



CITY OF CALISTOGA

9

STAFF REPORT

TO: Honorable Mayor and City Council
FROM: Lynn Goldberg, Planning & Building Director
DATE: June 18, 2019
SUBJECT: Design Plan and Grant Application for Silverado Trail Gateway

APPROVED BY:

Michael Kirn, Acting City Manager

DESCRIPTION: Consider approving a Design Plan for the Silverado Trail Gateway improvements and a resolution authorizing a grant application.

RECOMMENDATION: 1) Approve a design plan for Silverado Trail Gateway improvements, and 2) Adopt a resolution approving an application for state grant funds

BACKGROUND: A .57-acre, triangular-shaped parcel at the southeast corner of the Silverado Trail/Lincoln Avenue intersection was dedicated to the City of Calistoga as part of the Kingdom Hall project in 2007.

The Calistoga General Plan calls for the provision of facilities for accommodating access by residents and visitors to the Oat Hill Mine Trail trailhead, including parking. The Calistoga Active Transportation Plan calls for a Class I Multi-Use Path beginning at Silverado Trail and running along Lincoln Avenue. The Class I path is a segment of Napa Valley Vine Trail. Furthermore, one of the City Council's priority projects has been to work with Napa Valley Vine Trail and Napa County Regional Park and Open Space District to provide facilities at or near the Oat Hill Mine Trail trailhead, particularly public parking and restrooms for users of both trails.

On June 19, 2018, the City Council considered three schematic designs for improvements to the property that would fulfill the above goals and directed staff to initiate a process to gather public input. Following a presentation and discussion of the

three designs at a public workshop on July 18, 2018, attendees agreed on a preferred design. Comments were also sought and/or received from the Napa Valley Vine Trail Napa County Bicycle Coalition, Napa Valley Transportation Authority, Bay Area Ridge Trail, Napa County Regional Park & Open Space District and Caltrans.

ANALYSIS: The preferred design concept has been further refined based on comments received from the public, City staff and other agencies. It features a shaded picnic/gathering area near the center of the site, 16 parking stalls, and a landscape area adjacent to the intersection of Lincoln Avenue and Silverado Trail that would include a “Calistoga landmark sculpture.” Other amenities include:

- | | |
|----------------------------------|---|
| Restroom building | Vine Trail segment along Lincoln Avenue |
| Safety lighting | Drinking fountain |
| Information kiosk with maps | Seat wall and benches |
| Bicycle racks and repair station | Trash, recycling & pet waste containers |

The plans also include the following environmental and “green” betterments:

- | | |
|--|---|
| Photovoltaic panels on restroom | PV conduit for shade structure |
| Additional shade and accent trees | Protection of existing trees and wetlands |
| Bio-filtration areas | Permeable pavers |
| Low-maintenance, water-efficient landscaping | Bottle filler |

Certain items are not included in the subject plan. Staff will continue to work with the appropriate parties to implement the following:

- Paved access from Lincoln Avenue across the adjoining Calistoga Motor Lodge property, including an improved driveway. The owners of the Motor Lodge are agreeable to providing the necessary easement, but the extent and cost of the access improvements have not yet been determined, nor has the easement language/document been prepared.
- Safe pedestrian and cyclist crossing of Lincoln Avenue and Silverado Trail, designed in consultation with Caltrans, Napa County, Napa Valley Vine Trail Coalition and Napa Valley Transportation Authority (NVTA)

FINANCIAL IMPACT: The estimated cost to implement the Silverado Trail Gateway project is \$967,500. The City’s capital improvement projects budget for FY 19-20 includes \$100,000 for the project’s implementation. Additional potential funding sources include the Statewide Park Development Program (funded by Proposition 68), the City’s Measure T-mandated Class 1 bicycle facilities contribution, cultural/recreational and transportation development impact fees, Napa County Regional Park and Open Space District, and Napa Valley Vine Trail Coalition.

Staff believes that the Gateway project has a good chance of receiving grant funding through the competitive Statewide Park Development Program, which does not require a local match. Grant applications are due by August 5, 2019. A Council authorizing resolution is required, which includes an acknowledgement that the Council has

reviewed, understands, and agrees to the General Provisions contained in the Program's contract.

CEQA REVIEW: The proposed project has been reviewed in accordance with the California Environmental Quality Act (CEQA) and it has been determined that CEQA Guidelines Section 15332, In-Fill Development Project Exemption applies, as the project:

- Is consistent with the applicable General Plan designations and all applicable General Plan policies as well as with the applicable zoning designation and regulations.
- Occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- Is located on a site has no value as habitat for endangered, rare or threatened species.
- Would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- Is located on a site that can be adequately served by all required utilities and public services.

CONSISTENCY WITH CITY COUNCIL GOALS AND OBJECTIVES: The project would implement the following City Council priority projects for Fiscal Year 19-20:

- Work with Napa Valley Vine Trail and Napa County Regional Park and Open Space District to provide facilities at or near the Oat Hill Mine Trail trailhead, particularly public parking and restrooms for trail users.
- Work on the construction of the Calistoga segment of the Napa Valley Vine Trail to expand the active transportation network.

ATTACHMENTS

1. Resolution approving a Statewide Park Development Program grant application
2. Sample grant contract
3. Silverado Trail Gateway Landscape Master Plan, Stormwater Treatment/Control Areas, Materials and Plant Palettes
4. Silverado Trail Gateway Landscape Master Plan Opinion of Probable Costs

RESOLUTION NO. 2019-XXX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALISTOGA APPROVING THE APPLICATION FOR STATEWIDE PARK DEVELOPMENT AND COMMUNITY REVITALIZATION PROGRAM GRANT FUNDS

WHEREAS, the State Department of Parks and Recreation has been delegated the responsibility by the Legislature of the State of California for the administration of the Statewide Park Development and Community Revitalization Grant Program, setting up necessary procedures governing the application; and

WHEREAS, said procedures established by the State Department of Parks and Recreation require the Applicant to certify by resolution the approval of the application before submission of said application to the State; and

WHEREAS, successful Applicants will enter into a contract with the State of California to complete the Grant Scope project.

NOW, THEREFORE, BE IT RESOLVED that the Calistoga City Council hereby:

APPROVES THE FILING OF AN APPLICATION FOR THE SILVERADO TRAIL GATEWAY PROJECT; and,

1. Certifies that said Applicant has or will have available, prior to commencement of any work on the project included in this application, the sufficient funds to complete the project if the grant is awarded; and
2. Certifies that if the project is awarded, the Applicant has or will have sufficient funds to operate and maintain the project; and
3. Certifies that the Applicant has reviewed, understands, and agrees to the General Provisions contained in the contract shown in the Grant Administration Guide; and
4. Delegates the authority to the City Manager to conduct all negotiations, sign and submit all documents, including, but not limited to applications, agreements, amendments, and payment requests, which may be necessary for the completion of the Grant Scope; and
5. Agrees to comply with all applicable federal, state and local laws, ordinances, rules, regulations and guidelines.
6. Will consider promoting inclusion per Public Resources Code §80001(b)(8 A-G).

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Calistoga at its meeting held the **18th day of June 2019**, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

CHRIS CANNING, Mayor

ATTEST:

IRENE CAMACHO-WERBY, City Clerk

Competitive Grant Program Contract



State of California – The Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Sample Grant Contract Competitive Grant Program

Grantee: Grantee

Grant Performance Period is from July 1, 20xx through June 30, 20xx

CONTRACT PERFORMANCE PERIOD is from July 1, 20xx through June 30, 20xx

The GRANTEE agrees to the terms and conditions of this Contract, and the State of California, acting through its Director of the Department of Parks and Recreation, pursuant to the State of California, agrees to fund the total State grant amount indicated below.

The GRANTEE agrees to complete the GRANT SCOPE(s) as defined in the GRANT SCOPE/Cost Estimate Form for the application filed with the State of California.

Total State grant amount not to exceed \$ Grant amount

The General and Special Provisions attached are made a part of and incorporated into the Contract.

STATE OF CALIFORNIA
DEPARTMENT OF PARKS AND RECREATION

GRANTEE _____

By _____

By _____

Date _____

(Typed or printed name of Authorized Representative)

(Signature of AUTHORIZED REPRESENTATIVE)

Title _____

Date _____

CERTIFICATION OF FUNDING (FOR STATE USE ONLY)

AMOUNT OF ESTIMATE \$		CONTRACT NUMBER	FUND		
ADJ. INCREASING ENCUMBRANCE \$		APPROPRIATION			
ADJ. DECREASING ENCUMBRANCE \$		ITEM VENDOR NUMBER			
UNENCUMBERED BALANCE \$		LINE ITEM ALLOTMENT	CHAPTER	STATUTE	FISCAL YEAR
T.B.A. NO.	B.R. NO.	INDEX	Funding Source		OBJ. EXPEND
I hereby certify upon my personal knowledge that budgeted funds are available for this encumbrance.					
SIGNATURE OF ACCOUNTING OFFICER			DATE		

I. RECITALS

This CONTRACT is entered into between the California Department of Parks and Recreation (hereinafter referred to as "GRANTOR," "DEPARTMENT" or "STATE") and [grantee name] (hereinafter referred to as "GRANTEE").

The DEPARTMENT hereby grants to GRANTEE a sum (also referred to as "GRANT MONIES") not to exceed \$grant amount, subject to the terms and conditions of this CONTRACT and the 20xx/xx California State Budget, Chapter xx, statutes of 20xx, Item number – 3790-xxx-xxxx (appropriation chapter and budget item number hereinafter referred to as "COMPETITIVE GRANT PROGRAM GRANT"). These funds shall be used for completion of the GRANT SCOPE(S).

The Grant Performance Period is from July 1, 20xx to June 30, 20xx.

II. GENERAL PROVISIONS

A. Definitions

As used in this CONTRACT, the following words shall have the following meanings:

1. The term "ACT" means the California Drought, Water, Parks Climate, Coastal Protection, and Outdoor Access for All Act of 2018, as referred to in section I of this CONTRACT.
2. The term "APPLICATION" means the individual project APPLICATION packet for a project pursuant to the enabling legislation and/or grant program process guide requirements.
3. The term "DEPARTMENT" or "STATE" means the California Department of Parks and Recreation.
4. The term "DEVELOPMENT" means capital improvements to real property by means of, but not limited to, construction, expansion, and/or renovation, of permanent or fixed features of the property.
5. The term "GRANTEE" means the party described as the GRANTEE in Section I of this CONTRACT.
6. The term "GRANT SCOPE" means the items listed in the GRANT SCOPE/Cost Estimate Form found in each of the APPLICATIONS submitted pursuant to this grant.
7. The term "GUIDES" means (1) the document identified as the "Grant Administration Guide for California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access For All Act of 2018 Competitive Grant Programs Capital Improvement Projects" and (2) The Application Guide that established the competitive procedures and policies for the selection of projects.

B. Project Execution

1. Subject to the availability of GRANT MONIES in the act, the STATE hereby grants to the GRANTEE a sum of money not to exceed the amount stated in Section I of this CONTRACT, in consideration of, and on condition that, the sum be expended in carrying out the purposes as set forth in the scope described in the enabling legislation and referenced in the APPLICATION, Section I of this CONTRACT, and under the terms and conditions set forth in this CONTRACT.

The GRANTEE shall assume any obligation to furnish any additional funds that may be necessary to complete the GRANT SCOPE(S).

The GRANTEE agrees to submit any change or alteration from the original GRANT SCOPE(S) in writing to the STATE for prior approval. This applies to any and all changes that occur after STATE has approved the APPLICATION. Changes in the GRANT SCOPE(S) must be approved in writing by the STATE.

2. The GRANTEE shall complete the GRANT SCOPE(S) in accordance with the time of the Performance Period set forth in Section I of this CONTRACT, and under the terms and conditions of this contract.

To maintain the integrity of the competitive grant program, the GRANTEE agrees that any other project changes or alterations which deviate from the intent of the project selection criteria provided by the GRANTEE in the original competitive APPLICATION must be submitted in writing to the STATE for prior approval.

3. The GRANTEE shall comply with the California Environmental Quality Act (Public Resources Code, §21000, et seq., Title 14, California Code of Regulations, §15000 et seq.).
4. The GRANTEE shall comply with all applicable current laws and regulations affecting DEVELOPMENT projects, including, but not limited to, legal requirements for construction contracts, building codes, health and safety codes, and laws and codes pertaining to individuals with disabilities, including but not limited to the Americans With Disabilities Act of 1990 (42 U.S.C. §12101 et seq.) and the California Unruh Act (California Civil Code §51 et seq.)

C. Procedural Guide

1. GRANTEE agrees to abide by the GUIDES.
2. GRANTEE acknowledges that STATE may make reasonable changes to its procedures as set forth in the GUIDES. If STATE makes any changes to its procedures and guidelines, STATE agrees to notify GRANTEE within a reasonable time.

D. Project Administration

1. If GRANT MONIES are advanced for DEVELOPMENT projects, the advanced funds shall be placed in an interest bearing account until expended. Interest earned on the advanced funds shall be used on the project as approved by the STATE. If grant monies are advanced and not expended, the unused portion of the grant and any interest earned shall be returned to the STATE within 60 days after project completion or end of the grant performance period, whichever is earlier.
2. The GRANTEE shall submit written project status reports within 30 calendar days after the STATE has made such a request. In any event, the GRANTEE shall provide the STATE a report showing total final project expenditures within 60 days of project completion or the end of the grant performance period, whichever is earlier. The grant performance period is identified in Section I of this CONTRACT.
3. The GRANTEE shall make property or facilities acquired and/or developed pursuant to this contract available for inspection upon request by the STATE.

E. Project Termination

1. Project Termination refers to the non-completion of a GRANT SCOPE. Any grant funds that have not been expended by the GRANTEE shall revert to the STATE.
2. The GRANTEE may unilaterally rescind this CONTRACT at any time prior to the commencement of the project. The commencement of the project means the date of the letter notifying GRANTEE of the award or when the funds are appropriated, whichever is later. After project commencement, this CONTRACT may be rescinded, modified or amended only by mutual agreement in writing between the GRANTEE and the STATE, unless the provisions of this contract provide that mutual agreement is not required.
3. Failure by the GRANTEE to comply with the terms of the (a) GUIDES, (b) any legislation applicable to the ACT, (c) this CONTRACT as well as any other grant contracts, specified or general, that GRANTEE has entered into with STATE, may be cause for suspension of all obligations of the STATE unless the STATE determines that such failure was due to no fault of the GRANTEE. In such case, STATE may reimburse GRANTEE for eligible costs properly incurred in performance of this CONTRACT despite non-performance of the GRANTEE. To qualify for such reimbursement, GRANTEE agrees to mitigate its losses to the best of its ability.
4. Any breach of any term, provision, obligation or requirement of this CONTRACT by the GRANTEE shall be a default of this CONTRACT. In the case of any default by GRANTEE, STATE shall be entitled to all remedies available under law and equity, including but not limited to: a) Specific Performance; b) Return of all GRANT MONIES; c) Payment to the STATE of the fair market value of the project property or the actual sales price, whichever is higher; and d) Payment to the STATE of the costs of enforcement of this CONTRACT, including but not limited to court and arbitration costs, fees, expenses of litigation, and reasonable attorney fees.
5. The GRANTEE and the STATE agree that if the GRANT SCOPE includes DEVELOPMENT, final payment may not be made until the work described in the GRANT SCOPE is complete and the GRANT PROJECT is open to the public.

F. Budget Contingency Clause

If funding for any fiscal year is reduced or deleted by the budget act for purposes of this program, the STATE shall have the option to either cancel this contract with no liability occurring to the STATE, or offer a CONTRACT amendment to GRANTEE to reflect the reduced grant amount. This Paragraph shall not require the mutual agreement as addressed in Paragraph E, provision 2, of this CONTRACT.

G. Hold Harmless

1. The GRANTEE shall waive all claims and recourse against the STATE including the right to contribution for loss or damage to persons or property arising from, growing out of or in any way connected with or incident to this CONTRACT except claims arising from the concurrent or sole negligence of the STATE, its officers, agents, and employees.
2. The GRANTEE shall indemnify, hold harmless and defend the STATE, its officers, agents and employees against any and all claims, demands, damages, costs, expenses or liability costs arising out of the ACQUISITION, DEVELOPMENT, construction, operation or maintenance of the property described as the project which claims, demands or causes of action arise under

California Government Code Section 895.2 or otherwise except for liability arising out of the concurrent or sole negligence of the STATE, its officers, agents, or employees.

3. The GRANTEE agrees that in the event the STATE is named as codefendant under the provisions of California Government Code Section 895 et seq., the GRANTEE shall notify the STATE of such fact and shall represent the STATE in the legal action unless the STATE undertakes to represent itself as codefendant in such legal action in which event the GRANTEE agrees to pay the STATE's litigation costs, expenses, and reasonable attorney fees.
4. The GRANTEE and the STATE agree that in the event of judgment entered against the STATE and the GRANTEE because of the concurrent negligence of the STATE and the GRANTEE, their officers, agents, or employees, an apportionment of liability to pay such judgment shall be made by a court of competent jurisdiction. Neither party shall request a jury apportionment.
5. The GRANTEE shall indemnify, hold harmless and defend the STATE, its officers, agents and employees against any and all claims, demands, costs, expenses or liability costs arising out of legal actions pursuant to items to which the GRANTEE has certified. The GRANTEE acknowledges that it is solely responsible for compliance with items to which it has certified.

H. Financial Records

1. The GRANTEE shall maintain satisfactory financial accounts, documents, including loan documents, and all other records for the project and to make them available to the STATE for auditing at reasonable times. The GRANTEE also agrees to retain such financial accounts, documents and records for five years following project termination or issuance of final payment, whichever is later.
2. The GRANTEE shall keep such records as the STATE shall prescribe, including records which fully disclose (a) the disposition of the proceeds of STATE funding assistance, (b) the total cost of the project in connection with such assistance that is given or used, (c) the amount and nature of that portion of the project cost supplied by other sources, and (d) any other such records that will facilitate an effective audit.
3. The GRANTEE agrees that the STATE shall have the right to inspect and make copies of any books, records or reports pertaining to this contract or matters related thereto during regular office hours. The GRANTEE shall maintain and make available for inspection by the STATE accurate records of all of its costs, disbursements and receipts with respect to its activities under this contract. Such accounts, documents, and records shall be retained by the GRANTEE for at least five years following project termination or issuance of final payment, whichever is later.
4. The GRANTEE shall use a generally accepted accounting system.

I. Use of Facilities

1. The GRANTEE agrees that the GRANTEE shall operate and maintain the property acquired or developed with the GRANT MONIES, for the duration of the Contract Performance Period.
2. The GRANTEE agrees that, during the Contract Performance Period, the GRANTEE shall use the property acquired or developed with GRANT MONIES under this contract only for the purposes of this grant and no other use, sale, or other disposition or change of the use of the

property to one not consistent with its purpose shall be permitted except as authorized by the STATE and the property shall be replaced with property of equivalent value and usefulness as determined by the STATE.

3. The property acquired or developed may be transferred to another entity if the successor entity assumes the obligations imposed under this CONTRACT and with the approval of STATE.
4. Any real Property (including any portion of it or any interest in it) may not be used as security for any debt or mitigation, without the written approval of the STATE provided that such approval shall not be unreasonably withheld as long as the purposes for which the Grant was awarded are maintained. Any such permission that is granted does not make the STATE a guarantor or a surety for any debt or mitigation, nor does it waive the STATE'S rights to enforce performance under the Grant CONTRACT.
5. All real property, or rights thereto, acquired with GRANT MONIES shall be subject to an appropriate form of restrictive title, rights, or covenants approved by the STATE. If the project property is taken by use of eminent domain, GRANTEE shall reimburse STATE an amount at least equal to the amount of GRANT MONIES received from STATE or the pro-rated full market value of the real property, including improvements, at the time of sale, whichever is higher.
6. If eminent domain proceedings are initiated against GRANTEE, GRANTEE shall notify STATE within 10 days of receiving the complaint.

J. Nondiscrimination

1. The GRANTEE shall not discriminate against any person on the basis of sex, race, color, national origin, age, religion, ancestry, sexual orientation, or disability in the use of any property or facility developed pursuant to this contract.
2. The GRANTEE shall not discriminate against any person on the basis of residence except to the extent that reasonable differences in admission or other fees may be maintained on the basis of residence and pursuant to law.
3. All facilities shall be open to members of the public generally, except as noted under the special provisions of this project contract or under provisions of the enabling legislation and/or grant program.

K. Severability

If any provision of this CONTRACT or the application thereof is held invalid, that invalidity shall not affect other provisions or applications of the CONTRACT which can be given effect without the invalid provision or application, and to this end the provisions of this CONTRACT are severable.

L. Liability

1. STATE assumes no responsibility for assuring the safety or standards of construction, site improvements or programs related to the GRANT SCOPE. The STATE'S rights under this CONTRACT to review, inspect and approve the GRANT SCOPE and any final plans of

implementation shall not give rise to any warranty or representation that the GRANT SCOPE and any plans or improvements are free from hazards or defects.

2. GRANTEE will secure adequate liability insurance, performance bond, and/or other security necessary to protect the GRANTEE's and STATE'S interest against poor workmanship, fraud, or other potential loss associated with completion of the grant project.

M. Assignability

Without the written consent of the STATE, the GRANTEE'S interest in and responsibilities under this CONTRACT shall not be assignable by the GRANTEE either in whole or in part.

N. Use of Grant Monies

GRANTEE shall not use any grant funds (including any portion thereof) for the purpose of making any leverage loan, pledge, promissory note or similar financial device or transaction, without: 1) the prior written approval of the STATE; and 2) any financial or legal interests created by any such leverage loan, pledge, promissory note or similar financial device or transaction in the project property shall be completely subordinated to this CONTRACT through a Subordination Agreement provided and approved by the STATE, signed by all parties involved in the transaction, and recorded in the County Records against the fee title of the project property.

O. Section Headings

The headings and captions of the various sections of this CONTRACT have been inserted only for the purpose of convenience and are not a part of this CONTRACT and shall not be deemed in any manner to modify, explain, or restrict any of the provisions of this CONTRACT.

P. Waiver

Any failure by a party to enforce its rights under this CONTRACT, in the event of a breach, shall *not* be construed as a waiver of said rights; and the waiver of any breach under this CONTRACT shall *not* be construed as a waiver of any subsequent breach.

GRANTEE
By: _____
Signature of Authorized Representative

Title: _____
Date: _____

STATE OF CALIFORNIA
DEPARTMENT OF PARKS AND RECREATION

By: _____

Date: _____



KEY NOTES

- 1 VINE TRAIL (CLASS 1 BICYCLE PATH)
- 2 CALISTOGA LANDMARK SCULPTURE WITH STONE BASE
- 3 PROTECTION OF EXISTING DRAINAGE AREA
- 4 INTERPRETIVE TRAIL SIGN
- 5 PARKING LOT WITH 16 SPACES INCLUDING 1 VAN ACCESSIBLE
- 6 5' WIDE PATH, TYP.
- 7 RESTROOM BUILDING WITH ROOF TOP PHOTOVOLTAIC & SECURITY LIGHTING
- 8 SHADE STRUCTURE WITH BLANK CONDUIT FOR POTENTIAL FUTURE PHOTOVOLTAIC
- 9 BICYCLE RACKS AND REPAIR STATION
- 10 TRASH, RECYCLING AND PET WASTE CONTAINERS
- 11 PICNIC TABLES AND ADA PICNIC TABLE
- 12 DRINKING FOUNTAIN WITH BOTTLE FILLER
- 13 BENCH, TYP.
- 14 BOLLARD LIGHTING, TYP.
- 15 PERMEABLE PAVERS, TYP.
- 16 SEATWALL
- 17 VINE/BAY AREA RIDGE TRAIL MILE MAKER
- 18 EARTH MOUNDING
- 19 ACCENT AND SHADE TREE, TYP.
- 20 CALIFORNIA NATIVE DISPLAY PLANTING
- 21 LOW MAINTENANCE WATER EFFICIENT GROUND COVER
- 22 LOW MAINTENANCE WATER EFFICIENT SHRUBS
- 23 EXISTING TREES TO REMAIN IN PLACE
- 24 EXISTING KINGDOM HALL SIDEWALK TO REMAIN



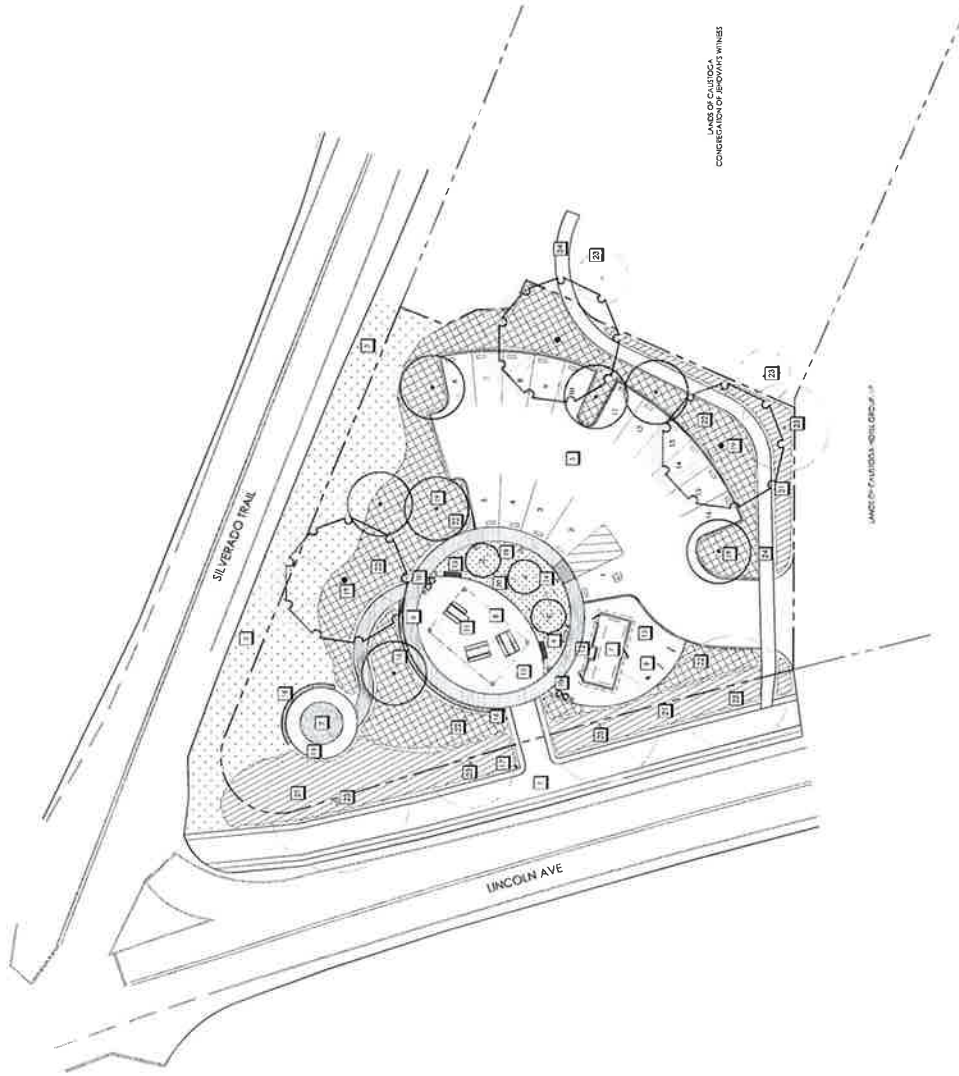
CITY OF CALISTOGA SILVERADO TRAIL GATEWAY
 LINCOLN AVE & SILVERADO TRAIL, CALISTOGA, CA 94515

LANDSCAPE MASTER PLAN
 MAY 15, 2019



KEY NOTES

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CITY OF CALISTOGA SILVERADO TRAIL GATEWAY







LINCOLN AVE & SILVERADO TRAIL, CALISTOGA CA 94515

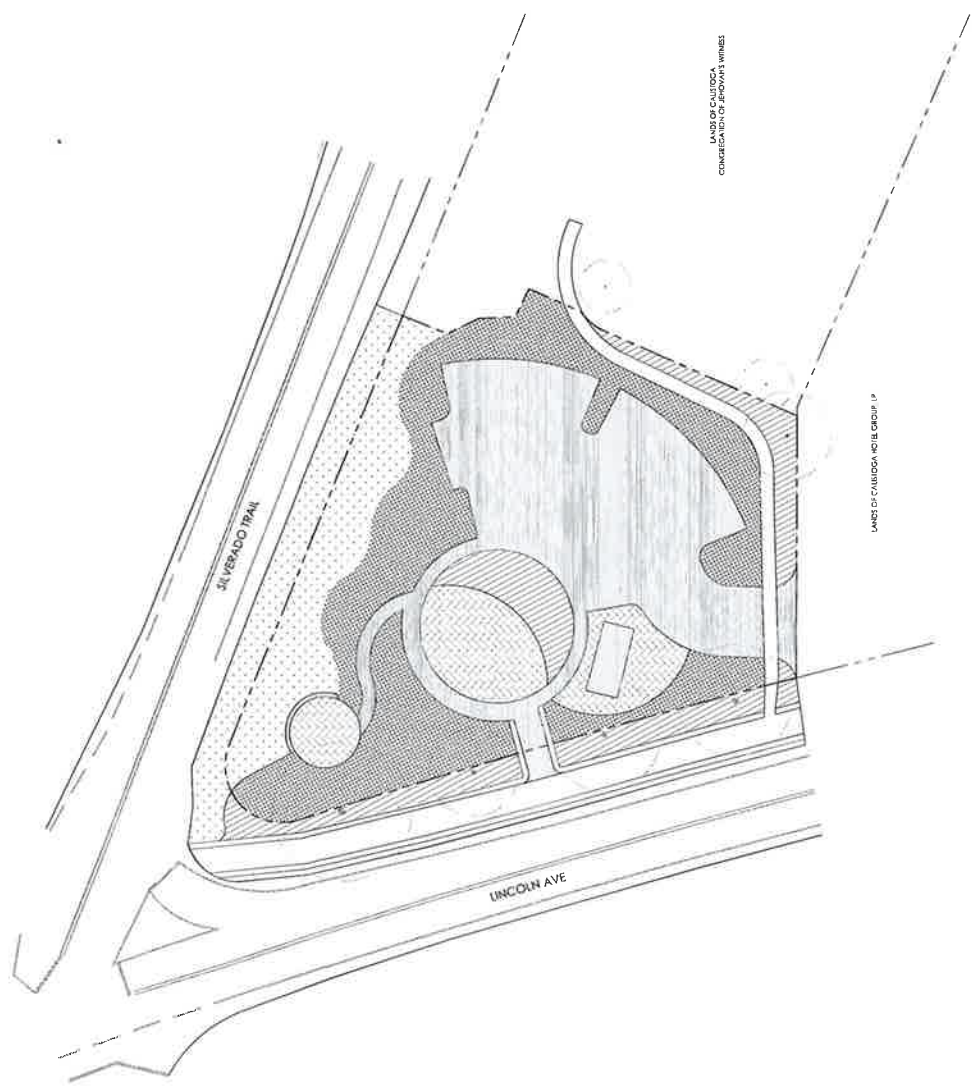
LANDSCAPE MASTER PLAN

MAY 15, 2019



LEGEND

-  EXISTING "WET" AREA WITH PROTECTIVE BUFFER ADJACENT TO SILVERADO TRAIL. NO DEVELOPMENT WILL OCCUR IN THIS AREA.
-  PROPOSED IMPERVIOUS SURFACE/PAVEMENT WITHIN SITE: 8,790 SF
-  PROPOSED PERVIOUS SURFACES/PAVEMENT WITHIN SITE: 2,750 SF
-  PROPOSED LANDSCAPE AREA THAT CAN RECEIVE STORM DRAINAGE RUNOFF FROM IMPERVIOUS SURFACES/PAVEMENT: 7,700 SF
-  ADDITIONAL PROPOSED LANDSCAPE AREAS: 2,390 SF
-  EXISTING IMPERVIOUS SURFACES AT THE SITE THAT WILL REMAIN IMPERVIOUS (IMPROVED CLASS 1 BICYCLE PATH AND EXISTING CONCRETE PATH)



SCHMATIC STORMWATER TREATMENT/CONTROL AREAS LANDSCAPE MASTER PLAN

MAY 15, 2019



CITY OF CALISTOGA - SILVERADO TRAIL GATEWAY
LANDSCAPE MASTER PLAN - MATERIALS PALETTE

MAY 15, 2019



CSM landscape architects, inc.
 1700 Boncol Ave Suite 23
 Napa, CA 94559
 707-255-4630
 www.gmlinc.com



CITY OF CALISTOGA - SILVERADO TRAIL GATEWAY LANDSCAPE MASTER PLAN - PLANT PALETTE

MAY 15, 2019



Trees



Shrubs and Groundcover



California Native Display



California Native Display



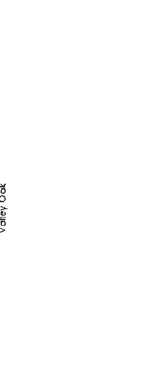
California Native Display



California Native Display



California Native Display



California Native Display

City of Calistoga - Silverado Trail Gateway		May 15, 2019
<i>Landscape Master Plan Opinion of Probable Costs</i>		
Item	Subtotal	Total
MOBILIZATION, SITE PREPARATION AND DEMOLITION		
Construction Staking	\$ 20,000.00	
Mobilization/ Demolition	\$ 10,000.00	
Construction Fencing	\$ 8,000.00	
Erosion Control	\$ 5,000.00	
Utilities	\$ 55,000.00	
Traffic Control and Construction Area Signs	\$ 5,000.00	
Subtotal		\$ 103,000.00
SITE GRADING AND DRAINAGE		
Rough Grading	\$ 8,750.00	
Drainage	\$ 10,000.00	
Riprap/Energy Dissapator	\$ 4,000.00	
Import/Export Soil	\$ 6,000.00	
Subtotal		\$ 28,750.00
SITE PAVING		
Improvements at shared Motor Lodge Driveway	\$ 1,500.00	
Asphalt Pavement (Parking Lot)	\$ 56,800.00	
Class 1 Biking Trail (Vine Trail segment and Gateway connection)	\$ 40,860.00	
Concrete Flush Curbs	\$ 17,500.00	
Edge at Permeable Pavers	\$ 10,500.00	
Parking Lot Signage, Striping	\$ 4,000.00	
Pedestrian Concrete Walk	\$ 13,800.00	
Permeable Pavers	\$ 96,250.00	
Truncated Domes	\$ 1,000.00	
Wheel Stops	\$ 10,400.00	
Subtotal		\$ 252,610.00
SITE ELEMENTS		
Restroom Building (Including security lighting)	\$ 150,000.00	
Solar Photovoltaic Panels on Restroom Building Roof	\$ 10,000.00	
Security Lighting	\$ 21,000.00	
Shade Structure	\$ 80,000.00	
Seat Walls	\$ 14,250.00	
Specialty Stone Paving	\$ 6,000.00	
Subtotal		\$ 281,250.00
SITE FURNISHINGS		
Benches	\$ 6,000.00	
Bicycle Racks (Provided by Napa Valley Vine Trail)	\$ -	
Bicycle Repair Station (Provided by Napa Valley Vine Trail)	\$ -	
Drinking Fountain and Bottle Filler (Adjacent to Restroom Building)	\$ 5,000.00	
Narrative Signage (Provided by Napa Valley Vine Trail)	\$ -	
Trail Mile Marker (Provided by Napa Valley Vine Trail)	\$ -	
Picnic Tables	\$ 11,550.00	
Pet Waste Containers	\$ 2,400.00	
Trash and Recycling	\$ 7,000.00	
Subtotal		\$ 31,950.00
PLANTING AND IRRIGATION		
Soil Preparation and Fine Grading	\$ 10,850.00	
Irrigation	\$ 27,125.00	
Mulch	\$ 7,600.00	
Root Barrier	\$ 2,100.00	
Shrubs and Groundcover (1 - 15 gallon)	\$ 32,550.00	
Trees (15 gallon or 24" box)	\$ 4,550.00	
90 Day Maintenance Period	\$ 6,000.00	
Subtotal		\$ 90,775.00
SWPPP		\$ 3,000.00
CONSTRUCTION PLANS AND SPECIFICATIONS		\$ 50,000.00
PROJECT SUBTOTAL		\$ 841,335.00
PROJECT CONTINGENCY 15%		\$ 126,200.25
PROJECT TOTAL		\$ 967,535.25
Notes:		
<p><i>This cost opinion is a general estimate of probable construction cost and was based on the project scope as shown on the Landscape Master Plan for City of Calistoga Silverado Trail Gateway Project dated May 15, 2019. It assumes prevailing wage labor. It assumes that construction will occur when soils are at optimal soil moisture for grading. This cost opinion is preliminary and does not include figures for inspections, permits, special structural, geotechnical requirements, public art, or features provided by Napa Valley Vine Trail, etc. unless otherwise noted. GSM landscape architects, inc. does not guarantee that the proposals, bids, or the construction cost will not vary from this opinion of probable cost.</i></p>		