

Watershed Information & Conservation Council Meeting 5/24/18

**NEWELL OPEN SPACE**

Overview:	<ul style="list-style-type: none"> <li>• 640 Acres,</li> <li>• due east of American Canyon</li> <li>• Lynch Canyon borders to east</li> <li>• 6+ miles of trails and scenic overlooks</li> <li>• Open dawn to dusk, 365 days per year (weather permitting)</li> <li>• Connection to Bay Area Ridge Trail</li> <li>• City, Solano County Parks and Solano Land Trust has an MOU for cooperative management</li> </ul>	
History:	<ul style="list-style-type: none"> <li>• City was donated preserve by Newell Family in 1999 as a tax deduction. Required a conservation easement recorded over it.</li> <li>• Conservation Easement is held by Napa Land Trust.</li> <li>• Management Plan created in 2001.</li> <li>• Friends of Newell Open Space (later become Open Space Advisory Committee) hosted hikes and “open days” several times per year for the first ten years of its existence</li> <li>• As road access was disconnected from the city-proper, in 2011, City Council commissioned an access feasibility study to determine a route for direct and regular access. A route was charted along the Newell Creek.</li> <li>• June 6, 2015, an earthen trail was opened to the public with help of an easement from a nearby property owner.</li> <li>• 300 acre Red Legged Frog Preserve due south of Newell Open Space. Smaller preserve along western boundary.</li> <li>• At least one pair of nesting Golden Eagles frequent Newell Open Space.</li> <li>• Endangered species and cultural site in isolated parts of open space.</li> </ul>	
Current Projects:	Project	Status
	Native Tree and Shrub Planting Projects (NRCS and RCD are partners)	On going
	Creekside and Valley Trail Design	On Hold - 40% Design
	Newell Creek Upper Watershed Sediment Reduction Project (RCD is partner)	Environmental Review and Permitting
	Creekside Trail Construction – HCF Grant	2018-2019
	Valley Trail Construction	Unknown, contingent upon development project
	Property Acquisition to secure width necessary for ADA access along Creekside Trail route	In progress
	Newell Management Plan Update	On hold
	Newell Open Space // Lynch Canyon NPS Planning Assistance Project – mitigation pond habitat restoration and trail coordination	60%
Handout:	Newell Open Space Brochure	

### Notice

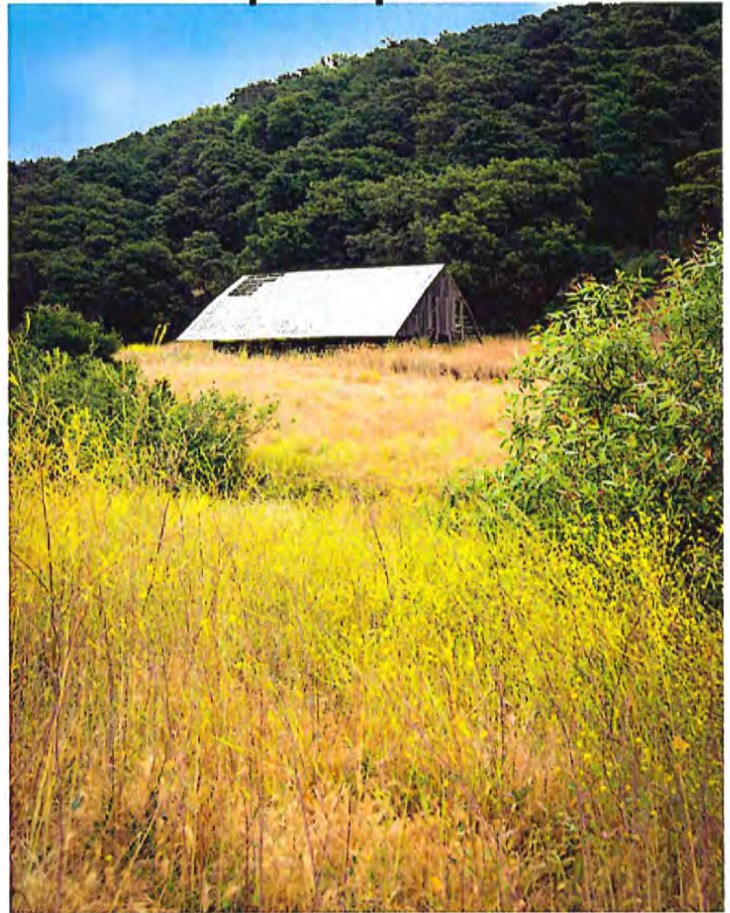
- There are very few trails and those that do exist are unimproved—expect rough, rocky, and uneven ground.
- Newell Open Space Preserve is a working ranch where free-range cattle roam as they please. There are several cattle gates across trails, please leave the gates as you find them i.e. if found open, please leave open; if closed, please close behind you.
- There is no drinking water.
- For your pet's safety—dogs are not allowed at this time.
- Please leave no trace - pack-in and pack-out trash.
- Maintain a safe distance from cattle and wildlife, and be aware that this is tick, coyote, mountain lion, and potentially rattlesnake country.



**No Dogs Allowed**



## Newell Open Space Preserve



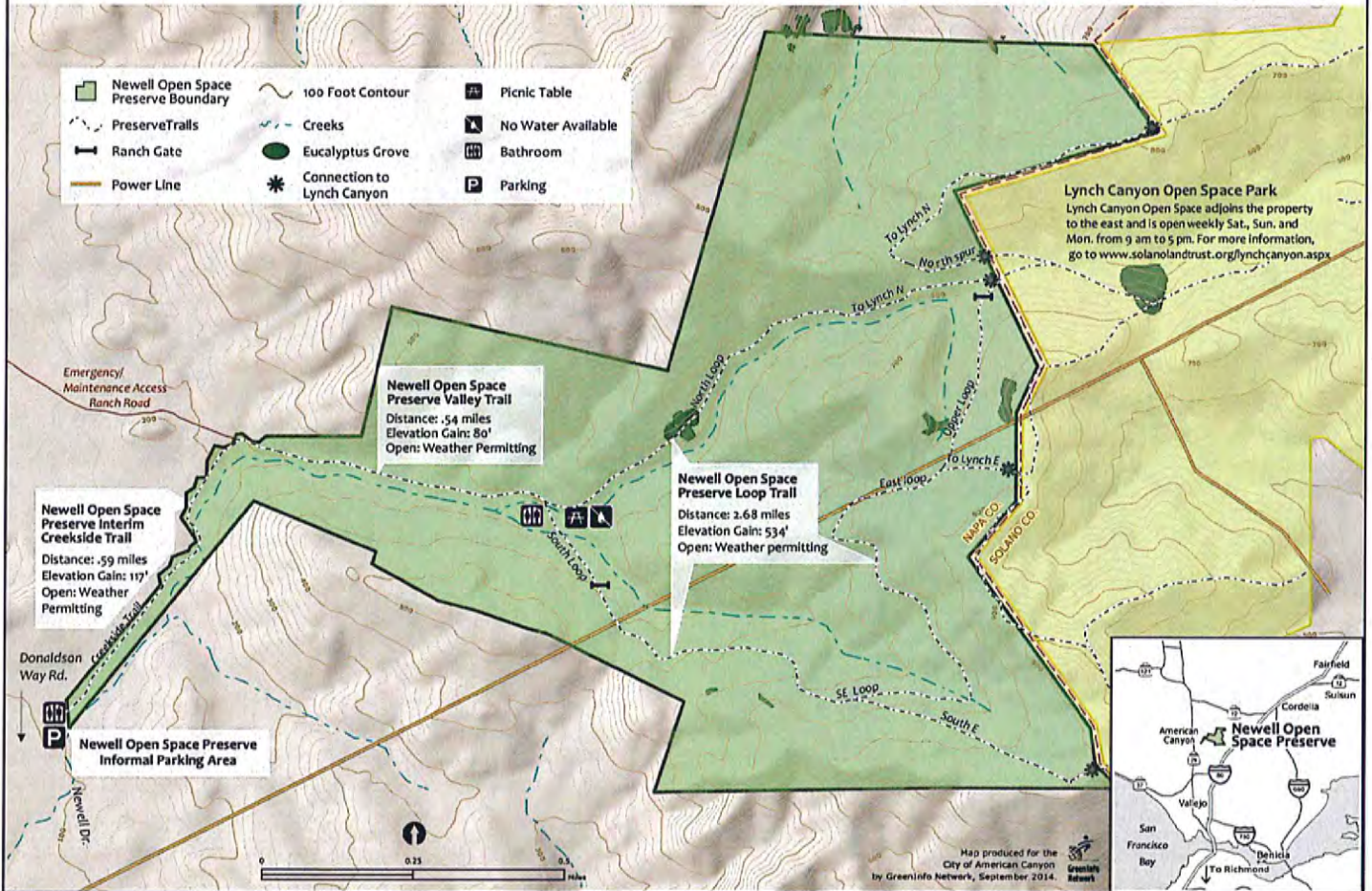


# Welcome to the Newell Open Space Preserve

Preserve Hours: Daily, Sunrise to Sunset  
 Loop Trail Access: Weather permitting  
 Maintenance/Information: (707) 648-7275

[www.cityofamericancanyon.org](http://www.cityofamericancanyon.org)  
 7000 Newell Dr.  
 American Canyon, CA

American Canyon Police:  
 (707) 253-4451  
 For Emergencies Call 911



## NAPA RIVER BAY TRAIL, WETLANDS, CLARKE RANCH

<p>Overview:</p>	<p>Napa River Bay Trail/ Wetlands</p> <ul style="list-style-type: none"> <li>• 500 acres of protected and restored wetlands, partially city-owned/partially owned by CA Fish and Wildlife</li> <li>• Decommissioned Napa/Vallejo Landfill on site</li> <li>• due west of American Canyon</li> <li>• Trails and Paths             <ul style="list-style-type: none"> <li>○ Wetlands Edge Linear Path – 2 mile walking on Wetlands eastern boundary – part of the SF Bay Trail</li> <li>○ 13+ miles of trails circling landfill and going out to Green Island road and beyond</li> </ul> </li> <li>• Significant birding opportunities</li> <li>• Desire to connect Napa River Bay Trail north to Napa and south to Vallejo</li> </ul> <p>Clarke Ranch</p> <ul style="list-style-type: none"> <li>• 30 acres including Wetlands View Area parking area</li> <li>• Nature-based and environmentally oriented park for all</li> <li>• Three non-city partners including – equestrian group, wildlife rescue, and 4H</li> <li>• City received Environmental Education Facilities Grant for enhancements around Wetlands View Parking Lot</li> <li>• American Canyon Community and Park Foundation is interested in helping to fund</li> </ul>													
<p>History:</p>	<ul style="list-style-type: none"> <li>• Clarke Ranch property was bought from the Port of Oakland by the City through CalFed Grant.</li> <li>• As landfill was decommissioned, citizen’s group (Open Space Advisory Committee) advocated for access to the river and trail development. With the help of Congressman Thompson (and a congressional earmark) land was purchased, trails were developed and access was granted.</li> </ul>													
<p>Current Projects:</p>	<table border="1" style="width: 100%;"> <thead> <tr> <th style="text-align: left;">Project</th> <th style="text-align: left;">Status</th> </tr> </thead> <tbody> <tr> <td>Clarke Ranch Master Plan</td> <td>Complete – 11/17</td> </tr> <tr> <td>Clarke Ranch Phase 1a</td> <td>Pre-planning</td> </tr> <tr> <td>Kimberly Bay Trail</td> <td>Environmental Review and Permitting</td> </tr> <tr> <td>New Elementary School Partnership (adjacent to Clarke Ranch)</td> <td>Under negotiation</td> </tr> <tr> <td>Wetlands Restoration Planning</td> <td>Pre-planning – summer 2018</td> </tr> </tbody> </table>	Project	Status	Clarke Ranch Master Plan	Complete – 11/17	Clarke Ranch Phase 1a	Pre-planning	Kimberly Bay Trail	Environmental Review and Permitting	New Elementary School Partnership (adjacent to Clarke Ranch)	Under negotiation	Wetlands Restoration Planning	Pre-planning – summer 2018	
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<p>Handout:</p>	<p>Wetlands Brochure Clarke Ranch Master Plan Summary Memo</p>													

## GETTING TO THE TRAIL

The Wetlands View Area and Napa River Bay Trail Trailhead is located at corner of Wetlands Edge Road and Eucalyptus Drive.

**From Napa**—Traveling south on Highway 29: Make a right hand turn on Rio Del Mar and an immediate right hand turn on Eucalyptus Drive. Follow Eucalyptus Drive all the way to the Wetlands View Area just past Wetlands Edge Road.

**From Vallejo**—Traveling north on Highway 29: Make a left hand turn on American Canyon Road and travel west to Wetlands Edge Road. Make a right hand turn on Wetlands Edge Road and make a left hand turn on Eucalyptus Drive.

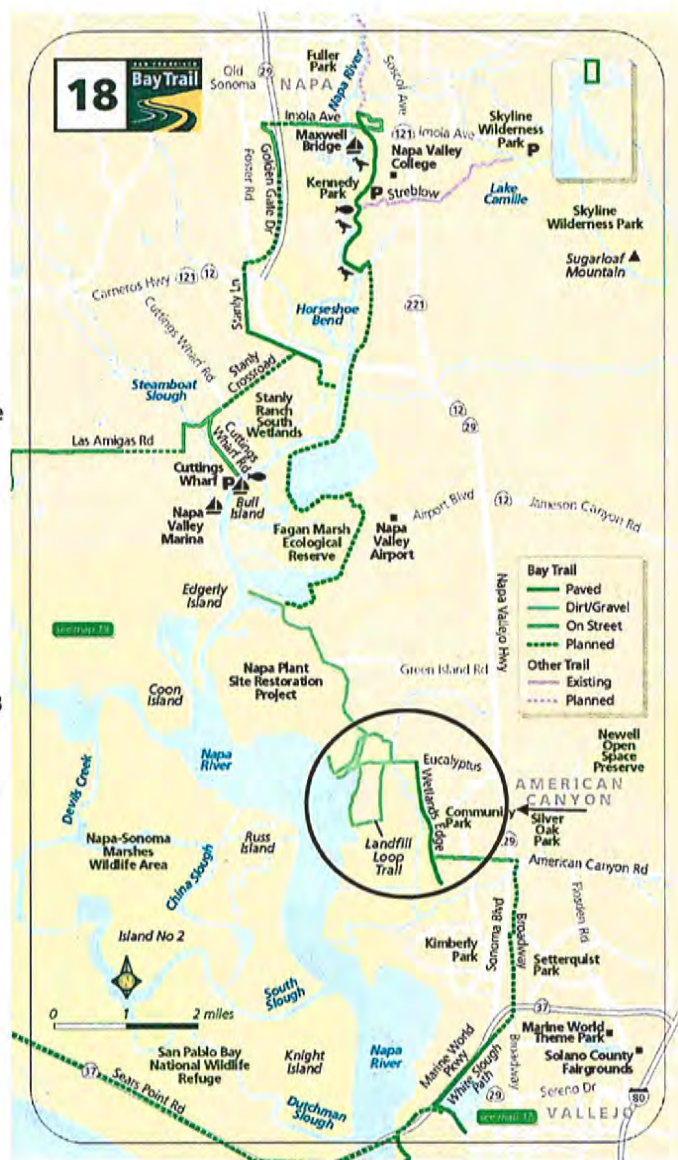
Don't forget to also enjoy the Wetlands Edge Bay Trail Segment along Wetlands Edge Road from Eucalyptus to Kensington.



# NAPA RIVER BAY TRAIL

This trail belongs to you; the Community, and we would like your input and help monitoring its use. Call us with your suggestions or trail concerns.

Parks and Recreation  
Department  
100 Benton Way  
American Canyon, CA 94503  
707-648-7275  
Emergencies – Call 911  
Police (Non-Emergencies)  
707-253-4451



## NAPA RIVER BAY TRAIL USE REGULATIONS

1. Trails and trailhead parking lots open from dawn to dusk only.
2. Stay on designated trails.
3. Pets on leash at all times to protect wetlands wildlife.
4. Pet owners responsible for pet waste.
5. Possession or consumption of alcoholic beverages not permitted.
6. Glass containers not permitted.
7. No smoking.
8. No fires.
9. No firearms and no hunting.
10. Leave wildflowers, plants, trees, wildlife undisturbed.
11. Dispose of litter properly.
12. Leave gates as you find them
13. For your health and safety, no fishing, boating, or swimming in ponds.
14. No motorized vehicles allowed, wheelchairs excepted.
15. Horses not permitted on the Napa River Bay Trail.
16. No person shall use, remain in, or enter a trail when it is posted that the trail is closed due to emergency conditions or maintenance procedures.



## HISTORY OF THE WETLANDS

The waters, wetlands and uplands you see along the Napa River Bay Trail are part of an interconnected watershed system that drains into the San Francisco Bay. Before the 1850's, San Francisco Bay had edges with extensive, miles-wide tidal marshes. By the 1950's, nearly 85% of these marshlands had been diked or filled. The low-lying flood plains found in American Canyon include mudflats, tidal and seasonal wetlands, former salt ponds, riparian corridors, and lands reclaimed for agriculture and development. These "baylands" provide habitat for waterfowl, shorebirds, fish and wildlife species.



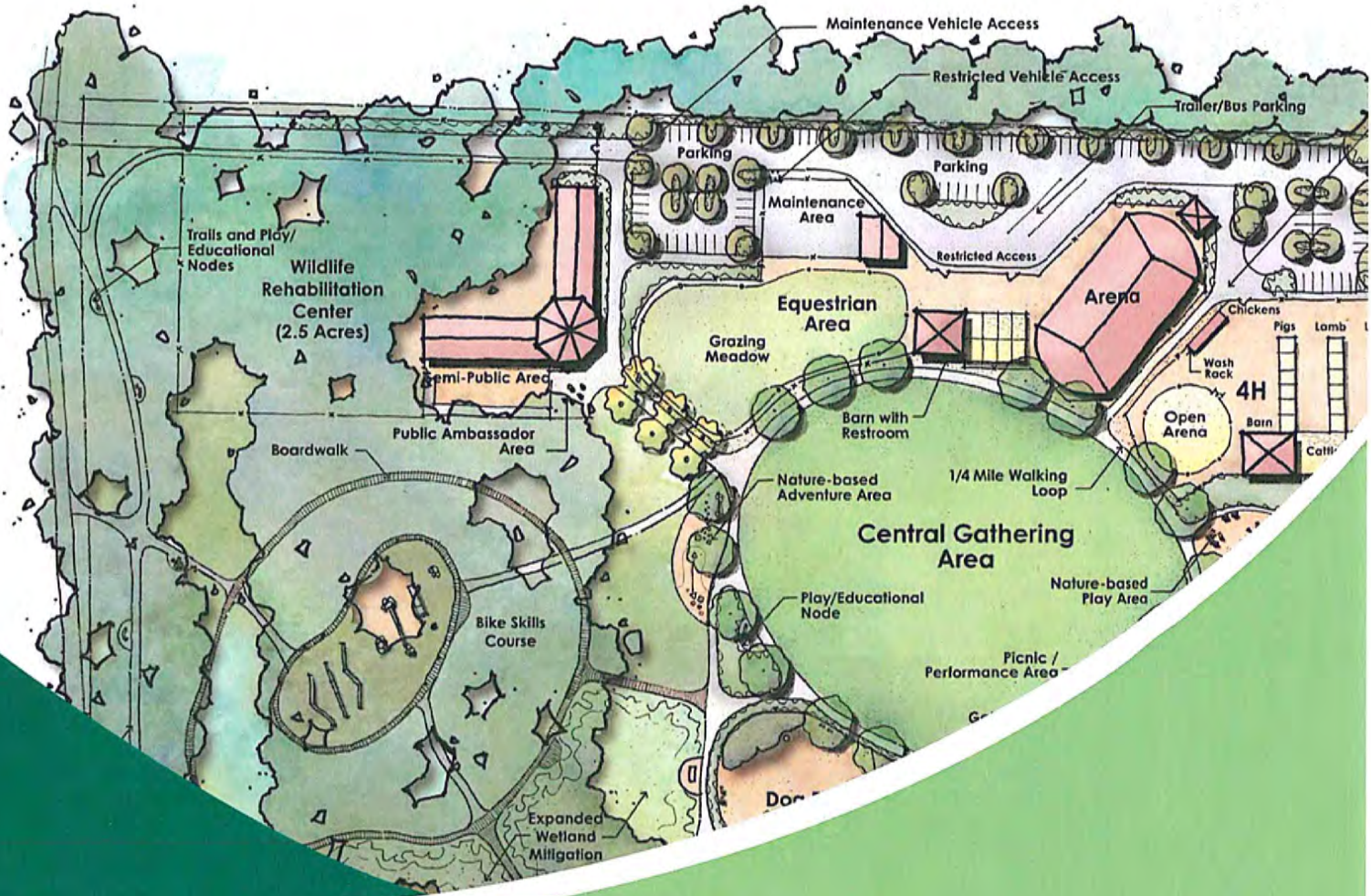
## CITY OF AMERICAN CANYON

# NAPA RIVER BAY TRAIL



The Napa River Bay Trail is located on lands owned by the City of American Canyon and the State of California. The trail is managed by the City of American Canyon. The Napa River Bay Trail provides great views of the wetlands and constructed ponds as well as public access to the Napa River.

The Napa River Bay Trail is a segment of the San Francisco Bay Trail. The Bay Trail is a planned recreational corridor that, when complete, will encircle San Francisco and San Pablo Bays with a continuous 500-mile network of bicycling and hiking trails.



# 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**

Jeff Ferber, *Principal*  
Gina Chavez, *Principal Landscape Architect*  
April Miller, *Landscape Architect*  
Anna Schmitz, *Illustrator*  
Marisa Peltier, *Illustrator*

November 2017



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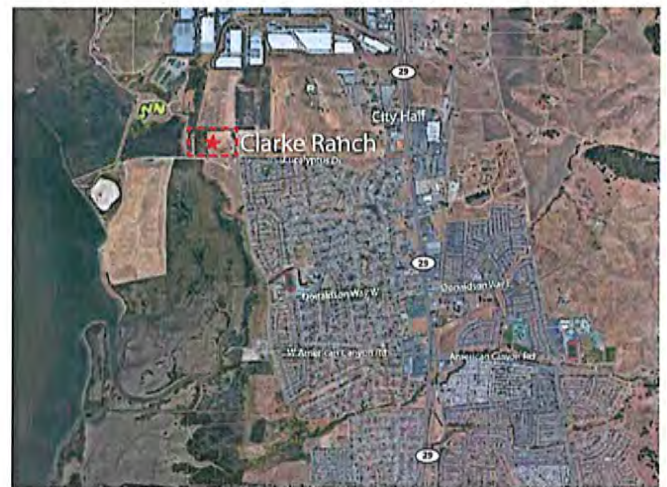
# Chapter 1: Introduction

## 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 INTRODUCTION

## 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,

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	
GOALS AND OBJECTIVES	
BIG PICTURE	
Open Space/Nature	Sustainable landscape barriers
Environmentally Oriented	Non-invasive, Not toxic site
Teenage/Youth Oriented	Separate active recreation uses
More opportunities Nature	Inclusive of all economic strata
Educational-Community/Heritage	
Ex-Calendar Pottery Networks	
Educational/Gathering 3-4th	
Wetlands/Habitat	
Connections to other parks	
Agencies: Hub to connect them	
Revenue generation supports	
Senior/Adult-oriented focus	
School based site programs	
Activities oriented trail park	

CLARKE RANCH MASTER PLAN	
STAKEHOLDER SUMMARY	
PROGRAM AMENITIES FEATURES	
<ul style="list-style-type: none"> <li>Nature &amp; environmental education center: regional watershed education watershed monitoring, graywater workshops</li> <li>Ducart led events, lectures</li> <li>Interpretive signage: multi language exhibits, tech compatible</li> <li>Nature area with meandering paths</li> <li>Demonstration gardens</li> <li>Native plant garden</li> <li>Zen / meditation area</li> <li>Urban community gardens for general public, for low income public</li> <li>Sustainable lands use demonstration exhibits: rain gardens, rain harvesting</li> <li>Maps examples of vintage high/new tech sustainable design</li> <li>Trail connections to Wetland Dr., Napa Valley Vine trail, Eiver to Ridge trail</li> <li>Hiking / walking trails</li> <li>Community hikes / moon die hike</li> <li>Good use community facility with school district</li> <li>Community building: classroom space indoor &amp; outdoor, meeting rooms, event space with dance floor, office space, kitchen, storage space, long term weekly</li> <li>Overnight camping</li> <li>Day camps</li> <li>Picnic area: reservable, small area for organized groups, group picnic with barbecue</li> <li>Outdoor cooking area</li> <li>Expanded parking</li> </ul>	<ul style="list-style-type: none"> <li>Little League tournaments</li> <li>IronMan events</li> <li>Rocce courts</li> <li>Bicycle &amp; fitness races</li> <li>Adult exercise equipment / parcours</li> <li>Adventure playground</li> <li>Ropes / challenge course</li> <li>Bms</li> <li>Skateboard park</li> <li>Dog park</li> <li>Go-cart track</li> <li>Archery</li> <li>Disc golf</li> <li>Concrete slide</li> <li>Night swimming</li> <li>Seasonally changing skate rink to accommodate roller skating, biking, ice skating</li> <li>Sports fields: lighted &amp; synthetic turf</li> <li>Snack bar</li> <li>Healthy / organic food concessions</li> <li>Park amenities: bike racks, benches, drinking fountains, restrooms, lighting</li> <li>Methane powered lights</li> <li>Bus drop-off, turnaround</li> <li>Drive through gate</li> <li>Park area adoption by local group</li> <li>Connection to non-motorized boat launch</li> <li>Homeback riding horse/rink, Salt Horse program, horse boarding</li> <li>Expand 4th program</li> <li>Felling see</li> <li>Animal rescue facility</li> </ul>

CLARKE RANCH MASTER PLAN	
PROGRAM AMENITIES FEATURES	
<ul style="list-style-type: none"> <li>Native Center/Regional</li> <li>Fire Pit</li> <li>Educational Center</li> <li>Survival skills</li> <li>Ropes Course</li> <li>Wildlife Rehabilitation ctr</li> <li>Disc Golf Course</li> <li>Wetland Trail System</li> <li>Educational Fox Course-Community</li> <li>Overnight Camping-Yards</li> <li>Picnic Areas-Group Tables</li> <li>Natural Looking Courts</li> <li>Meditation space- serene, reflective, areas other around</li> </ul>	<ul style="list-style-type: none"> <li>Wetland Park Exs</li> <li>Caroline the Museum, Levelly</li> <li>Hands Summer camp, tea</li> <li>Performing arts, music, visual</li> <li>Visual arts, outdoor board</li> <li>Parrot enclosures for residents</li> <li>Gift shop, Daily, weekly, 24hr</li> <li>Yoga Tables, bench, storage, lawn</li> <li>Parade, tableaux, Ex. at use</li> <li>Observation, dead/interactive area</li> <li>Bus park up/Drop-off</li> <li>Ballot Tables, Tables, table</li> <li>Art, youth groups, the big art</li> <li>Connections: trails to the hill</li> </ul>

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.

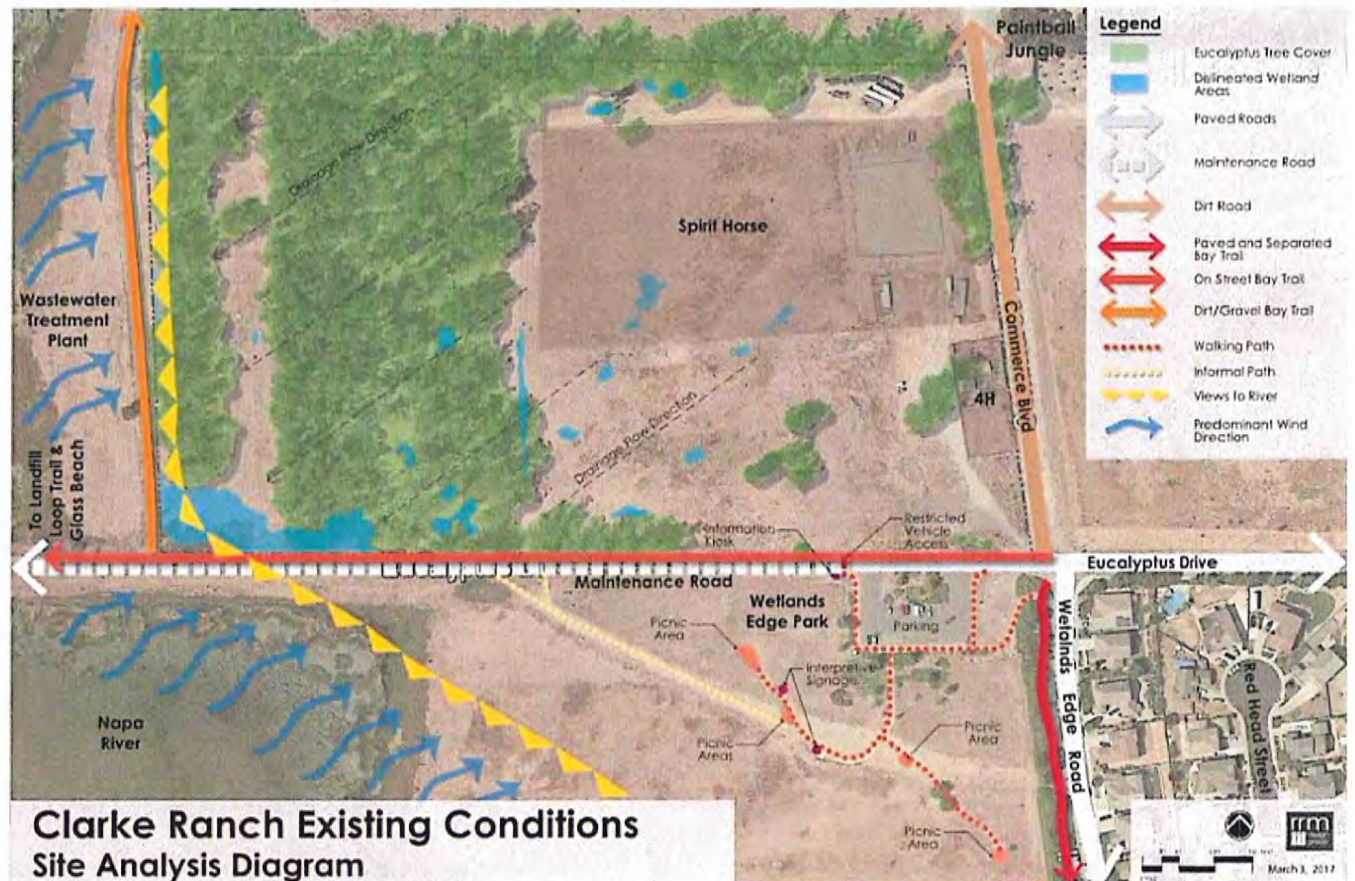


Diagram Illustrating Existing Physical Site Conditions

## 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



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



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.



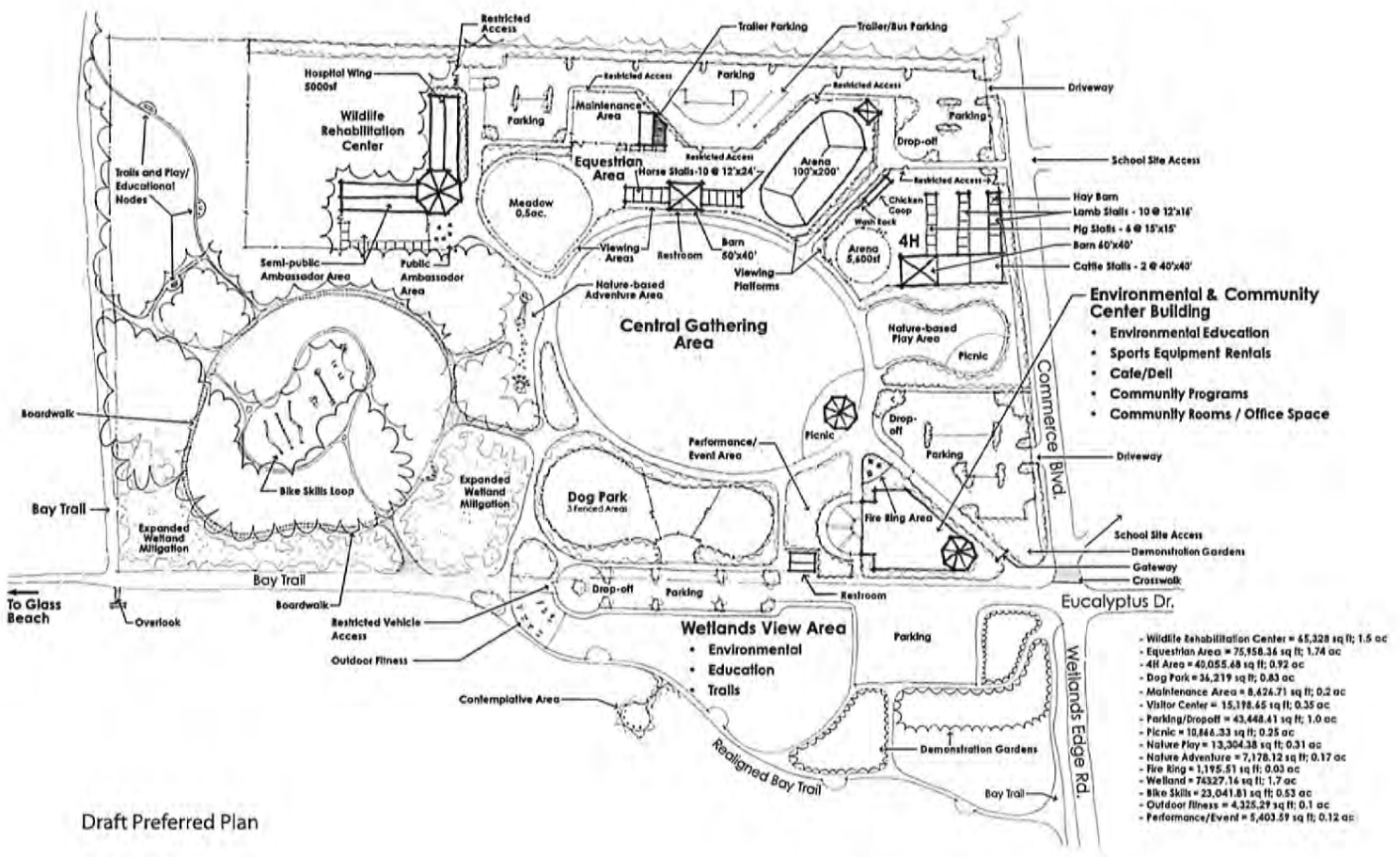
Public Workshop at Earth Day Celebration

## 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

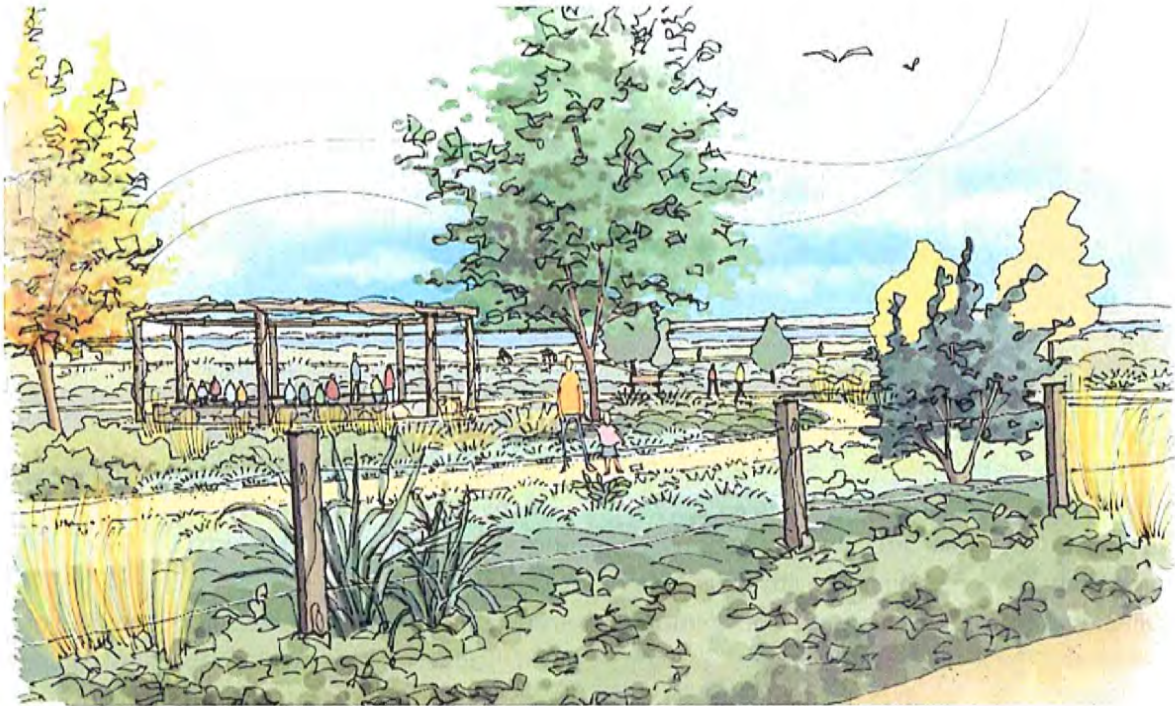
The master plan goals of having a communal place to gather, an environment for nature exploration and outdoor activity, and opportunities to learn about the local environment are achieved in the final conceptual plan. Additional amenities included on the site are a home for wildlife rehabilitation, an 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.

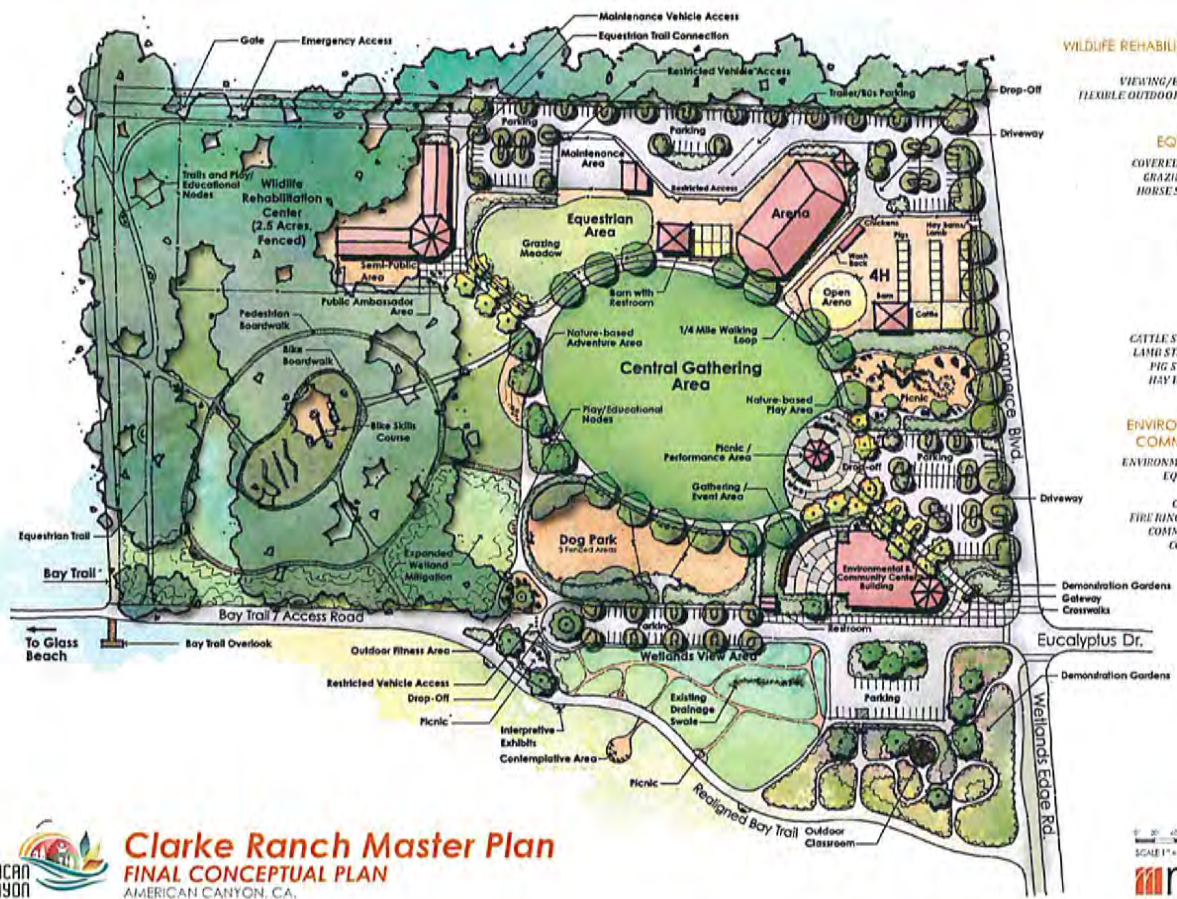
- Picnic - in addition to the group picnic area with shade shelter in the central gathering area, informal picnic areas are located adjacent to the nature play area and in the Wetlands View Area.

- 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.

INTENTIONALLY BLANK



- 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.

Fig. 14 Springtown Open Space Final Concept Plan

