



**Napa County Regional Park  
and Open Space District**

Harold Kelly  
*Director Ward One*

Tony Norris  
*Director Ward Two*

Guy Kay  
*Director Ward Three*

Dave Finigan  
*Director Ward Four*

Myrna Abramowicz  
*Director Ward Five*

## AGENDA

### BOARD OF DIRECTORS REGULAR MEETING

**Monday November 14, 2011 2:00 P.M.**  
1195 Third Street, Third Floor, Napa, CA 94559

#### GENERAL INFORMATION

Agenda items will generally be considered in the order indicated below, except for Set Matters, which will be considered at the time indicated. Agenda items may from time to time be taken out of order at the discretion of the President.

The meeting room is wheelchair accessible. Assistive listening devices and interpreters are available through the District Secretary. Requests for disability related modifications or accommodations, aids, or services may be made to the Secretary's office no less than 48 hours prior to the meeting date by contacting (707) 259-8603.

Any member of the audience desiring to address the District on a matter on the Agenda, please proceed to the rostrum and, after receiving recognition from the President, give your name, address, and your comments or questions. In order that all interested parties have an opportunity to speak, please be brief and limit your comments to the specific subject under discussion. Time limitations shall be at the discretion of the President.

State law requires agency officers (Directors and Officers) to disclose, and then be disqualified from participation in, any proceeding involving a license, permit, or other entitlement for use, if the officer has received from any participant in the proceeding an amount exceeding \$250 within the prior 12 month period. State law also requires any participant in a proceeding to disclose on the record any such contributions to an agency officer.

All materials relating to an agenda item for an open session of a regular meeting of the Board of Directors which are provided to a majority or all of the members of the Board by Board members, staff or the public within 72 hours of but prior to the meeting will be available for public inspection, on and after at the time of such distribution, in the Conservation, Development and Planning Department Office at 1195 Third Street, Suite 210, Napa, California 94559, Monday through Friday, between the hours of 8:00 a.m. and 5:00 p.m., except for County holidays. Materials distributed to a majority or all of the members of the Board at the meeting will be available for public inspection at the public meeting if prepared by the members of the Board or County staff and after the public meeting if prepared by some other person. Availability of materials related to agenda items for public inspection does not include materials which are exempt from public disclosure under Government Code sections 6253.5, 6254, 6254.3, 6254.7, 6254.15, 6254.16, or 6254.22.

1. Call to Order and Roll Call
2. Public Comment

In this time period, anyone may address the Board of Directors regarding any subject over which the Board has jurisdiction but which is not on today's posted agenda. In order to provide all interested parties an opportunity to speak, time limitations shall be at the discretion of the President. As required by Government Code, no action or discussion will be undertaken on any item raised during this Public Comment period.

### 3. Set Matters

- 2:00 p.m. Public Hearing on and second reading and potential adoption of an ordinance approving changes to the Ward boundaries for the Board of Directors.
- 2:10 p.m. Presentation by District auditor Tracy Schulze on the independent financial audit for FY 2010-11, and discussion and potential acceptance by the Board of Directors.

### 4. Administrative Items

- A. Consideration and potential approval of Minutes of Board of Directors special meeting of September 27, 2011 and the regular meeting of October 10, 2011.
- B. Update and potential direction to staff regarding the planned closure of Bothe-Napa Valley State Park and the Bale Grist Mill State Historic Park, and the District's proposal to operate the two parks in partnership with the Napa Valley State Parks Association (oral report).
- C. Consideration and potential approval of revisions to the adopted budget for FY 2011-12, and receipt of FY 2011-12 first quarter financial actuals.
- D. Receipt of report on expenditures, encumbrances, donations and grants approved by the General Manager, including change orders to the Maggiora and Ghilotti contract for the Napa River and Bay Trail.
- E. Review of the District Projects Status Report.

### 5. Announcements by Board and Staff

In this time period, members of the Board of Directors and staff will announce meetings, events and other matters of interest. No action will be taken by the Board on any announcements.

### 6. Agenda Planning

In this time period, members of the Board of Directors and staff will discuss matters for possible consideration at future meetings. No action will be taken by the Board other than whether and when to agendize such matters, unless specifically noted otherwise.

### 7. Adjournment



Napa County Regional Park  
and Open Space District

## STAFF REPORT

Date: November 14, 2011  
Agenda Item: 3  
Subject: Public Hearing on and second reading of an ordinance approving changes to the Ward boundaries for the Board of Directors.

### Recommendation

Approve the second and final reading of the ordinance changing Ward boundaries to be coterminous with the new County Supervisorial districts. The following steps are needed to approve the second reading of the ordinance.

1. Open Public Hearing.
2. Staff reports.
3. Public comments.
4. Close Public Hearing.
5. Clerk reads the Ordinance Title.
6. Motion, second, discussion and vote to waive the balance of the reading of the ordinance.
7. Motion, second, discussion and vote to adopt the ordinance.

### Background

The District Board of Directors is required to adjust Ward boundaries following each decennial census to reflect changes in population. Current Ward boundaries are coterminous with Napa County Board of Supervisor districts. The County has now completed its revision to the Supervisorial district boundaries. It is most efficient for the District to utilize the same boundaries for its wards as the Board of Supervisors uses for its districts. Staff has not identified any problems with utilizing the new supervisorial district boundaries to also serve as ward boundaries. The Board of Directors voted unanimously to approve the first reading of the ordinance at its meeting of October 10, 2011.

Staff recommends the Board of Directors approve the second reading and adoption of the ordinance.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE NAPA  
COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT  
ADJUSTING THE BOUNDARIES OF THE WARDS OF THE DISTRICT**

The Board of Directors of the Napa County Regional Park and Open Space District  
ordains as follows:

**SECTION 1. Ward No. 1.**

Ward No. 1 is established and declared to be all that territory situated in the County of Napa, State of California, the exterior boundaries of which are described as follows:

BEGINNING at the centerline intersection of Clinton Street and Main Street, all further references to centerline of roads, streets or highways being made to the occupational centerline as it exists on the date of passage of this ordinance, unless otherwise stated for purposes of this description; thence southwesterly along the centerline of Clinton Street to its intersection with the centerline of Arroyo Drive; thence northwesterly along the centerline of Arroyo Drive to its intersection with the center of Napa Creek, all further references to center or meander of creeks, rivers, lakes or waterways being made to said center or meander as it exists on the date of passage of this ordinance, unless otherwise stated for purposes of this description; thence northwesterly along the center of Napa Creek to its intersection with the centerline of Jefferson Street; thence southerly along the centerline of Jefferson Street to its intersection with the centerline of Laurel Street; thence westerly along the centerline of Laurel Street to its intersection with Griggs Lane; thence continuing northwesterly and northeasterly along the centerline of Laurel Street to its intersection with the centerlines of First Street/Browns Valley Road/Antibes Place; thence westerly along the centerline of Browns Valley Road to its intersection with the centerline of Woodlawn Drive; thence northerly along the centerline of Woodlawn Drive to its intersection with the centerline of Scenic Drive; thence northwesterly along the centerline of Scenic Drive to its intersection with the centerline of Pinewood Drive; thence northerly along the centerline of Pinewood Drive to its intersection with the centerline of Carmel Drive; thence northwesterly along the centerline of Carmel Drive to its intersection with the centerline of Brittany Circle; thence northeasterly, northwesterly and westerly along the centerline of Brittany Circle to its intersection with the centerline of Westview Drive; thence southerly along the centerline of Westview Drive to its intersection with the centerline of Scenic Drive; thence westerly along the centerline of Scenic Drive to its intersection with Browns Valley Road; thence southerly along the centerline of Browns Valley Road to its intersection with the centerline of Partrick Road; thence northwesterly along the centerline of Partrick Road to its intersection with the prolongation of the northwesterly line of Parcel B as shown on that certain map entitled, "Record of Survey Map of Portion of Property of W.E. Coombes" filed for record on July 12, 1960 in the office of the County Recorder of Napa County, California, in Book 7 of Surveys at Page 21, all further references to filing or recording being made to said County Recorder of Napa County, California, unless otherwise stated for purposes of this description; thence southwesterly along the northwesterly line of said Parcel B to its intersection

with the center of the West Branch of Napa Creek (also known as Browns Valley Creek); thence southeasterly along the center of said Creek to its intersection with the northwesterly line of that certain subdivision of lands shown on the map entitled, "Final Map of Rollingwood Unit No. 1" filed for record on December 27, 1979 in Book 12 of Maps at Pages 29 and 30; thence southwesterly along the northwesterly line of said subdivision to the westerly corner of Lot 43 as shown on said map, said corner also being the northernmost corner of that certain subdivision of lands shown on the map entitled, "Final Map of Rollingwood Unit No. 2" filed for record on December 27, 1979 in Book 12 of Maps at Pages 31 and 32; thence westerly along the northerly line of said subdivision to the northwesterly corner thereof, said corner also being the northeasterly corner of Parcel B as shown on that certain map entitled, "Record of Survey Map of the Lands of Security Title Insurance Company" filed for record on August 28, 1962 in Book 6 of Surveys at Page 61; thence westerly along the northerly line of said Parcel B to the northwesterly corner thereof; thence southerly along the westerly line of said parcel to the southwesterly corner thereof, said corner also being the northwest corner of Lot 1 as shown on that certain map entitled, "Final Map of Hussey Ranch" filed for record on November 2, 2007 in Book 26 of Maps at Pages 42 through 48; thence southerly along the westerly line of said Lot 1 to the southwest corner thereof, said corner also being the northwesterly corner of the parcel described in that certain grant deed filed for record on July 9, 2003 in Instrument No. 2003-0036139; thence southerly, southeasterly and northerly along the westerly, southerly and easterly lines of said parcel to the intersection of the prolongation of said easterly line with the centerline of Buhman Avenue; thence southeasterly and southwesterly along the centerline of Buhman Avenue to its intersection with the centerline of Henry Road; thence westerly along the centerline of Henry Road to its intersection with the centerline of Dealy Lane; thence southeasterly along the centerline of Dealy Lane to its intersection with the centerline of Old Sonoma Road; thence southwesterly along the centerline of Old Sonoma Road to its intersection with the centerline of State Highway 12/121; thence westerly along the centerline of State Highway 12/121 to its intersection with the Napa/Sonoma County line, all further references to town, city or county lines being made to the lines as they exist on the date of passage of this ordinance, unless otherwise stated for purposes of this description; thence southerly along the Napa/Sonoma County line to the corner common to Napa, Sonoma and Solano Counties; thence easterly along the Napa/Solano County line to the center of the main channel of the Napa River; thence northerly along the center of the Napa River to its intersection with the prolongation of the southerly line of the subdivision shown on that certain map entitled, "Final Map of Newport North Unit No. 5" filed for record on February 4, 1988 in Book 15 of Maps at Pages 76 through 79; thence westerly along said southerly line to the intersection of the prolongation of said line with the prolongation of that course designated 'L1' as shown on the 'Plat of Description of Fill Area' in that certain grant deed filed for record on March 22, 2007 in Instrument No. 2007-0009677; thence westerly along the various courses which make up the northerly line of the parcel described in said grant deed to the intersection of the prolongation of said northerly line with the centerline of State Highway 121/29; thence northerly along the centerline of State Highway 121/29 to its intersection with West Imola Avenue; thence easterly along the centerline of West Imola Avenue/Imola Avenue to its intersection with the centerline of Penny Lane; thence northerly along the centerline of Penny Lane to its intersection with the prolongation of the southerly line of Lot 5 as shown on that certain map entitled, "Final Map of Atkeson's Subdivision" filed for record on June 16, 1949 in Book 4 of Maps at Pages 68 and 69; thence westerly along the southerly line of said Lot 5 to the westerly line of Atkeson's Subdivision, said

line also being the easterly line of the subdivision depicted on that certain map entitled, "Final Map of Napa Highlands Unit No. 3" filed for record on September 15, 1966 in Book 8 of Maps at Pages 47 and 48; thence northerly along the easterly line of said subdivision to the northeast corner of Napa Highlands Unit No. 3, said corner also being the southeast corner of said Parcel A as shown on that certain map entitled, "Parcel Map of a Portion of Parcel One as Described in Gift Deed to Fern L. Nicholas" filed for record on June 25, 1971 in Book 3 of Parcel Maps at Page 14; thence northerly along the easterly line of said Parcel A to the northeast corner thereof, said corner also being the northwest corner of the parcel described in that certain deed of trust filed for record on October 6, 2006 in Instrument No. 2006-0034934; thence easterly along the northerly line of said parcel to the northeast corner thereof; thence southerly along the easterly line of said parcel to the southerly line of the parcel described in that certain grant deed filed for record on January 31, 2005 in Instrument No. 2005-0003855; thence easterly along the southerly line of said parcel to the southeast corner thereof; thence northerly along the easterly line of said parcel to the Tulocay Rancho line, also being the southerly line of the parcel described in that certain correction grant deed filed for record on September 27, 2010 in Instrument No. 2010-0022316; thence westerly along the southerly line of said parcel to the southwest corner thereof; thence northwesterly, westerly, northerly and northeasterly along the various courses which make up the westerly line of said parcel to the intersection of the prolongation of said westerly line with the centerline of Coombsville Road; thence westerly along the centerline of Coombsville Road to its intersection with the centerlines of 3<sup>rd</sup> Street/Silverado Trail/East Avenue; thence northerly along the centerline of Silverado Trail to its intersection with the centerline of Lincoln Avenue/Clark Street; thence westerly along the centerline of Lincoln Avenue to its intersection with the centerline of Main Street; thence southerly along the centerline of Main Street to the point of beginning.

## **SECTION 2. Ward No. 2.**

Ward No. 2 is established and declared to be all that territory situated in the County of Napa, State of California, the exterior boundaries of which are described as follows:

BEGINNING at the intersection of the center of Napa Creek with the centerline of Jefferson Street, all further references to center or meander of creeks, rivers, lakes or waterways being made to said center or meander as it exists on the date of passage of this ordinance and all further references to centerline of roads, streets or highways being made to the occupational centerline as it exists on the date of passage of this ordinance, unless otherwise stated for purposes of this description; thence southerly along the centerline of Jefferson Street to its intersection with the centerline of Laurel Street; thence westerly along the centerline of Laurel Street to its intersection with Griggs Lane; thence continuing northwesterly and northeasterly along the centerline of Laurel Street to its intersection with the centerlines of First Street/Browns Valley Road/Antibes Place; thence westerly along the centerline of Browns Valley Road to its intersection with the centerline of Woodlawn Drive; thence northerly along the centerline of Woodlawn Drive to its intersection with the centerline of Scenic Drive; thence northwesterly along the centerline of Scenic Drive to its intersection with the centerline of Pinewood Drive; thence northerly along the centerline of Pinewood Drive to its intersection with the centerline of Carmel Drive; thence northwesterly along the centerline of Carmel Drive to its intersection with

the centerline of Brittany Circle; thence northeasterly, northwesterly and westerly along the centerline of Brittany Circle to its intersection with the centerline of Westview Drive; thence southerly along the centerline of Westview Drive to its intersection with the centerline of Scenic Drive; thence westerly along the centerline of Scenic Drive to its intersection with Browns Valley Road; thence southerly along the centerline of Browns Valley Road to its intersection with the centerline of Partrick Road; thence northwesterly along the centerline of Partrick Road to its intersection with the prolongation of the northwesterly line of Parcel B as shown on that certain map entitled, "Record of Survey Map of Portion of Property of W.E. Coombes" filed for record on July 12, 1960 in the office of the County Recorder of Napa County, California, in Book 7 of Surveys at Page 21, all further references to filing or recording being made to said County Recorder of Napa County, California, unless otherwise stated for purposes of this description; thence southwestwesterly along the northwesterly line of said Parcel B to the its intersection with the center of the West Branch of Napa Creek (also known as Browns Valley Creek); thence southeasterly along the center of said Creek to its intersection with the northwesterly line of that certain subdivision of lands shown on the map entitled, "Final Map of Rollingwood Unit No. 1" filed for record on December 27, 1979 in Book 12 of Maps at Pages 29 and 30; thence southwestwesterly along the northwesterly line of said subdivision to the westerly corner of Lot 43 as shown on said map, said corner also being the northernmost corner of that certain subdivision of lands shown on the map entitled, "Final Map of Rollingwood Unit No. 2" filed for record on December 27, 1979 in Book 12 of Maps at Pages 31 and 32; thence westerly along the northerly line of said subdivision to the northwesterly corner thereof, said corner also being the northeasterly corner of Parcel B as shown on that certain map entitled, "Record of Survey Map of the Lands of Security Title Insurance Company" filed for record on August 28, 1962 in Book 6 of Surveys at Page 61; thence westerly along the northerly line of said Parcel B to the northwesterly corner thereof; thence southerly along the westerly line of said parcel to the southwestwesterly corner thereof, said corner also being the northwest corner of Lot 1 as shown on that certain map entitled, "Final Map of Hussey Ranch" filed for record on November 2, 2007 in Book 26 of Maps at Pages 42 through 48; thence southerly along the westerly line of said Lot 1 to the southwest corner thereof, said corner also being the northwesterly corner of the parcel described in that certain grant deed filed for record on July 9, 2003 in Instrument No. 2003-0036139; thence southerly, southeasterly and northerly along the westerly, southerly and easterly lines of said parcel to the intersection of the prolongation of said easterly line with the centerline of Buhman Avenue; thence southeasterly and southwestwesterly along the centerline of Buhman Avenue to its intersection with the centerline of Henry Road; thence westerly along the centerline of Henry Road to its intersection with the centerline of Dealy Lane; thence southeasterly along the centerline of Dealy Lane to its intersection with the centerline of Old Sonoma Road; thence southwestwesterly along the centerline of Old Sonoma Road to its intersection with the centerline of State Highway 12/121; thence westerly along the centerline of State Highway 12/121 to its intersection with the Napa/Sonoma County line, all further references to town, city or county lines being made to the lines as they exist on the date of passage of this ordinance, unless otherwise stated for purposes of this description; thence northerly along the Napa/Sonoma County line to its intersection with the north line of Section 7, Township 6 North, Range 5 West, Mount Diablo Base and Meridian, all further references to sectionalized land being made to said Base and Meridian unless otherwise stated for purposes of this description; thence easterly along the north line of said Section 7 to the northwest corner of Section 8, Township 6 North, Range 5 West; thence easterly along the north line of said Section 8 to the

southwest corner of Section 4, Township 6 North, Range 5 West; thence northerly along the west line of said Section 4 to the West  $\frac{1}{4}$  corner of said Section 4; thence easterly along the south line of the north  $\frac{1}{2}$  to the center of said Section 4; thence southerly along the west line of the east  $\frac{1}{2}$  of said Section 4 to the North  $\frac{1}{4}$  corner of Section 9, Township 6 North, Range 5 West; thence southerly along the west line of the east  $\frac{1}{2}$  to the center of said Section 9; thence easterly along the north line of the south  $\frac{1}{2}$  of said Section 9 to the West  $\frac{1}{4}$  corner of Section 10, Township 6 North, Range 5 West; thence easterly along the north line of the south  $\frac{1}{2}$  to the center of said Section 10; thence southerly along the west line of the east  $\frac{1}{2}$  of said Section 10 to the North  $\frac{1}{4}$  corner of Section 15, Township 6 North, Range 5 West; thence southerly along the west line of the east  $\frac{1}{2}$  to the southwest corner of the northwest  $\frac{1}{4}$  of the northeast  $\frac{1}{4}$  of said Section 15; thence easterly along the south line of the north  $\frac{1}{2}$  of the northeast  $\frac{1}{4}$  of said Section 15 to the northwest corner of Lot 2 of Section 14, Township 6 North, Range 5 West; thence easterly along the north line of said Lot 2 to its intersection with the westerly line of the Rancho de Napa; thence southwesterly along the westerly line of said Rancho de Napa to the westerly corner of the parcel described in that certain deed of trust filed for record on February 7, 1997 in Instrument No. 1997-0002830, said westerly corner also being described in said Instrument as the northernmost corner of Subdivision 'J' as shown on that certain map entitled, "Map of the Hudemann Ranch" filed for record on September 9, 1880 in Book 1 of Maps at Page 70; thence southeasterly along the northeasterly line of said Subdivision 'J' to the westerly corner of the parcel shown on that certain map entitled, "Record of Survey of the Lands of Emil E. Buschini et ux" filed for record on October 25, 1972 in Book 20 of Surveys at Page 29; thence southeasterly along the southerly line of said parcel to the northwest corner of Parcel "1" as shown on that certain map entitled "Parcel Map a Division of a Portion of the Lands of Matilda Brandlin" filed for record on April 2, 1985 in Book 14 of Parcel Maps at Pages 40 and 41; thence southeasterly along the northerly line of said parcel to the northeast corner thereof; thence southeasterly along the easterly line of said parcel to the southeast corner thereof, said corner also being a point on the southeastern line of the previously referenced Subdivision 'J'; thence southeasterly along said southeasterly line of Subdivision 'J' to the corner common to Subdivision 'I' and 'J' as shown on the above-referenced "Map of the Hudemann Ranch", said corner also being described as the most northerly corner of the parcel described in that certain grant deed recorded on January 31, 2007 in Instrument No. 2007-0003324; thence southeasterly along the various courses that make up the easterly line of said parcel to the most northerly corner of the parcel described in that certain quitclaim deed recorded on May 12, 2011 in Instrument No. 2011-0010961; thence southeasterly along the easterly line of said parcel to the most westerly corner of the parcel described in that certain grant deed recorded on April 15, 2010 in Instrument No. 2010-0008299; thence southeasterly along the various courses that make up the westerly line of said parcel to its intersection with the center of Redwood Creek; thence southeasterly along the center of said creek to its intersection with the northerly line of the parcel described in that certain grant deed filed for record on November 2, 1978 in Book 1105 of Official Records at Page 456; thence northeasterly along the prolongation of the northerly line of said parcel to its intersection with the centerline of Dry Creek Road; thence northwesterly along the centerline of Dry Creek Road to its intersection with the westerly prolongation of the northerly line of the subdivision shown on that certain map entitled, "Final Map of Dry Creek Village Unit No. 1" filed for record on February 13, 1990 in Book 17 of Maps at Pages 42 through 44; thence northeasterly along the northerly line of said subdivision to the northwest corner of the subdivision shown on that certain map entitled, "Dry Creek Village Unit No. 2" filed for record



on October 26, 1990 in Book 18 of Maps at Pages 3 through 8; thence northeasterly along the northerly line of said subdivision to the northwest corner of the subdivision shown on that certain map entitled, "Final Map of Vineyard Grove Subdivision" filed for record on October 21, 1998 in Book 21 of Maps at Pages 24 and 25; thence northeasterly along the northerly line of said subdivision to the northwest corner of the subdivision shown on that certain map entitled, "Final Map of Sundance Subdivision" filed for record on September 16, 2005 in Book 25 of Maps at Pages 63 through 65; thence northeasterly along the prolongation of the northerly line of said subdivision to its intersection with the northwest corner of the parcel described in that certain grant deed filed for record on May 4, 1978 in Book 1079 of Official Records at Page 635; thence northeasterly along the northerly line of said parcel to the northwest corner of the subdivision shown on that certain map entitled, "Final Map of Guerrera Estates" filed for record on May 23, 1995 in Book 20 of Maps at Pages 13 and 14; thence northeasterly along the northerly line of said subdivision to the northwest corner of the subdivision shown on that certain map entitled, "Record of Survey Map of the Lands of Emil Priebe" filed for record on May 15, 1964 in Book 12 of Surveys at Page 14; thence northeasterly along the northerly line of said subdivision to the northwest corner of the subdivision shown on that certain map entitled, "Final Map of Woodside Gardens" filed for record on September 26, 1991 in Book 18 of Maps at Pages 76 and 77; thence northeasterly along the northerly line of said subdivision to the northeast corner thereof, said corner also being shown as the southeast corner of Parcel 1 per Instrument No. 2006-0040840 as shown on that certain map entitled, "Record of Survey of the Lands of Linda Vista Winegrowers, LLC" filed for record on January 26, 2007 in Book 38 of Surveys at Pages 5 and 6; thence northwesterly along the easterly line of said parcel to the southeast corner of the Remaining Lands of Bruno as shown on that certain map entitled, "Parcel Map of a Portion of the Lands of George Bruno" filed for record on January 16, 1975 in Book 6 of Parcel Maps at Page 82; thence northwesterly along the easterly line of said Remaining Lands to the its intersection with the southeasterly line of the parcel described in Instrument No. 2002-038072 and shown on that certain map filed for record on June 23, 2010 in Book 40 of Surveys at Page 51; thence northeasterly and northwesterly along the southeasterly and northeasterly lines of said parcel to its intersection with the southeasterly line of the subdivision shown on that certain map filed for record on July 20, 1998 in Book 21 of Maps at Pages 19 and 20; thence southwesterly and northwesterly along the southeasterly and westerly lines of said subdivision to the intersection of the extended westerly line with the centerline of Orchard Avenue; thence northeasterly along the centerline of Orchard Avenue to its intersection with the center of a slough, said slough being the same as that shown running through Lot 3 and Lot 4 on that certain map entitled, "Map of the Subdivision of a tract in Napa County, Cal, owned by R.B. Woodward and Helen J. Hutchinson" filed for record on December 13, 1893 in Book 1 of Maps at Page 88; thence northwesterly along the center of said slough to its intersection with Locust Street; thence northeasterly along the centerline of Locust Street to its intersection with the centerline of State Highway 29; thence southeasterly along the centerline of State Highway 29 to its intersection with the centerline of Salvador Avenue; thence northeasterly along the centerline of Salvador Avenue to its intersection with the northerly prolongation of the easterly line of the subdivision shown on that certain map entitled, "Final Map of Vineyard Vista Estates" filed for record on August 6, 1993 in Book 19 of Maps at Pages 59 and 60; thence southeasterly along the easterly line of said subdivision to the southeast corner thereof, said corner being on the northerly line of the parcel described in that certain deed recorded on September 11, 1947 in Book 277 of Official Records at Page 1; thence northeasterly along said northerly line to the northeast corner of the parcel

described in that certain deed of trust recorded on May 18, 2006 in Instrument No. 2006-0017565; thence southeasterly along the easterly line of said parcel to its intersection with the northerly line of the subdivision shown on that certain map entitled, "Parcel Map of the Lands of Darling Street Investors" filed for record on July 15, 2004 in Book 24 of Parcel Maps at Pages 43 and 44; thence southeasterly along said easterly line to the northeast corner of the parcel described in that certain grant deed recorded on August 8, 2005 in Instrument No. 2005-0031787; thence southeasterly along the easterly line of said parcel to the northeast corner of the parcel described in that certain deed of trust recorded on March 24, 2005 in Instrument No. 2005-0010980; thence southeasterly along the easterly line of said parcel to the northeast corner of the subdivision shown on that certain map entitled, "Final Map of Heather Estates Unit 3" filed for record on March 30, 1978 in Book 11 of Maps at Pages 92 through 94; thence southeasterly along the easterly line of said subdivision to the northeast corner of the subdivision shown on that certain map entitled, "Final Map of Heather Estates Unit 1" filed for record on September 28, 1977 in Book 11 of Maps at Pages 80 and 81; thence southeasterly along the extension of the easterly line of said subdivision to its intersection with the northerly line of Parcel C as said parcel is shown on that certain map entitled, "Parcel Map of a Portion of the Lands of Charles F. & Suzanne Messina" filed for record on November 6, 1978 in Book 10 of Parcel Maps at Page 19; thence southeasterly along the easterly line of said subdivision to the northeast corner of the subdivision shown on that certain map entitled, "Final Map of Lewis Homes – Napa" filed for record on June 5, 1972 in Book 10 of Maps at Pages 21 and 22; thence southeasterly along the easterly line of said subdivision to the southeast corner thereof, said corner also being on the northerly line of the subdivision shown on that certain map entitled, "Parcel Map of a Portion of the Lands of Napa Valley Unified School District" filed for record on January 29, 1973 in Book 4 of Parcel Maps at Page 94; thence northeasterly along the northerly line of said subdivision to the northeast corner thereof; thence southeasterly along the prolongation of the easterly line of said subdivision to its intersection with the centerline of Trower Avenue; thence southwesterly along the centerline of Trower Avenue to its intersection with State Highway 29; thence southeasterly along the centerline of State Highway 29 to its intersection with Napa Creek; thence easterly along the center of Napa Creek to the point of beginning.

### **SECTION 3. Ward No. 3.**

Ward No. 3 is established and declared to be all that territory situated in the County of Napa, State of California, the exterior boundaries of which are described as follows:

BEGINNING at the intersection of the Napa/Sonoma County line with the north line of Section 7, Township 6 North, Range 5 West, Mount Diablo Base and Meridian, all further references to town, city or county lines being made to the lines as they exist on the date of passage of this ordinance and all further references to sectionalized land being made to said Base and Meridian, unless otherwise stated for purposes of this description; thence easterly along the north line of said Section 7 to the northwest corner of Section 8, Township 6 North, Range 5 West; thence easterly along the north line of said Section 8 to the southwest corner of Section 4, Township 6 North, Range 5 West; thence northerly along the west line of said Section 4 to the West ¼ corner thereof; thence easterly along the south line of the north ½ to the center of said

Section 4; thence southerly along the west line of the east  $\frac{1}{2}$  of said Section 4 to the North  $\frac{1}{4}$  corner of Section 9, Township 6 North, Range 5 West; thence southerly along the west line of the east  $\frac{1}{2}$  to the center of said Section 9; thence easterly along the north line of the south  $\frac{1}{2}$  of said Section 9 to the West  $\frac{1}{4}$  corner of Section 10, Township 6 North, Range 5 West; thence easterly along the north line of the south  $\frac{1}{2}$  to the center of said Section 10; thence southerly along the west line of the east  $\frac{1}{2}$  of said Section 10 to the North  $\frac{1}{4}$  corner of Section 15, Township 6 North, Range 5 West; thence southerly along the west line of the east  $\frac{1}{2}$  to the southwest corner of the northwest  $\frac{1}{4}$  of the northeast  $\frac{1}{4}$  of said Section 15; thence easterly along the south line of the north  $\frac{1}{2}$  of the northeast  $\frac{1}{4}$  of said Section 15 to the northwest corner of Lot 2 of Section 14, Township 6 North, Range 5 West; thence easterly along the north line of said Lot 2 to its intersection with the westerly line of the Rancho de Napa; thence southwesterly along the westerly line of said Rancho de Napa to the westerly corner of the parcel described in that certain deed of trust filed for record on February 7, 1997 in Instrument No. 1997-0002830 in the office of the County Recorder of Napa County, California, all further references to filing or recording being made to said County Recorder of Napa County, California, unless otherwise stated for purposes of this description, said westerly corner also being described in said Instrument as the northernmost corner of Subdivision 'J' as shown on that certain map entitled, "Map of the Hudemann Ranch" filed for record on September 9, 1880 in Book 1 of Maps at Page 70; thence southeasterly along the northeasterly line of said Subdivision 'J' to the westerly corner of the parcel shown on that certain map entitled, "Record of Survey of the Lands of Emil E. Buschini et ux" filed for record on October 25, 1972 in Book 20 of Surveys at Page 29; thence southeasterly along the southerly line of said parcel to the northwest corner of Parcel 1 as shown on that certain map entitled "Parcel Map a Division of a Portion of the Lands of Matilda Brandlin" filed for record on April 2, 1985 in Book 14 of Parcel Maps at Pages 40 and 41; thence southeasterly along the northerly line of said parcel to the northeast corner thereof; thence southeasterly along the easterly line of said parcel to the southeast corner thereof, said corner also being a point on the southeastern line of the previously referenced Subdivision 'J'; thence southeasterly along said southeasterly line of Subdivision 'J' to the corner common to Subdivision 'I' and 'J' as shown on the above-referenced "Map of the Hudemann Ranch", said corner also being described as the most northerly corner of the parcel described in that certain grant deed recorded on January 31, 2007 in Instrument No. 2007-0003324; thence southeasterly along the various courses that make up the easterly line of said parcel to the most northerly corner of the parcel described in that certain quitclaim deed recorded on May 12, 2011 in Instrument No. 2011-0010961; thence southeasterly along the easterly line of said parcel to the most westerly corner of the parcel described in that certain grant deed recorded on April 15, 2010 in Instrument No. 2010-0008299; thence southeasterly along the various courses that make up the westerly line of said parcel to its intersection with the center of Redwood Creek, all further references to center or meander of creeks, rivers, lakes or waterways being made to said center or meander as it exists on the date of passage of this ordinance, unless otherwise stated for purposes of this description; thence southeasterly along the center of said creek to its intersection with the northerly line of the parcel described in that certain grant deed filed for record on November 2, 1978 in Book 1105 of Official Records at Page 456; thence northeasterly along the prolongation of the northerly line of said parcel to its intersection with the centerline of Dry Creek Road, all further references to centerline of roads, streets or highways being made to the occupational centerline as it exists on the date of passage of this ordinance, unless otherwise stated for purposes of this description; thence northwesterly along the centerline of Dry Creek

Road to its intersection with the westerly prolongation of the northerly line of the subdivision shown on that certain map entitled, "Final Map of Dry Creek Village Unit No. 1" filed for record on February 13, 1990 in Book 17 of Maps at Pages 42 through 44; thence northeasterly along the northerly line of said subdivision to the northwest corner of the subdivision shown on that certain map entitled, "Dry Creek Village Unit No. 2" filed for record on October 26, 1990 in Book 18 of Maps at Pages 3 through 8; thence northeasterly along the northerly line of said subdivision to the northwest corner of the subdivision shown on that certain map entitled, "Final Map of Vineyard Grove Subdivision" filed for record on October 21, 1998 in Book 21 of Maps at Pages 24 and 25; thence northeasterly along the northerly line of said subdivision to the northwest corner of the subdivision shown on that certain map entitled, "Final Map of Sundance Subdivision" filed for record on September 16, 2005 in Book 25 of Maps at Pages 63 through 65; thence northeasterly along the prolongation of the northerly line of said subdivision to its intersection with the northwest corner of the parcel described in that certain grant deed filed for record on May 4, 1978 in Book 1079 of Official Records at Page 635; thence northeasterly along the northerly line of said parcel to the northwest corner of the subdivision shown on the map entitled, "Final Map of Guerrera Estates" filed for record on May 23, 1995 in Book 20 of Maps at Pages 13 and 14; thence northeasterly along the northerly line of said subdivision to the northwest corner of the subdivision shown on that certain map entitled, "Record of Survey Map of the Lands of Emil Priebe" filed for record on May 15, 1964 in Book 12 of Surveys at Page 14; thence northeasterly along the northerly line of said subdivision to the northwest corner of the subdivision shown on that certain map entitled, "Final Map of Woodside Gardens" filed for record on September 26, 1991 in Book 18 of Maps at Pages 76 and 77; thence northeasterly along the northerly line of said subdivision to the northeast corner thereof, said corner also being shown as the southeast corner of Parcel 1 per Instrument No. 2006-0040840 as shown on that certain map entitled, "Record of Survey of the Lands of Linda Vista Winegrowers, LLC" filed for record on January 26, 2007 in Book 38 of Surveys at Pages 5 and 6; thence northwesterly along the easterly line of said parcel to the southeast corner of the Remaining Lands of Bruno as shown on that certain map entitled, "Parcel Map of a Portion of the Lands of George Bruno" filed for record on January 16, 1975 in Book 6 of Parcel Maps at Page 82; thence northwesterly along the easterly line of said Remaining Lands to its intersection with the southeasterly line of the parcel described in Instrument No. 2002-038072 and shown on that certain map filed for record on June 23, 2010 in Book 40 of Surveys at Page 51; thence northeasterly and northwesterly along the southeasterly and northeasterly lines of said parcel to its intersection with the southeasterly line of the subdivision shown on that certain map filed for record on July 20, 1998 in Book 21 of Maps at Pages 19 and 20; thence southwesterly and northwesterly along the southeasterly and westerly lines of said subdivision to the intersection of the extended westerly line with the centerline of Orchard Avenue; thence northeasterly along the centerline of Orchard Avenue to its intersection with the center of a slough, said slough being the same as that shown running through Lot 3 and Lot 4 on that certain map entitled, "Map of the Subdivision of a tract in Napa County, Cal, owned by R.B. Woodward and Helen J. Hutchinson" filed for record on December 13, 1893 in Book 1 of Maps at Page 88; thence northwesterly along the center of said slough to its intersection with Locust Street; thence northeasterly along the prolongation of the centerline of Locust Street to its intersection with the centerline of State Highway 29; thence southeasterly along the centerline of State Highway 29 to its intersection with the centerline of Salvador Avenue; thence northeasterly along the centerline of Salvador Avenue to its intersection with the northerly prolongation of the easterly line of the subdivision shown on that

certain map entitled, "Final Map of Vineyard Vista Estates" filed for record on August 6, 1993 in Book 19 of Maps at Pages 59 and 60; thence southeasterly along the easterly line of said subdivision to the southeast corner thereof, said corner being on the northerly line of the parcel described in that certain deed recorded on September 11, 1947 in Book 277 of Official Records at Page 1; thence northeasterly along said northerly line to the northeast corner of the parcel described in that certain deed of trust recorded on May 18, 2006 in Instrument No. 2006-0017565; thence southeasterly along the easterly line of said parcel to its intersection with the northerly line of the subdivision shown on that certain map entitled, "Parcel Map of the Lands of Darling Street Investors" filed for record on July 15, 2004 in Book 24 of Parcel Maps at Pages 43 and 44; thence southeasterly along said easterly line to the northeast corner of the parcel described in that certain grant deed recorded on August 8, 2005 in Instrument No. 2005-0031787; thence southeasterly along the easterly line of said parcel to the northeast corner of the parcel described in that certain deed of trust recorded on March 24, 2005 in Instrument No. 2005-0010980; thence southeasterly along the easterly line of said parcel to the northeast corner of the subdivision shown on that certain map entitled, "Final Map of Heather Estates Unit 3" filed for record on March 30, 1978 in Book 11 of Maps at Pages 92 through 94; thence southeasterly along the easterly line of said subdivision to the northeast corner of the subdivision shown on that certain map entitled, "Final Map of Heather Estates Unit 1" filed for record on September 28, 1977 in Book 11 of Maps at Pages 80 and 81; thence southeasterly along the prolongation of the easterly line of said subdivision to its intersection with the northerly line of Parcel C as said parcel is shown on that certain map entitled, "Parcel Map of a Portion of the Lands of Charles F. & Suzanne Messina" filed for record on November 6, 1978 in Book 10 of Parcel Maps at Page 19; thence southeasterly along the easterly line of said subdivision to the northeast corner of the subdivision shown on that certain map entitled, "Final Map of Lewis Homes – Napa" filed for record on June 5, 1972 in Book 10 of Maps at Pages 21 and 22; thence southeasterly along the easterly line of said subdivision to the southeast corner thereof, said corner also being on the northerly line of the subdivision shown on that certain map entitled, "Parcel Map of a Portion of the Lands of Napa Valley Unified School District" filed for record on January 29, 1973 in Book 4 of Parcel Maps at Page 94; thence northeasterly along the northerly line of said subdivision to the northeast corner thereof, said corner also being described as the northeast corner of Parcel C as shown on that certain map entitled, "Record of Survey Map of Portions of the Lands of Loma Linda University" filed for record on December 9, 1970 in Book 17 of Surveys at Page 55; thence southeasterly along the easterly line of said parcel to the northwest corner of the subdivision shown on that certain map entitled, "Final Map of Old Vine Way Subdivision" filed for record on November 2, 2001 in Book 23 of Maps at Pages 14 and 15; thence northeasterly along the northerly line of said subdivision to the northeast corner thereof; thence southeasterly along the easterly line thereof to the northwest corner of the subdivision shown on that certain map entitled, "Record of Survey Map of Lands of Scott Tandy" filed for record on March 11, 1964 in Book 11 of Surveys at Page 101; thence southeasterly, northeasterly and northwesterly along the westerly, southerly and easterly lines of said subdivision to the northeast corner thereof, said corner also being the northwest corner of Parcel 3 as shown on that map entitled, "Record of Survey Map of Property of E. Priebe" filed for record on February 28, 1962 in Book 8 of Surveys at Page 103; thence northeasterly along the northerly line of said parcel to the northeast corner thereof; thence southeasterly to the southwest corner of Parcel 4 as shown on said map; thence northeasterly along the southerly line of said Parcel 4 to the southeast corner thereof; thence northwesterly along the easterly line of said Parcel 4 to the southwest

corner of the parcel described in that certain quitclaim deed recorded on March 9, 2010 in Instrument No. 2010-0005174; thence northeasterly along the southerly line of said parcel to the southwest corner of the parcel described in that certain deed of trust recorded on May 20, 2005 in Instrument No. 2005-0019886; thence northwesterly along the westerly line of said parcel to the northwest corner thereof; thence northeasterly along the prolongation of the northerly line of said parcel to its intersection with the centerline of Big Ranch Road; thence southeasterly along the centerline of Big Ranch Road to its intersection with Trancas Street / Old Trancas Street; thence northeasterly along the centerline of Old Trancas Street to its termination at the most northerly corner of the parcel described in that certain deed of trust recorded on December 30, 2010 in Instrument No. 2010-0032515; thence southeasterly and easterly along the various courses of the northerly lines of said parcel to its intersection with the center of Napa River; thence southeasterly along the center of Napa River to its intersection with the centerline of Trancas Street; thence easterly along the centerline of Trancas Street to its intersection with the centerline of Silverado Trail; thence northwesterly along the centerline of Silverado Trail to its intersection with the westerly prolongation of the southerly line of the parcel described in that certain corporation grant deed recorded on December 20, 2001 in Instrument No. 2001-0046351; thence easterly along the various courses that make up the southerly line of said parcel to the southwest corner of the parcel described in that certain deed recorded on September 19, 2008 in Instrument No. 2008-0023754; thence easterly along the southerly line of said parcel to the southwest corner of the parcel described in that certain corporation grant deed recorded on February 24, 1995 in Instrument No. 1995-004299; thence northerly along the various courses that make up the westerly line of said parcel to the northwest corner thereof, said corner also being the center of Section 18, Township 7 North, Range 4 West; thence northerly along the north/south center section line of said Section 18 to the north  $\frac{1}{4}$  corner thereof; thence easterly along the north lines of Sections 18, 17 and 16, Township 7 North, Range 4 West to the southwest corner of Section 10, Township 7 North, Range 4 West; thence northerly along the west line of said Section 10 to the northwest corner thereof; thence easterly along the north lines of Sections 10, 11 and 12, Township 7 North, Range 4 West to the southwest corner of Section 6, Township 7 North, Range 3 West; thence northerly along the west line of said Section 6 to its intersection with the northeasterly line of State Highway 128; thence northwesterly along the northeasterly line of said State Highway 128 to the most westerly corner of the parcel described in that certain deed of trust recorded on August 15, 2005 in Instrument No. 2005-0032795; thence northeasterly along the northerly line of said parcel to its intersection with the west line of Section 6, Township 7 North, Range 3 West; thence northerly along said west line to the southwest corner of Section 31, Township 8 North, Range 3 West to an angle point in the district boundary of the Napa Valley Unified School District, all further references to school district boundaries being made to said boundary as it exists on the date of passage of this ordinance, unless otherwise stated for purposes of this description; thence along said school district boundary to its intersection with the southerly waterline of Lake Berryessa, all references to Lake Berryessa being made to said waterline as it exists on the date of passage of this ordinance; thence along the meanderings of the waterline of Lake Berryessa in a generally easterly direction to its intersection with the centerline of State Highway 128; thence northeasterly along the centerline of State Highway 128 to its intersection with the Napa/Solano County line; thence northerly along the Napa/Solano County line to the corner common to Napa, Solano and Yolo Counties; thence northerly and northwesterly along the Napa/Yolo County line to the corner common to Napa, Yolo and Lake Counties; thence southwesterly and westerly along the Napa/Lake County line to the corner

common to Napa, Lake and Sonoma Counties; thence southerly along the Napa/Sonoma County Line to the point of beginning.

#### **SECTION 4. Ward No. 4.**

Ward No. 4 is established and declared to be all that territory situated in the County of Napa, State of California, the exterior boundaries of which are described as follows:

BEGINNING at the intersection of the Napa/Solano County line with the centerline of State Highway 128, all further references to town, city or county lines being made to the lines as they exist on the date of passage of this ordinance and all further references to centerline of roads, streets or highways being made to the occupational centerline as it exists on the date of passage of this ordinance, unless otherwise stated for purposes of this description; thence southwesterly southeasterly and westerly along the Napa/Solano County line to its intersection with the easterly line of the parcel described in that certain grant deed recorded on December 11, 1997 in Instrument No. 1997-0029516, all further references to filing or recording being made to said County Recorder of Napa County, California, unless otherwise stated for purposes of this description; thence northerly along the easterly line of said parcel to the northeast corner thereof; thence westerly along the northerly line of said parcel to its intersection with the easterly line of the parcel described in that certain grant deed recorded on June 11, 2009 in Instrument No. 2009-0014919; thence northerly along the easterly line of said parcel to the northeast corner thereof; thence westerly along the northerly line of said parcel to the northeast corner of the parcel described in that certain corporation grant deed recorded on December 30, 2004 in Instrument No. 2004-0054341; thence westerly along the north line of said parcel to the northwest corner thereof, said corner also being on the easterly line of Parcel 1 as shown on that certain map entitled, "Parcel Map of a Portion of the Lands of The Estate of Nathan F. Coombs" filed for record on November 18, 1974 in Book 6 of Parcel Maps at Pages 68 and 69; thence westerly along the various courses making up the northerly line of said parcel to the northwest corner thereof; thence southeasterly along the westerly line of said parcel to the most easterly corner of Parcel A as shown on that certain map entitled, "Parcel Map of Lands of James H. Leonard and Margot D. Leonard" filed for record on May 18, 1979 in Book 10 of parcel Maps at Pages 72 and 73; thence southwesterly along the prolongation of the southerly line of said parcel to its intersection with the centerline of Third Avenue; thence northwesterly along the centerline of Third Avenue to its intersection with Blue Oak Lane; thence southwesterly and southeasterly along the centerline of Blue Oak Lane to its intersection with the easterly prolongation of the northerly line of Parcel D as shown on that certain map entitled, "Parcel Map of the Lands of B & E Investments" filed for record on May 29, 1979 in Book 10 of Parcel Maps at Page 74; thence northwesterly along the various courses that make up the northerly line of Parcel D and Parcel C as shown on said map to its intersection with the most northerly line of Parcel B as shown on that certain map entitled, "Survey of Lots 4,6, 7,8 and Division of Lots 5 and 10, etc." recorded on October 10, 1967 in Book 13 of Surveys at Page 85; thence westerly along the northerly line of Parcel B, Parcel A, Parcel D and Parcel E as shown on said map to its intersection with the easterly line of the parcel shown on that certain map entitled, "Record of Survey of the Lands of David M. & Catherine M. Krueger" filed for record on April 27, 1999 in Book 32 of Surveys at Page 47; thence northerly along the easterly line of said parcel to the

northeast corner thereof; thence westerly along the northerly line of said parcel to the northeast corner of the lands of Kongsgaard et al as shown on that certain map entitled, "Record of Survey of the Lands of Patricia Ann Streblov et al and of the Lands of Mary Kongsgaard et al" filed for record on May 30, 2006 in Book 37 of Surveys at Pages 77 and 78; thence westerly along the various courses that make up the northerly line of the lands of Kongsgaard and Streblov as shown on said map to the southeast corner of the lands of Bowman as shown on that certain map entitled, "Record of Survey of the Lands of John Bowman and Martin Wong" filed for record on June 27, 2002 in Book 35 of Surveys at Page 8; thence westerly along the various courses that make up the southerly line of the lands of Bowman to the southeast corner of the parcel described in that certain grant deed recorded on June 29, 2001 in Instrument No. 2001-0021498; thence westerly and northerly along the southerly and westerly lines of said parcel to the intersection of the prolongation of said westerly line with the centerline of Ashlar Drive; thence southwesterly and westerly along the centerline of Ashlar Drive to its intersection with Silverado Trail; thence southwesterly along the centerline of Silverado Trail to its intersection with Lincoln Avenue; thence westerly along the centerline of Lincoln Avenue to its intersection with the centerline of Main Street; thence southerly along the centerline of Main Street to its intersection with the centerline of Clinton Street; thence southwesterly along the centerline of Clinton Street to its intersection with the centerline of Arroyo Drive; thence northwesterly along the centerline of Arroyo Drive to its intersection with the center of Napa Creek; thence northwesterly along the center of Napa Creek to its intersection with State Highway 29; thence northerly along the centerline of State Highway 29 to its intersection with the centerline of Trower Avenue; thence easterly along the centerline of Trower Avnue to its intersection with the easterly line of Parcel C as shown on that certain map entitled, "Record of Survey Map of Portions of the Lands of Loma Linda University" filed for record on December 9, 1970 in Book 17 of Surveys at Page 55; thence southeasterly along the easterly line of said parcel to the northwest corner of the subdivision shown on that certain map entitled, "Final Map of Old Vine Way Subdivision" filed for record on November 2, 2001 in Book 23 of Maps at Pages 14 and 15; thence northeasterly along the northerly line of said subdivision to the northeast corner thereof; thence southeasterly along the easterly line thereof to the northwest corner of the subdivision shown on that certain map entitled, "Record of Survey Map of Lands of Scott Tandy" filed for record on March 11, 1964 in Book 11 of Surveys at Page 101; thence southeasterly, northeasterly and northwesterly along the westerly, southerly and easterly lines of said subdivision to the northeast corner thereof, said corner also being the northwest corner of Parcel 3 as shown on that map entitled, "Record of Survey Map of Property of E. Priebe" filed for record on February 28, 1962 in Book 8 of Surveys at Page 103; thence northeasterly along the northerly line of said parcel to the northeast corner thereof; thence southeasterly to the southwest corner of Parcel 4; thence northeasterly along the southerly line of said Parcel 4 to the southeast corner thereof; thence northwesterly along the easterly line of said Parcel 4 to the southwest corner of the parcel described in that certain quitclaim deed recorded on March 9, 2010 in Instrument No. 2010-0005174; thence northeasterly along the southerly line of said parcel to the southwest corner of the parcel described in that certain deed of trust recorded on May 20, 2005 in Instrument No. 2005-0019886; thence northwesterly along the westerly line of said parcel to the northwest corner thereof; thence northeasterly along the prolongation of the northerly line of said parcel to its intersection with the centerline of Big Ranch Road; thence southeasterly along the centerline of Big Ranch Road to its intersection with Trancas Street / Old Trancas Street; thence northeasterly along the centerline of Old Trancas Street to its termination at the most northerly



corner of the parcel described in that certain deed of trust recorded on December 30, 2010 in Instrument No. 2010-0032515; thence southeasterly and easterly along the various courses of the northerly lines of said parcel to its intersection with the center of Napa River; thence southeasterly along the center of Napa River to its intersection with the centerline of Trancas Street; thence easterly along the centerline of Trancas Street to its intersection with the centerline of Silverado Trail; thence northwesterly along the centerline of Silverado Trail to its intersection with the westerly prolongation of the southerly line of the parcel described in that certain corporation grant deed recorded on December 20, 2001 in Instrument No. 2001-0046351; thence easterly along the various courses that make up the southerly line of said parcel to the southwest corner of the parcel described in that certain deed recorded on September 19, 2008 in Instrument No. 2008-0023754; thence easterly along the southerly line of said parcel to the southwest corner of the parcel described in that certain corporation grant deed recorded on February 24, 1995 in Instrument No. 1995-004299; thence northerly along the various courses that make up the westerly line of said parcel to the northwest corner thereof, said corner also being the center of Section 18, Township 7 North, Range 4 West; thence northerly along the north/south center section line of said Section 18 to the north  $\frac{1}{4}$  corner thereof; thence easterly along the north lines of Sections 18, 17 and 16, Township 7 North, Range 4 West to the southwest corner of Section 10, Township 7 North, Range 4 West; thence northerly along the west line of said Section 10 to the northwest corner thereof; thence easterly along the north lines of Sections 10, 11 and 12, Township 7 North, Range 4 West to the southwest corner of Section 6, Township 7 North, Range 3 West; thence northerly along the west line of said Section 6 to its intersection with the northeasterly line of State Highway 128; thence northwesterly along the northeasterly line of said State Highway 128 to the most westerly corner of the parcel described in that certain deed of trust recorded on August 15, 2005 in Instrument No. 2005-0032795; thence northeasterly along the northerly line of said parcel to its intersection with the west line of Section 6, Township 7 North, Range 3 West; thence northerly along said west line to the southwest corner of Section 31, Township 8 North, Range 3 West to an angle point in the district boundary of the Napa Valley Unified School District, all further references to school district boundaries being made to said boundary as it exists on the date of passage of this ordinance, unless otherwise stated for purposes of this description; thence along said school district boundary to its intersection with the southerly waterline of Lake Berryessa, all references to Lake Berryessa being made to said waterline as it exists on the date of passage of this ordinance; thence along the meanderings of the waterline of Lake Berryessa in a generally easterly direction to its intersection with the centerline of State Highway 128; thence northeasterly along the centerline of State Highway 128 to the point of beginning.

#### **SECTION 5. Ward No. 5.**

Ward No. 5 is established and declared to be all that territory situated in the County of Napa, State of California, the exterior boundaries of which are described as follows:

Beginning at the intersection of the Napa/Solano County line with the center of the main channel of the Napa River, all further references to town, city or county lines being made to the lines as they exist on the date of passage of this ordinance and all further references to center or meander of creeks, rivers, lakes or waterways being made to said center or meander as it exists

on the date of passage of this ordinance, unless otherwise stated for purposes of this description; thence northerly along the center of the Napa River to its intersection with the prolongation of the southerly line of the subdivision shown on that certain map entitled, "Final Map of Newport North Unit No. 5" filed for record on February 4, 1988 in Book 15 of Maps at Pages 76 through 79, all further references to filing or recording being made to said County Recorder of Napa County, California, unless otherwise stated for purposes of this description; thence westerly along said southerly line to the intersection of the prolongation of said line with the prolongation of that course designated 'L1' as shown on the 'Plat of Description of Fill Area' in that certain grant deed filed for record on March 22, 2007 in Instrument No. 2007-0009677; thence westerly along the various courses which make up the northerly line of the parcel described in said grant deed to the intersection of the prolongation of said northerly line with the centerline of State Highway 121/29, all further references to centerline of roads, streets or highways being made to the occupational centerline as it exists on the date of passage of this ordinance, unless otherwise stated for purposes of this description; thence northerly along the centerline of State Highway 121/29 to its intersection with West Imola Avenue; thence easterly along the centerline of West Imola Avenue/Imola Avenue to its intersection with the centerline of Penny Lane; thence northerly along the centerline of Penny Lane to its intersection with the prolongation of the southerly line of Lot 5 as shown on that certain map entitled, "Final Map of Atkeson's Subdivision" filed for record on June 16, 1949 in Book 4 of Maps at Pages 68 and 69; thence westerly along the southerly line of said Lot 5 to the westerly line of Atkeson's Subdivision, said line also being the easterly line of the subdivision depicted on that certain map entitled, "Final Map of Napa Highlands Unit No. 3" filed for record on September 15, 1966 in Book 8 of Maps at Pages 47 and 48; thence northerly along the easterly line of said subdivision to the northeast corner of Napa Highlands Unit No. 3, said corner also being the southeast corner of said Parcel A as shown on that certain map entitled, "Parcel Map of a Portion of Parcel One as Described in Gift Deed to Fern L. Nicholas" filed for record on June 25, 1971 in Book 3 of Parcel Maps at Page 14; thence northerly along the easterly line of Parcel A to the northeast corner thereof, said corner also being the northwest corner of the parcel described in that certain deed of trust filed for record on October 6, 2006 in Instrument No. 2006-0034934; thence easterly along the northerly line of said parcel to the northeast corner thereof; thence southerly along the easterly line of said parcel to the southerly line of the parcel described in that certain grant deed filed for record on January 31, 2005 in Instrument No. 2005-0003855; thence easterly along the southerly line of said parcel to the southeast corner thereof; thence northerly along the easterly line of said parcel to the Tulocay Rancho line, also being the southerly line of the parcel described in that certain correction grant deed filed for record on September 27, 2010 in Instrument No. 2010-0022316; thence westerly along the southerly line of said parcel to the southwest corner thereof; thence northwesterly, westerly, northerly and northeasterly along the various courses which make up the westerly line of said parcel to the intersection of the prolongation of said westerly line with the centerline of Coombsville Road; thence westerly along the centerline of Coombsville Road to its intersection with the centerlines of 3<sup>rd</sup> Street/Silverado Trail/East Avenue; thence northerly along the centerline of Silverado Trail to its intersection with the centerline of Ashlar Drive; thence easterly and northeasterly along the centerline of Ashlar Drive to its intersection with the northerly prolongation of the westerly line of the parcel described in that certain grant deed recorded on June 29, 2001 in Instrument No. 2001-0021498; thence southerly and easterly along the westerly and southerly lines of said parcel to the southwest corner of the lands of Bowman as shown on that certain map entitled, "Record of Survey of the

Lands of John Bowman and Martin Wong” filed for record on June 27, 2002 in Book 35 of Surveys at Page 8; thence easterly along the various courses that make up the southerly line of the lands of Bowman to the northwest corner of the lands of Streblow as shown on that certain map entitled, “Record of Survey of the Lands of Patricia Ann Streblow et al and of the Lands of Mary Kongsgaard et al” filed for record on May 30, 2006 in Book 37 of Surveys at Pages 76 and 77; thence easterly along the various courses that make up the northerly line of the lands of Streblow and Kongsgaard to the northwest corner of the lands of Krueger as shown on that certain map entitled, “Record of Survey of the Lands of David M. & Catherine M. Krueger” filed for record on April 27, 1999 in Book 32 of Surveys at Page 47; thence easterly along the northerly line of said parcel to the northwest corner of the subdivision shown on that certain map entitled, “Survey of Lots 4,6,7,8 and Division of Lots 5 and 10, etc.” recorded on October 10, 1967 in Book 13 of Surveys at Page 85; thence easterly along the northerly line of said subdivision to its intersection with the most westerly line of Parcel C as shown on that certain map entitled, “Parcel Map of the Lands of B & E Investments” filed for record on May 29, 1979 in Book 10 of Parcel Maps at Page 74; thence southeasterly along the various courses that make up the northerly line of Parcel C and Parcel D as shown on said map to its intersection with the centerline of Blue Oak Lane; thence northwesterly and northeasterly along the centerline of Blue Oak Lane to its intersection with Third Avenue; thence southeasterly along the centerline of Third Avenue to its intersection with the prolongation of the southerly line of Parcel A as shown on that certain map entitled, “Parcel Map of the Lands of James H. Leonard and Margot D. Leonard” filed for record on May 18, 1979 in Book 10 of Parcel Maps at Pages 72 and 73; thence northeasterly along the southerly line of said parcel to the most easterly corner thereof, said corner also being on the westerly line of Parcel 1 as shown on that certain map entitled, “Parcel Map of a Portion of the Land of the Estate of Nathan F. Coombs” filed for record on November 18, 1974 in Book 6 of Parcel Maps at Pages 68 and 69; thence northwesterly along the westerly line of said parcel to the northwest corner thereof; thence easterly along the various courses that make up the northerly line of said parcel to the northeast corner thereof; thence southerly along the easterly line of said parcel to the northwest corner of the parcel described in that certain corporation grant deed recorded on December 30, 2004 in Instrument No. 2001-0054341; thence easterly along the northerly line of said parcel to the northwest corner of the parcel described in that certain grant deed recorded on June 11, 2009 in Instrument No. 2009-0014919; thence easterly along the northerly line of said parcel to the northeast corner thereof; thence southerly along the easterly line of said parcel to its intersection with the northerly line of the parcel described in that certain grant deed recorded on December 11, 1997 in Instrument No. 1997-0029516; thence easterly along the northerly line of said parcel to the northeast corner thereof; thence southerly along the easterly line of said parcel to its intersection with the Napa/Solano County line; thence westerly, southerly and westerly along the Napa/Solano County line to the point of beginning.

#### **SECTION 6. Graphic depiction.**

A graphic depiction of the ward boundaries established is shown on maps 1 and 2 entitled “2011 Napa County RPOSD Wards.”

#### **SECTION 7.** This ordinance shall take effect thirty (30) days after its passage.

**SECTION 8.** A summary of this ordinance shall be published at least once five days before adoption and at least once before the expiration of 15 days after its passage in the Napa Register, a newspaper of general circulation published in the County of Napa, together with the names of members voting for and against the same.

The foregoing Ordinance was introduced and read at a regular meeting of the Board of Directors of the Napa County Regional Park and Open Space District, held on the 10th day of October, 2011, and passed at a regular meeting of the Board of Directors of the Napa County Regional Park and Open Space District, held on the \_\_\_th day of \_\_\_\_\_, 2011, by the following vote:

AYES: DIRECTORS \_\_\_\_\_  
\_\_\_\_\_

NOES: DIRECTORS \_\_\_\_\_

ABSTAIN: DIRECTORS \_\_\_\_\_

ABSENT: DIRECTORS \_\_\_\_\_

\_\_\_\_\_  
MYRNA ABRAMOWICZ, President  
Napa County Regional Park and Open Space District

ATTEST: MELISSA GRAY  
District Secretary

By: \_\_\_\_\_

**APPROVED AS TO FORM**  
**Office of District Counsel**

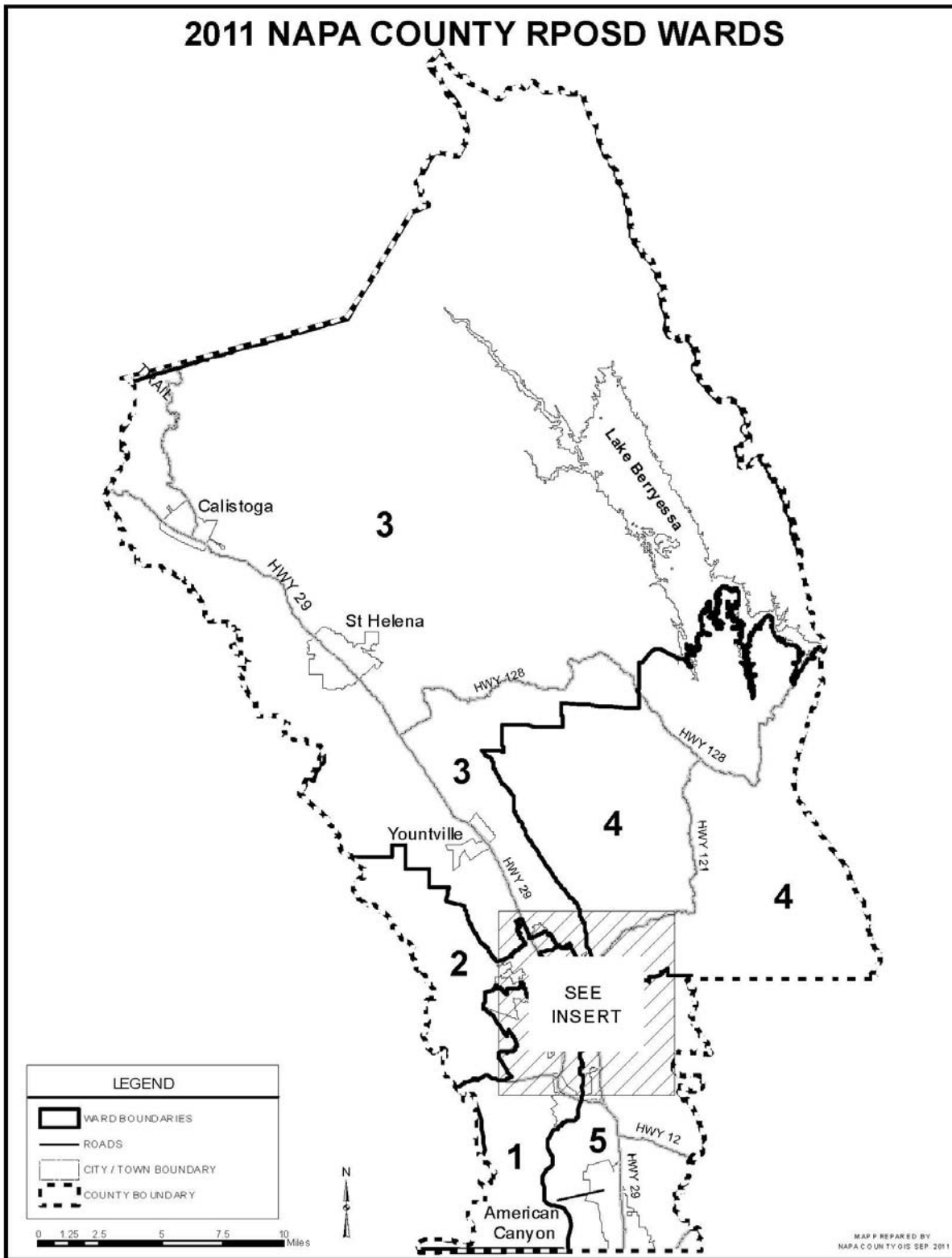
By: Chris R.Y. Apallas (by e-signature)  
Deputy County Counsel

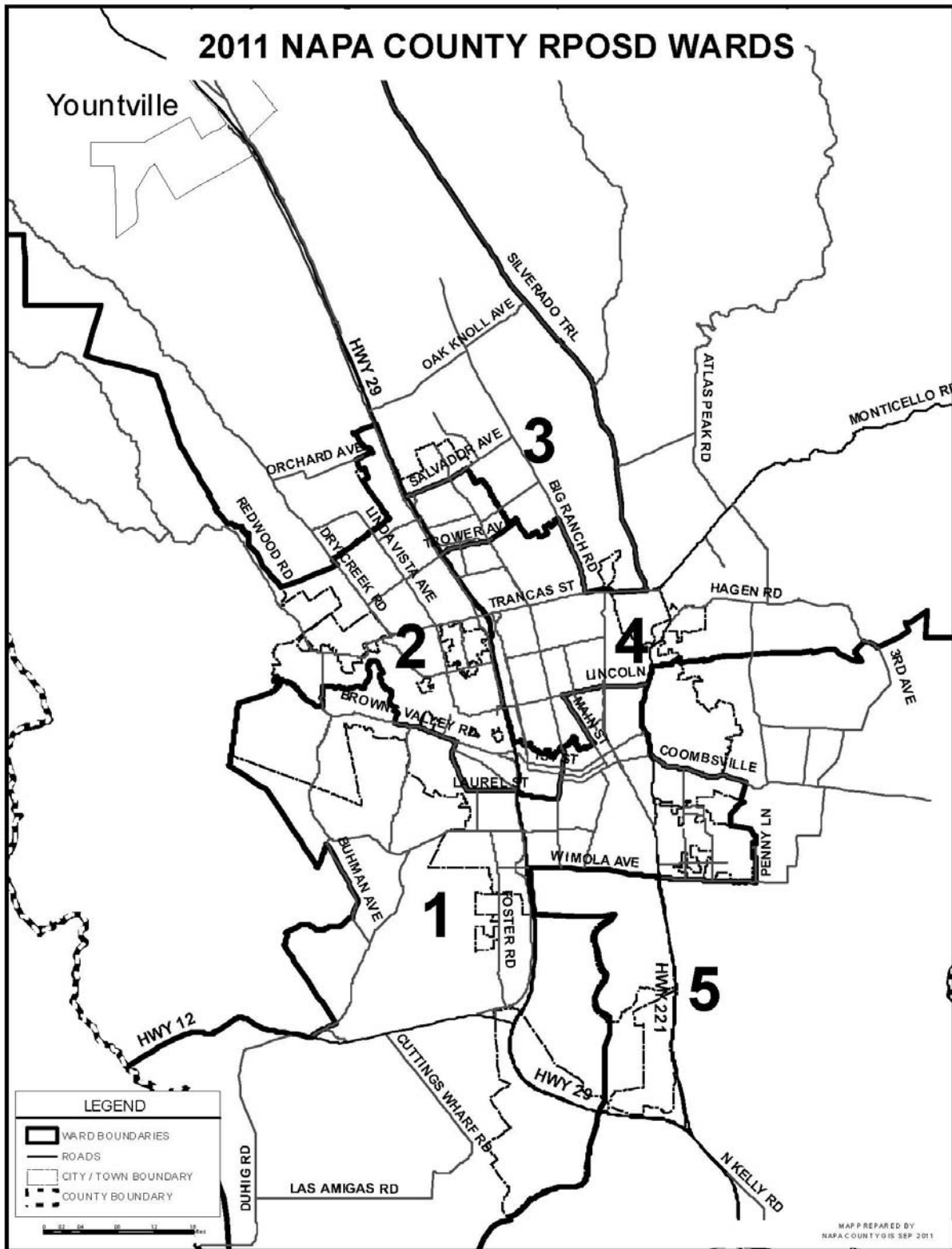
Date: September 21, 2011

I HEREBY CERTIFY THAT THE ORDINANCE ABOVE WAS POSTED IN THE OFFICE

OF THE DISTRICT SECRETARY IN THE ADMINISTRATIVE BUILDING, 1195 THIRD STREET ROOM 210, NAPA, CALIFORNIA ON \_\_\_\_\_.

\_\_\_\_\_,  
MELISSA GRAY, DISTRICT SECRETARY







Napa County Regional Park  
and Open Space District

Harold Kelly  
Director Ward One

Tony Norris  
Director Ward Two

Guy Kay  
Director Ward Three

Dave Finigan  
Director Ward Four

Myrna Abramowicz  
Director Ward Five

# MINUTES

## SPECIAL MEETING OF THE BOARD OF DIRECTIONS OF THE NAPA COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT AND THE BOARD OF SUPERVISORS OF THE COUNTY OF NAPA

Tuesday September 27, 2011 10:00 A.M.  
1195 Third Street, Third Floor, Napa, CA 94559

1. Call to Order and Roll Call

Meeting was called to order by Chair Myrna Abramowicz.  
Directors present: Tony Norris, Guy Kay, Harold Kelly and Myrna Abramowicz.  
Director Dave Finigan was excused.  
Staff present: John Woodbury, Melissa Gray.

2. Public Comment

None.

3. Action Items

A. Discussion and possible action concerning the proposal of the District to manage Bothe-Napa Valley State Park, and the Napa Valley State Parks Association to manage the Bale Grist Mill State Historic Park, and other related Supervisor/Director comments or concerns.  
General Manager John Woodbury made presentation. Testimony presented.  
Motion moved by Diane Dillon, seconded by Keith Caldwell, to endorse requested actions and staff recommendations. Motion passed 4 - 0, with Keith Caldwell, Bill Dodd, Diane Dillon, and Mark Luce voting yes / Brad Wagenknecht absent.

4. Adjournment

Meeting was adjourned to the regular Park & Open Space District Meeting of October 10, 2011.

~  
~  
~  
~  
~  
~







**Napa County Regional Park  
and Open Space District**

Harold Kelly—Vice President  
*Director Ward One*

Tony Norris  
*Director Ward Two*

Guy Kay  
*Director Ward Three*

Dave Finigan—President  
*Director Ward Four*

Myrna Abramowicz  
*Director Ward Five*

## MINUTES

### BOARD OF DIRECTORS REGULAR MEETING

Monday October 10, 2011 2:00 P.M.  
1195 Third Street, Third Floor, Napa, CA 94559

1. Call to Order

Meeting called to order.

Directors present: Harold Kelly, Tony Norris, Guy Kay, Dave Finigan and Myrna Abramowicz

Staff present: John Woodbury, Chris Apallas, Chris Cahill

2. Public Comment

None.

3. Set Matters

Public Hearing on and first reading of an ordinance approving changes to the Ward boundaries for the Board of Directors.

President Abramowicz opened the public hearing. There were no comments from the public, and the President closed the public hearing.

Directors voted to waive the full reading of the ordinance.

TN-GK-HK-DF-MA

Directors voted to approve the changes to the Ward boundaries for the Board of Directors as presented.

DF-GK-HK-TN-MA

4. Administrative Items

A. Consideration of and potential approval of Minutes of Board of Directors meeting of September 13, 2011.

Minutes were approved as presented.

TN-HK-GK-DF-MA

- B. Update and potential direction to staff regarding the planned closer of Bothe-Napa Valley State Park and the Bale Grist Mill State Historic Park, and the District's proposal to operate the two parks in partnership with the Napa Valley State Parks Association (oral report).  
*John Woodbury gave the report. Meeting with the State Parks was productive and they are favorable to proposal. Still waiting on some answers, but should know by the end of October. They have agreed to let us be the lead on CEQA, and they agree that they cannot require us to carry insurance on buildings that are not insurable. Water systems management is still being discussed. At the very least we will be handling maintenance and possibly water testing. We would have to comply with their marketing program, including no sponsorships or direct marketing with tobacco or alcohol. The alcohol may present a problem, but can be worked out.*
- C. Consideration and potential approval of contract for the preparation of plans and specifications for Camp Berryessa.  
*Directors voted to approve the contract with Psomas for the preparation of plans and specifications for Camp Berryessa.*
- D. Consideration and potential approval of a temporary trailer/equipment staging area Right of Entry Permit on the District's Stone Corral property for the Lake Berryessa Resort Improvement District.  
*Directors voted to approve a temporary trailer/equipment staging area Right of Entry Permit on the District's Stone Corral property for the Lake Berryessa Resort Improvement District.  
 TN-GK-HK-DF-MA*
- E. Consideration and potential approval of access and utility easements across the District's Stone Corral property to benefit parcels APN#015-080-011 and 015-200-032.  
*Directors voted to authorize the General Manager and/or Board President to execute access and utility easements across Stone Corral property.  
 GK-DF-TN-HK-MA*
- F. Update on potential donation of a 0.33 acre parcel located on Wagon Wheel Court in Lake Berryessa Estates (APN# 016-254-003)  
*John Woodbury gave the report. Property owner has not responded on the issue of a possible outstanding bonded indebtedness on the property. No action is recommended at this time. It is assumed there is a bonded indebtedness and owner has reconsidered.*
- G. Consideration and potential approval of agreement with the California Conservation Corp in the amount of \$14,500 to complete fencing for the Napa River and Bay Trail Phase I.  
*Directors voted to approve an agreement with the California Conservation Corps in the amount of \$14,500.  
 GK-TN-HK-DF-MA*

H. Receipt of report on expenditures, encumbrances, donations and grants approved by the General Manager.

John Woodbury presented the report.

I. Review of the District Projects Status Reports

John Woodbury reported on discussions regarding Bay Area Ridge Trail alignment, Bay Trail Project Phase 2, Bay Trail Project Phase 3 under Butler Bridge, Camp Berryessa, Historic Right of Way Analysis, Lake Hennessey, Moore Creek, Ecological Reserve and Oat Hill Mine Trail

5. Announcements by Board and Staff

- ▶ Chair Abramowicz and Directors Norris and Kay accepted an award of merit for the District from Napa County Landmarks at their annual meeting
- ▶ Director Kay reported that Cain cellars will take kids from River School to the Yountville reserve Friday. He was asked to come along to identify birds. He and Chino will attend. This is a good program where various companies adopt schools from Napa County, and coordinate educational field trips.

6. Agenda Planning

7. Adjournment

Meeting was adjourned to the Park & Open Space District Meeting on November 14, 2011.

---

MYRNA ABROMOWICZ, Board President

ATTEST:

---

SARAH MINAHEN, Acting District Secretary

Key

Vote: HK = Harold Kelly; TN = Tony Norris; GK = Guy Kay; DF = David Finigan; MA = Myrna Abramowicz

The maker of the motion and second are reflected respectively in the order of the recorded vote.

Notations under vote: N = No; A = Abstain; X = Excused



Napa County Regional Park  
and Open Space District

## STAFF REPORT

Date: November 14, 2011  
 Agenda Item: 4.C  
 Subject: Consideration and potential approval of revisions to the adopted budget for FY 2011-12, and receipt of FY 2011-12 first quarter financial actuals.

### Recommendation

Approve amendments to the budget for FY 2011-12 as shown in Exhibit B.

### Background

Exhibit A to this memo shows the adopted budget for the current fiscal year, as well as actual expenses for the first quarter of the year.

Since preparation of the budget, a variety of changes have occurred. The budget amendments shown in Exhibit B respond to those changed conditions, as well as make miscellaneous other corrections and refinements. A brief explanation of the adjustments is provided in the Notes at the bottom of Exhibit B.

The overall budget is proposed to increase approximately \$50,000. Of this, \$16,600 reflects revenues that were not anticipated (\$5,000 for easement at Putah Creek) or inadvertently not included in the original budget (\$11,600 for Moore Creek). The remainder is simply a timing issue between last fiscal year and the current year for the use of the Napa River and Bay Trail grant from the Natural Resources Agency.

One notable change in the budget relates to legal expenses. These have been running nearly 50% higher than initially budgeted; the extra costs are due to the amount of time which has been required to address legal issues related to the title issues we inherited when we accepted the Trincherro property donation.

It should be noted that at this time the budget still includes the entire \$1.55 million in grant funding that has been awarded for this project, since the cost of plan preparation and water well drilling will be incurred this year. Most likely the bulk of the construction will not occur until the next fiscal year or thereafter; once the timing for this project is more refined later in the fiscal year, staff will recommend revising this line item to reflect this reality.

The net effect of the proposed budget is that the contingency/special projects line must be reduced from \$60,000 to \$32,000 in order to keep the budget balanced. This is small contingency given the size of the budget.



Revenues

Description	Adopted 2011-12									Total
	Moore Creek	Oat Hill Mine Trail	Napa River and Bay Trail	Vine Trail	Camp Berryessa	Berryessa Vista	NRER	Putah Creek	General Fund	
0 Interest										\$0
1 Grant from Napa County	\$175,000	\$39,824	\$16,500	\$11,000	\$44,000	\$2,200	\$5,500	\$41,250	\$260,900	\$596,174
2 Elections Cost Grant from Napa County										\$0
3 State Coastal Conservancy Grants					\$1,500,000		\$50,000			\$1,550,000
4 Resources Agency Grant			\$900,000							\$900,000
5 Mead Foundation					\$50,000					\$50,000
6 TE grant										\$0
7 STP grant				\$211,000						\$211,000
8 Donations				\$28,000						\$28,000
9 Program Income										\$0
10 Special Projects Grant for Moore Creek										\$0
11 Use of District Reserves										\$0
12 <b>Total Revenue</b>	<b>\$175,000</b>	<b>\$39,824</b>	<b>\$916,500</b>	<b>\$250,000</b>	<b>\$1,594,000</b>	<b>\$2,200</b>	<b>\$55,500</b>	<b>\$41,250</b>	<b>\$260,900</b>	<b>\$3,335,174</b>

Description	Recommended Budget 2011-2012									Total
	Moore Creek	Oat Hill Mine Trail	Napa River and Bay Trail	Vine Trail	Camp Berryessa	Berryessa Vista	NRER	Putah Creek	General Fund	
0 Interest										\$0
1 Grant from Napa County	\$175,000	\$39,824	\$16,500	\$39,000	\$69,000	\$2,200	\$19,500	\$46,250	\$188,900	\$596,174
2 Elections Cost Grant from Napa County										\$0
3 State Coastal Conservancy Grants					\$1,500,000		\$50,000			\$1,550,000
4 Resources Agency Grant			\$963,135							\$963,135
5 Mead Foundation					\$50,000					\$50,000
6 TE grant										\$0
7 STP grant				\$211,000						\$211,000
8 Donations										\$0
9 Program Income	\$11,600							\$5,000		\$16,600
10 Special Projects Grant for Moore Creek										\$0
11 Use of District Reserves										\$0
12 <b>Total Revenue</b>	<b>\$186,600</b>	<b>\$39,824</b>	<b>\$979,635</b>	<b>\$250,000</b>	<b>\$1,619,000</b>	<b>\$2,200</b>	<b>\$69,500</b>	<b>\$51,250</b>	<b>\$188,900</b>	<b>\$3,386,909</b>

Expenses

Description	Adopted 2011-12									Total
	Moore Creek	Oat Hill Mine Trail	Napa River and Bay Trail	Vine Trail	Camp Berryessa	Berryessa Vista	NRER	Putah Creek	General Fund	
13 PROFESSIONAL SERVICES (COUNTY)	\$22,000	\$5,500	\$16,500	\$11,000	\$44,000	\$1,100	\$5,500	\$22,000	\$175,400	\$303,000
14 PROFESSIONAL SERVICES (NON-COUNTY)	\$50,000	\$4,000	\$53,000	\$239,000	\$120,000	\$1,000	\$10,000	\$5,000	8,000	\$490,000
15 CONSTRUCTION CONTRACTS	\$95,000	\$30,124	\$846,800		\$1,429,250		\$35,700			\$2,436,874
16 LEGAL EXPENSE									\$12,000	\$12,000
17 INSURANCE:LIABILITY	\$1,500								\$3,000	\$4,500
18 MEMBERSHIPS									\$1,500	\$1,500
19 OFFICE EXPENSE									\$1,000	\$1,000
20 MATERIALS AND SUPPLIES	\$5,500						\$4,000			\$9,500
21 UTILITIES	\$500									\$500
22 AUDIT AND ACCOUNTING SERVICES									\$10,000	\$10,000
23 ELECTION SERVICES										\$0
24 CONTINGENCIES/ SPECIAL PROJECTS								\$10,000	\$50,000	\$60,000
25 TRANSPORTATION & TRAV	\$500	\$200	\$200		\$750	\$100	\$300	\$750		\$2,800
27 TRAINING										\$0
28 FEES AND ASSESSMENTS									\$3,500	\$3,500
29 <b>Total Expenditures</b>	<b>\$175,000</b>	<b>\$39,824</b>	<b>\$916,500</b>	<b>\$250,000</b>	<b>\$1,594,000</b>	<b>\$2,200</b>	<b>\$55,500</b>	<b>\$41,250</b>	<b>\$260,900</b>	<b>\$3,335,174</b>

Description	Recommended Budget 2011-2012									Total
	Moore Creek	Oat Hill Mine Trail	Napa River and Bay Trail	Vine Trail	Camp Berryessa	Berryessa Vista	NRER	Putah Creek	General Fund	
13 PROFESSIONAL SERVICES (COUNTY)	\$22,000	\$5,500	\$16,500	\$11,000	\$69,000	\$1,100	\$5,500	\$32,000	\$120,400	\$283,000
14 PROFESSIONAL SERVICES (NON-COUNTY)	\$50,000	\$4,000	\$133,135		\$120,000	\$1,000	\$24,000	\$5,000	8,000	\$345,135
15 CONSTRUCTION CONTRACTS	\$104,600	\$30,124	\$829,800	\$239,000	\$1,429,250		\$35,700			\$2,668,474
16 LEGAL EXPENSE									\$23,000	\$23,000
17 INSURANCE:LIABILITY	\$1,500								\$3,000	\$4,500
18 MEMBERSHIPS									\$1,500	\$1,500
19 OFFICE EXPENSE									\$1,000	\$1,000
20 MATERIALS AND SUPPLIES	\$5,500						\$4,000			\$9,500
21 UTILITIES	\$2,500									\$2,500
22 AUDIT AND ACCOUNTING SERVICES									\$10,000	\$10,000
23 ELECTION SERVICES										\$0
24 CONTINGENCIES/ SPECIAL PROJECTS								\$10,000	\$22,000	\$32,000
25 TRANSPORTATION & TRAV	\$500	\$200	\$200		\$750	\$100	\$300	\$750		\$2,800
27 TRAINING										\$0
28 FEES AND ASSESSMENTS									\$3,500	\$3,500
29 <b>Total Expenditures</b>	<b>\$186,600</b>	<b>\$39,824</b>	<b>\$979,635</b>	<b>\$250,000</b>	<b>\$1,619,000</b>	<b>\$2,200</b>	<b>\$69,500</b>	<b>\$51,250</b>	<b>\$188,900</b>	<b>\$3,386,909</b>

Adjustments

- Line 24, GF, reduce contingency by \$500, increase transportation by \$500 (oversight in original budget)
- Line 1, NRER, add \$14,000 for total of \$19,500 to pay for USS, UVWMA, Options 3 (oversight in original budget)
- Line 1, Putah Creek, increase by \$5,000 for a total of \$46,250 (reflects expected \$5,000 payment for easement)
- Line 14, nrer, ADD \$14,000 TO \$10,000 for a total of \$24,000 (oversight in original budget)
- Sheet 2, project manager expense, reduce total cost from \$90,000 to \$70,000: \$25,000 for CB, \$10,000 for Putah Creek, and \$35,000 for GF (original budget based on estimate; revised based on actual and updated county costs)
- Line 13, PC, increase by \$10,000 for total of \$32,000 (reflects distribution of project manager time to projects)
- Line 1, GF, reduce by \$19,000 (for NRER and Putah Creek) and by \$25,000 (for CB increase); decrease by \$14,000 to stay within grant amount adjustments needed to balance budget given other changes)
- Line 1 and 8, Vine Trail, shift the \$28,000 in projected revenue from Donations to Napa County grant
- Camp Berryessa, Line 1: increase by \$25,000 to \$69,000 (reflects allocation of project manager time)
- Camp Berryessa, Line 13, increase by \$25,000 to \$69,000 (allocation of project manager time)
- Line 9, Putah Creek, add \$5,000 (revenue expected from Vincent/Fifield/King easement)
- NRBT, Lines 4, Line 27, and Line 28, correct to reflect actual amounts for this fiscal year after what was spent last fiscal year.
- Line 16, GF, increase by \$11,000 (legal costs have been running much higher this year to resolve issues with Trincherro property donation)
- Line 9, MC, increase \$9,600 for rent, \$1000 for grazing lease, and \$1,000 for caretaker utility reimbursement (corrects oversight in original budget)
- Line 15, MC, increase by \$11,000 to \$105,600 (extra funds available to project due to accounting for rental income)
- Line 22, MC, increase by \$2,000 (due to extra caretaker utility costs, and higher broadband service cost)



Napa County Regional Park  
and Open Space District

## STAFF REPORT

Date: November 14, 2011  
 Agenda Item: 4.H  
 Subject: Receipt of report on expenditures, encumbrances, donations and grants approved by the General Manager

### Recommendation

Receive the report.

### Background

Section III.A (7) authorizes the General Manager to bind the district for supplies, materials, labor and other valuable consideration, in accordance with board policy and the adopted District budget, up to \$10,000 for non-construction purposes and up to \$25,000 for construction purposes, provided that all such expenditures are subsequently reported to the Board of Directors. Section III.A(8) of the By-Laws authorizes the General Manager to apply for grants and receive donations, subject to reporting such actions to the Board of Directors. Pursuant to this authorization, the following information is provided to the Board.

10/6/2011	AP00222004	MC--service call	OAKVILLE PUMP SERVICE	\$105.00
10/25/2011	AP00222615	MC Sept. expenses reimbursement	CJ YIP & ASSOCIATES	\$390.61
11/2/2011	AP00222849	MC materialsreimbursement	JOHN WOODBURY	\$536.57
10/12/2011	AP00222237	NRER—QR code web setup	RYAN WRITING	\$2,000.00
10/25/2011	AP00222615	NRBT—seeds reimbursement	HEDGEROW FARMS	\$181.29
11/2/2011	AP00222849	NRBT—lock reimbursement	JOHN WOODBURY	\$29.61

In addition to the above, the General Manager approved change orders to the contract with Magiorra and Ghilotti for the Napa River and Bay Trail construction. The original contract was for \$724,949; change orders totalling \$26,571 have been approved. The change orders were to add paving to two areas where interpretive panels will be located, and to correct minor discrepancies in the plans and specifications.



Napa County Regional Park and Open Space District

Plan of Projects  
**Status Report**

November 14, 2011

Name of Project	Description	Status
Bay Area Ridge Trail Realignment	Amendment to the proposed alignment of the Bay Area Ridge Trail extend north to the Oat Hill Mine Trail	Ridge Trail Board has approved evaluating the amended alignment. District staff is working with the Ridge Trail and other partners to prepare the evaluation. Sonoma County agency staff have prepared an initial analysis of trail alignments on the Sonoma side of the Napa-Sonoma border. <u>A proposed realignment for the Napa portion of the route has been prepared and is now under review by Ridge Trail and Sonoma staff, and should be available for BOD review in the near future.</u>
Bay/River Trail -- American Canyon to Napa	An 8+ mile recreational trail between the cities of American Canyon and Napa generally following the Napa River and interior levees of associated wetlands.	<p>Phase One--Euclptus Drive to Green Island Road All permits and contracts in place. <u>Maggiore and Ghilotti has completed 85% of the construction. The CCC is 95% complete with installing fencing around the landfill. The text and layout of the interpretive panels has been completed; fabrication should start in December.</u> Trail construction is scheduled to be complete by <u>December 2011</u>, with the interpretive elements completed by <u>January 2012</u>. A soft opening may take place in January, with the formal opening on April 7, 2012.</p> <p>Phase Two--Green Island Road to Soscol Ferry Road Questa has completed a revised the draft PUC permit application for a public crossing of the SMART tracks. SMART, NRCA and the PUC have verbally agreed to allow the railroad crossing; formal concurrence is now being sought. District staff is continuing to work with SMART to get their formal approval. LSA Associates has completed a biological survey for the Fagan Marsh area; based on the results, DFG has indicated they do not want the trail alignment to follow the levee on the north side of Fagan Marsh; District staff is now reviewing the feasibility of an alternative alignment. DFG, the Bay Trail Project and the Coastal Conservancy are funding the preparation of the supplemental environmental analysis for the section of the trail next to DFG's ponds 9 and 10; this work is being handled by Ducks Unlimited on behalf of DFG. District staff met with the involved parties on May 25, 2011 and again on <u>November 9, 2011</u> to resolve questions, <u>and is continuing to meet to address questions about the scope of additional CEQA review.</u> District staff together with Napa Sanitation District staff toured two other water treatment facilities that have segments of the Bay Trail going through or past their facilities.</p> <p>Phase Three--Soscol Ferry Road to Napa Pipe All permits and permissions have been obtained, and construction bid documents are done. <u>Caltrans has determined the project is eligible for federal Transportation Enhancements grant funds, and has approved NEPA review for the project. Next step is to get the funding formally appropriated by MTC. The goal is to to construct the project May-September in 2012.</u></p>
Berryessa Estates	Acquire 480 acres next to Berryessa Estates from BLM at no fee through their Recreation and Public Purpose Act procedure. Would serve as a wilderness park for local residents eventually be the northern trailhead for a trail between Berryess Estates and Pope Canyon.	The District met with BLM in mid-January 2011 to discuss how to speed up BLM's process for the no-fee transfer of this property. Another meeting was held August 5, 2011 to try and speed up the BLM processing of this application. CDF and the Pope Valley Volunteer Fire Department have added a proposal to construct a fire substation on a corner of the property. A community meeting was held March 2009 to get input from the community. The District has completed the donation to the District of a small, 0.2 acre property that provides critical access to the northeast corner of the property. The District has allowed excess soil from a nearby public project to be disposed of on this property, which saves them money and facilitates the eventual construction of the fire substation; staff is working on a drainage easement to the County to assure the County takes care of the extension of the storm drain under this new fill. CDF crews did extensive fire break work in 2009 to protect the residences next to the BLM land.
Berryessa Vista	Planning and stewardship of this 224 acre wilderness park.	Volunteers working with the District have completed detailed GIS mapping showing all existing roads, creek crossings, vista points and potential campsites. Continuing damage by off-road vehicles trespassing on the property was noted; staff is developing a plan for how to stop the trespass. As a first step, a letter was sent to all property owners in that area introducing the District, explaining the deed restriction prohibiting off road vehicles, and asking for their cooperation. No further work is anticipated until Lake Berryessa Trail planning is completed by Berryessa Trails and Conservation. An inholding between the District's property and BLM property is available for purchase; the land trust has agreed to pursue purchase of the property, with the understanding that the District is interested in acquiring the property from the land trust at a futree date when funding is available.

<p>Blue Ridge/Berryess Peak Trail</p> <p>Obtain right of way and construct trail to provide public access to extensive federal lands on Blue Ridge and to Berryessa Peak</p>	<p>Obtained donated trail easement from the Ahmann family to close gaps between existing public lands on Blue Ridge. Undertook a reconnaissance of the trail route in December 2008. Based on this reconnaissance, a revised easement description was drafted, approved by the landowner and recorded. Botanical surveys field work needed for CEQA review is complete. At Negative Declaration and Use Permit hearing was approved December 16, 2009 by the County Planning Commission. An Operations and Management Plan has been approved by the property owner and the District. District staff and volunteers have flagged the route of the trail through the Ahmann property. There have been volunteer trail building work parties in November 2010 and January, February and March and April 2011. BLM staff on April 11th inspected the proposed trail alignment where it crosses BLM land, and is expected to issue their environmental clearance in the near future. District and BLM staff meet on August 5, 2011 to determine how to speed completion of BLM review of this project. Pending BLM approval, trail construction is scheduled to resume in the fall of 2011. BLM's biologist inspected the alignment on September 17, 2011.</p>
<p>Camp Berryessa</p> <p>Redevelopment of former Boy Scout Camp into a group/environmental education camp.</p>	<p>CEQA and NEPA review is complete, as is the Use Agreement between the District and Reclamation. A grant for \$50,000 to help with construction has been provided by the Mead Foundation, together with a \$1.5 million grant from the State Coastal Conservancy. <u>The contract for preparation of plans and specifications was approved by the Board at its October meeting. A meeting of potential future users was held September 22, 2011.</u> The camp will likely open in 2013.</p>
<p>District Non-profit Foundation</p> <p>Organize a non-profit foundation to raise funds for District projects</p>	<p>The District Board has approved the goals, objectives and basic structure for a non-profit foundation to assist the District with fundraising. Board members are contacting potential future members of the foundation governing board.</p>
<p>Historic ROW Analysis</p> <p>Study to determine location and status of historic road Rights-of-Way and whether they have value as non-motorized recreational trails</p>	<p>Staff has completed a comprehensive review of historic rights-of-way, and is now focusing attention on those which have greatest potential.</p>
<p>Lake Hennessey North Shore Trails</p> <p>Would open up several miles of existing dirt access road, and construct approximately 1 mile of new single track trail, into a loop trail system on the north side of Lake Hennessey, and connecting to the planned Moore Creek Open Space Park trail system.</p>	<p>The Napa City Council in November, 2009 directed city staff to work with the District to finalize an agreement for the proposed Hennessey trails. A plant survey of the new section of trail was completed on April 3, 2010. City and District staff have come to an agreement on the extent of improvements and operational parameters, and are now working to complete a draft agreement for approval by both agencies; the date for consideration by the City Council has been delayed until December of 2011, because City staff are currently focused on hearings on proposed water rate increases. The District approved a Mitigated Negative Declaration on February 14, 2011. The earliest this area could be opened to the public is summer of 2013.</p>
<p>Moore Creek Open Space Park Development</p> <p>Development of open space park on 673 acres acquired by the District adjacent to City of Napa watershed lands at Lake Hennessey to protect habitat, provide recreational trails, and overnight camping facilities.</p>	<p>All discretionary permits have been obtained, and park improvements are underway. The County road department began installing approximately 1/4 mile of asphalt the week of November 7, 2011. <u>The geotechnical analysis for the restroom facilities is complete, and the plans and specifications are nearly complete.</u> The design of the new septic system for the ranch house has been submitted to the Regional Water Quality Control Board for review and approval. <u>The surveyor for eastern boundary survey restarted work the beginning of November, and the survey is reportedly complete, but the work has not yet been inspected by staff.</u> The park is expected to open to the public by the spring of 2012.</p>
<p>Napa River Ecological Reserve Restoration</p> <p>Remove invasive plants and restore native vegetation in the entryway meadow, replace damaged signage and information panels, restorate the interior trail and interpretive elements, and if feasible install a seasonal bridge, using a \$100,000 grant from the State Coastal Conservancy.</p>	<p>The California Conservation Corps completed a first round of mechanical weed removal and installed an all-weather surface on the trail from the parking area to the river levee, in May 2010. In June the CCC did follow up chemical spraying and completed construction of the interpretive path. Additional invasive weed removal was done by volunteers on two weekends in September 2010. The District assisted Audubon coordinate a volunteer project on November 6, 2010 to prepare new maps showing the location of invasive species on the southwest side of the river and continue removal of invasive plants. The District has used grant funding to bring numerous school classes to the site to study ecology of the area and assist with the habitat restoration. A 50 volunteer work party did additional invasive plant removal on April 30, 2011. Staff met with invasive plant control specialists on June 3, 2011 to evaluate eradication efforts to date and plan next steps. Staff is continuing to work with local teachers to development curriculum and set up educational field trips. Native plant cuttings gathered from the reserve are being propagated in preparation for planting this fall. Supplemental grant funding for the restoration work was awarded to the District by the County Wildlife Commission. The Conservancy has also indicated a willingness to extend the termination date for their grant, in light of the delays to the project caused by the State's budget problems. <u>DFG has agreed to a simplified approval process for scheduling field trips and work parties.</u></p>
<p>Oat Hill Mine Trail</p> <p>Improvements to first 1/2 mile of trail next to Calistoga</p>	<p>The litigation holding up this project has been successfully concluded, meaning the District can now complete repairs to the first 1/2 mile of the trail. Because of the cash flow needs of the Napa River and Bay Trail project, completion of the work on the Oat Hill Mine will be delayed until May 2012.</p>
<p>Oat Hill Mine Trail</p> <p>Transfer of 40 acre parcel from BLM</p>	<p>The District in 2008 applied to BLM for a non-fee transfer to the District of a 40 acre parcel at Maple Springs on the Oat Hill Mine Trail; this application is pending. Staff met with BLM in February 2011 to discuss how to speed up this transfer; another meeting with the same topic was held August 5, 2011.</p>

<p>Rector Ridge/Stags Leap Ridge Trail</p> <p>Construction of staging area and 6+ miles of Ridge Trail climbing east from Silverado Trail near Rector Creek.</p>	<p>CEQA on this project was completed several years ago--staff is preparing an update to the Negative Declaration due to the passage of time since the original approval. The project concept has been approved by the District Board, and is being positively viewed by the Veterans Home administration. Veterans Home staff have been having difficulty figuring out what approval process is needed, because of ongoing discussions at the state level about the appropriate roles and future programs for the Veterans Home. District and Veterans Home staff have discussed possible short-terms steps that can be taken to get the project moving. Key management staff at the Veterans Home retired in November 2010, so progress is delayed pending the filling of their vacant positions.</p>
<p>River to Ridge Trail</p> <p>Lot line adjustment to legalize River to Ridge Trail as constructed (it currently encroaches on private property in two locations)</p>	<p>Deeds accomplishing the adjustment in property boundaries between Syar and the State have been recorded. If the County ends up not being able to purchase Skyline Park, including the area with the River to Ridge Trail, then the County and the state will need to record a new trail alignment easement description.</p>
<p>Skyline Park Protection</p> <p>Purchase of Skyline Park from the State</p>	<p>Three past legislative efforts to authorize sale to the County failed due to unrelated disagreements between the state legislature and administration. Separately, the County in September 2009 approved a new park overlay zone and an updated Master Plan for Skyline Park. A fourth legislative effort by Assemblymember Evans in 2010, sponsored by Napa County and supported by the District, was approved by the legislature and signed by the Governor. The County and state General Services have agreed on an appraisal process for determining the fair market value purchase price. <u>The County has retained an appraiser acceptable to the State, and the appraisal is underway.</u></p>
<p>Spanish Valley, Crystal Flats and Stone Corral</p> <p>Planning for 3,400 acres of open space donated by Bob and Evalyn Trincherro</p>	<p>Staff met with key community leaders from Lake Berryessa Estates on February 6 and March 6, 2011. A public session was held April 21st at the Pope Valley Farm Center. The District has negotiated an easement across the District's Stone Corral property to resolve one of the clouds on the title to this land; this easement was approved by the Board at its October meeting, <u>but is still not finalized due to disagreements over insurance and indemnification provisions. Staff is scheduled to meet with the LBRPOA Board on November 13th to discuss use of the Crystal Flats and Stone Corral areas.</u></p>
<p><u>State Parks</u></p> <p>Assume management of Bothe-Napa Valley State Park and keep it and the Bale Grist Mill open</p>	<p>Proposal submitted to State Parks on August 23, 2011. Met with St. Helena Star Editorial Board. <u>The County Board of Supervisors endorsed the proposal on September 27, 2011. State Parks on November 3, 2011 indicated they would negotiate an agreement with the District to operate Bothe-Napa Valley State park, and the Napa Valley State Parks Association to operate the Bale Grist Mill State Historic Park. The proposal currently has the District taking over operations on April 1, 2012.</u></p>
<p>Vallejo Lakes</p> <p>Possible purchase of 1100 acres of surplus Vallejo Water District lands, of which 200 acres are located in Napa County</p>	<p>Staff-level discussions between the District, the Land Trust of Napa County, the County of Solano and the Solano Land Trust indicate a common desire to work together to purchase this property adjacent to Skyline Park. The City Council of the City of Vallejo has officially authorized staff to pursue surplus of the property. District staff and our partners are continuing to research issues related to the property, including potential public access locations, potential trail alignments, and easements and other encumbrances which affect the property. The State Coastal Conservancy has indicated an interest in assisting with the funding necessary to purchase the property. The City of Vallejo has hired an appraiser to prepare an estimate of the property's fair market value. The surplus process has slowed down due to new discussions between the City and residents of Green Valley over overall water supply arrangements. District staff met with Solano Land Trust staff on September 7, 2011 to discuss project status and next steps. <u>The District's analysis of County ROW's with potential for recreational trails identified a potential ROW through the Vallejo Lakes property; staff will continue to investigate the feasibility of using this ROW in the future.</u></p>
<p>Vine Trail</p> <p>A Class I bicycle/pedestrian path extending from Calistoga to the Vallejo Ferry Terminal sponsored by the Vine Trail Coalition, of which the District is a participating member.</p>	<p>The District has entered into an MOU with the Vine Trail Coalition to provide assistance as requested by the Coalition in receiving funds, preparing plans and environmental documents, constructing and operating the trail. The District, the Bay Area Ridge Trail, the San Francisco Bay Trail and the Vine Trail Coalition have prepared a joint Case Statement for the combined trail network for fundraising purposes. The District on February 5, 2010 submitted an appropriations request for FY 2011 to Senator Feinstein, and a similar request to Congressman Thompson on February 26, 2010 on behalf of the Vine Trail Coalition. The Metropolitan Transportation Commission has included \$211,000 in the Transportation Improvement Plan for FY 10-11 to fund preliminary engineering work on the trail between Yountville and the center of the City of Napa, and the Coalition in September voted to provide the grant's required \$28,000 non-federal match. Another \$183,000 in federal Transportation Enhancements fund is available to construct the section of the trail under the Butler Bridge. NCTPA will act as pass-through for both of these grants, since Caltrans has not been willing to enter into a Master Agreement with the District. Staff is currently working through the paperwork required by Caltrans for this grant. The Vine Trail won a \$2 million-plus grant from the U.S. Dept of Transportation; these funds will be used to start construction of the trail segment between Napa and Yountville.</p>

## Completed Projects

Berryessa Vista Acquisition	Purchase of 224 acres from the Land Trust of Napa County for use as a public park completed in early 2008 using State Prop 12 funds.
Connolly Ranch	Construction of patio, restrooms and cooking facilities completed in 2008 using State Prop 12 funds.
Oat Hill Mine Trail	The Oat Hill Mine Trail was formally opened in May Of 2008, after a major volunteer work party doing signage installation, brush removal and erosion control.
Linda Falls	Conservation easement accepted in spring 2008 from Land Trust of Napa County to provide additional protection for this 39 acre property, which is owned by the land trust
Master Plan Development	The Master Plan for 2008-2013 was approved in January 2009
Milliken Reservoir Trails and Picnic Area Feasibility Study	The feasibility study has been completed, and accepted by the Board of Directors. The Napa City Council in November, 2009 approved city staff recommendation to hold off on the Milliken Reservoir trails project until the Hennessey trail project is up and running.
	Would construct approximately 3 miles of Bay Area Ridge Trail plus additional feeder and loop trails, along with a staging and picnic area
Moore Creek Open Space Park	Acquisition of 673 acres in the Moore Creek Watershed completed in December 2008. Trail reroute to remove two stream crossings mostly completed in May 2009. New heater installed in gatehouse in April 2009.
Napa River Ecological Reserve Improvements	Parking area paved, and rock barrier installed to control vehicular access in 2007. Trash enclosure constructed and entry signs restored by volunteers in 2008. Deteriorated kiosk removed in 2008. The District in July 2008 assumed the County's role in managing the preserve under the joint management agreement with DFG. A new maintenance contract with the non-profit organization Options 3 was started in January 2009. The old deteriorated information kiosk, which had become a serious eyesore, was removed in November 2008.
Napa River Flood Control Easement	Conservation easement accepted by District in 2007 to facilitate Flood District project and grant funding
Newell Preserve Improvements	As part of the arrangement with the land trust on the District's purchase of Berryessa Vista, the land trust was willing to use some of the proceeds from the transaction to fund a well pump and distribution system at the Preserve. However, the first well drilled by the City of American Canyon came up dry. The City has dropped plans for digging any more test wells.
	Provide on-site water supply for group campground for cattle
River to Ridge Trail Enhancements	Installation of animal silhouettes along the entryway fence illustrating the types of birds and mammals that can be found in the area completed by Eagle Scout candidate in 2008. In November 2008 five Valley Oak trees were planted at the Highway 221 entrance to the trail with the assistance of a volunteer from CNPS.
River to Ridge Trail Entrance Enhancements	A new information kiosk was installed at the entrance in December 2008 as part of a Boy Scout project. Several Live Oak seedlings were donated by CNPS and have been planted at the entrance to improve its appearance.
Skyline Park Road and Trail Improvements	Erosion control work on Lake Marie Road, and paving of campground loop road, completed in 2007 using State Prop 12 funds.
Skyline Park Concessionaire Agreement Renewal	District staff negotiated renewal of concessionaire agreement on behalf of the County. The renewal involved changes to the fee schedule and amendments to and approval of subagreements with three non-profit partner organizations.
Skyline Park Trail Improvements	Staff worked with SPCA and V-O-CAL to sponsor a weekend work party on October 15-17, 2010. Approximately 110 volunteers worked to reroute and repair trails experiencing serious erosion problems. SPCA is donating \$1,000 toward expenses.
	Major volunteer event to reroute and repair trails
Skyline Park Facility Improvements	The proposals for a second greenhouse and a covered arena were approved by the Department of General Services and by the County Board of Supervisors. The sponsors of these projects are now raising funds for implementation.
	Partner-sponsored improvement include a second greenhouse and a covered equestrian arena.
<u>River to Ridge Trail</u>	Correct drainage problems to trail can be used year-round. Two volunteer work weekends in March and April and two more in May of 2010 were organized by the District to clear brush, improve drainage, and surface about 300 feet of the trail with quarry fines to control problems with mud. <u>Volunteers completed additional work in August 2011.</u>
South Napa Wetlands Habitat Area	Transfer was approved in concept by the flood control district, and Park District staff prepared the first draft of a transfer agreement. Subsequently, attorney's for the flood district concluded it would be better from their perspective for the flood district to retain ownership of the property, due to their ongoing maintenance obligations.
	Transfer to the District those wetlands owned by the Napa County flood control district between the Napa River, Highway 29 and Newport Drive for use as habitat and nature-based recreation.

Trichero Open Space Acquisition

Donation of 3,400 acres of open space to the District by Bob and Evalyn Trinchero

The donation was completed on December 29, 2010. A related granting of an access easement to the Lake Berryessa Resort Improvement District was completed in mid-January 2011.

Wild Lake Ranch

Assist land trust with planning and possible joint management of trails, camping and picnic areas.

The District participated in the development of a strategic plan for the property, together with other public lands in the area, that was led by the Land Trust of Napa County. The land trust has decided, at least for the near term, to manage the Wildlake-Duff property itself.