



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

City Hall - Council Chambers
4381 Broadway, Ste. 201, American Canyon

August 7, 2024
7:30 PM

Chair: Tara McClinton-Horner

Vice Chair: Scott Artis

Commissioners: Barry Christian, Sean Hughes, Nance Matson

Youth Commissioner: Vacant

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.

PUBLIC PARTICIPATION

Open Space, Active Transportation and Sustainability Commission and other public meetings will be conducted in person. This meeting is also available via Zoom, is broadcast live to residents on Napa Valley TV, on our [website](#) and on [YouTube](#).

Zoom Link: [Click here](#). **Webinar ID:** 821 0409 5350; **Passcode:** 170229. **Phone in to Zoom:** 408-638-0968

Oral comments, during the meeting: Oral comments can be made in person during Open and Closed Session or through Zoom in Open Session only. On Zoom use the "raise your hand" tool during any public comment period. To avoid confusion, hands raised outside of Public Comment periods will be lowered.

Written comments: Submit written comments by the [eComments link](#), located on the Meetings & Agendas page of our website. eComments are available to council members in real time. To allow for Council review of comments, eComments will close at 3:00 pm on the day of the meeting.

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: 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: Materials will be provided 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.

7:30 P.M. REGULAR MEETING

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

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 within their subject matter jurisdiction. Comments are limited to 3 minutes. Comments for items on the agenda will be taken when the item is called in open session. The 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 Commissioners do not respond to public comment at this time.

AGENDA CHANGES

CONSENT CALENDAR

1. **Minutes of May 1, 2024**

Recommendation: Approve the minutes of the Open Space, Active Transportation and Sustainability Commission meeting of May 1, 2024.

BUSINESS

2. **Clarke Ranch - Fuel Reduction and Replanting**

Recommendation: Receive an update on tree conditions and replanting.

MANAGEMENT AND STAFF ORAL REPORTS

ADJOURNMENT

CERTIFICATION

I, Taresa Geilfuss, 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, Deputy City Clerk

CITY OF AMERICAN CANYON
Open Space, Active Transportation, and Sustainability Commission

ACTION MINUTES
May 1, 2024

6:30 P.M. REGULAR MEETING

CALL TO ORDER

The meeting was called to order at 6:36 p.m.

PLEDGE OF ALLEGIANCE

The pledge of allegiance was recited.

ROLL CALL

Present: Youth Commissioner Allison Bencsik, Commissioner Barry Christian, Commissioner Sean Hughes, Commissioner Nance Matson, Vice Chair Scott Artis

Absent: None

Excused: Chair Tara McClinton-Horner
(Commissioner Sean Hughes arrived at 6:39 p.m.)

PRESENTATIONS

Napa County Bicycle Coalition Kara Vernor gave a presentation.

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA

Chair Tara McClinton-Horner called for public comments. Written comments: Lindsay Quinata.
Oral comments: None The public comment period was closed.

AGENDA CHANGES

Action: Motion made by Commissioner Barry Christian, seconded by Nance Matson to move Business item 3 to Business Item 4, and carried by voice vote.

CONSENT CALENDAR

Action: Motion to approve CONSENT CALENDAR made by Commissioner Barry Christian, seconded by Commissioner Nance Matson, and CARRIED by roll call vote.

Ayes: Commissioner Barry Christian, Commissioner Sean Hughes, Commissioner Nance Matson, Youth Commissioner Allison Bencsik and Vice Chair Scott Artis.

Nays: None

Abstain: None
Absent: None
Excused: Chair Tara McClinton-Horner

1. Minutes of April 3, 2024

BUSINESS

2. American Canyon Wetlands Restoration Plan

Commissioners received an American Canyon Restoration Plan staff report from Public Works Director Erica Ahmann Smithies. Vice Chair Scott Artis called for public comments. Written comments: None. Oral comments: None The public comment period was closed. No action was taken on this item.

3. Fiscal Year 2024/25 Capital Improvement Program

Commissioners received a Fiscal Year 2024/25 Capital Improvement Program staff report from Public Works Director Erica Ahmann Smithies. Vice Chair Scott Artis called for public comments. Written comments: None. Oral comments: None. The public comment period was closed. No action was taken on this item.

4. Rio Del Mar Bicycle Improvements

Commissioners received a Rio Del Mar Bicycle Improvements update from Public Works Director Erica Ahmann-Smithies. Vice Chair Scott Artis called for public comments. Written comments: None. Oral comments: Katie Dudney; Michelle Morgan; Mario Valadez, Napa Bike Coalition; Kara Vernor, Napa Bike Coalition. The public comment period was closed. No action was taken on this item.

MANAGEMENT AND STAFF ORAL REPORTS

Commissioners received an oral report from Public Works Director Erica Ahmann Smithies.

ADJOURNMENT

The meeting adjourned at 8:34 p.m.

Respectfully Submitted,



Cherri Walton, CMC, Deputy City Clerk



TITLE

Clarke Ranch - Fuel Reduction and Replanting

RECOMMENDATION

Receive an update on tree conditions and replanting.

CONTACT

Jason Holley, City Manager

BACKGROUND & ANALYSIS

Located in the northwest area of town, American Canyon acquired the 25-acre Clarke Ranch property in 1998. The property contains an artificial, densely planted tree strand dating back to the early 20th century.

The *2017 Clarke Ranch Master Plan* (Attachments 2 & 3) identifies the need to manage the "forest" because of concerns about public safety (due to falling trees, branches and other hazards) and expresses a preference that "some trees remain, and some be removed in a phased approach".

Fuel Reduction Project

In addition to concerns about public safety from aerial hazards (falling branches, etc.), concerns about fire hazards have mounted. Specifically, there are concerns about the hazard from the "fuel load" of the tree strand.

Since 2023, staff has been working with representatives of Napa County, the Napa Firewise Council and the American Canyon Fire Protection District (ACFPD) on a "fuel load reduction project". This would not be a City "capital project". Instead, a contractor hired by the Napa Firewise Council would reduce the fire hazard by removing the "fuel". This would be accomplished by a "Right-of-Entry" granted by the City to the contractor. Funding for this effort is expected to come from a federal grant (Attachment 4).

In Spring 2024, staff engaged an arborist (West Coast Arborist) to assess tree conditions on City-owned properties - including the Clarke Ranch Property (Attachment 1).

All told, WCA identified 1,218 trees and 67 stumps on Clarke Ranch. Almost all of the trees are *Eucalyptus Globulus* (Blue Gum) and at least half are in bad condition. The arborist classified tree health as "Dead", "Poor", "Fair" or "Good". The table below summarizes the inventory.

Health	Number
Dead	416
Poor	164
Fair	612
Good	24

It is important to note the arborist report only describes tree health, it does not describe the relative fuel load/fire hazard. Further consultation with ACFPD and Napa Firewise Council representatives is needed to determine the scope of the fuel reduction.

Re-Planting Efforts

The Eucalyptus trees that will be removed are a non-native species that will not be replanted. The number of trees to be removed, and the number and species to be re-planted is still to be determined. But its worth noting, the undistributed native environment nearby contains a much sparser populations of native tree species consistent with an upland riverine biome.

Staff is currently evaluating re-planting options (Attachment 5). This effort will take place separately from the fuel reduction project; likely in conjunction with a grant received by the Napa County Resource Conservation District (Attachment 6).

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Public Safety: "Ensure American Canyon remains a safe community."

FISCAL IMPACT

Not applicable

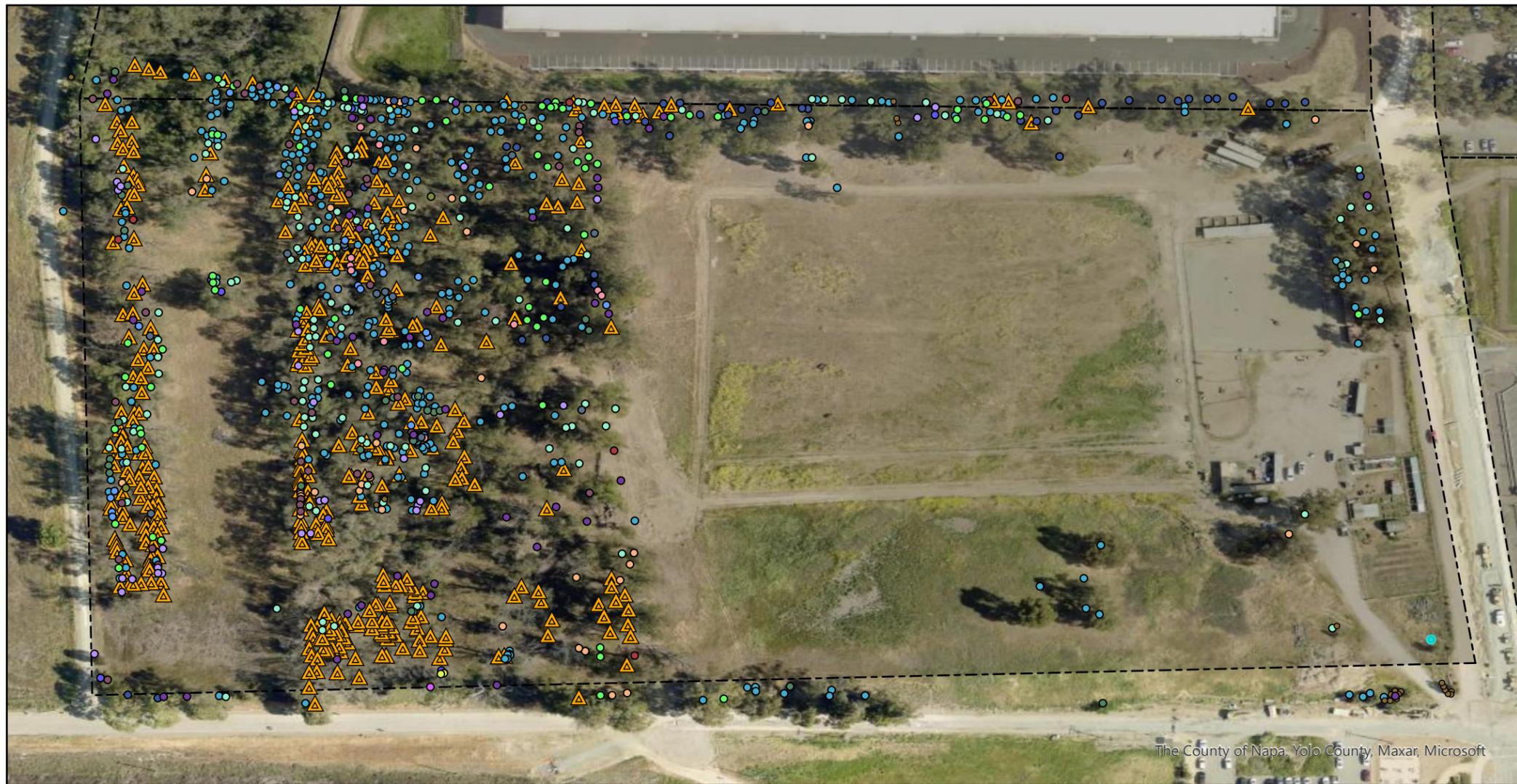
ENVIRONMENTAL REVIEW

15378(b) - The action is not a "Project" subject to the California Environmental Quality Act ("CEQA") because it does not qualify as a "Project" under Public Resources Code Sections 21065 and 21080 and in Section 15378(b) of Title 14 of the California Code of Regulations.

ATTACHMENTS:

1. [Clark Ranch Tree Map](#)

2. Resolution 2017-85 Clarke Ranch Master Plan
3. Clarke Ranch Memo
4. Fuel Reduction Grant
5. Tree Replacement
6. Planting Grant



Condition / Recommendation

- ▲ Dead,Inspect-Recommended Removal
- ▲ Dead,Removal-Dead Tree
- Fair,Grid/Routine Trim
- Fair,Inspect-Diseased or Declining
- Fair,Inspect-Poorly Structured
- Fair,Inspect-Recommended Removal
- Fair,Inspect-Tree Spacing
- Fair,Mature Tree Maintenance
- Fair,Patrol-Diseased or Declining
- Fair,Trim-Poorly Structured
- Good,Grid/Routine Trim
- Good,Inspect-Tree Spacing
- N/A,Removal-Stump
- Poor,Grid/Routine Trim
- Poor,Inspect-Diseased or Declining
- Poor,Inspect-Poorly Structured
- Poor,Inspect-Recommended Removal
- Poor,Patrol-Diseased or Declining
- Poor,Removal-Poorly Structured
- Poor,Trim-Poorly Structured

RESOLUTION NO. 2017-85

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON APPROVING
THE CLARKE RANCH MASTER PLAN FINAL CONCEPTUAL PLAN**

WHEREAS, the City of American Canyon acquired 24 acres known as Clarke Ranch from the Port of Oakland in 1999 through a CalFed grant; and

WHEREAS, both the acquisition documents with the Port of Oakland and the CalFed grant regulations prohibit intensive development of the site specifically excluding commercial and residential development and encouraging parks, open space and agriculture related uses; and

WHEREAS, pursuant to a Memorandum of Understanding with Napa County in 2009, Clarke Ranch was annexed by the City with the General Plan designation as open space and zoned as Open Space – Clarke Ranch West; and

WHEREAS, the uses and amenities proposed in the Clarke Ranch Master Plan are compliant with the zoning requirements, although some uses may require a conditional use permit; and

WHEREAS, in 2011 and 2012, the City of American Canyon conducted a preliminary Civic Engagement Visioning process for Clarke Ranch which identified several natural and environmentally oriented uses for the future park site; and

WHEREAS, in 2015, City Council identified the creation of a master plan for Clarke Ranch as priority and included funds in the budget to complete such master plan; and

WHEREAS, on November 1, 2016 the City hired the professional consulting firm, RRM Design Group to provide landscape architecture, design and outreach related guidance to the City for the development of the Clarke Ranch Master Plan; and

WHEREAS, the City created a Steering Committee made up of members of the City Council, Open Space Advisory Committee, Parks and Community Services Commission and Planning Commission to guide the master plan process; and

WHEREAS, the City implemented regimented public outreach process, gained significant feedback, and based the final design based on the public input and guidance provided by the Steering Committee; and

WHEREAS, the Parks and Community Services Commission and Open Space Advisory Committee met in a joint session on September 25, 2017 to review the proposed plan, identify and discuss issues and ultimately recommends that the City Council approve the Clarke Ranch Master Plan; and

WHEREAS, Exhibit A, attached hereto and made a part thereof hereby known as the Clarke Ranch Master Plan Final Conceptual Plan.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of American Canyon hereby approves the Clarke Ranch Master Plan (Exhibit A).

PASSED, APPROVED and ADOPTED at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 7 day of November, 2017, by the following vote:

AYES: Council Members Aboudamous, Leary, Oro, Vice Mayor Joseph, Mayor Garcia
NOES: None
ABSTAIN: None
ABSENT: None



Leon Garcia, Mayor

ATTEST:

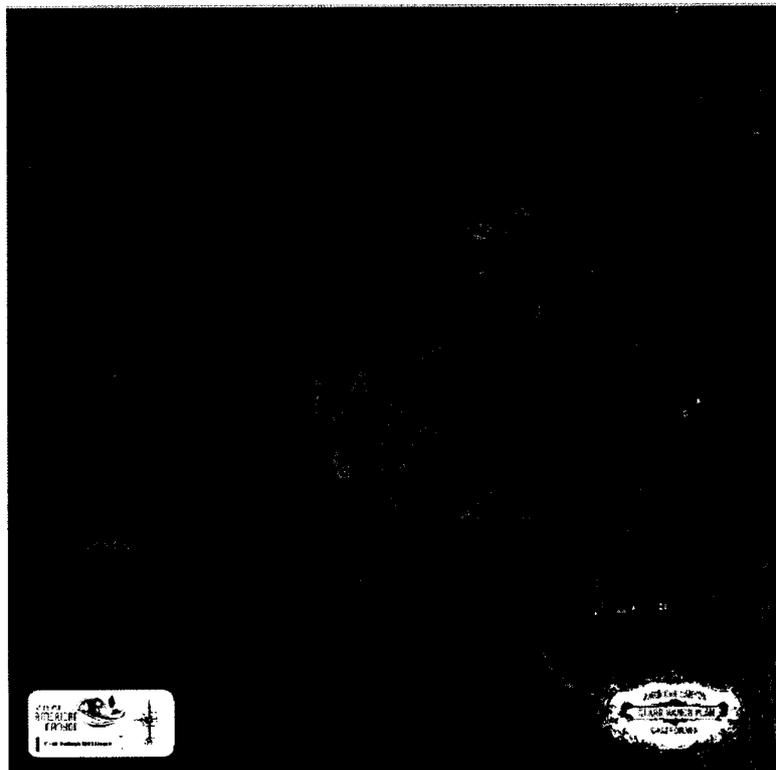

Suellen Johnston, CMC, City Clerk

Exhibit A



Clarke Ranch Master Plan

November 7, 2017



1. Vision, Goals and Objectives
2. Program and Amenities
3. Final Conceptual Plan Map
4. Cost Estimate

Clarke Ranch

Vision, Goals and Objectives

Based on feedback from PCS/OSAC Joint Meeting on 9/25/17

Vision

Clarke Ranch is a community gathering place for all in American Canyon, it will serve as a hub of outdoor-based activity which will be environmentally friendly and nature based.

Synthesized Goals/Objectives:

1. Nature-based – The park shall be designed and developed in a way to support, encourage and highlight a nature-based approach to design and construction. The nature-based approach is most obvious in the selection of a nature-based playground, rather than a traditional steel and plastic, post and platform play structure.
2. Connection to the Wetlands – Clarke Ranch has a unique opportunity to provide regional hands-on educational amenities highlighting the connection to the wetlands. Through the design phase, the City shall work with environmentally oriented groups such as the Napa Solano Audubon Society, Napa County Resource Conservation District, Native Plant Society, the amateur astronomers club and others to highlight and display the wetlands connections.
3. Environmentally friendly and revenue generating – Clarke Ranch should be not only environmentally friendly, but also, fiscally efficient including revenue generating opportunities to support operational costs. We need to study the operational implications and costs through the design development phase.
4. Carbon Neutral/Sustainable Design – The City desires the park to have a sustainable design and have a net zero carbon footprint. Through the design development, we need to better study carbon impacts and what options exist to mitigate these impacts. Sustainable design components to consider include solar and wind power, composting toilets, onsite compost generation, low water/drought tolerant/native plantings, use of permeable asphalt or paving and paths, to name a few. Evaluate the benefits of pursuing a sustainable landscape program such as Bay Friendly Qualification or SITES accreditation in the design development phase.
5. Eucalyptus Trees – In the formal design, the eucalyptus groves needs studied by a qualified arborist to determine how best to manage the forest. PCS/OSAC prefers that some eucalyptus remain and some be removed in a phased approach. Any native replanting of trees (encouraging diversity) needs to start early.
6. Lease for Long-term Use – The three non-city uses must enter into a long-term lease identifying items including but not limited to: rent, development/construction standards and expectations, performance and reporting expectations, and they must identify how a regular park user will engage in their use without being a part of it (without paying).
7. Lighting – The park shall be lighted as necessary for planned programmatic uses, but sensitive to neighbors and animals on site. The lights should be designed for energy efficiency and in a way that provides minimal security when not fully in use. The lights need to be able to be shut off for astronomy events. We need to consider use of solar, and needs of plug-in vehicles.
8. Outdoor Exercise Equipment – The ACCPF has fundraised for the outdoor exercise equipment and desires it to be constructed within the next 12-18 months. The master plan calls for the outdoor exercise equipment to be constructed just north of the Napa River Bay Trail approximately 450' from the current gate. Should this location be problematic (design or environmentally), per the direction of the PCS/OSAC Committees, City staff will find an

alternative location south of the Napa River Bay Trail in the demonstration garden area and blend it in to make it feel design-connected.

9. Equestrian Riding Area (SpiritHorse) – Having an equestrian riding area is a popular component within the park as it serves to remind us of the agricultural/ranching roots of the area. The steering committee discussed the size of the equestrian space significantly through the master plan process. The joint PCS/OSAC body directed staff to keep the space as shown on the 9/25/17 Draft Final Preferred Master Plan, approximately 2 acres in size.

Program and amenities:

Non-City Uses

1. Napa County Wildlife Rescue – The Napa Wildlife Rescue is allocated approximately 2.5 acres for their program. Their use includes two buildings (hospital and admin space), a viewing/educational area, and several outdoor cages and aviaries tucked into the flexible space under the Eucalyptus trees.
2. Equestrian Riding Area (SpiritHorse) – The equestrian riding area is allocated approximately 2.0 acres for riding and care of horses. Amenities included in the master plan are a barn, office, restroom, horse stalls, 100'x200' covered arena, and pasture space.
3. American Canyon 4H – American Canyon 4H is allocated approximately 1 acre. Their space includes a round pen, stalls for pigs, lambs, cattle and chickens. There is also two small feed barns and one larger barn included in their space.

Other Significant Amenities

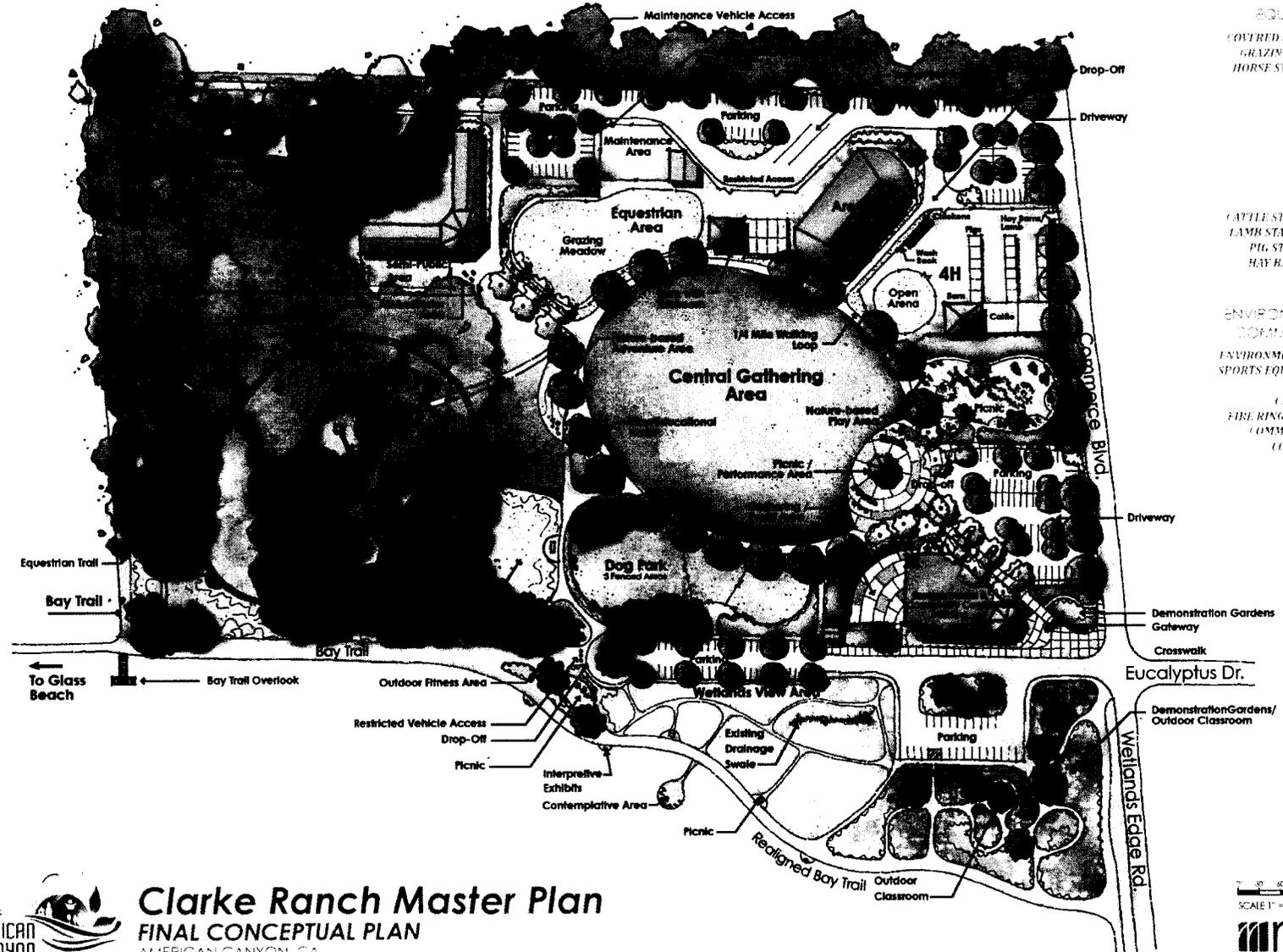
4. Regional Nature/Environmental/Community Center – The center is currently planned to be an indoor interpretative, recreation and community space with classrooms and multipurpose rooms to support programming and exhibits (watershed protection/education, wetlands habitat/biology). Possible space for vendor sales (deli/gifts) and rentals (bike/kayak). During the design development phase, the formal building program needs development and to be determined. The building is currently planned to be 15,000 square feet.
5. Central Gathering Area – A space of approximately 4 acres central to the site is planned to remain open and available for special events, passive activities like Frisbee throwing, stargazing events, and camping (by permission of the director). There is a large performance/picnic area in the southeastern corner of the central gathering area. The space is shown as turf currently.
6. Dog Park – An enclosed dog park is included alongside the Napa River Bay Trail to allow dog owners the opportunity to have their dogs socialize off leash in an enclosed area. Three dividable areas are included to allow the closure of one space for maintenance and still have two separable spaces (big vs small dog).
7. Demonstration Gardens – South of the Napa River Bay Trail are a host of garden spaces. These spaces are planned to host demonstration uses including a pollinator garden, butterfly garden, native plant area, bird garden, drought-tolerant garden, and others. There is also a small outdoor classroom space to accommodate 30 people.
8. Bike Skills Area – A bike skills area is in the existing opening in the eucalyptus grove. It is intended to be an area to teach beginning and intermediate bike riders balance, challenge, light risk, and improve their off-trail bike riding skills. An item to research further in design development is whether or not a small pump track would be a good fit for the space.
9. Nature-based Playground – One of the truly unique and hopefully iconic elements of the park will be the nature-based playground. This is envisioned to buck the trend of metal and plastic traditional play structures and instead have kids play on tree trunks, stumps, rocks, and other natural elements.

10. Wetlands – There are known seasonal wetlands on the site. The design development phase will need to complete an environmental initial study and suggest mitigation measures. The plan contemplates growing the seasonal wetlands areas in the southwest portion of the park to accommodate expected mitigation. The increased wetlands areas in the southwest corner of the site also accommodates expected sea level rise. The most recent sea level rise study of the area shows the site under water frequently by 2050.
11. Bay Trail Alignment – The proposed plan solidifies the primary Bay Trail route down the Eucalyptus Drive alignment. To eliminate an existing dead-end trail and provide a more direct route from Wetlands Linear Path to the Napa River Bay Trail, the plan suggests making a diagonal connection between the two along the southern project boundary.
12. Outdoor Exercise Equipment – See the goal above. The outdoor exercise equipment is relatively small in the grand scheme of the plan. It is envisioned to include 8-10 pieces of outdoor fitness equipment. These are growing in popularity and used throughout the country as a means to cheaply increase physical fitness, balance and mobility, specifically in older adults.
13. Play and Interpretative Activity Nodes – As this site is planned to have a strong nature/environmental/outdoor oriented theme, small play and interpretative activity nodes have been contemplated in the plan. These spaces utilize concepts of *Pathways for Play*, which incorporates play, education and learning into small tucked away activity areas.
14. Nature-based Adventure Area – This concept needs development in the next phase of design. The preliminary thought is to provide a space similar to the nature-based playground but gear it towards a slightly older age group and encourage more risk. Some preliminary concepts include a larger bouldering wall, a nature-based obstacle course, or an upper body climbing area.

Other Amenities

15. Walking Paths and Boardwalks – The top item on most needs assessments is the need and desire to walk and run on paths. The plan has several potential loops for casual walkers and runners. The path around the central gathering area creates a loop that is approximately .25 miles. It is expected that paths throughout the park will be a combination of hard and soft surface trails.
16. Standalone Restroom – A new restroom is planned along the southern edge of the park, near the Napa River Bay Trail Head. Another restroom is planned near the equestrian riding area.
17. Group gathering areas – Socialization is a major benefit and desire for parks; there are several group gathering areas scattered throughout the site including picnic areas, outdoor classroom space, and fire pit feature/teen gathering area.
18. Parking – There are approximately 150 new parking spaces scattered throughout the site.

CLARKE RANCH MASTER PLAN FINAL CONCEPTUAL PLAN



EQUESTRIAN AREA
 COVERED ARENA: 600' x 200'
 GRAZING MEADOW: 75 AC
 HORSE STALLS: 100 x 12 x 12
 BARN: 50' x 40'
 RESTROOM
 TRAILER PARKING

4H AREA
 HAY BARN
 CHICKEN COOP
 WASH RACK
 CATTLE STALLS: 200' x 40' x 40'
 LAMB STALLS: 200' x 12 x 12
 PIG STALLS: 60' x 12 x 12
 HAY BARN: 200' x 120'
 ARENA: 500' x 50'

ENVIRONMENTAL AND COMMUNITY CENTER
 ENVIRONMENTAL EDUCATION
 SPORTS EQUIPMENT RENTALS
 EVENT SPACE
 CAFE/DELI + PICNIC
 FIRE RING GATHERING AREA
 COMMUNITY PROGRAMS
 COMMUNITY ROOMS
 OFFICE SPACE

CITY OF AMERICAN CANYON

Clarke Ranch Master Plan
 FINAL CONCEPTUAL PLAN
 AMERICAN CANYON, CA.

SCALE 1" = 60'
 OCTOBER 17, 2017


**CLARKE RANCH MASTER PLAN
PRELIMINARY BUDGET**



DATE: Oct 11, 2017
 JOB No: 0346-01-RC15
 JOB NM: Clarke Ranch
 CALC BY: GC
 CHK BY: LM

Clarke Ranch Park Conceptual Master Plan - Preliminary Budget

PHASE DESCRIPTION

CAT. ITEM	QUANT	UNIT	COST/UNIT	COST
DEMOLITION & INFRASTRUCTURE				
MOBILIZATION & SURVEYING	1	ALLOW	\$10,000.00	\$10,000
DEMOLITION	770,000	SF	\$0.65	\$500,500
GRADING & SITE PREP	770,000	SF	\$0.25	\$192,500
STORM DRAINAGE & SITE UTILITIES	1	ALLOW	\$1,000,000.00	\$1,000,000
SITE LIGHTING	1	ALLOW	\$500,000.00	\$500,000
			Subtotal:	\$2,203,000

SITE AMENITIES:

Entry Area

- Gateway arch	1	ALLOW	\$15,000.00	\$15,000
- Demonstration gardens	4,200	SF	\$8.00	\$33,600
- Concrete entrance and pathway	10,900	SF	\$20.00	\$218,000
- Trees	8	EA	\$500.00	\$4,000
			Subtotal:	\$270,600

Central Gathering Area

- Lawn (seeded w/ irrigation)	125,500	SF	\$3.50	\$439,250
- Paving (vehicular concrete)	14,000	SF	\$22.00	\$308,000
- Concrete plaza	12,000	SF	\$22.00	\$264,000
- Shade Structure	1	ALLOW	\$45,000.00	\$45,000
- Picnic tables	15	EA	\$1,500.00	\$22,500
- Trees	22	EA	\$400.00	\$8,800
			Subtotal:	\$1,087,550

Nature-based Play Area

- Play structures	1	ALLOW	\$200,000.00	\$200,000
- Play surfacing (engineered wood fiber)	16,800	SF	\$3.00	\$50,400
- Picnic tables	3	EA	\$1,500.00	\$4,500
- Benches	4	EA	\$1,000.00	\$4,000
- Decomposed granite path & picnic areas	3,400	SF	\$6.00	\$20,400
- Planting areas	18,700	SF	\$6.00	\$112,200
			Subtotal:	\$391,500

Dog Park

- Low chain link fencing and gates	1,100	SF	\$60.00	\$66,000
- Planting areas	13,000	SF	\$6.00	\$78,000
- Wood chip surfacing	34,800	SF	\$3.00	\$104,400
- Benches	12	EA	\$1,000.00	\$12,000
- Paving (concrete)	1,400	SF	\$20.00	\$28,000
			Subtotal:	\$288,400

Nature adventure area

- Structures	1	ALLOW	\$100,000.00	\$100,000
- Surfacing (engineered wood fiber)	3,400	SF	\$3.00	\$10,200
			Subtotal:	\$110,200

Outdoor fitness area

Clarke Ranch Park Conceptual Master Plan - Preliminary Budget

PHASE DESCRIPTION

CAT. ITEM	QUANT	UNIT	COST/UNIT	COST
- Structures	7	EA	\$5,000.00	\$35,000
- Decomposed granite surfacing	4,000	SF	\$6.00	\$24,000
- Tree	1	EA	\$400.00	\$400
Subtotal:				\$59,400
Boardwalk loop				
- Composite wood decking	12,800	SF	\$25.00	\$320,000
- Interpretive features	4	EA	\$800.00	\$3,200
- Mitigated wetlands	74,300	SF	\$3.00	\$222,900
Subtotal:				\$546,100
Trail in Eucalyptus trees				
- Earth Trail	4,900	SF	\$1.50	\$7,350
- Educational/play features	4	EA	\$2,000.00	\$8,000
Subtotal:				\$15,350
Bike Skills Loops				
- Skills loop elements	1	ALLOW	\$15,000.00	\$15,000
Subtotal:				\$15,000
Maintenance yard				
- Concrete block wall	400	LF	\$100.00	\$40,000
- Building	1	ALLOW	\$100,000.00	\$100,000
- Paving (concrete)	7,800	SF	\$20.00	\$156,000
- Covered storage areas	1	ALLOW	\$10,000.00	\$10,000
Subtotal:				\$306,000
Wildlife refuge connection & fire road				
- Paving (concrete)	11,200	SF	\$7.00	\$78,400
- Trees	6	EA	\$400.00	\$2,400
- Vehicular gate	1	EA	\$2,500.00	\$2,500
- Fire road (asphalt)	10,600	SF	\$7.00	\$74,200
Subtotal:				\$157,500
Equestrian/4H connection				
- Paving (vehicular concrete)	7,200	SF	\$22.00	\$158,400
- Planting	1,000	SF	\$6.00	\$6,000
Subtotal:				\$164,400
Picnic areas in Wetlands Edge Area				
- Picnic tables	5	EA	\$1,500.00	\$7,500
- Benches	2	EA	\$1,000.00	\$2,000
- Decomposed granite surfacing	1,900	SF	\$6.00	\$11,400
- Planting areas	1,000	SF	\$6.00	\$6,000
- Trees	2	EA	\$400.00	\$800
Subtotal:				\$27,700
Demonstration garden in Wetlands Edge Area				
- Outdoor classroom shade structure	1	ALLOW	\$20,000.00	\$20,000
- Entry arbor	1	ALLOW	\$10,000.00	\$10,000
- Decomposed granite surfacing	3,400	SF	\$6.00	\$20,400
- Planting areas	60,000	SF	\$6.00	\$360,000
- Trees	6	EA	\$400.00	\$2,400
- Interpretive features	4	EA	\$5,000.00	\$20,000
- Interpretive signs	20	EA	\$150.00	\$3,000
- Landscape boulders	1	ALLOW	\$2,500.00	\$2,500
- Benches	4	EA	\$1,000.00	\$4,000
- Maintenance shed	1	ALLOW	\$5,000.00	\$5,000

Clarke Ranch Park Conceptual Master Plan - Preliminary Budget					
PHASE DESCRIPTION					
CAT. ITEM	QUANT	UNIT	COST/UNIT	COST	
				Subtotal:	\$447,300
Bay Trail Re-alignment					
- Paving (asphalt)	11,500	SF	\$7.00	\$80,500	
				Subtotal:	\$80,500
Wetland overlook					
- Composite wood decking	300	SF	\$100.00	\$30,000	
				Subtotal:	\$30,000
Contemplative area					
- Decomposed granite surfacing	1,500	SF	\$6.00	\$9,000	
- Boulder seats	7	EA	\$500.00	\$3,500	
				Subtotal:	\$12,500
Restroom					
- Building	1	ALLOW	\$225,000.00	\$225,000	
- Concrete paving	1,600	SF	\$20.00	\$32,000	
				Subtotal:	\$257,000
Commerce Drive Streetscape					
- Planting areas	20,000	SF	\$6.00	\$120,000	
- Concrete walks	3,700	SF	\$20.00	\$74,000	
- Trees	12	EA	\$400.00	\$4,800	
				Subtotal:	\$198,800
Wetlands Edge Area Parking/Dropoff Area					
- Paving (Asphalt)	20,500	SF	\$7.00	\$143,500	
- Planting areas	1,800	SF	\$6.00	\$10,800	
- Vehicular gate	1	EA	\$2,500.00	\$2,500	
- Concrete walks	2,350	SF	\$20.00	\$47,000	
- Trees	9	EA	\$400.00	\$3,600	
- Bollards	3	EA	\$1,500.00	\$4,500	
				Subtotal:	\$211,900
Visitor Center Parking/Dropoff Area					
- Paving (Asphalt)	32,400	SF	\$7.00	\$226,800	
- Planting areas	9,200	SF	\$6.00	\$55,200	
- Concrete walks	1,600	SF	\$20.00	\$32,000	
- Trees	11	EA	\$400.00	\$4,400	
				Subtotal:	\$318,400
North Parking Area					
- Paving (Asphalt)	65,500	SF	\$7.00	\$458,500	
- Planting areas	7,500	SF	\$6.00	\$45,000	
- Concrete walks	3,700	SF	\$20.00	\$74,000	
- Trees	27	EA	\$400.00	\$10,800	
				Subtotal:	\$588,300
				IMPROVEMENTS SUBTOTAL:	\$7,787,400
GENERAL CONDITIONS	6%	OF	\$7,787,400	\$467,244	
BONDS	2%	OF	\$7,787,400	\$155,748	
CONTRACTOR FEES	10%	OF	\$7,787,400	\$778,740	
				Subtotal:	\$9,189,132
DESIGN CONTINGENCY	15%	OF	\$9,189,132	\$1,378,370	

Clarke Ranch Park Conceptual Master Plan - Preliminary Budget

PHASE DESCRIPTION				
CAT. ITEM	QUANTY	UNIT	COST/UNIT	COST
ESCALATION (PER YEAR)	4%	OF	\$9,189,132	\$367,565
Subtotal:				\$1,745,935
TOTAL:				\$10,935,067

Visitor Center				
- Building	14,400.00	SF	\$425.00	\$6,120,000
- Paved	5,400.00	SF	\$22.00	\$118,800
- Paved trellis	1.00	ALLOW	\$20,000.00	\$20,000
- Fire ring area	1.00	ALLOW	\$20,000.00	\$20,000
- Planting areas w/ irrigation	9,100.00	SF	\$6.00	\$54,600
Subtotal:				\$6,333,400
GENERAL CONDITIONS	6%	OF	\$6,333,400	\$380,004
BONDS	2%	OF	\$6,333,400	\$126,668
CONTRACTOR FEES	10%	OF	\$6,333,400	\$633,340
Subtotal:				\$7,473,412
DESIGN CONTINGENCY	15%	OF	\$7,473,412	\$1,121,012
ESCALATION (PER YEAR)	4%	OF	\$7,473,412	\$298,936
Subtotal:				\$1,419,948
VISITOR CENTER TOTAL:				\$8,893,360

THIS PROJECTION WAS PREPARED USING STANDARD COST AND/OR QUANTITY PROJECTION PRACTICES. IT IS UNDERSTOOD AND AGREED THAT THIS IS A PROJECTION ONLY, AND THAT THE ARCHITECT SHALL NOT BE LIABLE TO THE OWNER OR TO A THIRD PARTY FOR ANY FAILURE TO ACCURATELY PROJECT THE COST AND/OR QUANTITIES FOR THE PROJECT, OR ANY PART THEREOF. THIS ARCHITECT'S PROJECTION IS PREPARED AS A GUIDELINE AND DOES NOT CONSTITUTE THE BASIS FOR BID. THE CONTRACTOR IS TO PERFORM HIS/HER OWN QUANTITY TAKE-OFF AND TO BID ACCORDINGLY. IN THE EVENT THAT ERRORS OR OMISSIONS ARE ENCOUNTERED THROUGH THE BIDDING PROCESS, PLEASE CONTACT THE ARCHITECT FOR CLARIFICATION.



Clarke Ranch Master Plan Summary Memo

City of American Canyon

November 2017



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Clarke Ranch Master Plan

Prepared for



CITY OF AMERICAN CANYON STAFF

Creighton Wright, *Parks and Recreation Director*
Jen Kansanback, *Neighborhood Communications Manager*

Prepared by

RRM DESIGN GROUP

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Marisa Peltier, *Illustrator*

November 2017



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Chapter 1: Introduction

1.1 Introduction to Site

Clarke Ranch is located in the City of American Canyon in southern Napa County approximately 40 miles northeast of San Francisco. It is an undeveloped 24-acre parcel surrounded by industrial land uses, a residential neighborhood, a recreational paint ball facility, a wastewater treatment plant, wetlands, and open space. The San Francisco Bay Trail borders the west and south boundaries of the site connecting a paved segment of the Bay Trail along Wetlands Edge Road to Green Island, the Landfill Loop Trail, and Glass Beach. Clarke Ranch boasts spectacular views of the Napa River from the site as well as from the Wetlands Viewing Area, the 5-acre wetland parcel south of the site, which was also included in the master planning process.

1.2 A Brief History

The City acquired the site in 1999 and in 2009 City Council adopted a General Plan Amendment to designate it as open space. The amendment included zoning regulations to maintain Clarke Ranch as open space, recreation, and/or wildlife conservation. Current site tenants include non-profit groups Spirit Horse and a local 4H group.



Vicinity Map of Clarke Ranch



Aerial Map of Clarke Ranch

1.3 Purpose of Planning Process

Community outreach to develop a vision and determine site uses has been ongoing since 2011, when the City conducted a Clarke Ranch Community Visioning. Out of this process priorities such as sense of community, maintaining integrity of open space, incorporating environmental and educational themes, and inclusion of a wildlife rescue facility emerged.

In 2017, the City embarked on a master planning effort for the site and the adjacent Wetlands View Area, building upon the 2011 study. Through this process, uses and priorities were identified by the community which reinforced the values previously envisioned for the site. In November of 2017 the City Council approved the community endorsed master plan and is in the process of raising implementation funding.

1.4 Existing Site Conditions

Clarke Ranch is situated in a natural environment with the Napa River to the west, Wetlands Edge Area to the south, and rolling hills in the distance east. Connections to the Bay Trail, the Landfill Loop Trail, and Glass Beach reinforce the natural recreational attributes of the site. The site is relatively flat and is made up of open grasslands as well as a eucalyptus tree grove which covers approximately a third of the site. Some areas of the site including the southwest corner are seasonally inundated. Currently Spirit Horse and 4H occupy most of the open eastern half of the site with corral fencing, equipment, and ancillary structures.



Clarke Ranch Site



Wetlands View Area



Connection to Bay Trail

Chapter 2: Design Process

2.1 Introduction to the Process

The master plan process included a back and forth exchange of obtaining community and site information and developing ideas and concepts for discussion. It was comprised of a series of stakeholder meetings, steering committee meetings, public commission meetings, an interactive workshop at the City's Earth Day celebration, and an on-line survey. The focused meetings and hundreds of public responses received by the City were integral to the master planning process.

2.2 Stakeholder Meetings Round 1

The first round of stakeholder meetings was held over a two-day period in December 2016 and included a range of groups with particular interests in the property. These included staff from the Parks & Recreation department and the Water Reclamation Facility, Napa Wildlife Rescue, Urban Bird Foundation, a representative of the San Francisco Bay Trail, the American Canyon Arts Foundation, the Boy Scouts, Cub Scouts, Girl Scouts, American Canyon Mom's Club, Friends of the Napa River, American Canyon Little League, American Youth Soccer Organization, the Bocce Ball League, Napa Valley Unified School District, American Canyon High School students, neighbors and adjacent property owners, 4H, Spirit Horse, Napa County Resource Conservation District, ReScape California,

National Wildlife Rescue and Urban Bird Foundation

•Unique opportunity here to have real wildlife experience. Wetlands provide opportunities to interact with wildlife in nature. People should have in depth knowledge of what they are seeing. Educational exhibits about ecology.

•Education is important, instill love for nature and wildlife in people, especially young people

•Wildlife refuges have ambassador animals which cannot be returned to nature. Animals are used to educate people, connecting them to the wildlife. Space for exhibits would be needed. Center could be a destination that generates revenue. Exs: Lindsey Wildlife. Wildcare San Rafael, Sonoma Wildlife

Arts Foundation, Boy Scouts, Cub Scouts, Girl Scouts, Mom's Club

•Currently Girl Scouts hold nature events in Fairfield, Cove in Cordelia, and Skyline Park in Napa. Space for Girl Scouts needed in American Canyon.

•Art installations could be as simple as commissioning sculptures to developing installations with recycled materials on site and in Wetlands View Area.

•Environmentally educational indoor and outdoor space is needed. architectural style in line with natural surroundings, rustic character. Ex. Barn

Example Note Exerpts from Stakeholder Meetings Round 1

California Native Plant Society, Senior Center residents, Napa County Bicycle Coalition, and the American Boys & Girls Clubs of Napa Valley. All stakeholder meeting notes were recorded in full and summarized for presentation to the Steering Committee.

2.3 Steering Committee Meeting #1

The Steering Committee Meeting was made up of members of the Parks and Community Services Commission and the Open Space Advisory Committee including two City Council members. The first meeting was held at the beginning of 2017 and focused on project goals and objectives, the Clarke Ranch mission statement, and programmatic elements. Initially the group brainstormed ideas on site amenities and features. Later in the meeting a summary of the stakeholder groups' input was presented and the group compared those ideas with the ones they had just shared. The stakeholder feedback and the Steering Committee's input was recompiled and recorded for

CLARKE RANCH MASTER PLAN

"Clarke Ranch is a community gathering place for all in American Canyon. It will serve as a hub of all outdoor based activity which will be environmentally friendly and nature based."

GOALS AND OBJECTIVES "BIG PICTURE":

- Open Space/Nature
- Environmentally Oriented
- Teenage/Action Oriented
- More opportunities Nature
- Educational-Competitive/Hands On Oakland Pottery Networks
- Educational/Gathering for Youth
- Wetlands Highlighted
- Connections to other outdoor amenities. Hub to connect them
- Revenue generating support ops
- Senior/Multi-generational Focus
- School based site programs
- Activities oriented toward people of all abilities
- Sustainable landscape practices demonstrative. Not zero site
- Separate active passive uses
- Inclusive of all economic strata

STEERING COMMITTEE MEETING JANUARY 11, 2017

CLARKE RANCH MASTER PLAN

STAKEHOLDER SUMMARY

PROGRAM, AMENITIES, FEATURES:

- Nature & environmental education center: regional watershed education, watershed monitoring, graywater workshops
- Docent led events, lectures
- Interpretive signage: multi-language exhibits, tech compatible
- Nature area with meandering paths
- Demonstration gardens
- Native plant garden
- Zen / meditation area
- Edible community gardens for general public, for low income public
- Sustainable landscape demonstration exhibits: rain gardens, rain harvesting, Napa examples of vintage high/new tech sustainable design
- Trail connections to Welland Dr., Napa Valley Vine trail, River to Ridge trail
- Hiking / walking trails
- Community hikes / moon rise hike
- Dual use community facility with school district
- Community Building, classroom space: indoor & outdoor, meeting rooms, event space with dance floor, office space, kitchen, storage space; long term, weekly
- Overnight camping
- Day camps
- Picnic area: reservable, small area for organized groups, group picnic with barbecue
- Outdoor cooking area
- Expanded parking
- Little League tournaments
- Triathlon events
- Soccer courts
- Bicycle & fitness races
- Adult exercise equipment / parcours
- Adventure playground
- Ropes / challenge course
- Bmx
- Skateboard park
- Dog park
- Go-cart track
- Archery
- Disc golf
- Concrete slide
- Night swimming
- Seasonally changing skate rink to accommodate: roller skating, biking, ice skating
- Sports fields: lighted & synthetic turf
- Snack bar
- Healthy / organic food concessions
- Park amenities: bike racks, benches, drinking fountains, restrooms, lighting
- Methane powered lights
- Bus drop-off/turnaround
- Drive-through gate
- Park area adoption by local groups
- Connection to non-motorized boat launch
- Horseback riding, horse rink, Spill Horse program, horse boarding
- Expand 4H program
- Felting zoo
- Animal rescue facility

STEERING COMMITTEE MEETING JANUARY 11, 2017

CLARKE RANCH MASTER PLAN

"Clarke Ranch is a community gathering place for all in American Canyon. It will serve as a hub of all outdoor based activity which will be environmentally friendly and nature based."

PROGRAM, AMENITIES, FEATURES:

- Nature Center/Regional
- Fire Pit
- Educational Center
- Survival skills
- Ropes Course
- Wildlife Rehabilitation ctr.
- Disc Golf Course
- Site/Wetland Trail System
- Educational Park Course-Competitive
- Overnight Camping-Youth
- Picnic Areas-Group indiv.
- Natural looking Courts
- Meditation space-serene reflective, areas sit on ground
- Working Ranch Exs
- Caroline Parr Museum, Connelly Ranch
- Ranch Summer camp, teen
- Performing Arts venue, drama
- Visual arts, gathering idiosyncratic
- Rental spaces for residents
- Gift shop, Deli, Kayak/Bike Rentals
- Yoga, Pilates, taichi space/class
- Planned boardwalk, Ex Arts
- Observation deck/platform for active
- Bus parking/Drop-off
- Bus Dump Truck/skate track
- 4th, youth groups BGS/BGS
- Connections to trails Ex Gate Hill

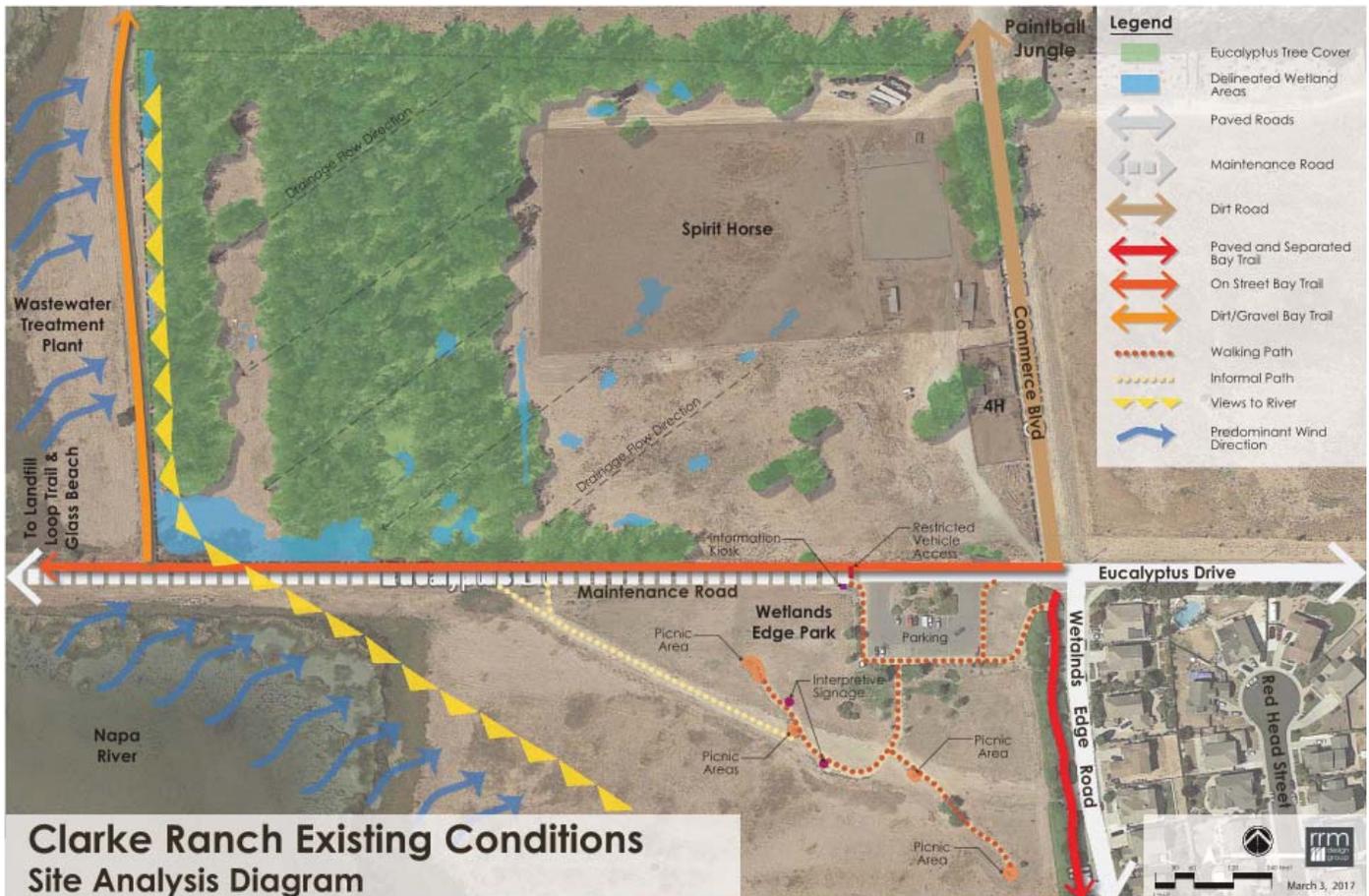
STEERING COMMITTEE MEETING JANUARY 11, 2017

Feedback examples from Stakeholder Meetings and Steering Committee Meeting #1: Program, Amenities, Features Summary (left); Program, Amenities, Features Priorities (bottom right); Goals and Objectives (top right)

2.4 Site Analysis

A thorough site analysis was conducted including the study of natural and behavioral patterns on and around the property. In addition to site reconnaissance, information and documents were compiled to create an existing conditions site analysis diagram. The exhibit includes wetland delineation areas, drainage and wind patterns, vegetation, vehicular, pedestrian, and bicycle circulation, view sheds, existing site amenities, and surrounding uses and resources.

The Napa Sea Level Rise Inundation & Overtopping Data Review Tool prepared as part of the “Adapting to Rising Tides” program developed by AECOM, San Francisco Bay Conservation and Development Commission, and Metropolitan Transportation Commission was used to study sea level rise at Clarke Ranch to determine which areas of the site would be prone to flooding in the coming decades. Along with community input, these physical elements helped start to define programmatic uses and placement.



2.5 Steering Committee Meeting #2

At the second steering committee meeting held in March 2017, the design team presented two draft program diagrams which reflected the input received from the stakeholder meetings, the first steering committee meeting, and the site analysis. The diagrams were similar to one another in that they concentrated community activities on the eastern half of the site and maintained passive uses in the southwest quadrant where the wetlands occur. The concepts differed primarily in one use, a wildlife refuge center. Program A contained a home for the Napa Wildlife Refuge Center in the northwest corner of the site and Program B excluded the use. This difference would carry over to the next phase of the design, the draft master plan alternatives.



Draft Program Diagram A

2.6 Concept Alternatives

The two draft master plan alternatives were presented at the Earth Day celebration in April 2017, as well as on a City on-line site. Both concepts included a central gathering area, picnic areas, a visitor center, a working ranch, 4H, a playground, a raised boardwalk through the Eucalyptus grove, a dog park, adventure play, trails, environmental and educational features, a community garden, a contemplative area, and parking. Differences in alternatives included the wildlife rehabilitation center and size of the adventure play, as well as variations in style and use locations. Alternative A had a more formal layout and included a wildlife rehabilitation center and a smaller adventure play, while Alternative B did not include the wildlife rehabilitation center and was laid out more organically.



Draft Program Diagram B



Clarke Ranch Master Plan
DRAFT MASTER PLAN ALTERNATIVE A
AMERICAN CANYON, CA.

SCALE 1" = 40'
APRIL 22, 2017
rrm design group



Clarke Ranch Master Plan
DRAFT MASTER PLAN ALTERNATIVE B
AMERICAN CANYON, CA.

SCALE 1" = 40'
APRIL 22, 2017
rrm design group

Concept Plan Alternatives Presented at Public Workshop and Posted Online

2.7 Public Workshop and On-line Survey

Hundreds of community members at the celebration and on-line, filled out surveys recording their feedback on priorities and the design concepts. In general most people favored maintaining a natural setting and inclusion of community gathering and activities with an emphasis on environmental education. There was support for a visitor/environmental education center, trails with educational and interpretive features, a large central gathering space for informal recreation and events, a wildlife rehabilitation center, equestrian and 4H areas, a dog park, and nature based play and fitness for all ages. Uses that did not receive support due to maintenance concerns were the working ranch and a community garden.

2.8 Joint Commission Meeting #1

In late April the results from the Earth Day workshop and on-line survey were presented to a joint commission meeting made up of the Parks and Community Services Commission, the Open Space Advisory Committee, and City Council. At this public forum the character and uses of the site were discussed in depth. Major themes that emerged included providing uses for all ages, abilities and backgrounds; taking into account environmental, noise, and traffic impacts; and striking a delicate balance between passive and active uses. The general consensus was to maintain the natural environmental character of the site while providing community based amenities including an environmental/community center, nature based play and activities for all ages, trails with educational nodes, outdoor community gathering,

demonstration gardens, and a wildlife rescue center. City Council granted authority to the Steering Committee to determine the final program and design.

2.9 Steering Committee Meeting #3

Following the joint commission and City Council meeting the Steering Committee met with staff and the design team in May to discuss the results of the public workshop and Council/Commission meeting and provide concrete direction for the next stage of design - combining the two alternatives into a draft preferred plan. The direction was to include an equestrian center and 4H area sized to meet the basic needs of the groups while also maximizing site benefits for the greater community. The vendor based adventure play area was to be substituted with natural play elements throughout the site. A group fitness area and a bike skills area were to be integrated into the natural setting of the site with minimal environmental impact. The location of the environmental education center was favored to be anchored on the southeast corner of the site.



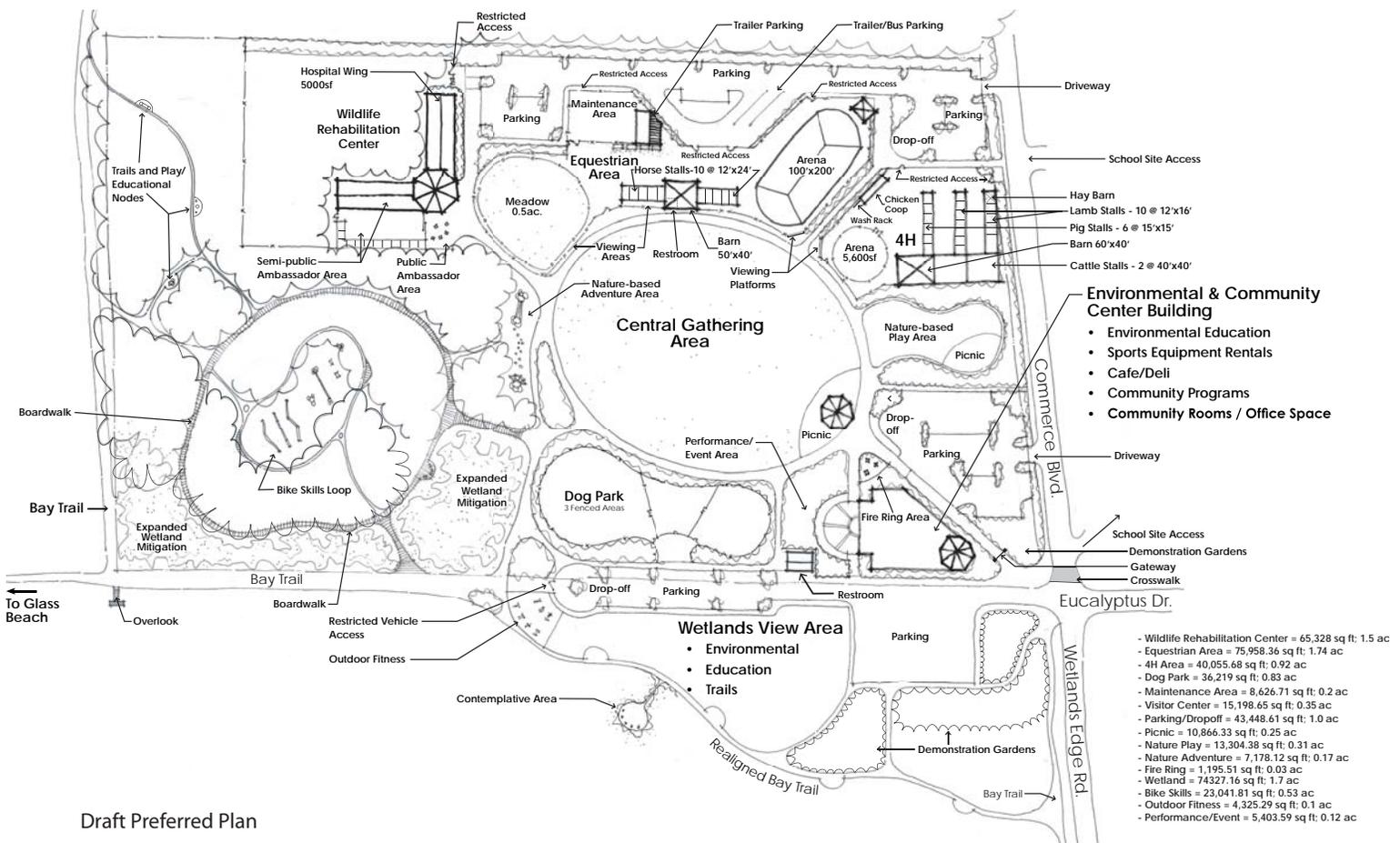
Public Workshop at Earth Day Celebration

2.10 Stakeholder Meetings Round 2

Also in May, staff and the design team met with representatives from Spirit Horse, 4H, and Napa Wildlife Rescue to obtain detailed information on facilities associated with the groups' uses and needs. The group representatives provided lists of uses, amenities, and associated sizes that they desired for their programs. These elements were balanced with the other site uses in the draft preferred plan.

2.11 Draft Preferred Plan

The draft preferred alternative encapsulates not only the detailed information provided by the stakeholder groups, but also the priorities and use preferences of the community and staff. A central gathering area surrounded by a walking loop is located centrally. Surrounding this core is an equestrian area, 4H area, dog park, picnic, nature based play, parking, and a restroom. Anchoring the site is the environmental and community center building at the Wetlands Edge Road and Eucalyptus Drive intersection.



Draft Preferred Plan

Connections from the gathering area lead to the Wildlife Rehabilitation Center, a boardwalk through the Eucalyptus grove, walking and biking trails, a bike skills loop, various environmental and educational nodes, an outdoor fitness area, Wetlands Edge Area, demonstration gardens, and additional parking.

2.12 Stakeholder Meetings Round 3

In June one final session of stakeholder meetings was held to present the draft preferred plan to Spirit Horse, 4H, and Napa Wildlife Rescue for review of the respective groups' conceptual facility designs. Also included in this round of stakeholder meetings was the Audobon Society, which provided environmental and educational ideas that could be woven into the next phase of detailed design.

2.13 Steering Committee Meeting #4

In July staff and the design team met with the Steering Committee for a final work session. At this meeting it was agreed that the draft preferred plan would be brought before the joint commission. Points related to the Eucalyptus trees, site environmental impacts, site lighting, bike skills area design, and space allocation for an equestrian area were discussed. These topics would be covered in more depth at the Joint Commission meeting.

2.14 Joint Commission Meeting #2

The second and final joint commission meeting was once again made up of the Parks and Community Services Commission and the Open Space Advisory Committee. The steering committee topics resulted in the following conclusions:

- Succession Planting - start thinning out unhealthy and unsafe Eucalyptus and replace with native species.
- Minimize environmental impacts of site development. Explore net-zero energy for building design.
- Provide lighting for security.
- Include a bike skills area that is well integrated with the natural setting.
- Provide an equestrian area that has a safe public interface and is proportional to other community amenities on site.

With some minor site plan tweaks the plan was to move onto the final master plan.

2.15 Final Master Plan

Based on the slight revisions discussed at the Joint Commission meeting, the final master plan was rendered in preparation for City Council. See Project description in the following chapter for the final master plan.

2.16 City Council Meeting

In November the final master plan was approved by City Council. The City is currently utilizing the master plan to secure funding for project implementation.

Chapter 3: Project Description

3.1 Project Description

The final conceptual plan, which was approved by City Council in November 2017 includes nature based community activities balanced with space for three facilities existing organizations with an animal-centered mission. The inclusion and composition of these complimentary uses reflect the community's vision which began in 2011 and was finalized in 2017.

3.2 Project Intent

The master plan goals of having a communal place to gather, an environment for nature exploration and outdoor activity, and opportunities to learn about the local environment are achieved in the final conceptual plan. Additional amenities included on the site are a home for wildlife rehabilitation, an equestrian facility, 4H project and training areas. Depending on the types of animals supported by these groups, there will be varying degrees of public interface between the community and these facilities to reinforce the educational objectives of the master plan. Overall the character and intent of Clarke Ranch will be sustainable and educational, while supporting nature based community activities and programs.

3.3 Plan Elements

The master plan shown in Figure 14 includes the following elements:

- Environmental and Community Center Building- plan includes environmental education, community space and programs, event and gathering space, a food and/or drink vendor, equipment rentals, office space, and outdoor fire ring area. Incorporate net-zero energy design if feasible.
- Central Gathering Area - flexible lawn area for informal play, picnic, gathering, and events. It is encircled by a walking loop that is approximately a third of a mile long.
- Wildlife Rehabilitation Center - a 2.5-acre fenced area that would be developed by a wildlife rehabilitation organization. The area is set in the existing Eucalyptus tree grove and provides sufficient space for an animal hospital, flexible outdoor space for cages and aviaries, and a viewing area for public education.
- Equestrian Area - a 2-acre fenced area that includes space for horse training and riding activities including a covered arena, a barn, eight horse stalls, a grazing meadow, an office, trailer parking, and an equestrian trail which connects to the Bay Trail.

3 PROJECT DESCRIPTION



Demonstration Garden Rendering



Outdoor Exercise, Picnic, and Drop-off Rendering

- 4H - a 1-acre area that contains space for animal husbandry activities including an open arena, a barn, a hay barn, fenced areas for cattle, pigs, and lamb, a chicken coop, and a wash rack.

- Nature play and adventure - play and fitness features for children and adults made of natural materials such as logs and boulders.

- Dog park - a 1-acre fenced area for dogs to play and interact off leash. Includes three separate spaces intended to rotate usage to allow for large dogs, small dogs, and an area that is closed for maintenance and refreshing.

- Trails and educational play nodes- trails throughout the site for walking, biking, and horseback riding including a raised boardwalk through the seasonal wetland and Eucalyptus grove. Also includes trails through Wetlands View Area and connections to the Bay Trail, Landfill Loop, and Glass Beach. Interpretive signage and nodes with educational play features are located along the trail.

- Bike skills course - a bike loop that is integrated into the natural environment for children and teens that contains bike park features of various challenge levels.

- Outdoor fitness area - an area of grouped fitness equipment that is well integrated with the natural environment and promotes fitness and social interaction.

- Demonstration Garden - an informal garden of native and Mediterranean plants that attract hummingbirds, butterflies, and other pollinators.

Includes a shaded area with seating for outdoor education. In addition to plant species being labeled, signage depicting topics such as life cycles and resource conservation are planned to be included.

- Contemplative area - a soft surface area for small groups to gather in a quiet natural setting for passive activities such as yoga and meditation.

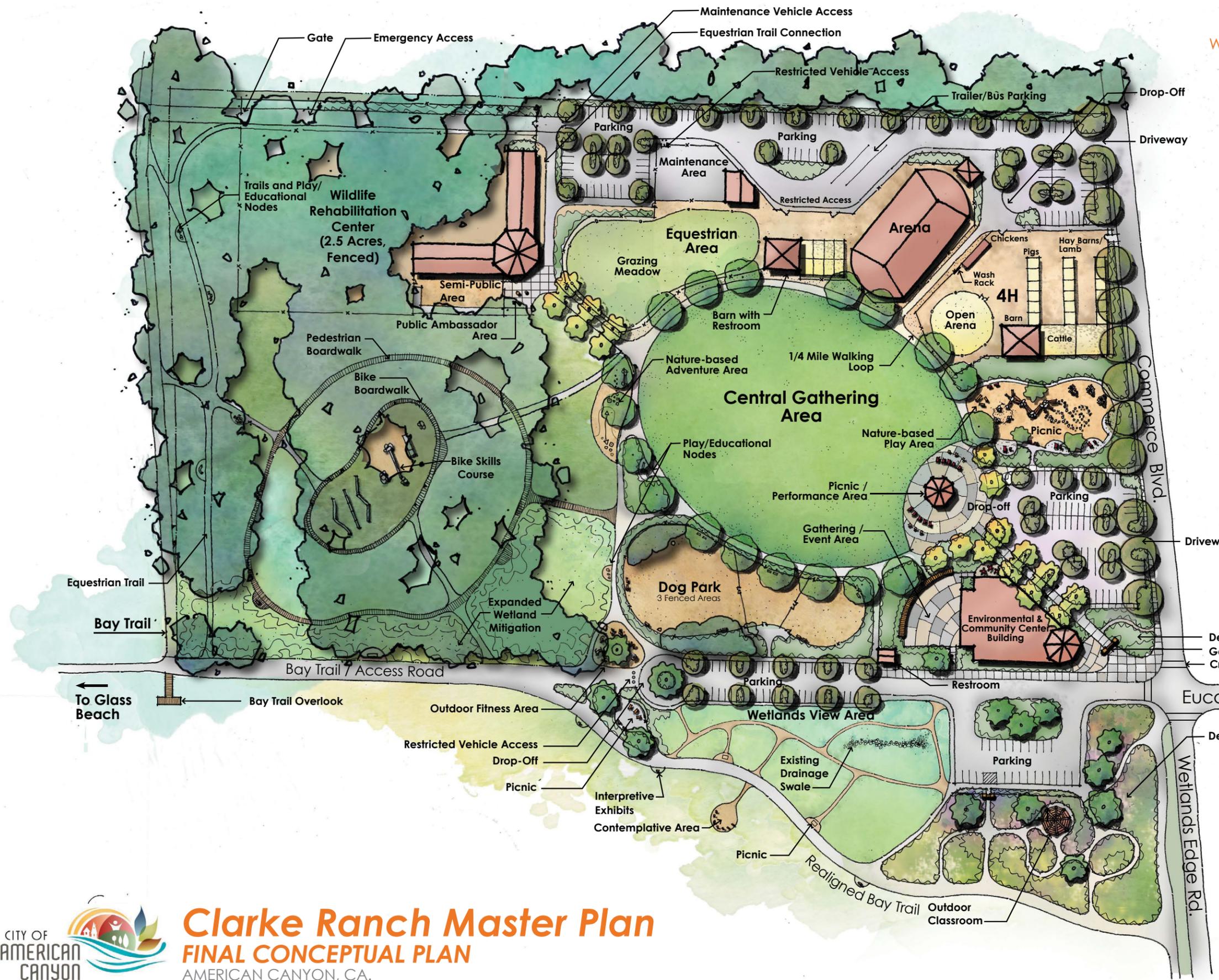
- Picnic - in addition to the group picnic area with shade shelter in the central gathering area, informal picnic areas are located adjacent to the nature play area and in the Wetlands View Area.

- Vehicular access - parking and drop off areas are distributed throughout the site for universal access and to discourage users from parking in the adjacent neighborhoods. Emergency paved roads are provided at the north and south ends of the site and restricted vehicle access points are located at the west end of the Wetlands View Area parking lot, along the northern edge of the site, into the equestrian area, and into the 4H area.

- Maintenance yard - a 10,000 square foot fenced yard for City storage and maintenance activities including a building and outdoor staging area.

- Restrooms - two restrooms included in the plan, one near the Wetlands View Area parking lot and one in the equestrian area barn.

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WILDLIFE REHABILITATION CENTER

- HOSPITAL
- VIEWING/EDUCATIONAL AREA
- FLEXIBLE OUTDOOR SPACE: CAGES AND AVIARIES

EQUESTRIAN AREA

- COVERED ARENA: 100' X 200'
- GRAZING MEADOW: .75 AC
- HORSE STALLS: 8 @ 12' X 24'
- BARN: 50' X 40'
- RESTROOM
- OFFICE
- TRAILER PARKING

4H AREA

- HAY BARN
- CHICKEN COOP
- WASH RACK
- CATTLE STALLS: 2 @ 40' X 40'
- LAMB STALLS: 10 @ 12' X 16'
- PIG STALLS: 6 @ 15' X 15'
- HAY BARN: 2 @ 12' X 16'
- ARENA: 5,600 SF

ENVIRONMENTAL AND COMMUNITY CENTER

- ENVIRONMENTAL EDUCATION
- EQUIPMENT RENTALS
- EVENT SPACE
- CAFE/DELI + PICNIC
- FIRE RING GATHERING AREA
- COMMUNITY PROGRAMS
- COMMUNITY ROOMS
- OFFICE SPACE



Clarke Ranch Master Plan
FINAL CONCEPTUAL PLAN
 AMERICAN CANYON, CA.

0' 30' 60' 120' 180'

SCALE 1" = 60' NOVEMBER 7, 2017

rrm design group

Fig. 14 Springtown Open Space Final Concept Plan



Napa County Fire Administration

2022 Building Resilient Infrastructure and Communities Grant

May 7, 2024

Grant History

- **February 2023** – Application submitted
- **September 2023** – Review Phase Notice
- **February 2024** – Supervisor visit to FEMA
- **March 2024** – Request for Information
- **April 3, 2024** – Cleared environmental and program review
- **April 15, 2024** – Notice of Phase 1 Award
- Internal Kickoff Meetings/Grant Paperwork etc
- **May 8, 2024** – CalOES Kickoff Meeting





BRIC Fast Facts

\$50 million-dollar Grant

\$37.5 million - FEMA

\$12.5 million - Napa Co/Cost-Share

Fuels Reduction

7 Projects - County-wide

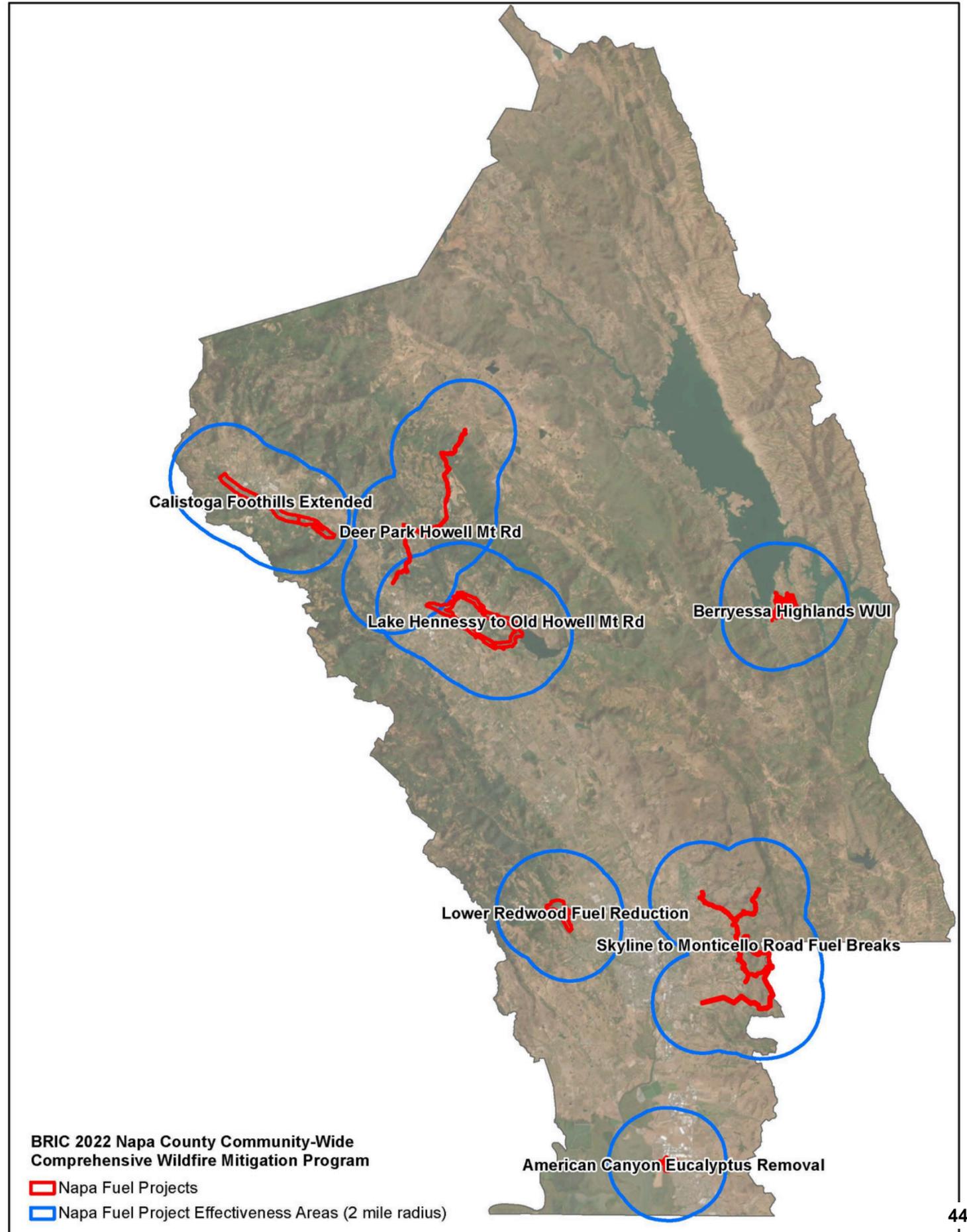
Community Cost Share Program

Defensible Space

Ignition Resistant Construction

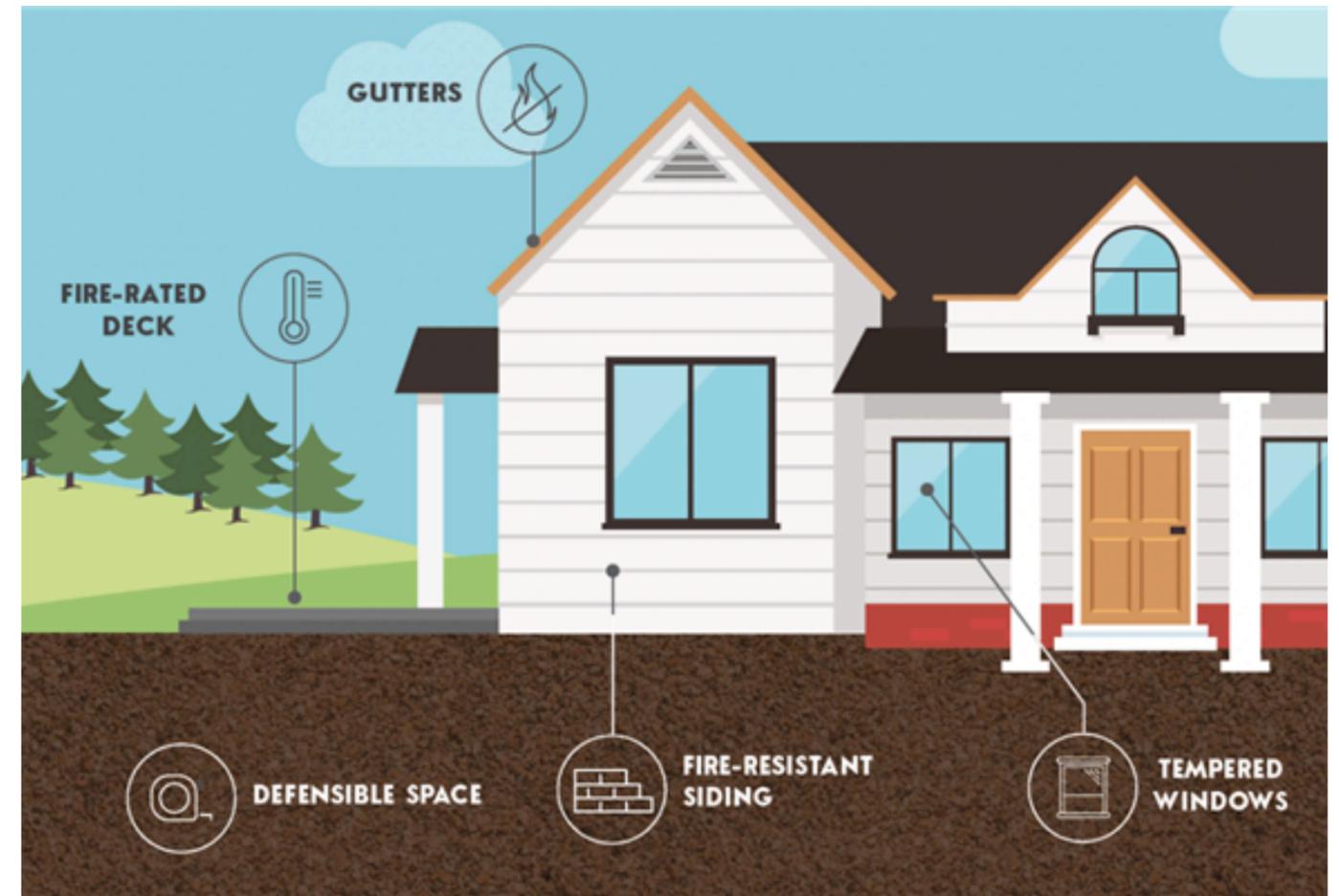
Project Map

- **Calistoga Foothills Extended**
 - Fuels Reduction
- **Deer Park/Howell Mountain Road**
 - Roadside Clearing
- **Lake Hennessey to Old Howell Mountain Road**
 - Roadside Clearing/Fuels Reduction
- **Berryessa Highlands**
 - WUI Fuels Reduction
- **Lower Redwood Road**
 - Fuel Reduction
- **Skyline to Monticello Road**
 - Fuel Break
- **American Canyon**
 - Eucalyptus Removal



Home Hardening

- **Defensible Space**
 - Around home/structures
- **Ignition Resistant Construction**
 - Specifics under review – ex: roof, windows, siding
- **Cost-Share Program**
 - Income-based





Timeline

Phase 1 - Planning - 0-14mo

\$9.9 million

\$7.1m - FEMA; \$2.8m - Napa Co

Phase 2 - Implementation - 15-48mo

\$40.1 million

\$30.4m - FEMA; \$9.7m - Napa Co

Q&A





Thank You



DATE: May 31, 2024
TO: Jason Holley, City Manager
FROM: Alexandra Ikeda, Parks and Recreation Director
Jeffery Freed, Recreation Coordinator – Open Space
Chip Bouril, Soil Conservationist – USDA Natural Resources Conservation Service
RE: Clark Ranch – Fire Mitigation Project: Tree Replacement

The Clark Ranch – Fire Mitigation Project is outlined in red on the below graphic. The Removal Plan is a separate document and not part of this analysis and tree replacement recommendation.

Existing Vegetation: The existing eucalyptus trees are dying, likely from high water table or brackish saltwater intrusion. Pickleweed and Toyon are currently growing throughout the eucalyptus grove; ruderal annual grasses grow everywhere throughout the parcel except in the pickleweed locations. Pickleweed grows in the lower elevation, southwest edge of the parcel, indicating saltwater intrusion or residential salt content in the soil.

Allelopathy: Eucalyptus trees are believed to have allelopathic properties, meaning their roots or leaf litter will leach toxins into the soil to prevent the growth of other plants. Numerous studies have been done, and several factors can contribute to this effect. Recent research indicates that some California Native species, which grow in environments like those of Eucalyptus, are unaffected by these allelopathic properties. Therefore, this may not be a concern for our replanting efforts at the site, as native plants will be prioritized and selected based on planting zones.

Project Map



Key: □ Red: Project Area	□ Yellow: High-Elevation Zone (>11')	□ Green: Mid Elevation Zone (9-11')	□ Blue: Low Elevation Zone (7-9')
	Soil Salinity: 4-8 Slightly Saline & 8-16 Moderately Saline	Soil Salinity: 8-16 Moderately Saline & >16 Strongly Saline	Soil Salinity: >16 strongly saline

Planting Zones: Across the property, including on the project map, we’ve identified planting zones. These zones are color-coded, outlining elevation and soil salinity levels, as indicated in the Key above: Yellow (High Elevation), Green (Mid Elevation), and Blue (Low Elevation). The salinity rating is included after each tree and plant species taxonomic name. This is to help understand how that species might tolerate saline soils and should be considered as part of our replanting efforts.

Existing Soil: The soil throughout the project zone is Haire Clay Loam and varies in salinity due to its proximity to the Napa River. The reddish mottles (soil colors from rust) near Eucalyptus Drive indicate seasonal anaerobic soil conditions (lack of oxygen) likely caused from rainfall ponding, which can limit tree root health. This is common in dense, heavy clay soils. Although Haire Clay soil has a potential rooting depth over 60 inches, the tree rooting may be somewhat limited to a depth of 20-30 inches due to the clay horizon is at 27 inches.

Soil salinity impacts nearly all aspects of plant development, including germination, vegetative growth, and reproductive development. Soil salinity categories are: 2-4 very slightly saline, 4-8 slightly saline, 8-16 moderately saline, and >16 strongly saline.

- **Blue Zone:** The Lower Elevation areas may be somewhat saline because of their adjacency to current or formal tidal waters. This Zone is currently predominantly vegetated with pickleweed – a native plant. Likely no trees will grow in this zone due to the high seasonal water table and soil salts.
- **Green Zone:** The Mid-Level Elevation areas may range between moderately saline to strong saline soil. Trees and plants that can tolerate seasonal soil saturation.
- **Yellow Zone:** The High Elevation areas may range between slightly saline to moderately saline soil.

Proposed Tree and Shrub Plantings: Most of the recommended plants are based on the observations and experience of Chip Bouril, Soil Conservationist at the USDA Natural Resources Conservation Service, and are suited for the ecological environment – providing habitat and food sources for native species. Staff have begun researching where to source these plant species and the available size. For species that currently have no purchasing options, we are actively working on finding sources.

It is important to note that any nursery plant will need to be frequently irrigated for 2-3 years before it becomes established. Irrigation needs will be dependent on weather and season, more frequently in the summer and fall months, and less in the winter months. Supplemental planting of oak acorns, buckeye nuts, and willow cuttings will not need any irrigation and can be planted in areas where irrigation may be an issue.

- **Blue Zone:** Restore Pickleweed – a native plant already growing within this area. Restoring pickleweed habitat will be beneficial for several species that reside within the wetlands as it is food for many birds and mammals. It also provides habitat for the threatened Ridgeway’s Rail (bird) and endangered Salt Water Harvest Mouse. We can also increase our plant diversity with Alkali Bulrush (*Bolboschoenus Maritimus*, 46), and Alkali Heath (*Frankenia Salina*, 59). Blue zone plants will likely expand their ranges after becoming established.



Alkali Bulrush



Alkali Heath

- **Green Zone:** Arroyo Willow (*Salix Lasiolepis*, 20), Red Willow (*S. Laevigata*, 9), Fremont Cottonwood (*Populus Fremontii*, 10), Coyote Brush (*Baccharis Pilularis*, 36), Oregon Ash (*Fraxinus Latifolia*, 5), and California Buckeye (*Aesculus California*, 5).



Arroyo Willow



Red Willow



Fremont Cottonwood



Coyote Brush



Oregon Ash



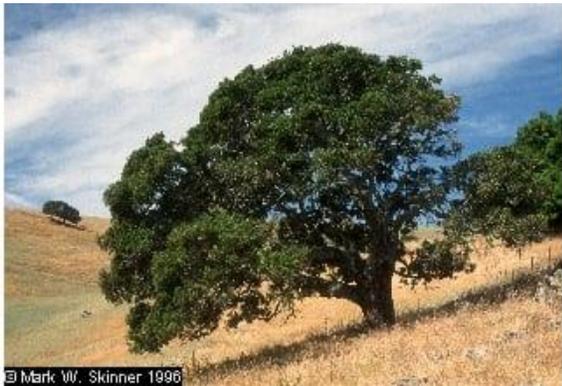
California Buckeye – Upland

Devil Mountain Nursery

15 gal (6'-12') \$66

24" Box (8'-15') \$205

- **Yellow Zone:** Coast Live Oak (*Quercus Agrifolia*, 12), Valley Oak (*Q. Lobata*, 6), California Bay Laurel (*Umbellularia Californica*, 7), Willows and Cottonwood may also do well in this zone. Shrubs such as toyon (*Heteromeles Arbutifolia*, 14), Elderberry (*Sambucus Nigra*, 8), Western Spicebush (*Calycanthus Occidentalis*, 1), and Coyote Brush.



Coast Live Oak - Upland

Mid City Nursery

60" Box (Mature Tree) \$2500

72" Box (Mature Tree) \$5250

Devil Mountain Nursery

36" Box (10'-20') \$550

48" Box (10'-30') \$1095



Valley Oak – Upland

Mid City Nursery

48" Box (10'-30') \$1050

60" Box (Mature Tree) \$2500

72" Box (Mature Tree) \$5250

Devil Mountain Nursery

36" Box (10'-20') \$550

84" Box \$10,500



California Bay Laurel - Upland

Devil Mountain Nursery

15 gal (6'-12') \$105

24" Box (8'-15') \$305

36" Box (10'-20') \$525



Arroyo Willow – Riparian



Cottonwood



Toyon – Upland

Mid City Nursery

15 gal (6'-12') \$80

24" Box (8'-15') \$275

36" Box (10'-20') \$495



Blue Elderberry - Upland
Devil Mountain Nursery
24" Box (8'-15') \$295



Western Spicebush



White Alder - Riparian
Mid City Nursery
36" Box (10'-20') \$550
60" Box (Mature Tree) \$2500



Big Leaf Maple - Riparian
Mid City Nursery
36" Box (10'-20') \$550
48" Box (10'-30') \$1250



Box Elder - Riparian
Mid City Nursery
36" Box (10'-20') \$550



California Coffeeberry
Devil Mountain Nursery
15 gal (6'-12') \$80
24" Box (8'-15') \$225

Project Title	Our Napa Forests: Growing an Equitable Tree Canopy Through Cross-Jurisdictional Collaboration
Project Applicant	Napa County Resource Conservation District
Contact Information	Ali Blodorn, Ph.D., Principal Program Manager, Forest Health Napa County Resource Conservation District 1303 Jefferson Street, Suite 500B, Napa, California 94559 707-690-3115; alison@naparcd.org
Project Summary	The “Our Napa Forests” Project is a multi-jurisdictional project involving the Napa County Resource Conservation District (NCRCD) and the Cities of Napa, American Canyon, and St. Helena in Napa County, California. NCRCD, as the applicant, will collaborate with participating cities, the American Canyon Community and Parks Foundation (ACCPF), and the Napa Valley Vine Trail Coalition (NVVTC) to plan and implement urban forest planting and stewardship, educate and empower citizens to become urban forest stewards, and develop county-wide workforce development programming to enhance and expand the urban forest management workforce in Napa County.

Section V: Project Scope Alignment

This project seeks to address numerous urban forestry issues present across Cities within Napa County, including a lack of existing planning resources and capacity, inadequate funding to implement and maintain urban forestry initiatives, and inadequate workforce development programming. Currently, jurisdictions within Napa County have adopted Urban Forest Management Plans (UFMPs); the City of Napa is in the process of developing a UFMP and no others have plans to do so, given their size and the resources needed to develop a UFMP. As such, none of these jurisdictions have a comprehensive plan in place to drive urban forest management activities. However, numerous area-specific plans (e.g., Clark Ranch Master Plan and Newell Open Space Management Plan), and existing community education and outreach programs (e.g., Acorns to Oaks, the Watershed Explorers Program, Outdoor Connection Learning Center, and Teen Environmental Play Team), will be incorporated in each plan.

Beyond this lack of comprehensive plans, Napa County communities consistently struggle to allocate sufficient funding to urban forestry activities. In recent years, significant resources have been invested to manage wildland spaces to prevent catastrophic wildfires in California, but investment in urban spaces has lagged behind. This disproportionate investment has resulted in inequitable distribution of forest health benefits in Napa County. Napa County displays stark socioeconomic disparities across communities, with lower-income or underserved populations mainly in incorporated Cities. The Napa County census tracts that qualify as disadvantaged per the Climate and Economic Justice Screening tool are all within the City of Napa (see Map 1), and the City of Napa also contains two Opportunity Zones (ID No. 0605520084 and 06055200202). Most of Napa is also considered highly vulnerable, per the Center for Disease Control Socio-vulnerability Index (SVI), with several census tracts exceeding the 85th percentile nationwide.

Most census tracts comprising the City of American Canyon are also at or above the 55th percentile SVI, along with roughly half of the City of St. Helena. Per the American Forests Tree Equity Score, American Canyon’s score is 57, while Napa’s score is 82, with neighborhoods with low scores generally aligned with disadvantaged community census tracts (see Maps 2a-b).

This project aligns with strategies 3.1 and 3.2 in California’s Forest Action Plan, and Strategies 1D, 2C, 3B, 3D, 3E, 4A, 4B, 5A, 5B, and 7C in the Ten-Year Urban and Community Forestry Action Plan.

Section VI: Implementation Strategy/Methodology/Timeline

This project will primarily focus on the three most populous cities in Napa County—Napa, American Canyon, and St. Helena (see Map 3)—which have a combined 105,809 residents (78% of county population). These cities have limited capacity and resources compared with much of the San Francisco Bay Area, thus this project emphasizes resource and knowledge sharing and the development of shared resources and strategies. This project has three interrelated goals:

- **Goal 1:** Increasing healthy urban tree canopy through the development and implementation of planting and stewardship plans.
- **Goal 2:** Educating and empowering community members to be active urban forest stewards.
- **Goal 3:** Advancing workforce development by enhancing the skills of existing municipal staff and facilitating career pathways in urban forestry.

Goal 1 - Planting & Stewardship:

The first step toward healthy tree canopy is to develop plans which utilize existing area-specific plans, or in the case of the City of Napa, its in-process UFMP. These plans will identify sites for planting and stewardship activities, prioritizing areas that increase equitable access to healthy green spaces, such as disadvantaged neighborhoods, public spaces (e.g., parks), and areas experiencing high levels of environmental stress (e.g., areas of drought die-off). NCRCD has already identified some potential target areas through its re-oaking strategy to be incorporated into plans (see Map 4). The plans will incorporate community input, including leveraging existing parks and recreation focused groups and commissions. Once plans are established, implementation will proceed and include activities such as removing invasive plants and site preparation, planting trees and shrubs, and enhanced maintenance of existing green spaces.

NCRCD will serve as project manager and technical resource, and will oversee partner coordination, strategy and planning, contracting outside resources, and crew supervision. A consulting arborist will advise the technical aspects of planning and implementation and review and update municipal tree planting lists and ordinances. Temporary crews, including those from workforce development programs such as Conservation Corps North Bay or Circuit Rider Community Services will be hired to support implementation, maintenance, and monitoring.

Goal 2 - Community Education & Engagement:

Our aim is to increase community members’ knowledge of urban forests and foster stewardship in yards and neighborhoods through educational events, resources, and demonstration gardens.

Events will be in one of two categories: passive or active. Passive events include workshops, field days, and walk-and-talks to educate community members about the principles of urban

forestry and local ecology, and model practical actions to steward our forests and green spaces. Active events are about volunteers learning by doing and developing a sense of personal agency, ownership of, and connection to nature in their communal "backyard." NCRCD has years of experience operating volunteer events in this context, and has established protocols, active volunteer lists, and tools to support this activity. NCRCD will develop and host a minimum of six events (three passive, three active) per year.

Educational resources will be developed to support community members, including guides about plant selection, planting, and maintenance. This will include illustrative site plans and recommended project plant lists. Educational resources will be distributed by NCRCD as well as municipalities and other local partners.

Additionally, three "demonstration gardens" will be implemented in disadvantaged communities featuring drought tolerant, low water-use, primarily native plants, and using holistic water-use efficiency and storm water best management practices. Demonstration gardens will serve as educational resources and laboratories for best practices. They will be established primarily on private properties (e.g., homes, apartment complexes) in disadvantaged neighborhoods with low tree equity scores. In some cases, the educational value will be derived from video stories or other digital media products. In other cases, the gardens will serve as the location for educational events, informational displays, and interpretive signs.

The reach and effectiveness of the educational events will be gauged by tracking demographics of event participants (wherever feasible) and with pre-post measures to demonstrate concepts learned and refine future outreach strategy and educational content development.

NCRCD will develop education and engagement strategies, conduct outreach, coordinate events, develop and disseminate resources, and oversee planning and implementation of demonstration gardens. A consulting arborist and other specialized consultants will advise on the content and design of educational events, resources, and demonstration gardens. Spanish language interpretation and translation will be provided. Temporary crews, including those from workforce development programs such as Conservation Corps North Bay or Circuit Rider Community Services will be hired for implementation, maintenance, and monitoring.

Goal 3 - Workforce Development & Capacity Building:

There is a need to improve the knowledge and skills of current municipal staff managing urban forests and to prepare jobseekers for opportunities doing related work. We will take a three-prong approach to achieve this aim: 1) a countywide needs assessment; 2) establishment of a training program for municipal staff and crews; and 3) a paid internship program.

A survey and interview-based needs assessment will be developed and conducted to understand countywide workforce development needs and opportunities. The process will explore gaps in municipal workforce capacity and skills, best methods for augmenting limited municipality capacity (e.g., seasonal crews), existing municipal training programs available and gaps in content areas, how colleges and local partners are supporting career pathways in urban forestry, and other related issues. A near-term outcome will be the identification of high-priority opportunities to address workforce development needs, including topics for workforce

development training(s) and resources. A long-term outcome will be the identification of opportunities to expand workforce development programming, informing future fund and partnership development.

Informed by the needs assessment, a countywide training curriculum will be developed in both English and Spanish, including written guides and resources, to address gaps in municipal workforce capacity and skillsets. One or more specialized consultants will be utilized to support both the development of the training(s) and resources. The effectiveness of the training(s) will be gauged with pre-post measures to demonstrate concepts learned and refine the program.

Lastly, a paid internship program will be developed and implemented to support urban and community forestry projects. We will work with local colleges (e.g., Napa Valley College and Pacific Union College) and partners to refine the goals and process for engaging students. This will establish the ideal methods to facilitate career pathways, an equity-centered outreach strategy, considerations for placement and internship duration, and other related issues. With this grounding, interns will be hired and placed with either NCRCD or project partners to support activities such as volunteer event planning and coordination, education resource development, and education event planning and facilitation, and effectiveness monitoring.

NCRCD will develop and implement the needs assessment, engage consultants and support the training curriculum design and delivery of trainings, and manage the development and delivery of the internship program. One or more consultants will be hired to lead workforce trainings and resource development. Spanish language interpretation and translation will be provided.

Goal	Activity	Y1	Y2	Y3	Y4	Y5
Goal 1: Planting & Stewardship	Planning					
	Implementation					
Goal 2: Community Education & Engagement	Education Events & Materials					
	Volunteer Events					
	Demonstration Gardens					
Goal 3: Workforce Development	Needs Assessment					
	Trainings & Resources					
	Internship Program					

Section VII: Capability and Capacity

Napa County Resource Conservation District (NCRCD) is a special district founded in 1945 that facilitates natural resource conservation through community involvement, education, technical expertise, and scientific research in Napa County, California. As a non-regulatory agency that operates voluntary programs, NCRCD holds a trusted position with a broad constituency including the County, municipalities, nonprofit community-based organizations, the agricultural community, and the community at-large. NCRCD has a team of fourteen conservation scientists, educators, and outreach and administrative professionals, and is co-located with the county field office of the USDA Natural Resources Conservation Service. NCRCD is also adept at working

with others, from partnering organizations to specialized consultants, to leverage collective strengths in pursuit of shared goals.

NCRCD began forestry programming two decades ago with re-oaking projects on parks and open space areas, municipal, vineyard, residential, and school sites. NCRCD expanded its Forest Health program following the devastating 2017 Wine County wildfires. Today, NCRCD is an important resource for practical forest health knowledge within the community, supporting planning, implementation, and education at a variety of scales. NCRCD has demonstrated a strong track record of securing and administering competitive state and federal grants in the space of forest health and fire resilience.

NCRCD has demonstrated expertise carrying out the roles and responsibilities required of the present grant proposal: building collaborative relationships and shared decision making, executing projects within the specified timeline and budget, contracting with subcontractors and processing invoices, submitting timely invoices and reports to funders, and maintaining open communication with funders regarding project progress. NCRCD has a long history of responsibly stewarding grants. Over the past 3 fiscal years, governmental grants have accounted for over 70% of NCRCD’s operating budget. A brief summary of the roles and highlights of qualifications of NCRCD’s assigned project team is provided below:

Team Member	Role	Select Experience
Ali Blodorn, Principal Program Manager	Project Manager	<ul style="list-style-type: none"> ● NCRCD Forest Health Program Lead ● 15 years experience managing collaborative projects and grants ● Expertise in social science research methods, program evaluation, and DEI ● Ph.D. in Social Psychology
Lucas Patzek, Executive Director	Executive Director	<ul style="list-style-type: none"> ● NCRCD Executive Director since 2018 ● Former Assoc. ED Ag Innovations ● Former Snr. Program Manager, Energy Efficiency Programs, PG&E ● Ph.D. in Crop Science
Alex Wilbanks, Forestry Project Manager	Urban Forestry Planning Lead	<ul style="list-style-type: none"> ● NCRCD lead for forestry conservation planning ● Former Coordinating Wildlife Biologist, Habitat Specialist, and Range Technician ● B.S. in Wildlife Ecology and Conservation Biology
Danielle Ashton, Project Coordinator	Project Coordinator	<ul style="list-style-type: none"> ● NCRCD Community Engagement and Forest Health Project Coordinator ● Former Naturalist and Seasonal Interpretive Ranger ● B.A. in Anthropology
Ashley Kvittek, Community Engagement Project Manager	Education and Outreach Lead	<ul style="list-style-type: none"> ● NCRCD Community Engagement lead ● Former youth and adult education Program Manager and Communication and Outreach Coordinator ● Master’s in Environmental Education

Section VIII: Project Partners

NCRCD is partnering with the Cities of Napa, St. Helena, and American Canyon, along with ACCPF and NVVTC to implement this project. As the first goal within this project is the development of a more comprehensive stewardship and outreach plan for each jurisdiction, the precise distribution of each partner's efforts is not fully determined at this time. However, we anticipate that each partner will generally participate by working collaboratively with NCRCD and other partner staff to 1) develop a local planting and stewardship plan, 2) provide site access, preparation, and staff time to implement plantings within each incorporated City, 3) provide input regarding education and outreach program design and applicability, 4) publicize and provide necessary site access and approvals for volunteer planting and stewardship events, 5) provide input for a workforce development needs assessment and curriculum, and 6) identify internship hosting opportunities. Partner agencies have designated qualified staff with existing urban forestry oversight responsibilities, resulting in a competent team of partners who are familiar with both the urban forestry issues in the community. Each partner contribution is summarized below:

Partner	Matching Contribution	Source	Assigned Staff Leads
Napa	\$510,908	CAL Fire Urban Forestry grant	Director of Parks and Recreation
St. Helena	\$100,000	General Fund cash	City Manager, Parks and Recreation Director
American Canyon	\$60,000	Combination General Fund cash and in-kind	City Manager, Parks and Recreation Director
ACCPF	\$40,000	In-kind	Executive Director
NVVTC	\$105,000	Cash from Private Donations	Maintenance Chairperson

Section IX: Communications Plan

Signage acknowledging the source of funding and project partners will be installed at project sites. Further, all educational, outreach, and promotional materials developed will acknowledge the funding source. NCRCD maintains a website (www.naparcd.org) with a widely-used event calendar, and currently reaches over 5,500 people through its e-newsletter and social media accounts. Several local assessments have found social media ads to be most effective in reaching nontraditional constituencies, including predominantly Spanish speaking audiences, about conservation programs and issues, so NCRCD intends to use paid social media ads for outreach. NCRCD will also utilize ads in local newspapers and utility bill inserts. Contributing and supporting local governments and community-based organizations will also leverage their outreach channels to expand community reach. Over 35% of Napa County's population identifies as Hispanic, and Spanish is the most frequently used language outside of English, so Spanish translation and interpretation for educational materials and events is included.

Section X: Evidence of Disadvantaged Community Status for projects requesting Match Waiver (if applicable):

While we are not requesting a match waiver, the cities of Napa, St. Helena, and American Canyon represent the areas within Napa County which contain disadvantaged census tracts and higher concentrations of low-income or otherwise underrepresented populations. Though the County's median income is above the national average, these county-wide statistics tend to obscure areas characterized by low-income and other disadvantaged populations. The viticulture and tourism sectors, which dominate the local economy, are reliant on agricultural and service workers, most of whom live within these incorporated cities or, in some cases, commute from outside the County due to housing costs. Geographically, the Napa Valley is characterized by summer average maximum temperatures are in the 80's and 90's; as climate change impacts continue to grow, extreme heat events will become more common, increasing the need for urban forestry to mitigate heat islands and reduce urban cooling emissions. Specific metrics which illustrate the presence of disadvantaged and vulnerable communities in the project area are provided below.

The Climate and Economic Justice Screening Tool identifies three disadvantaged communities located in the City of Napa (Tract Nos. 06055200504, 06055200503, 06055200202; see Map 1). Of the three disadvantaged communities, one tract (06055200503) ranks in the 69th percentile nationwide for households where income is less than or twice the federal poverty level. These areas are also ranked in the 91st and 92nd percentile nationwide for PM2.5 in the air. The City of Napa is also highly impacted by traffic, which contributes to air pollution, with numerous census tract scoring above the 70th percentile statewide. Improved urban forestry practices may mitigate this issue by encouraging residents to travel locally without using their vehicles. The southern portions of the City of Napa also score above the 70th percentile in linguistic isolation, with a large Spanish-speaking population.

Per the EJScreen tool, St. Helena is in the 81st percentile statewide for unemployment rate and thus is likely to see significant value from the workforce development activities proposed within this project. Like much of Napa County, the areas surrounding St. Helena are above the 80th percentile statewide for wildfire risk (see Maps 5a-c), and, as illustrated by the Atlas Fire in 2017, this adjacent wildfire exposure can result in urban conflagration, especially without strong urban forestry management practices in place.

According to the Climate and Economic Justice Screening Tool, the City of American Canyon is in the 94th Percentile for PM2.5. In addition, the Tree Equity Score from the National Explorer indicates tree canopy coverage ranges from 5-11%. American Canyon has two census tracts in the western portion of the City with a Health Risk Index of 100, representing prevalence of poor mental health, poor physical health, asthma, and coronary heart disease. Similarly, all of American Canyon scores above the 70th percentile statewide for asthma prevalence.