

# City of Calistoga

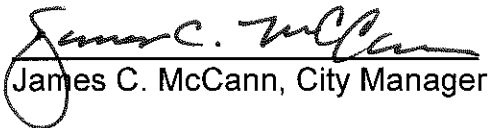
## Staff Report

**TO:** Honorable Mayor and City Council  
**FROM:** Susan Sneddon, City Clerk  
**DATE:** April 20, 2010  
**SUBJECT:** Consideration of a Resolution authorizing a one-year extension of the lease with the Napa County Office of Education of City Land for the continuing operation of the Calistoga Preschool

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**APPROVAL FOR FORWARDING:**

  
James C. McCann, City Manager

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1 **ISSUE:** Consideration of a Resolution approving an extension of the lease of public  
2 land with the Napa County Office of Education, to permit the continuing operation of the  
3 Calistoga Preschool August 1, 2010 to August 1, 2011.

4 **RECOMMENDATION:** Adopt Resolution.

5 **BACKGROUND:** The City Council authorized a lease of vacant city property (the Fair  
6 Way extension between Anna and Eddy Streets) in 2001, to the Napa County Office of  
7 Education (NCOE) for the purposes of establishing a preschool facility to serve  
8 Calistoga's children. The NCOE had received a grant which allowed them to acquire a  
9 modular building for preschool purposes, but required that they find a suitable public site  
10 to establish the program. After much effort, this unused public property was identified  
11 as being suitable for a temporary location for the facility. The facility has provided  
12 tremendous service to Calistoga families and continues to be very important to the  
13 community.

14  
15 **DISCUSSION:** The lease initially had a five-year term with the ability for extensions.  
16 This term was established in anticipation of development in the area which might  
17 necessitate the need for improvement of this public land for parking and circulation  
18 purposes. Such development has not yet happened and a further extension of time for

19 the continuation of the preschool is appropriate (a two year extension was granted in  
20 August of 2008).

21  
22 It is anticipated that development in this area will occur in the next few years which will  
23 likely necessitate relocation of the preschool facility. There is no immediate demand for  
24 preschool vacating the property. It should be noted that the current General Plan calls  
25 for the right-of-way of Fair Way to be improved as a collector street through or along the  
26 former Gliderport property and extended down to connect with Washington Street.  
27 However, the recently adopted Urban Design Plan (UDP) suggests that the proposed  
28 Fair Way extension should be designed so as to facilitate specific development  
29 concepts of the Gliderport and Lower Washington Character Areas. As suggested, Fair  
30 Way extension should function more like a long linear parking lot than a roadway. The  
31 UDP further suggests that design should consist of parking pocket lots that would be  
32 connected by a drive aisle to allow motorists, cyclists, and pedestrians to pass through  
33 each pocket lot to access new development on the former Gliderport property and the  
34 Lower Washington neighborhood. Staff anticipates this concept to be put in place in  
35 conjunction with development of the former Gliderport property or independently by the  
36 City as funding becomes available.

37  
38 Given this timeframe, staff recommends a one-year extension for this lease. In addition,  
39 staff recommends that NCOE commence efforts to find an alternative site for the  
40 Calistoga Preschool.

41  
42 **FISCAL IMPACTS:** The terms of the lease require that the NCOE provide payment of  
43 at least \$1 per year. All costs of the operation are born by the NCOE.

- 44  
45 **ATTACHMENTS:**
- 46 1. Draft Resolution
  - 47 2. Letter of request from NCOE

RESOLUTION 2010-\_\_\_

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALISTOGA, COUNTY OF NAPA,  
STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE AN  
AMENDMENT TO EXTEND THE LEASE OF CITY PROPERTY TO THE NAPA COUNTY  
OFFICE OF EDUCATION  
FOR THE CALISTOGA PRESCHOOL FACILITY

Authorizing Agreement No. \_\_\_

1       **WHEREAS**, In 2001, the City Council authorized a five year lease of unused City  
2 property to the Napa County Office of Education (NCOE) to permit the installation of a modular  
3 building to provide preschool services to Calistoga residents; and  
4

5       **WHEREAS**, this lease had an initial term of five years (2001 – 2006) with the ability for  
6 an extension of up to five years at the termination of the initial period; and  
7

8       **WHEREAS**, in April 2008 the NCOE was granted a two year extension on this lease;  
9 and

10       **WHEREAS**, the Napa County Superintendent of Schools has requested that the lease  
11 be renewed for an additional year; and  
12

13       **WHEREAS**, the NCOE has provided an outstanding service to many families in the  
14 Calistoga area through their preschool facility; and  
15

16       **WHEREAS**, authorizing a one year extension of the lease will allow this tremendously  
17 valuable service which is beneficial to the community to continue; and  
18

19       **NOW, THEREFORE BE IT RESOLVED** that the City Council of the City of Calistoga  
20 hereby authorizes a one year extension to the lease of City property to the Napa County Office  
21 of Education for the Calistoga preschool facility.  
22

23       **PASSED, APPROVED, AND ADOPTED** by the City Council of the City of Calistoga at a  
24 regular meeting held this 20<sup>th</sup> day of April 2010 following vote:  
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27       **AYES:**

28       **NOES:**


29       **ABSTAIN/ABSENT:**  
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34       \_\_\_\_\_  
35       **JACK GINGLES, Mayor**

36       **ATTEST:**

37       \_\_\_\_\_  
38       **SUSAN SNEDDON, City Clerk**

NAPA COUNTY OFFICE  
*of*  
*Education*



April 15, 2010

Barbara G. Nemko, Ph.D.  
Superintendent  
(707) 253-6810

**Jim C. McCann, City Manager**  
**City of Calistoga**  
1232 Washington Street  
Calistoga, CA 94515

Business Services  
(707) 253-6819

**RE: Renewal of Lease for Childcare Facility**  
**Former Southern Pacific Right of Way**

Fiscal Services  
(707) 253-6833

Dear Jim,

General Services  
(707) 253-6828

In October of 2000, the Planning Commission approved a use permit authorizing the Napa County Office of Education to construct a temporary preschool on the former Southern Pacific Railroad right-of-way between Eddy and Earl Streets. The terms of the August 1, 2008 to August 1, 2010 Lease of Public Lands for the Calistoga Preschool call for the payment of two dollars per year in rent to the City of Calistoga.

Human Resources  
(707) 253-6824

After our original five year lease expired on August 1, 2006, we requested a five-year extension and were granted two years, in case the City needed the space for development. We feel fortunate that the land is still available to us, and request an extension of that lease for another two-year period, at the same terms.

Educational Services  
(707) 253-6810

Court & Community Schools  
(707) 253-6817

We are very grateful that the City of Calistoga has always recognized the importance of providing preschool education and has been so gracious in working with us for the last nine years. We look forward to continuing our outstanding relationship.

Curriculum & Instruction  
(707) 253-6999

Early Childhood Services  
(707) 253-6914

If you have any questions or need any additional information, please call me at (707) 253-6823 or email me at [bnemko@ncoe.k12.ca.us](mailto:bnemko@ncoe.k12.ca.us).

Regional Occupational  
Program  
(707) 253-6830

Sincerely,

Safe Schools/Healthy Students  
(707) 259-5979



Barbara Nemko  
Napa County Superintendent of Schools

SELPA  
(707) 253-6807

Cc: Su Sneddon, City Clerk  
Rose LeClerc, Head Teacher  
Calistoga Preschool