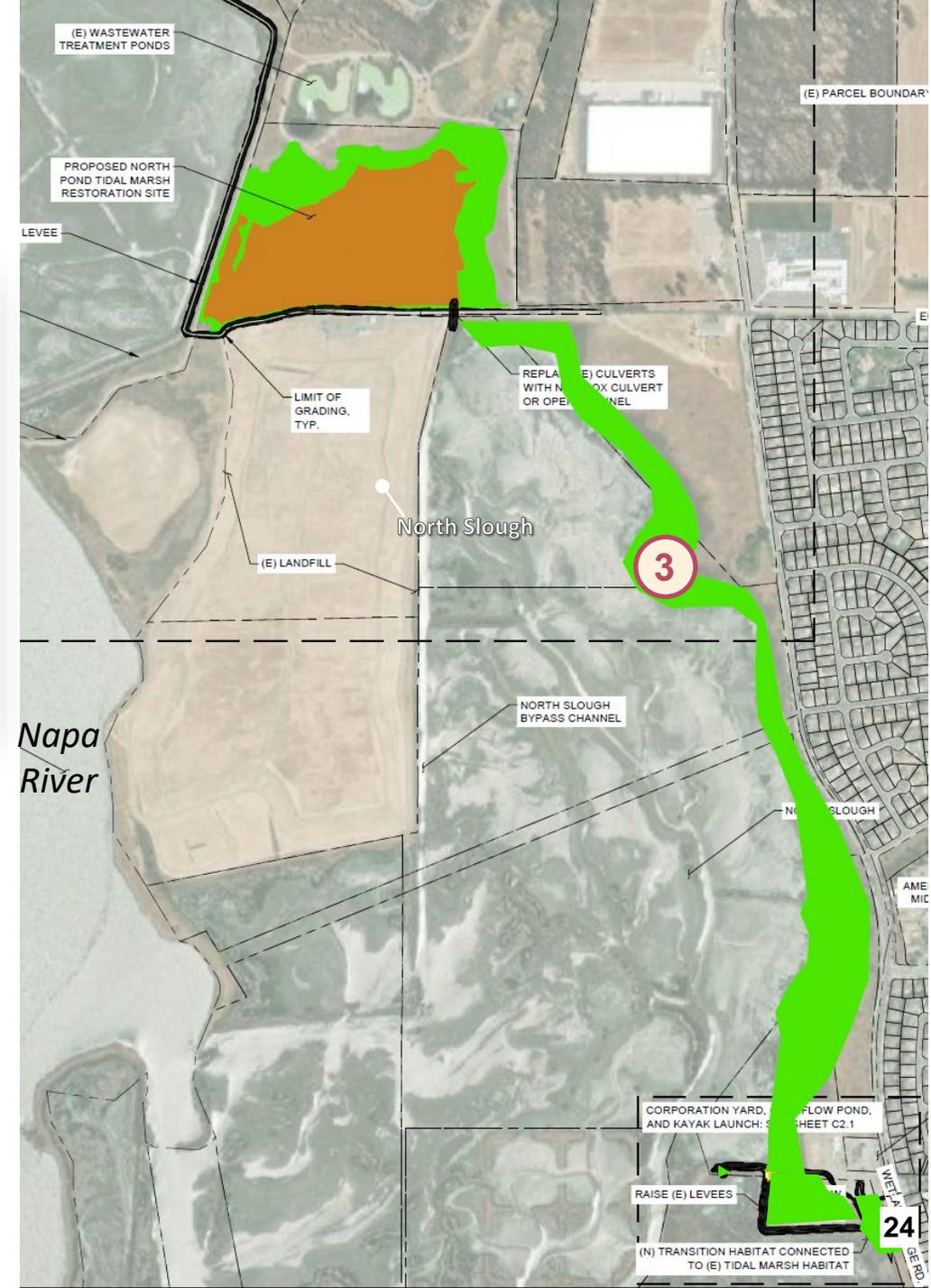
- 2.1 acres of new tidal marsh wetlands
 - Modeled expansion from 14.6 to 16.7
- Improved water quality
- Increase of wetland/ water acreage through levee narrowing at culvert crossing



Restored (2.1ac) and Existing Tidal (14.6ac) Marsh; 16.7 ac



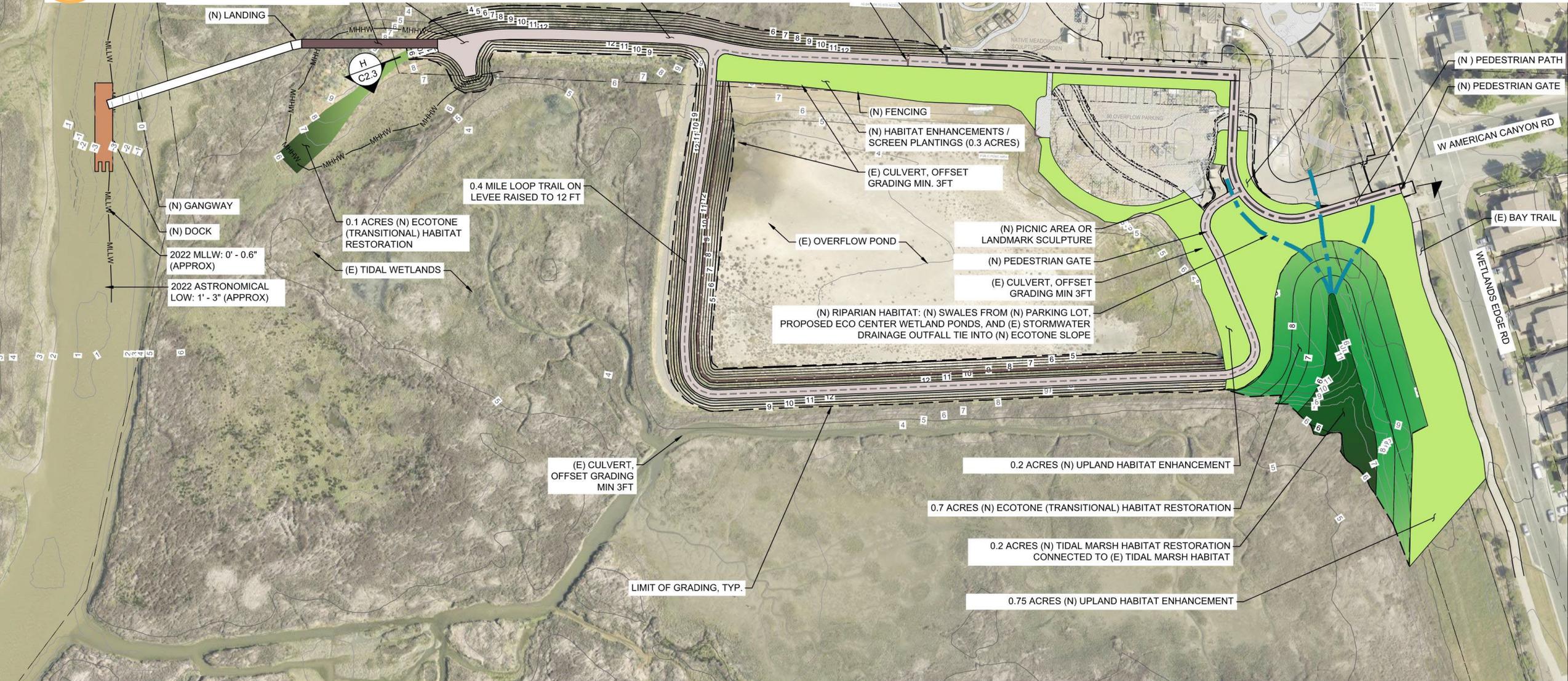
3. Invasive plant removal



RAISE PATH TO ELEVATION +12 FEET
TO BE ACCESSIBLE FOR 50 YEAR SEA

ECO CENTER FENCING
ECO CENTER LOOP
TRAIL (0.3 MILES)

4. Phase 1: Corporation Yard habitat enhancements



1"=60'
SCALE
60 30 0 60 120
FEET

5. Phase 2: Corp Yard habitat enhancements



Public Access – Trails

- Existing, Raised, and New Trails
 1. North Pond
 2. Corporation Yard



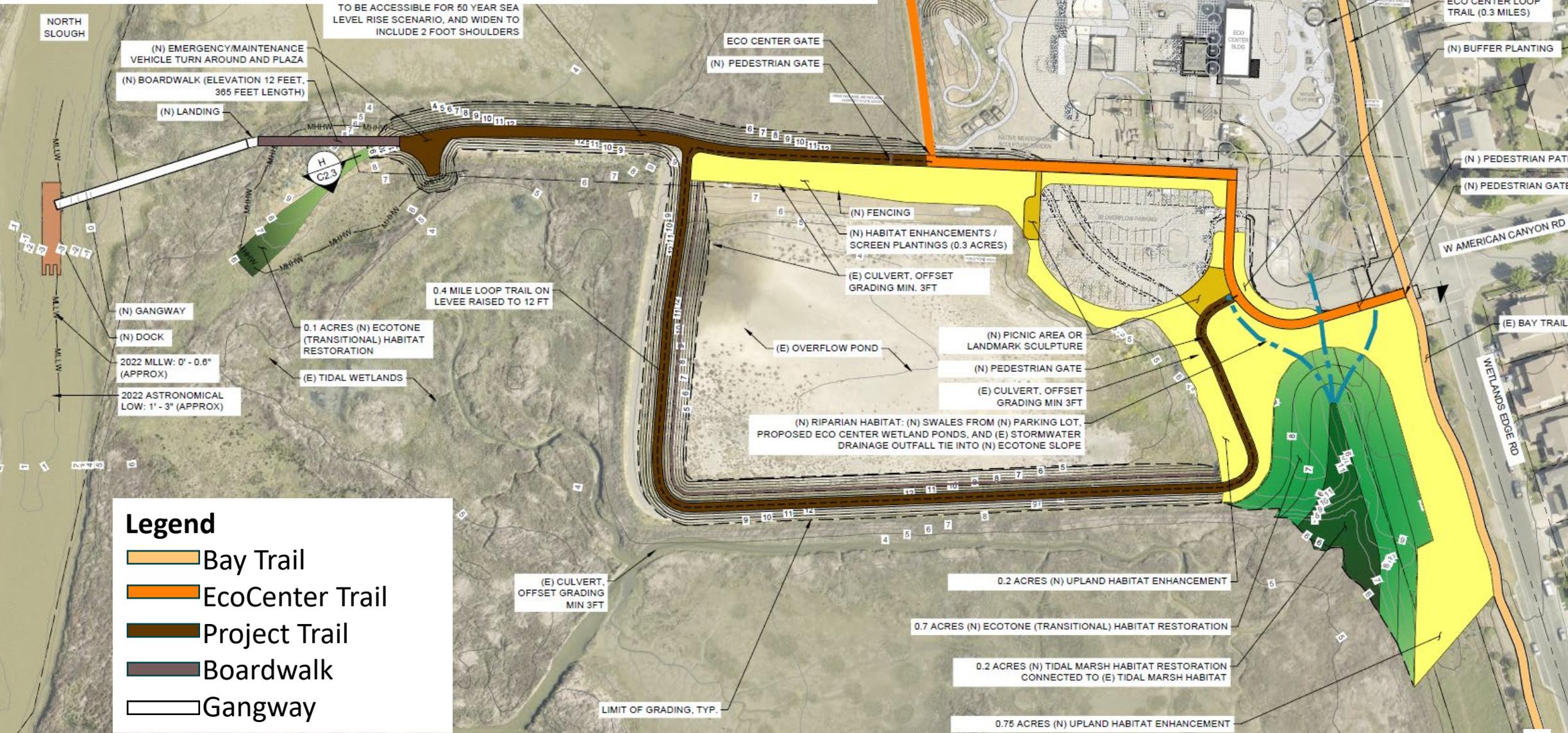
1. North Pond Public Access



LEGEND

-  BAY TRAIL (EXISTING)
-  OTHER TRAIL (EXISTING)
-  IMPROVED PUBLIC ACCESS TRAIL
-  NEW ELEVATED BOARDWALK
-  NEW GANGWAY

2. Corporation Yard Public Access



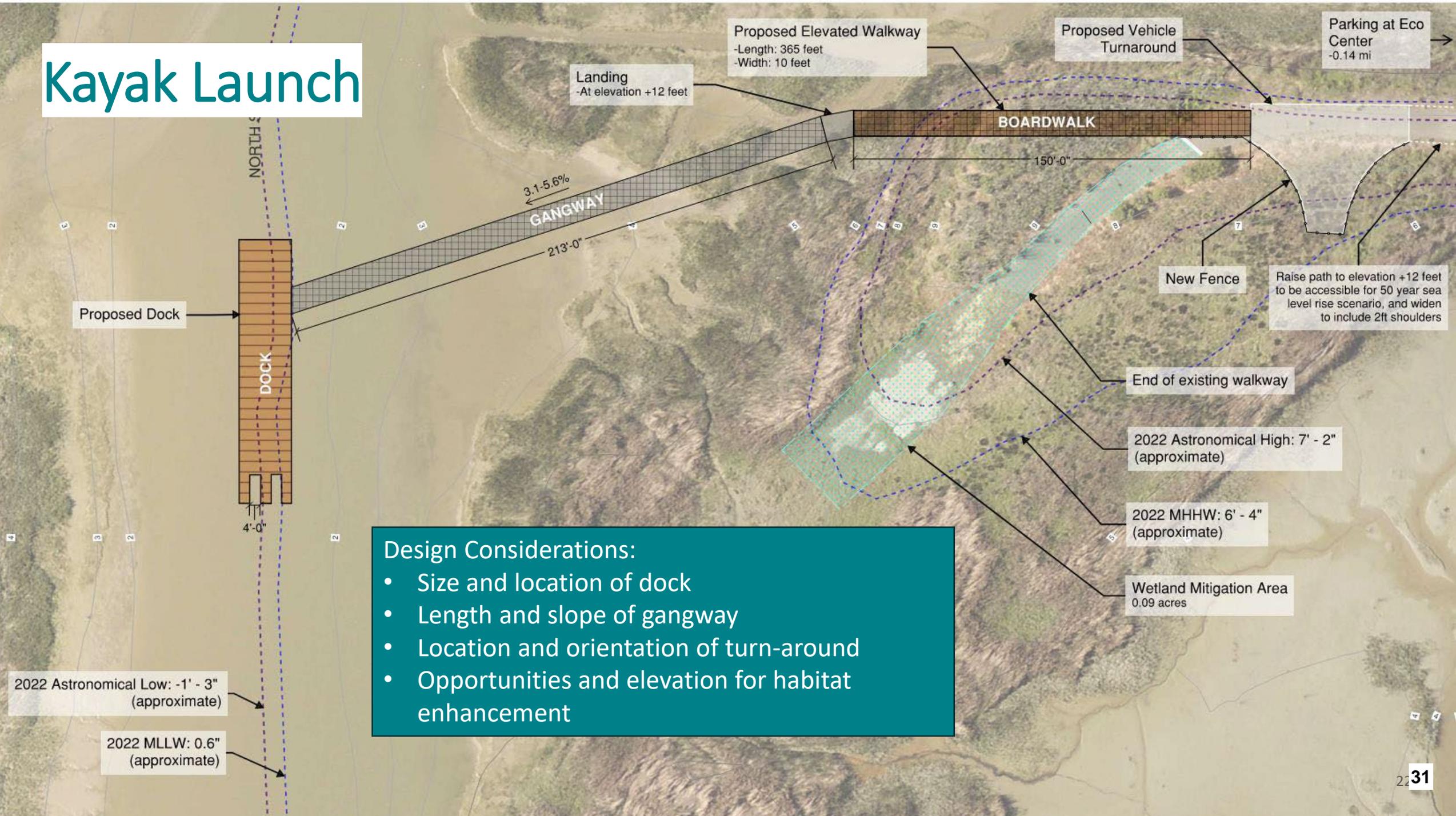
Public Access – San Francisco Bay Water Trail



Proposed
Kayak Launch
Location

North on Napa
River

Kayak Launch



Landing
-At elevation +12 feet

Proposed Elevated Walkway
-Length: 365 feet
-Width: 10 feet

Proposed Vehicle Turnaround

Parking at Eco Center
-0.14 mi

BOARDWALK

150'-0"

NORTH

3.1-5.6%

GANGWAY

213'-0"

Proposed Dock

DOCK

4'-0"

New Fence

Raise path to elevation +12 feet to be accessible for 50 year sea level rise scenario, and widen to include 2ft shoulders

End of existing walkway

2022 Astronomical High: 7' - 2" (approximate)

2022 MHHW: 6' - 4" (approximate)

Wetland Mitigation Area
0.09 acres

Design Considerations:

- Size and location of dock
- Length and slope of gangway
- Location and orientation of turn-around
- Opportunities and elevation for habitat enhancement

2022 Astronomical Low: -1' - 3" (approximate)

2022 MLLW: 0.6" (approximate)

Kayak Launch

Design Considerations:

- ADA compliance
- Boat types
- Use by education center programming
- Aquatic impacts



Questions?



CITY OF
AMERICAN
CANYON



Thank you



TITLE

Napa River Ecology Center at American Canyon Wetlands

RECOMMENDATION

Receive and file update on the Napa River Ecology Center

CONTACT

Brent Cooper, AICP, Community Development Director

BACKGROUND & ANALYSIS

The Napa River Wetlands is a jewel in American Canyon. Public access to open space, and the Napa River Wetlands in particular, provides fresh air, nature, uncrowded spaces, a chance to rest the mind, meet friends and family, and improve physical fitness. The Bay Trail, Napa River Wetland trails, and Clarke Ranch comprise the City's wetlands resources and they are well appreciated and used by residents and visitors alike. Public access to the Napa River Wetlands has increased over the past two decades.

- The Bay Trail was constructed in the early 2000's in conjunction with adjacent residential neighborhoods.
- In 2004, the 4H Club moved to the Clarke Ranch property.
- Public access to the Napa River Wetlands Open Space expanded with the new "Mike's Bike and Hike" trail around the closed landfill and Napa River in June 2012.
- In 2014, Spirit Horse began use of the Clarke Ranch property.

As an important component to the Napa River Wetlands sites, the City conducted a preliminary Civic Engagement Visioning process for Clarke Ranch in 2011 and 2012. Located at the northwest corner of Eucalyptus Drive and Wetlands Edge Road, this effort prioritized natural and environmentally oriented uses for this 26-acre future park site.

In 2017, the City Council approved the Clarke Ranch Master Plan (Resolution 2017-85). This plan was created through extensive outreach led by a Steering Committee made up of members of the City Council, Open Space Advisory Committee, Parks and Community Services Commission and Planning Commission. Among the many features in the Clarke Ranch Master Plan, a Regional

Nature/Environmental/Community Center for indoor interpretative, recreation and community space with classrooms and multipurpose rooms was included to support programming and exhibits (watershed protection/education, wetlands habitat/biology). Unfortunately, the Master Plan did not include funds for park construction.

Corporation Yard Relocation

The Corporation Yard on Wetlands Edge Road is located on a beautiful and central site on the Napa River Wetlands. In 2022, City acquisition of the former Napa Junction Elementary School provides an opportunity to relocate many of the City's Corporation Yard uses from 205 Wetlands Edge Road.

The Corporation Yard's long-intended exit from the Wetlands Edge Road location will address neighborhood compatibility concerns raised by nearby residents. While nearby residents will benefit from the City's physical relocation, city-wide operations will also benefit from consolidating staff at a singular location. And the public will experience wetlands from a new vantage point.

"Eco-Center" at Corporation Yard Instead of Clark Ranch

Today, Clarke Ranch is home to the 4H Club and Spirit Horse Nonprofit Organization. While laudable and aspirational, Clarke Ranch is not a great location for the planned "Eco-Center" for a variety of reasons. These include: inconvenient location, competing uses and large upfront costs, just to name a few. Instead, over the past 2 years, an idea to re-imagine public access to the Napa River Wetlands at the former Corporation Yard along with a new Eco-Center has taken shape.

The American Canyon Community and Parks Foundation (<https://www.acparks.org>) (ACCPF) is spearheading an effort to re-purpose the Corporation Yard into the Napa River Ecology Center ("Eco-Center") at the American Canyon Wetlands. Making use of the Corporation Yard for an Eco-Center will achieve the goal for an Eco-Center oriented to the Napa River Wetlands and free up space at Clarke Ranch Park.

The venerable ACCPF is a local non-profit with an unmatched track-record of fundraising and delivering successful projects and initiative for the community, and they are the perfect partner for the City. In 2021, the City entered into an Exclusive Negotiating Agreement with ACCPF for development of an Eco-Center at the Corporation Yard.

On June 20, 2023, the City Council approved the Open Space, Active Transportation, and Sustainability Commission (OSATS) Fiscal Year 23/24 Work Plan. Work Plan Item 7a. tasks the OSATS Commission to review and comment on ACCPF's design documents for the Napa River Ecology Center at the American Canyon Wetlands.

The Napa River Ecology Center at the American Canyon Wetlands is envisioned to:

- Provide a home for environmental education, nature art, and science programs for students and community members in Napa County and beyond.
- Strengthen American Canyon as a leader in environmental leadership, research, and

programming.

- Harness the power of our diverse community to further the conservation movement.
- "Root" our families in nature and develop the next generation of nature lovers who will help solve our most complex environmental issues.

Other key attributes include:

- Repurposes old industrial site along Napa River Wetlands.
- Two-acre parcel with 5,000 square-foot building.
- Model public/private partnership between the City of AC and ACCPF.
- Serves 20,000 people each year in nature programming.
- Centrally located in North Bay along San Francisco Bay Trail.
- New public access to pristine Wetlands habitat.
- Green demonstration features.

Term Sheet

An early step to move the Eco-Center Project forward was to finalize a long-term lease. Staff worked with a Council Ad-Hoc Committee (Oro/Washington) to negotiate lease deal points. On June 20, 2023, the City approved a Corporation Yard Eco-Center Term Sheet. A copy of the Term Sheet is included as Attachment 1. The Term Sheet represents issues that will be resolved in a subsequent lease agreement.

Design Permit

With the Term Sheet completed, ACCPF submitted a Design Permit application on September 11, 2023. This submittal demonstrates compliance with Term Sheet deal points and Planning entitlement Zoning Code requirements. Staff completed Design Permit review comments on October 4, 2023. Following successful review of the next ACCPF submittal, the Project will be reviewed by the Planning Commission - possibly as early as December. A copy of the Design Permit submittal is included as Attachment 2.

Next Steps

Following Planning Commission approval of the Design Permit, authorization of Corporation Yard use for an Eco-Center would occur following City Council lease approval and site improvements.

Project Consistency with OSATS Mission

In an advisory capacity to city staff and the City Council, the OSATS Commission may provide advice, comment, and make recommendations on plans and policy documents supporting open space, active transportation, and sustainability efforts. Furthermore, the OSATS Commission may recognize further open space, active transportation, and sustainability efforts needed. (See APMC Section 2.30.020 Jurisdiction and functions of Commission).

Relocation of a planned Eco-Center from Clarke Ranch to the Corporation Yard increases public access to Napa River wetlands, achieves a costly goal in the Clarke Ranch Master Plan, and frees up

space within Clarke Ranch Park. Further opportunities from wetlands restoration efforts in and near the Corporation Yard are leveraged by planned Eco-Center programs and events.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Infrastructure: "Develop and maintain infrastructure resources to support sustainable growth."

FISCAL IMPACT

N/A

ENVIRONMENTAL REVIEW

15302 - The Project is exempt from review under the California Environmental Quality Act ("CEQA") under the Class 2 exemption of replacement or reconstruction of existing facilities of Section 15302 of Title 14 of the California Code of Regulations and said exemption is not negated by any exception under Section 15300.2 of said Regulations.

ATTACHMENTS:

[Attachment 1: Term Sheet](#)

[Attachment 2: Napa River Eco-Center Design Permit Submittal](#)

GROUND LEASE TERM SHEET
between
CITY OF AMERICAN CANYON (“Landlord”)
and
AMERICAN CANYON COMMUNITY AND PARKS FOUNDATION (“Tenant”)

Dated June 20, 2023

This Ground Lease Term Sheet is drafted for the purpose of proposing and, thereafter, finalizing terms for the lease of a portion of the Landlord’s property located at 205 Wetlands Edge Road in American Canyon (the “**Property**”) for the development, operation, maintenance and repair of a Wetlands Ecology Center (the “**Project**”). The assumptions and terms contained herein are solely for the purposes or preliminary negotiations between the parties and in no way constitute an offer to lease or shall be deemed a commitment to negotiate a lease.

1.	DESCRIPTION OF PREMISES	The Premises are comprised of approximately 2 acres within the Property, as depicted on the proposed site plan attached hereto as <u>Exhibit A</u> (the “ Premises ”). The Premises include all improvements thereon and all appurtenant rights thereto. During the term of the Lease, Tenant shall have the right and easement to the use of any existing access roads, gates, and fences. The Premises shall also include easements for access roadways to the Premises if necessary.
2.	PURPOSE AND USE	Tenant shall use the Premises for development, operation, maintenance and repair of the Project and all related uses, including without limitation, indoor and outdoor environmental education, public and private events, gatherings, community programs and fundraisers consistent with the Tenant’s mission as a non-profit foundation; commercial uses in support of mission-aligned organizations, businesses or community groups which are approved by Landlord in advance in its reasonable discretion, and for no other use without Landlord's consent.
3.	OPERATING HOURS	The general hours of operation will be 7 days a week from 6:00 a.m. to 10:00 p.m., with general program hours from 9:00 a.m. to 6:00 p.m.
4.	STANDARD OF OPERATIONS / MAINTENANCE	Tenant shall be responsible for maintaining and repairing the improvements on the Premises and all equipment or facilities specifically serving the Premises, such as plumbing, heating, air conditioning, ventilating, electrical, lighting facilities, boilers, fired or unfired pressure vessels, fire hose connections if within the Premises, fixtures, interior walls, interior surfaces of exterior walls, ceilings, floors, windows, doors, plate glass, and skylights.

		Landlord shall be responsible for maintaining and repairing: (i) that portion of the Property outside of the Premises, as well as all existing access roads, gates, and fences serving the Premises, and (ii) any equipment, or other improvements on the Premises to the extent that Landlord continues to access and utilize such improvements and equipment pursuant to the terms of the Lease.
5.	LANDLORD USE	Landlord shall have the right to access the Premises for the following purposes: (i) to access, test, maintain and repair the generator located on the Premises; (ii) to access and use Building E located on the Premises, and (iii) to access the emergency overflow pond. Except in the event of emergencies, Landlord shall provide prior notice to Tenant of Landlord's access of the Premises for the purposes listed above.
6.	TERM AND RENEWAL OPTIONS	The Term of the Lease shall be for an initial period of fifty (50) years, and Tenant shall have the option to extend the Term for two (2) additional terms of twenty-five (25) years each, by providing Landlord written notice at least 6 months prior to the then current expiration date of the Term.
7.	COMMENCEMENT DATE	The Commencement Date of the Lease shall be the date of execution of the lease and approval thereof by the City of American Canyon.
8.	PHASE 0 LICENSE	Prior to the execution and commencement of the Lease, Landlord and Tenant agree to enter into a License Agreement, pursuant to which Tenant shall have a license to enter onto the Premises for the purpose of office and administrative purposes and related uses in connection with the planning and development of the Project and operation of the Licensee organization, subject to Tenant's compliance with the insurance requirements in such License Agreement.
9.	RENT	\$1.00 per year
10.	UTILITIES	Tenant shall provide at its sole cost and expense, all utilities required by Tenant for the operation of the Project, except for electrical power, which shall be provided by Landlord at its expense. Notwithstanding the foregoing, in the event any utilities which are also used by Landlord are not separately metered (including without limitation, water and sewer utilities), Landlord and Tenant shall meet on a periodic basis

		to review the allocation of such utility costs, or at the option of Landlord, Landlord shall install a separate meter.
11.	SURVEY, SOILS AND ENVIRONMENTAL REPORTS	Tenant shall be responsible for obtaining all due diligence materials necessary for it to assess the condition of the Premises. Landlord shall provide Tenant copies of all reports related to the condition of the Property, including soils and environmental reports in its possession but shall make no representations or warranties as to the adequacy, completeness or accuracy of such materials.
12.	OWNERSHIP OF IMPROVEMENTS / ALTERATIONS; CIP PROJECT	<p>All improvements constructed on the Premises by Tenant shall be owned by Tenant until expiration or termination of the lease, and until such time, Tenant shall be entitled to relocate, alter or remove any improvement on or from the Premises. Any alterations made by Tenant on the Premises shall remain on and be surrendered with the Premises on expiration or termination of the term, or any extensions thereof.</p> <p>Landlord shall contribute towards the development of the Project as follows: (i) Landlord shall develop a corporate yard stormwater / flood protection CIP project, and (ii) Landlord and Tenant shall enter into a contract for Tenant's management of such project, and City shall reimburse Tenant for eligible costs to which Measure A funds can be applied.</p>
13.	TAXES	Tenant shall pay all personal and real property taxes and any special assessments during the term of the lease to the extent arising out of Tenant's development and use of the Premises.
14.	INSURANCE	Tenant shall maintain comprehensive property damage and public liability insurance on the Premises consistent with the Landlord's lease requirements for third party tenants as of the Commencement Date of the Lease, with Landlord named as an additional insured.
15.	ASSIGNMENT/SUBLEASE	<p>Tenant shall not voluntarily assign its interest in the Lease or in the Premises, or sublease or license all or any part of the Premises, or allow any other person or entity (except Tenant's authorized representative) to occupy or use all or any part of the Premises, without first obtaining Landlord's consent.</p> <p>Notwithstanding the foregoing:</p> <p>(a) Tenant may sublease a portion of the Premises to mission-aligned organizations, businesses or community groups for use of office space, other portions of the building, or outdoor</p>

		<p>areas of the Premises. Such subleases may be for the purpose of mission-aligned events, programs, seminars, private parties, and commercial activities in support of such functions (such as outdoor recreational rentals of bicycles or kayaks); provided however that each sublease shall: (i) be for a term of at least thirty (30) days; (ii) require advance written notice to the Landlord, (iii) be subject to the administrative approval of Landlord's staff (which shall not be unreasonably withheld, conditioned or delayed), and (iv) comply with the terms and conditions as this Lease, including the public liability insurance requirements; and</p> <p>(b) Tenant may license a portion of the Premises to organizations, businesses or community groups for the temporary use of office space, other portions of the building, or outdoor areas of the Premises. Such licenses may be for events, programs, seminars, private parties, and commercial activities which provide financial support to the Tenant's organization. Licenses shall not require notice to, or the consent of Landlord provided that all licenses shall be for a period of less than thirty (30) days, and shall be subject to the terms and conditions of the Lease, including the public liability insurance requirements.</p>
16.	TERMINATION	<p>Tenant shall have the right to terminate the lease if it reasonably determines that the Premises cannot be used for the intended purposes.</p>

DESIGN PERMIT APPLICATION EXHIBITS



SUBMITTED TO



NAPA RIVER ECOLOGY CENTER

AMERICAN CANYON COMMUNITY & PARKS FOUNDATION

205 Wetlands Edge Road, American Canyon, California 94503

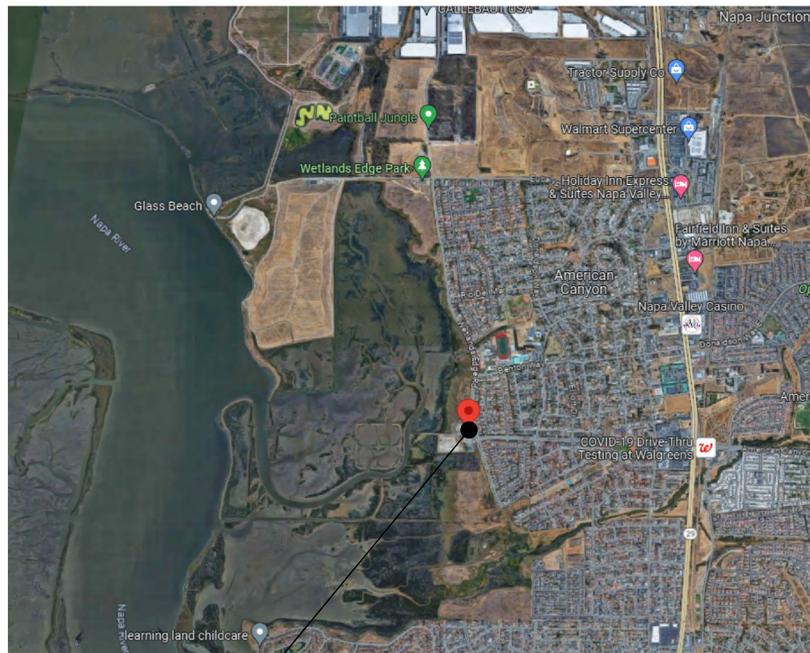
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G001

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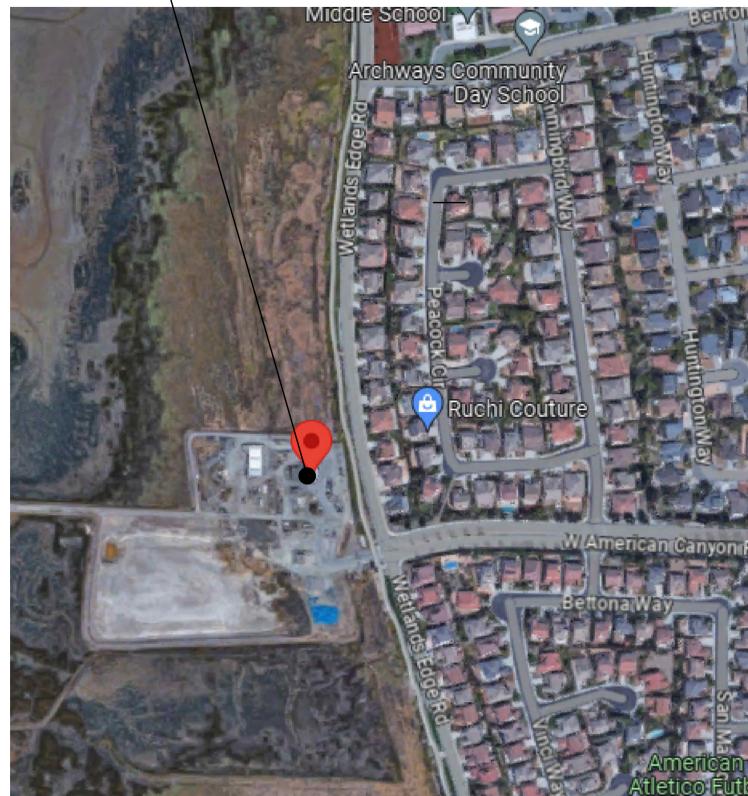
VICINITY MAP



not to scale

SUBJECT SITE

LOCATION MAP



not to scale

PROJECT DATA

PLANNING DATA

ADDRESS: 205 WETLANDS EDGE RD, AMERICAN CANYON, CA 94503
 APN: 058-040-018, 058-571-015, 058-050-046 & 058-050-048
 ZONING: P (PUBLIC) DISTRICT
 PERMITTED USES: COMMUNITY & RECREATION ACTIVITIES
 DEVELOPMENT STANDARDS: NOT DEFINED IN THE MUNICIPAL CODE
 PARKING REQUIREMENTS: NOT DEFINED IN THE MUNICIPAL CODE

EXISTING BUILDING DATA

ORIGINALLY CONSTRUCTED: 1990
 CONSTRUCTION TYPE: TYPE III-B (CMU STRUCTURE)
 NO. OF STORIES: TWO (27'-6" HIGH)
 GROSS FLOOR AREAS: 1ST FLOOR = 2,250 SF
 2ND FLOOR = 2,250 SF
 BUILDING FOOTPRINT: 75 FEET X 30 FEET
 SEISMIC ZONE: ZONE 4 (WIND 70 MPH)

PROJECT TEAM

PROPERTY OWNER: CITY OF AMERICAN CANYON
 TENANT: AMERICAN CANYON COMMUNITY AND PARKS FOUNDATION
 CONTACT: JANELLE SELICK
 janelle@acparks.org
 ARCHITECT: RIM ARCHITECTS
 CONTACT: MICHELLE JONES
 mjones@rimarchitects.com
 NAVEEN MATHUR
 nmathur@rimarchitects.com
 LANDSCAPE: RHAA
 CONTACT: MEGAN DALE
 megan.dale@rhaa.com
 CIVIL: RSA+
 CONTACT: JEREMY SILL
 jsill@rsacivil.com

PROJECT SUMMARY

THE CITY CORPORATION YARD BUILDING LOCATED AT 205 WETLANDS EDGE ROAD IN AMERICAN CANYON IS CURRENTLY OCCUPIED BY THE AMERICAN CANYON PUBLIC WORKS DEPARTMENT. THIS DEPARTMENT WILL BE RELOCATING TO ANOTHER FACILITY AND THE CITY OF AMERICAN CANYON IS OFFERING THIS EXISTING FACILITY TO AMERICAN CANYON COMMUNITY & PARKS FOUNDATION (ACCPF) ON A LONG-TERM LEASE BASIS TO DEVELOP AND OPERATE AN ECOLOGY CENTER, WHICH WILL BE A HUB OF ENVIRONMENTAL EDUCATION, NATURE, ART, AND SCIENCE PROGRAMS FOR THE COMMUNITY OF AMERICAN CANYON, NAPA AND THE ENTIRE BAY AREA.

THE SITE WILL BE DEVELOPED FOR VARIOUS INDOOR AND OUTDOOR INSTRUCTIONAL USES AND OTHER COMMUNITY ACTIVITIES. EFFORT WILL BE MADE TO CREATE A SAFE, INTERESTING LEARNING ENVIRONMENT THAT IS ACCESSIBLE TO ALL MEMBERS OF THE COMMUNITY. THE SITE'S UNIQUE LOCATION WILL BE DESIGNED TO CREATE A NATURAL SETTING. THE EXISTING 2-STORY BUILDING WILL BE RENOVATED TO PROVIDE CLASSROOM / INSTRUCTIONAL ACTIVITIES ON THE FIRST LEVEL AND ACCPF'S OFFICES AND OTHER MULTIPURPOSE USES ON THE SECOND LEVEL.

SHEET INDEX

G001	COVER PAGE
G002	PROJECT DATA & SHEET INDEX
AE101	SITE PHOTOS
AS101	SITE PLAN
AS102	PHASING PLAN
AS103	SITE RENDERINGS
AS104	SITE RENDERINGS
AS105	SITE RENDERINGS
LS101	LANDSCAPE PLAN
AG101	GREEN ELEMENTS
A101	FLOOR PLAN
A102	FLOOR PLAN
A201	BUILDING ELEVATIONS
A202	BUILDING ELEVATIONS
A301	STREET VIEW
A302	BUILDING RENDERINGS

project data & sheet index



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AMERICAN CANYON COMMUNITY & PARKS FOUNDATION

205 Wetlands Edge Road, American Canyon, California 94503

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G002

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Existing Corporation Yard building - view from the entry driveway



Rear view of the wetlands area



Rear view of the site



Existing Corporation Yard building - front view



Existing Corporation Yard building - rear view with pump house

site photos



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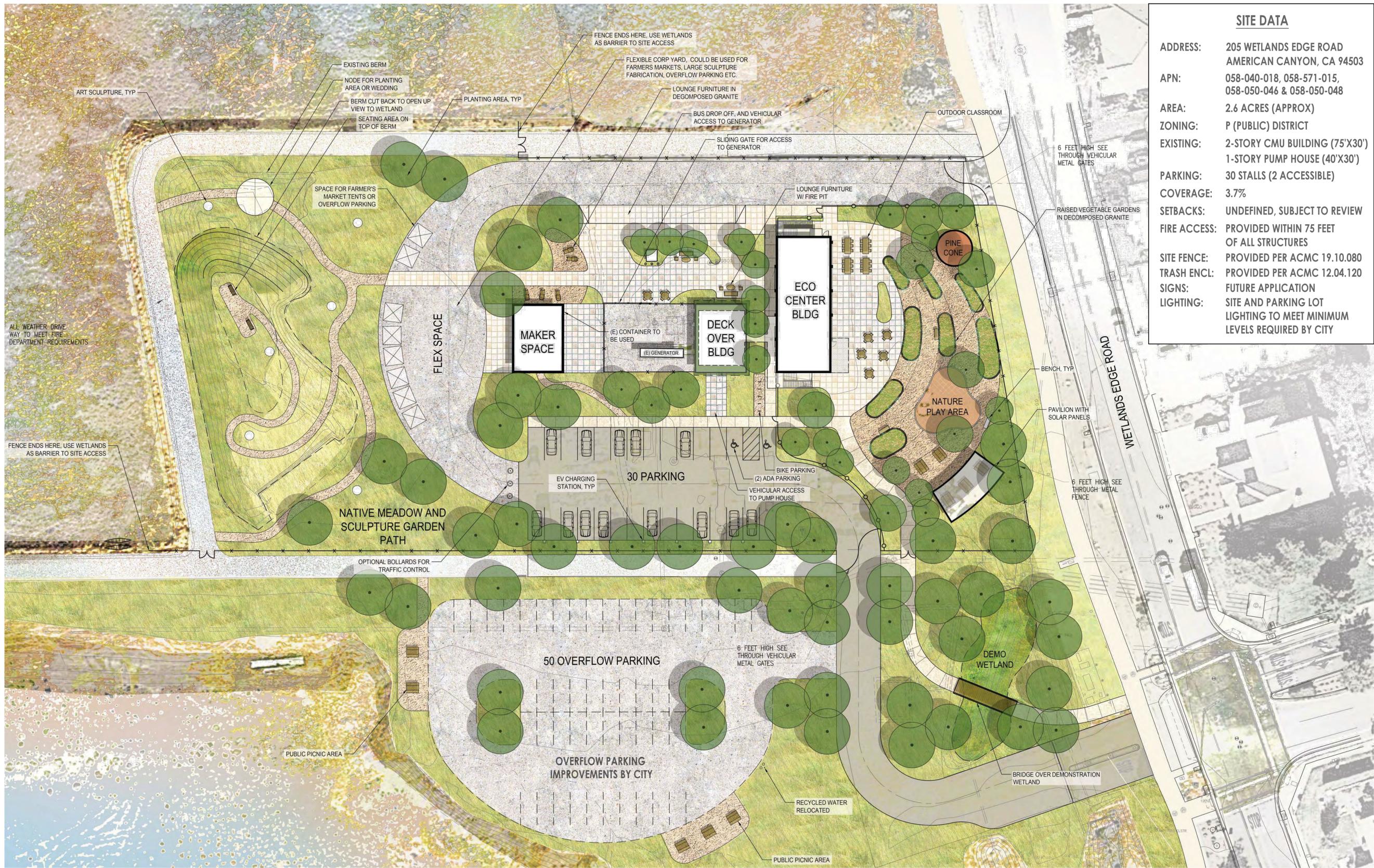
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SITE DATA	
ADDRESS:	205 WETLANDS EDGE ROAD AMERICAN CANYON, CA 94503
APN:	058-040-018, 058-571-015, 058-050-046 & 058-050-048
AREA:	2.6 ACRES (APPROX)
ZONING:	P (PUBLIC) DISTRICT
EXISTING:	2-STORY CMU BUILDING (75'X30') 1-STORY PUMP HOUSE (40'X30')
PARKING:	30 STALLS (2 ACCESSIBLE)
COVERAGE:	3.7%
SETBACKS:	UNDEFINED, SUBJECT TO REVIEW
FIRE ACCESS:	PROVIDED WITHIN 75 FEET OF ALL STRUCTURES
SITE FENCE:	PROVIDED PER ACMC 19.10.080
TRASH ENCL:	PROVIDED PER ACMC 12.04.120
SIGNS:	FUTURE APPLICATION
LIGHTING:	SITE AND PARKING LOT LIGHTING TO MEET MINIMUM LEVELS REQUIRED BY CITY

site plan



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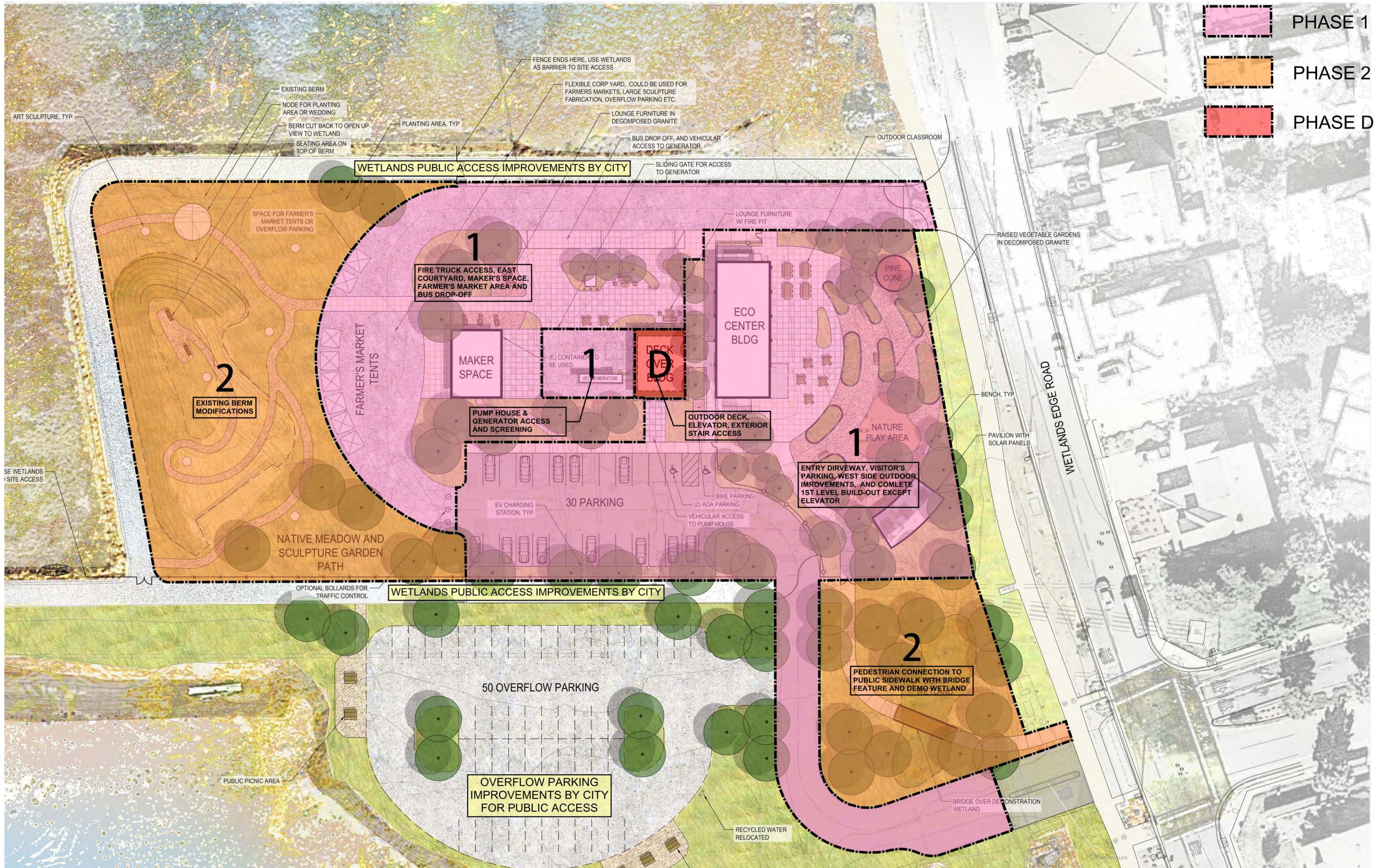


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phasing plan



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site rendering



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site rendering



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AS104

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site rendering



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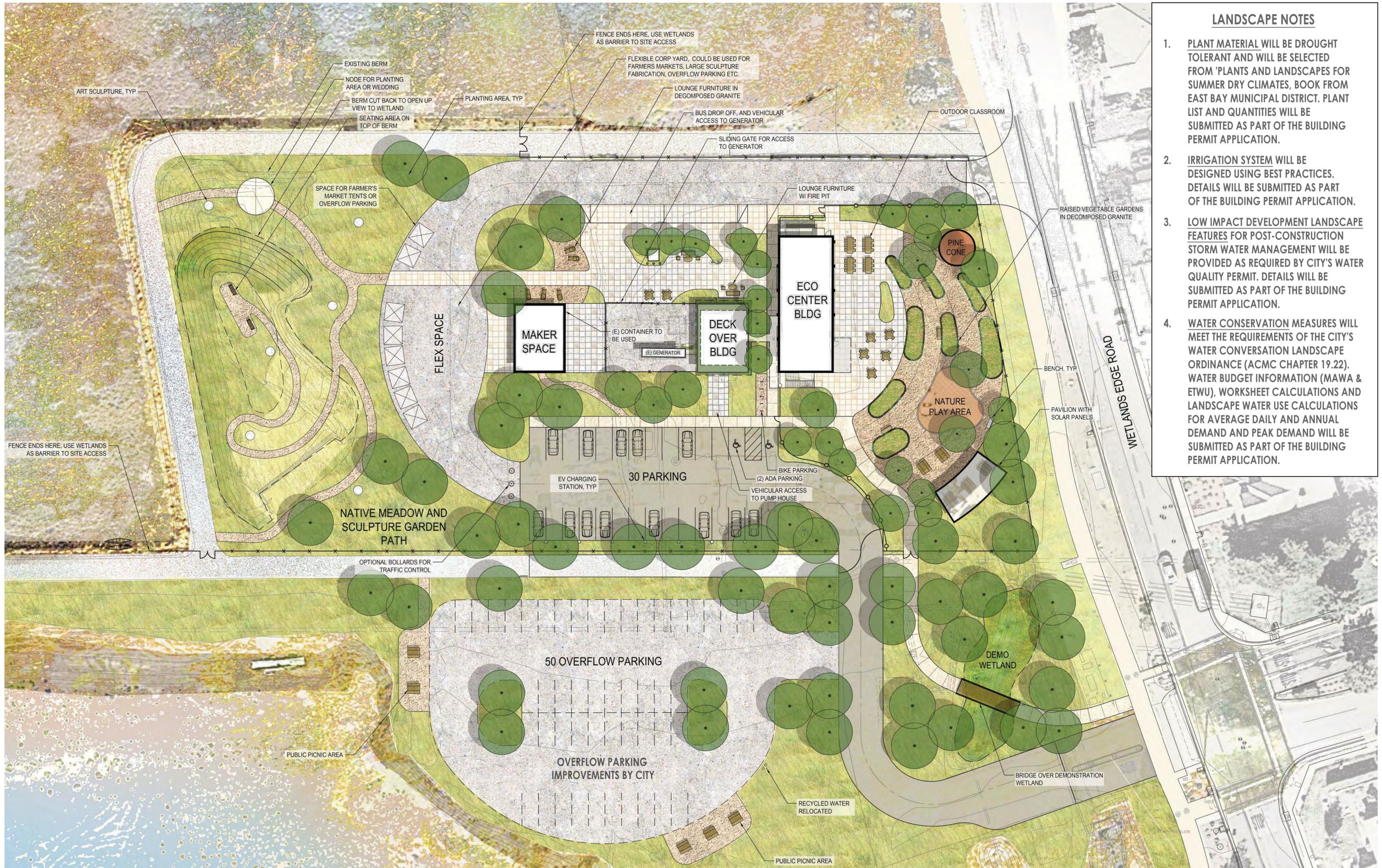
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LANDSCAPE NOTES

1. PLANT MATERIAL WILL BE DROUGHT TOLERANT AND WILL BE SELECTED FROM 'PLANTS AND LANDSCAPES FOR SUMMER DRY CLIMATES, BOOK FROM EAST BAY MUNICIPAL DISTRICT. PLANT LIST AND QUANTITIES WILL BE SUBMITTED AS PART OF THE BUILDING PERMIT APPLICATION.
2. IRRIGATION SYSTEM WILL BE DESIGNED USING BEST PRACTICES. DETAILS WILL BE SUBMITTED AS PART OF THE BUILDING PERMIT APPLICATION.
3. LOW IMPACT DEVELOPMENT LANDSCAPE FEATURES FOR POST-CONSTRUCTION STORM WATER MANAGEMENT WILL BE PROVIDED AS REQUIRED BY CITY'S WATER QUALITY PERMIT. DETAILS WILL BE SUBMITTED AS PART OF THE BUILDING PERMIT APPLICATION.
4. WATER CONSERVATION MEASURES WILL MEET THE REQUIREMENTS OF THE CITY'S WATER CONSERVATION LANDSCAPE ORDINANCE (ACMC CHAPTER 19.22). WATER BUDGET INFORMATION (MAWA & ETWU), WORKSHEET CALCULATIONS AND LANDSCAPE WATER USE CALCULATIONS FOR AVERAGE DAILY AND ANNUAL DEMAND AND PEAK DEMAND WILL BE SUBMITTED AS PART OF THE BUILDING PERMIT APPLICATION.

landscape plan



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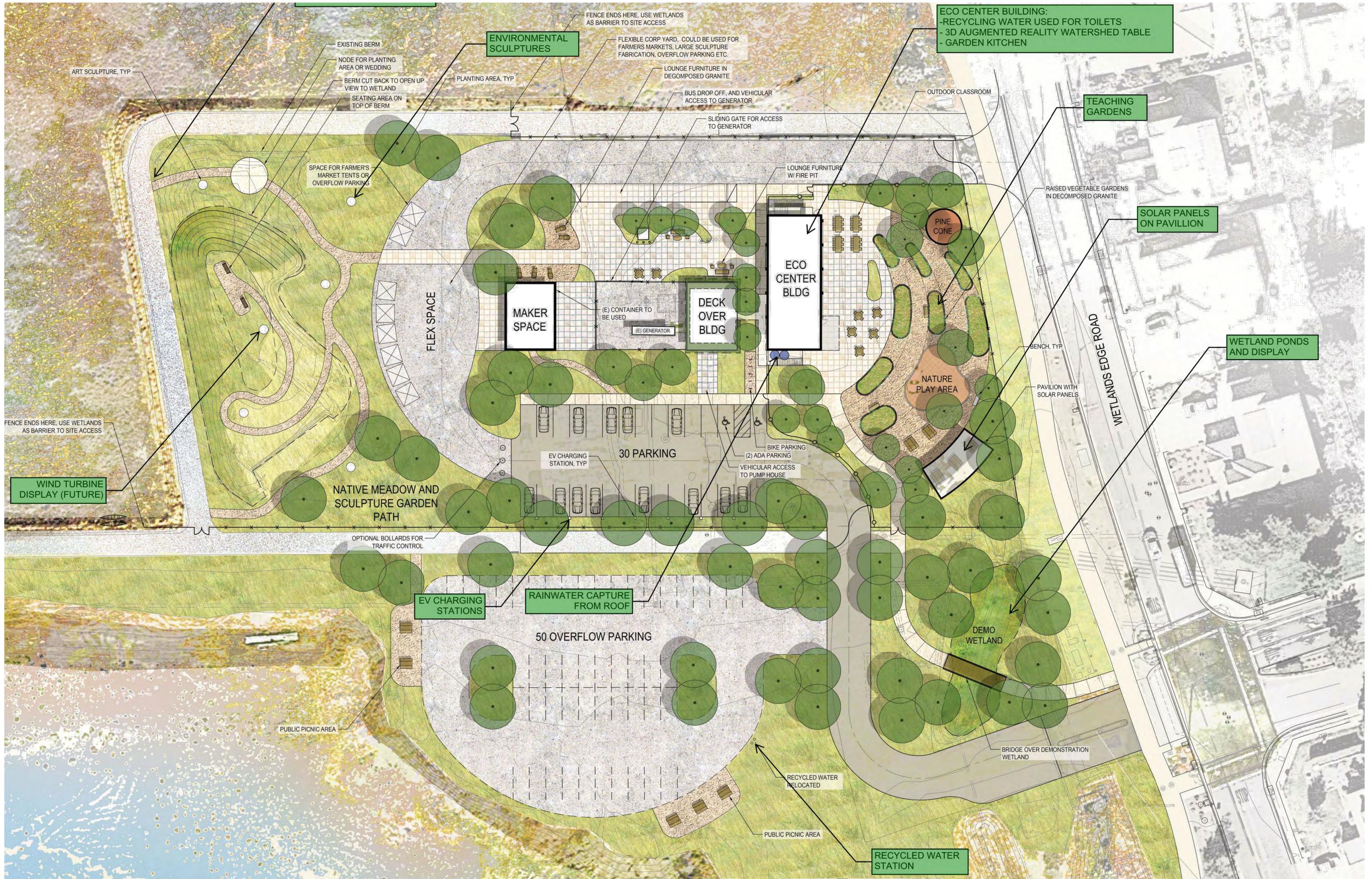


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green elements



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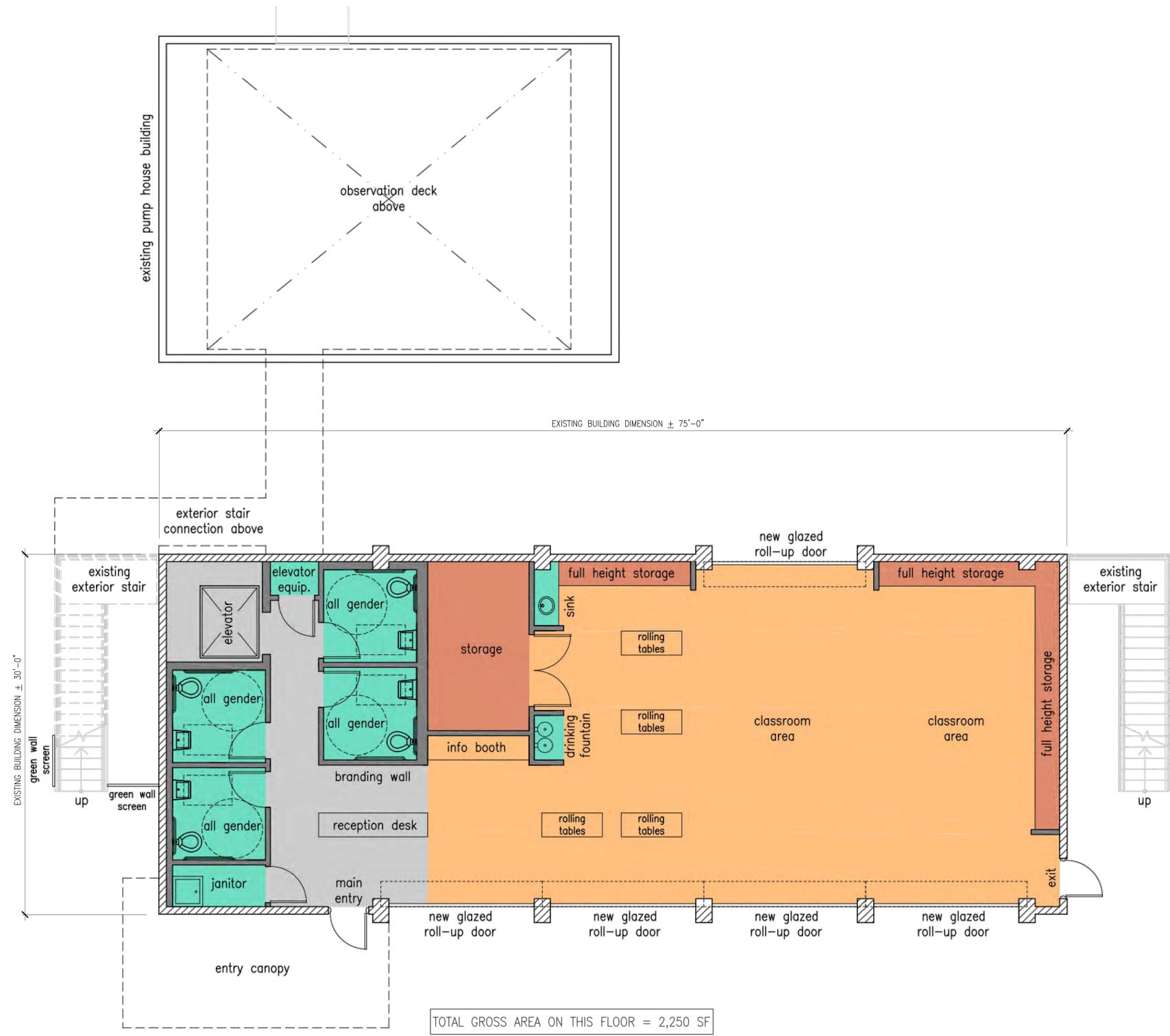


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AG101

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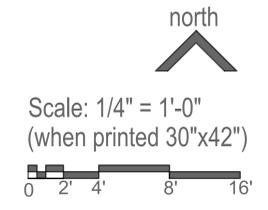
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legend:

	activity	(1,234 sf)
	utility	(288 sf)
	storage	(209 sf)
	office	(0 sf)
	circulation	(281 sf)

FIRST FLOOR PLAN



floor plan



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AMERICAN CANYON COMMUNITY & PARKS FOUNDATION

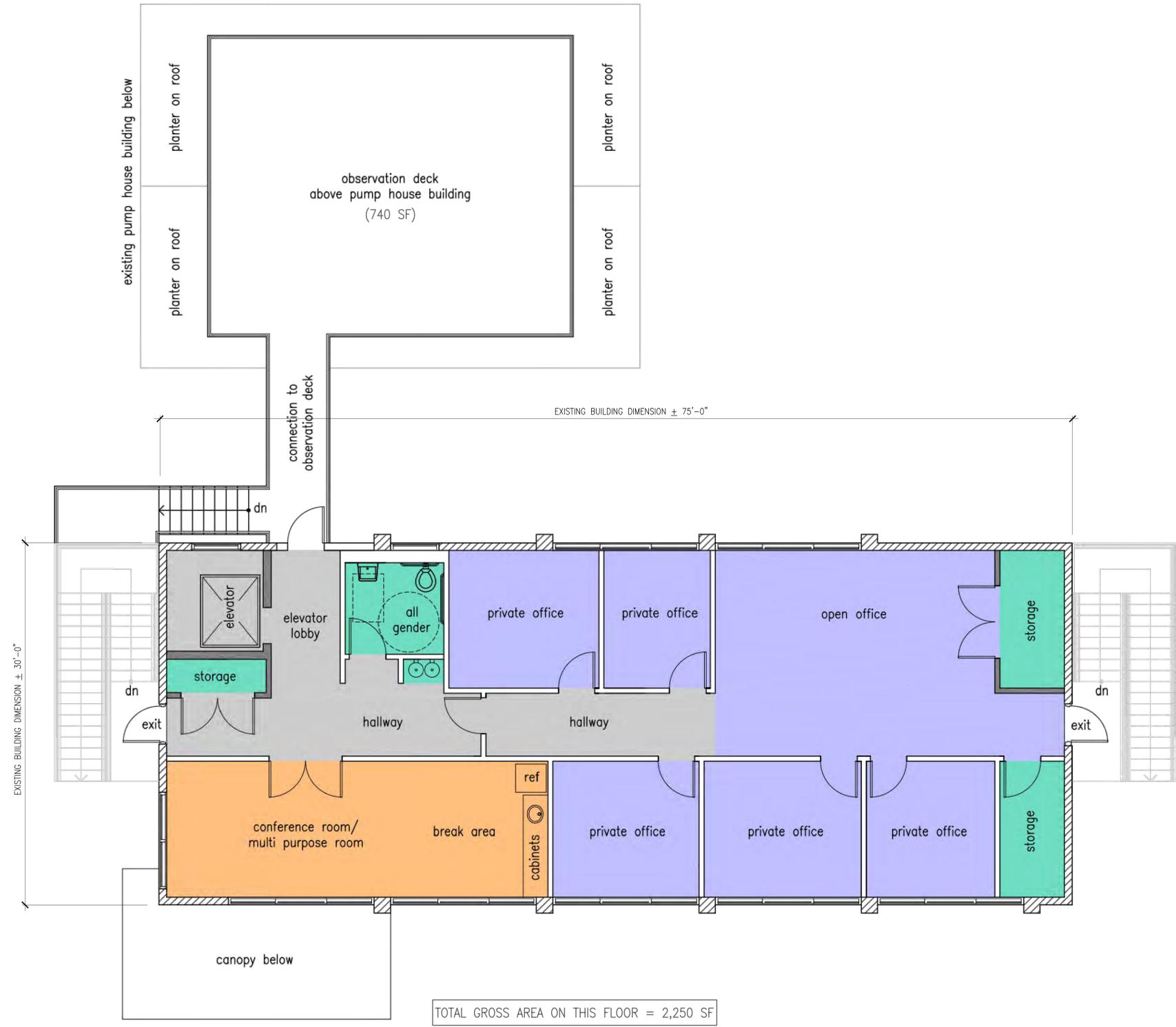
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legend:

	activity	(352 sf)
	utility	(210 sf)
	storage	(0 sf)
	office	(1,065 sf)
	circulation	(390 sf)

SECOND FLOOR PLAN



Scale: 1/4" = 1'-0"
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floor plan



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A102

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NEW ELEVATOR
ROOF EXTENSION

NEW ELEVATOR ROOF
29'-0"

NEW ENTRY CANOPY
MADE OF SUSTAINABLE
AND RECYCLED
MATERIALS

EXISTING BUILDING
FASCIA PAINTED

NEW BUILDING
SIGNAGE



FRONT ELEVATION

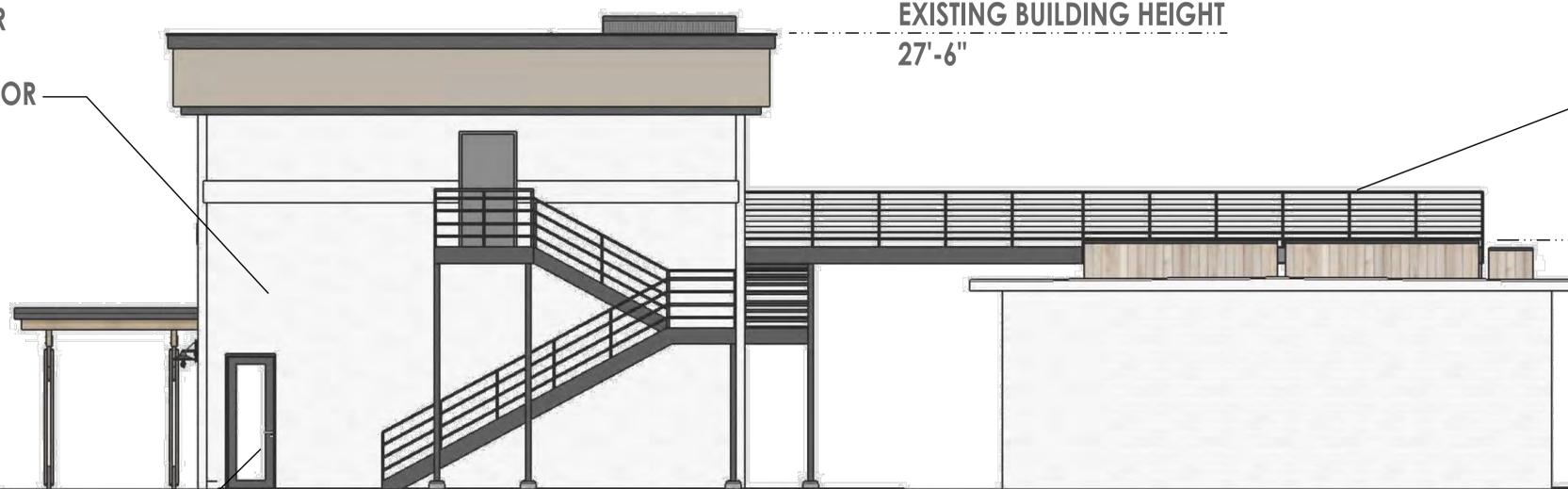
NEW CLADDING WITH
SUSTAINABLE
MATERIAL

NEW HIGH BAY
GLAZED OVERHEAD
DOORS, TYPICAL OF 4

EXISTING EXTERIOR
WALLS PAINTED
IN A NEUTRAL COLOR

EXISTING BUILDING HEIGHT
27'-6"

NEW OUTDOOR
DECK OVER EXISTING
PUMP HOUSE BUILDING
NEW OUTDOOR DECK
15'-6"
EXISTING PUMP HOUSE
12'-6"



EAST ELEVATION

NEW DOOR FOR
SECOND MEANS OF
EGRESS

Scale: 1/4" = 1'-0"
(when printed 30"x42")



building elevations



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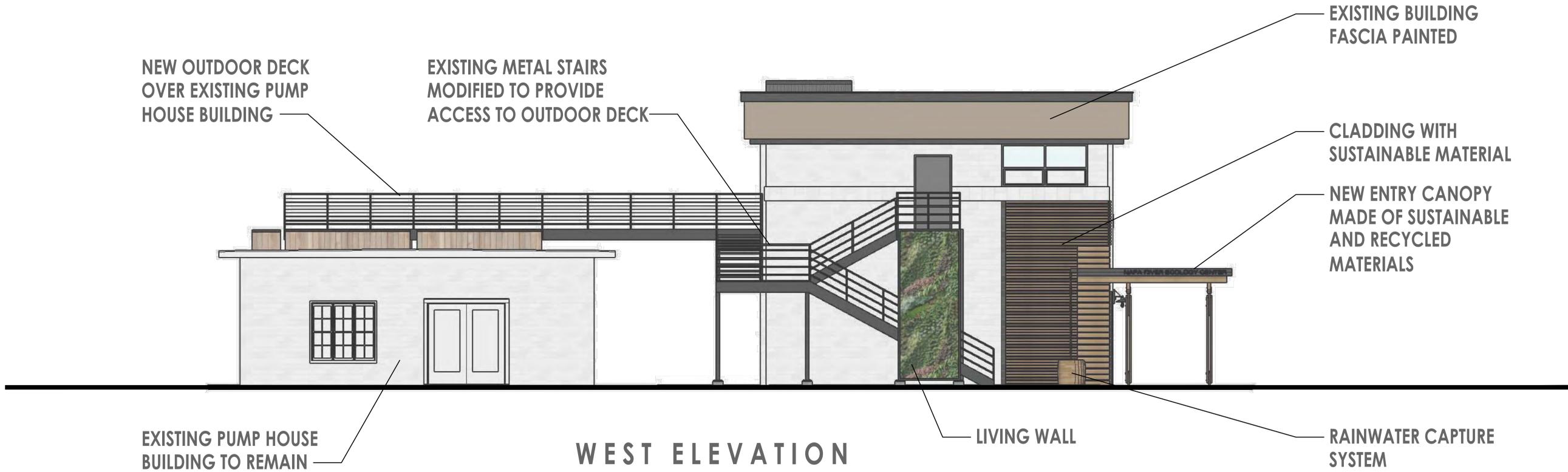
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building elevations

Scale: 1/4" = 1'-0"
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0 2' 4' 8' 16'



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street view



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FRONT ISOMETRIC VIEW



VIEW OF THE ENTRY CANOPY



FRONT VIEW



VIEW OF THE RECEPTION DESK, DONOR WALL & FIRST FLOOR ACTIVITY AREA

building renderings



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A302

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