



Clarke Ranch Master Plan Steering Committee  
4381 Broadway, Suite 201, American Canyon CA  
City Council Chambers  
May 9, 2017

## CLARKE RANCH MASTER PLAN MEETING SUMMARY

The meeting began at 6:03 PM and concluded at 9:50 PM. No members of the public were present.

### Attendees:

#### Clarke Ranch Master Plan Steering Committee

Mark Joseph and Kenneth Leary, City Councilmembers  
Kristin Einberger and Karina Servente, Parks & Community Services Commissioners  
Nance Matson and Todd Novak, Open Space Advisory Committee Members

#### City of American Canyon

Creighton Wright, Parks & Recreation Director  
Jennifer Kansanback, Neighborhood Outreach Manager

#### RRM Design Group

Jeff Ferber, Principal  
Gina Chavez, Project Manager

### Steering Committee Vision/Purpose for Site:

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.

### Items of Discussion:

#### 1. **Review public outreach process including AmCan by the Bay, PCS/OSAC/COUNCIL meeting, and online survey**

The Committee received an update on the outreach efforts since their last meeting in March. RRM and City staff manned a booth at the AmCan by the Bay event on April 22<sup>nd</sup> where the two design concepts were shared with the public. A written survey was provided and 120 responses were received at the event. A joint meeting of the City Council, PCS and OSAC was held on April 25<sup>th</sup> where feedback and direction was received and discussed in agenda item 2. The written survey from the outreach event on April 22<sup>nd</sup> was posted online from April 26<sup>th</sup> through May 3<sup>rd</sup>, 348 more survey responses were received.

#### 2. **Confirm direction from PCS/OSAC/Council Meeting**

The following direction was received at the joint PCS/OSAC/City Council meeting on April 25<sup>th</sup> and was confirmed by the Steering Committee:

- Emphasize unique nature theme throughout all components of the project
- Clarify expected leaseholder expectations for public facing, engagement and interaction
- Combine uses of 4-H and Spirit Horse – space allocation of 3-4 acres
- Provide space for NWR – space allocation of 3-5 acres
- Don't forget that truck access is necessary out to the wetlands and the methane plant

- Consider moving very passive type amenities to wetlands edge park
- Formally dedicating space for camping isn't necessary, but access to a fire pit is
- Attempt to gain boardwalk access out into the wetlands from wetlands edge park on south side of site
- Be mindful of location of picnic area in proximity to the farm animal area
- Take sea level rise into design consideration
- Nature based play needs to be well thought-out
- The steering committee has the authority to review data and make recommendations for a final plan

The Steering Committee added the following comments on direction received:

- Plan the site in a way to allow for zero footprint on the environment
- The Committee understands not every community want will be met in this plan

**3. Review outreach data and settle on key themes**

The Committee reviewed the survey data (CRSCA 5/9/17 Item 3 Attachment). After review, the Committee confirmed the direction of the key themes to be consistent with the outreach previously conducted in 2011 and 2012, as well as early discussions of the Committee in the current process. The key themes are nature-based uses and environmental education.

**4. Identify feedback/themes that are not being included in the preferred alternative and explain why**

While there was significant feedback and ideas received during the outreach period, three main additions were requested from surveys. Two requested items did not fit with the rest of the amenities, basketball court and pool. The Committee decided to not include these amenities in the plan since they are not nature based and they introduced a level of intensity of use not currently included in the plan. An equestrian riding area was not included in either initial plan. This amenity was requested several times in surveys. Direction received from the PCS/OSAC/Council was to include this in the plan.

The Committee was split with the inclusion of a bike amenity. The final direction was to include a nature oriented longer looping style bike skills amenity to serve youth and teen population needs. The committee needs more information on the look, feel and how it may be used. It may be removed at the next iteration if it doesn't seem to fit with the rest of the program.

The Committee also decided not to include the working ranch, petting zoo, and community garden amenities in the preferred alternative due to space constraints and wanting to allow an open space feel to the park.

**5. Select one of the existing alternatives (A or B) as the preferred alternative**

The Committee selected alternative A as the preferred alternative and directed RRM to incorporate the flowing feel of alternative B into A's design.

**6. Discuss changes to selected alternative to address outreach feedback**

The adventure play amenity moving forward is defined by the Committee as well thought-out, and designed nature oriented (not a traditional post and platform) play feature, not operated by a vendor, available at all times to everyone, and strategically placed throughout the site rather than in one localized area. This may be separate from the nature-based playground, but similarly themed.

The Committee would also like the contemplative space to move to the southern end of site to the wetlands edge park and incorporate a circular boardwalk through the tree in the western edge, if possible. The committee asked RRM to evaluate the environmental feasibility of having a boardwalk extension into the wetlands.

The Committee directed RRM to include shared space for equestrian (SpiritHorse) and animal rearing (4H). The Committee felt that any non-city user must provide public benefit/engagement component. The Committee further directed RRM to provide the minimum space for both equestrian amenity and animal rearing amenity and if they become more successful than the space would allow, they would have to find a new, larger space. The Committee also directed space be included in the preferred alternative for use by the Napa Wildlife Rescue Center hospital, and rehabilitation and educational spaces. The Committee suggested that any use of City land by a non-City organization must be governed under a contractual obligation which clearly identifies expectations for use of City property including the public benefit received.

Finally, the Committee requested for their next review of the preferred alternative that RRM include space allocations for each amenity provided.

**7. Review user group feedback**

The Committee received an update from meetings conducted on May 9<sup>th</sup> with the existing users at Clarke Ranch; 4-H and Spirit Horse, and the potential future user Wildlife Rescue Center. From the information collected through these discussions, the Committee made the recommendations in agenda item 6.

**8. Next steps**

RRM Design will take all feedback from this meeting and design the preferred alternative.

User groups will review and provide comment on the preferred alternative.

A joint meeting of the PCS and OSAC will review and make a recommendation for the City Council of the preferred alternative.

The City Council will consider adoption of the preferred alternative in mid-July/early August.