



Clarke Ranch Master Plan Steering Committee
4381 Broadway, Suite 201, American Canyon CA
City Council Chambers
July 20, 2017

CLARKE RANCH MASTER PLAN MEETING SUMMARY

The meeting began at 6:12 PM and concluded at 8:45 PM. Stakeholder representatives were present from Napa Wildlife Rescue, 4-H, Spirit Horse, and Napa Solano Audubon Society.

Attendees:

Clarke Ranch Master Plan Steering Committee

Mark Joseph and Kenneth Leary, City Councilmembers
Kristin Einberger, Parks & Community Services Commissioner
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. Restate vision, objectives and general comments from City Council.

The committee received an overview of the project vision and objectives as defined above and a summary of the following direction received at the joint PCS/OSAC/City Council meeting on April 25th and confirmed by the Steering Committee on May 9, 2017:

- Emphasize unique nature theme throughout all components of the project
- Clarify expected leaseholder expectations for public facing, engagement and
- 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 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 authority to review data and make recommendations for final plan
- 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

2. **Review feedback from stakeholder meetings, City Project Review Team, and City staff.**

A joint meeting of stakeholders was held on June 28, 2017. The goal of the meeting was to share the draft plan and gain feedback from the stakeholders. Representatives from SpiritHorse, 4-H, Napa-Solano Audubon Society, and Napa Wildlife Rescue were present at the meeting. Feedback received:

- Wildlife Rescue Center: Anything less than two acres will not work for their needs. They would prefer to see a “footprint” of at least two acres on the plan not necessarily including the details of their site.
- SpiritHorse: Requests the “Central Gathering Area” be reduced to allow an increase in the pasture area for the horses, a covered area be added to the plan, office space be added to the plan and additional space for their needs in general be added.
- 4-H: Expressed concerns about noise for animals with the nature based play adjacent to their site. Their preference is to have the animal stalls moved away from the nature based play area.
- Napa-Solano Audubon Society provided a generous list of ideas to integrate in to the site to encourage interaction with nature and birds.
- Feedback on the draft plan was also received from the City’s Project Review Team (PRC) to include: fire truck access, storm water control and best management practices will account for around 4% of the site, ensure we provide necessary accessibility considerations, become familiar with the CAFO requirements due to animal feeding on site, and consider phasing the project for funding with Measure AA funds. The City staff review of the draft plan did not occur in time for this meeting.

3. **Review draft plan, identify changes and reasons for changes**

RRM Design provided an overview of the draft plan and its amenities to the committee. Changes to the previous plan and the reasons for them were identified during the review:

- A nature-based bike skills area was added between the boardwalk in the wetland area based upon the feedback to keep a more natural theme throughout the site. The bike skills area remained in the plan because of the high survey responses expressing interest in it. It also provides an amenity focused on “tweens and teens”.
- The dog park shape changed to a less boxy space and split into three sections to allow for rotation for maintenance purposes.
- The fire ring area was moved adjacent to the visitor center to allow use to be connected with the facility rental options. Also, the concept of the fire ring is refined a bit, the current concept is something that is more controlled and likely gas operated rather than wood burning.
- Demonstration gardens moved to Wetlands Viewing Area.
- Per the request from the last steering committee meeting, the consultant team added a restroom into the SpiritHorse barn area (northern edge of the site).

4. **Issues for feedback/direction**

The following topics were discussed and direction was given as indicated:

- The amphitheater needs to be designed as the focal point of the park and for events that may occur. On the current plan, the amphitheater is shown as a picnic area; it needs to serve the purpose of amphitheater first, picnic area second.
- Maintain the orientation of the nature-based play area, not switching with the adjacent parking lot.

- Maintain the footprint of the equestrian use area; do not increase space.
- Show the arena for SpiritHorse as a covered arena in the plan.
- The consultant needs to conduct some preliminary environmental study to determine if the contemplative area in the wetlands is realistic.
- The steering committee clearly understands that the central gathering space will host events.
- The steering committee suggested some ideas for demonstration garden areas including compost, vegetable garden, native landscape, and wetlands garden.
- The increase in livestock and permanence on site will lead to an increase in manure and smells. The agreements with the site users need to include provisions to adequately handle and dispose of manure on a regular basis.
- The Napa Wildlife Rescue site will be increased to 2.5 acres and a trail buffer of 75 feet will be maintained in the plan.
- Three items specifically need confirmed to remain in the plan, the steering committee agreed to keep all in the plan.
 - The outdoor exercise equipment remains in the plan and moved directly across (northerly) from its current location near the dog park.
 - The bike skills area remains in the plan. Safety and liability need considered in the design, also, an expert needs to design it utilizing best practices.
 - The dog park remains in the plan as shown.

5. General comments/changes

There were no additional comments or changes.

6. Next steps in project

A joint workshop of the Parks & Community Services Commission will be held in September to review the draft plan and make a recommendation to the City Council for approval.

The final plan will be taken to the City Council for consideration of final adoption in October.