



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

Karen Turjanis  
*Director, Ward One*

Tony Norris  
*Director, Ward Two*

Michael Haley  
*Director, Ward Three*

Dave Finigan  
*Director, Ward Four*

Barry Christian  
*Director, Ward Five*

## AGENDA

### BOARD OF DIRECTORS REGULAR MEETING

Monday, February 9, 2015 at 2:00 P.M.

NCTPA, 625 Burnell Street, Napa, Calif. 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 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 NCRPOSD Office at 1195 Third Street, Suite 210, Napa, California 94559, Monday through Friday, between the hours of 8:00 a.m. and 4:30 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 §§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

none

## 4. Administrative Items

- a. Consideration and potential approval of Minutes of the Board of Directors regular meeting of January 12, 2015.
- b. Consideration and potential approval of an option agreement with the Corona/Twin Peaks Historical Association LLC concerning the Corona and Twin Peak Mine Properties.
- c. Update on the progress of the Park and Open Space District Advisory Committee (oral report)
- d. Update on the proposed Syar Quarry expansion and potential direction to staff (oral report).
- e. Receipt of report on expenditures, encumbrances, donations, and grants approved by District staff.
- f. Receipt of monthly report for Bothe-Napa Valley State Park and the Bale Grist Mill State Historic Park.
- g. 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. Other than to determine whether and when such matters should be agendized, no action will be taken by the Board on these items unless specifically noted otherwise.*

## 7. Adjournment



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

Karen Turjanis  
Director, Ward One

Tony Norris  
Director, Ward Two

Michael Haley  
Director, Ward Three

Dave Finigan  
Director, Ward Four

Barry Christian  
Director, Ward Five

## MINUTES

### BOARD OF DIRECTORS REGULAR MEETING

Monday, January 12, 2015 at 2:00 P.M.

NCTPA, 625 Burnell Street, Napa, CA 94559

1. Call to Order and Roll Call

Directors present: Karen Bower-Turjanis, Barry Christian, Tony Norris, Michael Haley and Dave Finigan.  
Staff present: John Woodbury, Chris Apallas, Chris Cahill and Melissa Frost.

2. Public Comment

Dorothy Glaros thanked the Directors for their service, for looking out for Napa county, and for speaking against adoption of the Syar Quarry Expansion EIR at the January 7, 2015 Napa County Planning Commission meeting.

3. Set Matters

None

4. Administrative Items

- a. Consideration and potential approval of Minutes of the Board of Directors regular meeting of December 8, 2014.  
Minutes were approved as presented.  
TN-MH-KBT-BC-DF
- b. Update on the progress of the Park and Open Space District Advisory Committee (oral report)  
John Woodbury gave the report and handed out a spreadsheet summarizing the financial history of the District. No formal action taken.
- c. Update on the proposed Syar Quarry expansion and potential direction to staff (oral report).  
President Dave Finigan shared that he and Director Tony Norris spoke on behalf of the District at the Napa County Planning Commission meeting. The Syar Quarry Expansion item was continued and a final EIR will be presented at the February 18, 2015 Napa County Planning Commission meeting.

- d. Update on planning for the District's Year Eight Celebration (oral report).  
Directors shared that everything was in order and that they were all looking forward to the evening's celebrations.
- e. Receipt of report on expenditures, encumbrances, donations, and grants approved by District staff.  
John Woodbury gave the report. No action taken.
- f. Receipt of monthly report for Bothe-Napa Valley State Park and the Bale Grist Mill State Historic Park.  
John Woodbury gave the report. No action taken.
- g. Review of the District Projects Status.  
John Woodbury gave the report with discussions on Camp Berryessa, Cedar Roughts, Lake Hennessey, Moore Creek, Valentine Vista Trail project, Berryessa Vista, Berryessa Peak Trail, and the Bay Area Ridge Trail Ridge, Skyline Park and Kirkland Ranch Acquisition.

5. Announcements by Board and Staff

- John Woodbury announced that the State Trails Conference will be held in Yosemite National Park for 2015
- Dave Finigan announced that he and John Woodbury made a presentation on the District to the Napa County League of Governments

6. Agenda Planning

The Syar Quarry Expansion item was continued to the February 18, 2015 Planning Commission Meeting.

7. Adjournment

Adjourned to the regular Park and Open Space District meeting of February 12, 2015.

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DAVE FINIGAN, Board President

ATTEST:

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MELISSA FROST, District Secretary

Key

Vote: MH = Michael Haley; TN = Tony Norris; BC = Barry Christian; DF = David Finigan; KBT = Karen Bower Turjanis

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

*By:* Chris Cahill  
*Date:* February 9, 2015  
*Item:* 4b  
*Subject:* Consideration and potential approval of an option agreement with the Corona/Twin Peaks Historical Association LLC concerning the Corona and Twin Peak Mine Properties.

### RECOMMENDATION

1. Find that this action is not a project under CEQA.
2. Approve an option agreement with the Corona/Twin Peaks Historical Association LLC, authorize the General Manager to sign the agreement and any associated documents, and clarify that any eventual exercise of the option will require separate Board approval.

### ENVIRONMENTAL DETERMINATION

**Not a Project.** The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

### BACKGROUND

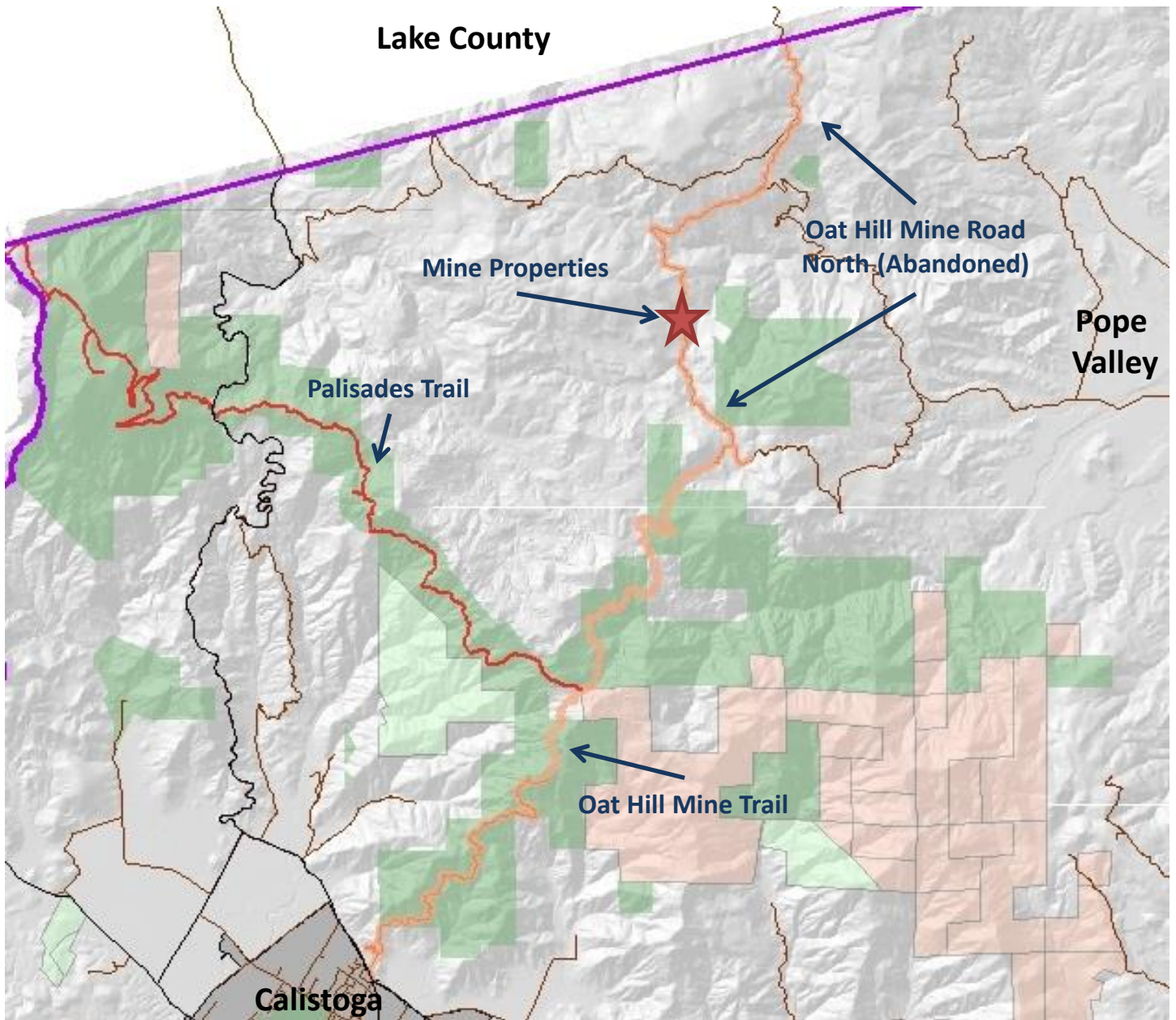
The Corona and Twin Peaks Mines are inactive mercury mines last operated in the 1970s and 1940s, respectively. This private property, previously owned by mining geologist John Livermore, is an important component of the District's long range trail planning, connecting two pieces of Palisades-area public land and potentially allowing for a continuous trail running from Calistoga through to both Pope Valley and Lake County. In 2008 Napa County exercised its reserved easement rights to reopen the southern section of the former Oat Hill Mine Road as a recreational trail, creating the District-managed Oat Hill Mine Trail. In the same manner, the County retains the right to reopen the remainder of the Oat Hill Mine Road north of Aetna Springs and through the subject parcels. However, the northern section of Oat Hill Mine Road travels through a number of abandoned mercury mines, which would need to be thoroughly secured and cleaned up before public access could ever be seriously considered.

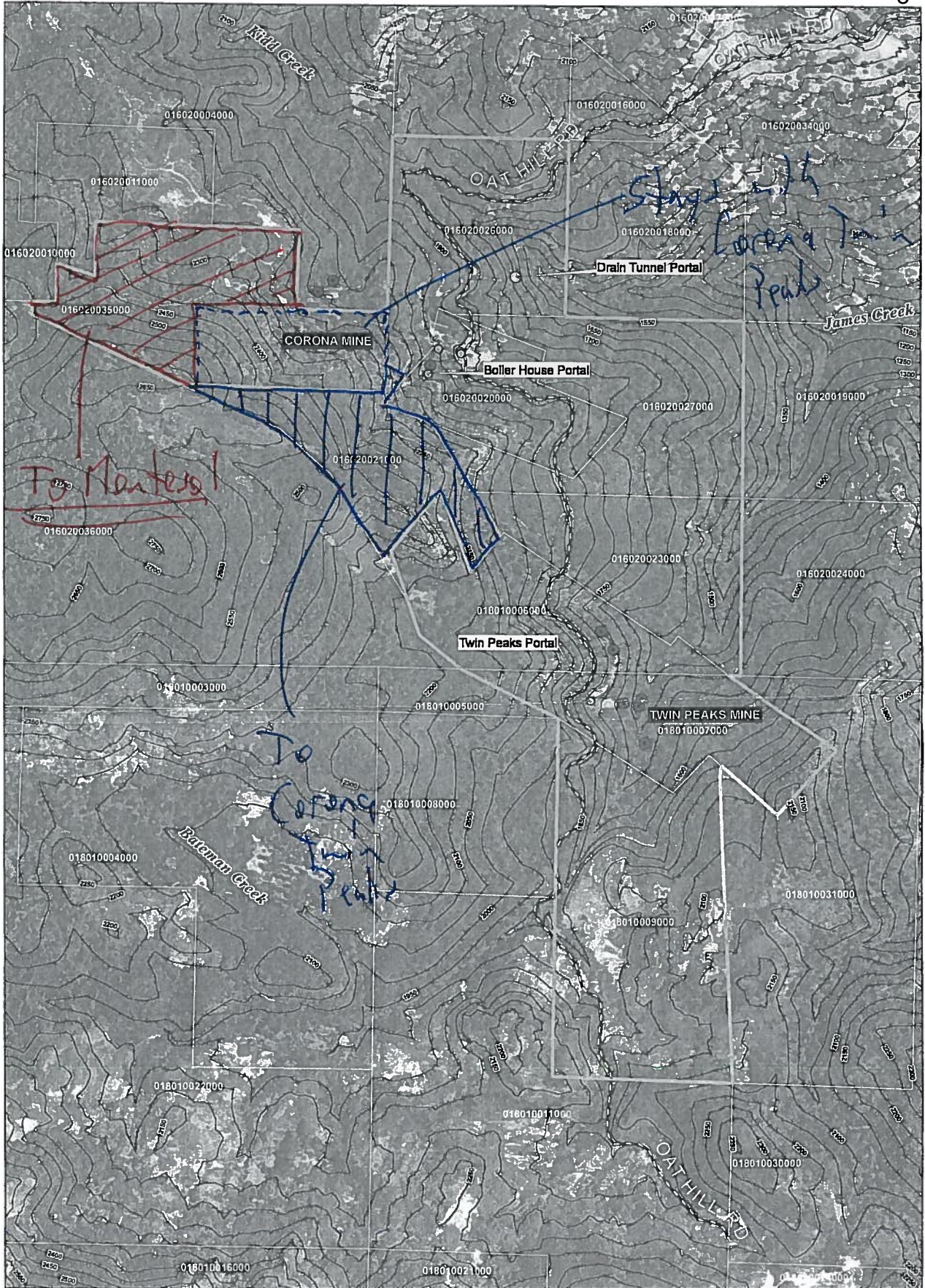
As the Board may remember, in early 2013 the District considered adoption of a CEQA mitigated negative declaration and a memorandum of understanding with John Livermore concerning his Corona and Twin Peaks mine parcels located along the abandoned northern section of the Oat Hill Mine Road. The MOU and its CEQA documents were part of a larger Tuleyome-lead "Good Samaritan" project designed to clean up and reclaim the two abandoned mine sites, which are presumed to have been leaching mercury, nickel, iron, and other contaminants into the environment, and ultimately into Lake Berryessa. The District had agreed to be lead agency on the project for CEQA purposes because: 1.) we had an interest in seeing the ex-Livermore mines cleaned and secured in hopes that the northern Oat Hill Mine Road could someday be converted into a public trail and 2.) John Livermore had agreed, in concept, to donating a non-contaminated portion of his holdings to the District for a backcountry campground or some other public use. The Board never took action on the draft MOU, and in fact never held a public hearing on it, because John Livermore passed away and downstream neighbors objected to the environmental document and to the District's proposed role as CEQA lead agency.

In the intervening years, ownership of John Livermore's Corona and Twin Peaks mine holdings passed to the Corona/Twin Peaks Historical Association LLC, which is managed by Justin Smith (a former employee of John Livermore) and advised by attorney Sam Livermore (John's nephew). Additionally, in October 2013 the Central Valley Regional Water Quality Control Board took the mantle of lead agency and adopted a CEQA mitigated negative declaration and a mine remediation plan for the project. Unfortunately, due to the above-described delays and to changes in the scope and character of the mine remediation project, the grant which had been funding Tuleyome's work on the project was withdrawn and the actual clean up work ground to a halt.

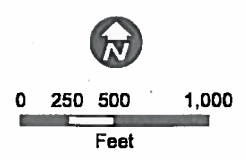
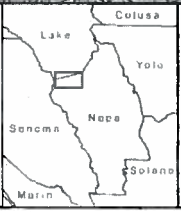
Tuleyome continues to search for grant funding to restart the Corona and Twin Peaks Mines project and it's the opinion of their project manager, Bob Schneider, that any eventual grant funder will want to see a plan in place for transferring all or part of the ex-Livermore lands to a public agency prior to awarding any new grant funding. To that end, the Corona/Twin Peaks Historical Association is offering the District the attached no-cost option to acquire all or part of the Corona/Twin Peaks properties if the District, at some point in the future, determines it wants to do so.

District staff and counsel have spent a substantial amount of time reviewing and negotiating the attached document and we are confident that the option itself will not expose the District to any liability for the abandoned mines. Should, however, the District later decide to execute the option(s), issues of liability both for hazards and under CERCLA (see <http://www.epa.gov/superfund/policy/cercla.htm> for additional detail) would need to be carefully considered. As a result, we are recommending that the Board approve entering into the option agreement while clearly requiring that any eventual execution of the option(s) would have to be first reviewed and approved by the District Board and could not occur at a staff level.





Legend	
	John Livermore Property Parcels
	ENVIROGEO
	Drain Tunnel Portal
	Adit
	50ft Contour
	Roads
	Creeks



<b>Corona Mine &amp; Twin Peaks Mine</b>
<b>Aerial Map</b>
Source: Bing Maps aerial imagery web mapping service; Napa County GIS Department
Burlison Consulting, Inc.

Path: S:\Map\Projects\Twin Peaks Mine\Corona Mine and Twin Peaks 04-06-2012\Final - Contour Map.mxd



**OPTION AGREEMENT**  
between  
**CORONA/TWIN PEAKS HISTORICAL ASSOCIATION LLC**  
and  
**NAPA COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT**

**Relating to the Corona and Twin Peaks Mine Properties**

This **OPTION AGREEMENT** (hereafter “**Agreement**”) is made and entered into as of \_\_\_\_\_, 2015, by and between the **NAPA COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT**, an independent special district of the State of California (“**District**”), and **CORONA/TWIN PEAKS HISTORICAL ASSOCIATION LLC**, a California limited liability company (“**CTPHA**”).

**RECITALS**

**WHEREAS**, the District seeks to protect the natural, archeological, and historical resources of Napa County and to create and maintain parks, open space areas, and recreational trails for use by the general public;

**WHEREAS**, CTPHA is the fee simple owner of certain lands commonly known as the Twin Peaks Mine Properties, or Napa County Assessor’s Parcel Nos. 018-010-006, 018-010-007, and 018-010-009, those properties being more precisely described on Exhibit A (the “**Twin Peaks Property**”):

**WHEREAS**, CTPHA also is the fee simple owner of certain lands commonly known as the Corona Mine Properties, or Napa County Assessor’s Parcel Nos. 016-020-020, 016-020-021, 016-020-023, 016-020-026, 016-020-027 and 016-020-035 (partial), those properties being more precisely described on Exhibit B (the “**Corona Property**” and together with the Twin Peaks Property the “**Properties**”):

**WHEREAS**, the Properties are located on and immediately adjacent to the abandoned Oat Hill Mine Road, upon which Napa County has reserved an easement for future public purposes;

**WHEREAS**, the southern eight miles of the Oat Hill Mine Road easement was reestablished by the Napa County Board of Supervisors in 2007 as a non-motorized public trail, while the northern five miles, passing through the Properties, were not opened to public use at that time due to concerns about public health and safety related to historic mining debris and structures;

**WHEREAS**, the opening of the northern five miles of the Oat Hill Mine Road to public recreational use is one of the priority projects identified in District’s 2009 Master Plan (as revised);

**WHEREAS**, CTPHA acquired the Properties from John S. Livermore (“**Livermore**”), the original sole member of CTPHA, whose intent and vision was to preserve and protect the important habitat and open space on the Properties, to educate the public about the geological and mining history of the area where the Properties are located, to improve water quality, and to provide for the long-term stewardship and responsible public use of the Properties (collectively, “**Public Benefit Values**”), and towards these goals to seek and implement a means of cleaning up the Properties so that they could

then be donated, in fee and/or by conservation easement, to a public agency or nonprofit organization for the purpose of preserving and protecting the Properties for their potential Public Benefit Values;

**WHEREAS**, in 2007, the United States Environmental Protection Agency (“**USEPA**”) and the United States Department of Justice released *Interim Guidance for Good Samaritan Projects and a Model Settlement Agreement and Order on Consent for Removal Actions at Orphan Mine Sites* (“**Guidance**”). Under the Guidance, “**Good Samaritans**”, being parties who are not past or current owners or operators of the mine and are not liable for cleanup, can voluntarily agree to clean up orphan mine sites. Good Samaritans will be deemed by USEPA to be “rendering care or advice” at the site in accordance with CERCLA §107(d)(1), which provides that such parties are not potentially responsible parties;

**WHEREAS**, Tuleyome, a non-profit corporation (“**Tuleyome**”), prepared and filed for an Action Memorandum with USEPA designating Tuleyome a Good Samaritan for purposes of the cleanup of the Properties, applied for and obtained approval for an initial study, a mitigated negative declaration and a remediation plan (in lieu of waste discharge permit requirements) from the Central Valley Region of the California Regional Water Quality Control Board (the “**Water Board**”), and received a sizeable grant (the “**DFW Grant**”) from the California Department of Fish and Wildlife (“**DFW**”) to fund the planning for and implementation of a project to remediate and clean up the Properties (the “**Project**”) which has been suspended as of the date of this Agreement, but which Tuleyome is in the process of seeking to be reinstated by DFW;

**WHEREAS**, Livermore died on February 7, 2013, before the Project could be completed, but CTPHA wishes to fulfill the intent and vision of Livermore by continuing to facilitate performance of the Project by Tuleyome and other organizations that may become involved with the Project and then to make the Properties available for their Public Benefit Values; and

**WHEREAS**, to enable the District to steward the Properties and implement Livermore’s intent and vision for their Public Benefit Values, CTPHA is willing to grant, and the District is willing to accept, certain options to acquire fee title to the Properties in whole or in part, to acquire conservation easements with respect to the Properties, or to acquire a combination of fee title and conservations easements, on the terms and conditions specified in this Agreement, all at no cost to the District;

**NOW, THEREFORE**, the District and CTPHA agree as follows:

**1. First Option:**

- 1.1 CTPHA hereby grants to District an option to acquire fee title to Napa County Assessor’s Parcel No. 018-010-009 (the “**Hunting Camp Parcel**”) upon sixty (60) days prior notice to CTPHA, subject only to Sections 1.2 and 1.3 below and the General Conditions specified below (the “**First Option**”).
- 1.2 This First Option may be exercised at any time after the Effective Date (as defined in Section 5.9 below), and shall expire (i) if at any time after November 1, 2016, CTPHA notifies the District that it intends to transfer the Hunting Camp Parcel, or control of CTPHA, in a bona fide transaction to a third party unrelated to CTPHA, and the Option is not exercised within

ninety (90) days after the District receives such notice, with notice being provided in accordance with Section 5.3, or (ii) if not exercised on or before October 31, 2023.

- 1.3 In the event the District exercises the First Option and acquires fee title to the Hunting Camp Parcel, then from the date of such acquisition through the Project Completion Date as defined in Section 4.3 below (the “**License Period**”), such fee title shall be subject to, and CTPHA shall continue to have, a retained exclusive no-cost license and all attendant rights to continue to access, use, operate and enjoy the Hunting Camp Parcel in the same manner as accessed, used, operated and enjoyed as of the date of this Agreement, including without limitation the exclusive right to grant rights to use and/or lease the Hunting Camp Parcel for hunting, camping and other recreational purposes and to retain the fees and rentals from any such use or lease (the “**Retained License**”); *provided that* the Retained License shall not prevent District and its authorized representatives who have an official purpose and need to do so (but not members of the general public) from accessing the Hunting Camp Parcel during the License Period, during reasonable hours and with at least 48 hours prior notice to CTPHA, for purposes of inspecting the property and planning for its future use following the end of the License Period; *provided further that* District shall not take or permit its authorized representatives to take any actions, whether pursuant to its rights of access provided by the preceding proviso or otherwise, that would interfere with or restrict the free and unrestricted access, use, operation and enjoyment granted to CTPHA under the Retained License during the License Period; and *provided further that* any lessee of CTPHA with respect to any use or occupancy of the Hunting Camp Parcel during the License Period shall be required to obtain an insurance policy naming both CTPHA and District as additional insureds and to indemnify and hold CTPHA and District harmless.

## 2. **Second Option:**

- 2.1 CTPHA hereby grants to District an option to acquire either fee title to the Properties, a conservation easement over the Properties, or any combination of fee title to and conservation easements over the Properties, upon sixty (60) days prior notice to CTPHA, subject to both the General Conditions and the Special Conditions specified below (the “**Second Option**”).
- 2.2 This Second Option may be exercised at any time after the Effective Date, and shall expire (i) if at any time after November 1, 2016, CTPHA notifies the District that it intends to transfer the Properties, or control of CTPHA, in a bona fide transaction to a third party unrelated to CTPHA, and the Option is not exercised within ninety (90) days after the District receives such notice, , with notice being provided in accordance with Section 5.3, or (ii) if not exercised on or before October 31, 2023.

## 3. **General Conditions:**

- 3.1 Any exercise by the District of either or both the First Option or the Second Option shall be at no cost to District, other than any transaction and closing costs incurred by the District for its own benefit, which shall be paid or provided by the District.
- 3.2 In connection with any transfer, whether of fee title or a conservation easement, the District shall provide a general release, in substantially the following form:

**“AS-IS CONVEYANCE.** DISTRICT SHALL ACCEPT THE PROPERTY ON THE CLOSING DATE IN ITS EXISTING CONDITION AS OF SUCH DATE, “AS IS, WHERE IS AND WITH ALL FAULTS,” WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, ANY REPRESENTATION OR WARRANTY WITH RESPECT TO SUCH MATTERS AS TITLE, ZONING, USE, ECONOMIC FEASIBILITY, SOIL, ENVIRONMENTAL, SEISMIC AND OTHER PHYSICAL CONDITIONS. DISTRICT HEREBY ACKNOWLEDGES THAT IT HAS BEEN AFFORDED FULL OPPORTUNITY TO AND HAS FULLY INVESTIGATED SUCH MATTERS TO ITS SATISFACTION PRIOR TO ENTERING INTO THIS AGREEMENT AND/OR WILL INVESTIGATE SUCH MATTERS FULLY PRIOR TO EXERCISING ANY OF ITS OPTIONS UNDER THE AGREEMENT AND WILL MAKE ITS DECISION TO ACCEPT THE PROPERTY BASED SOLELY UPON SUCH INVESTIGATIONS. DISTRICT HAS BEEN ADVISED TO INVESTIGATE THE CONDITION AND SUITABILITY OF ALL ASPECTS OF THE PROPERTY AND ALL MATTERS AFFECTING THE VALUE OR DESIRABILITY OF THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, POTENTIAL ENVIRONMENTAL HAZARDS. DISTRICT, ON BEHALF OF ITSELF AND ITS AFFILIATES, SUCCESSORS AND ASSIGNS, HEREBY RELEASES CTPHA AND CTPHA’S MEMBERS, MANAGERS, EMPLOYEEES, AGENTS, REPRESENTATIVES, TRUSTEES, BENEFICIARIES, SUCCESSORS AND ASSIGNS, AND LIVERMORE, THE ESTATE OF JOHN S. LIVERMORE, THE JOHN S. LIVERMORE 2012 REVOCABLE TRUST, THE JOHN S. LIVERMORE ADMINISTRATIVE TRUST, THE TRUSTEES, AGENTS, REPRESENTATIVES AND AFFILIATES OF LIVERMORE AND SUCH TRUSTS AND THEIR SUCCESSORS AND ASSIGNS (COLLECTIVELY, THE “**CTPHA RELEASED PARTIES**”) FROM ANY AND ALL CLAIMS, LIABILITIES, DEMANDS AND CAUSES OF ACTION OF ANY KIND WHATSOEVER, KNOWN OR UNKNOWN, WITH RESPECT TO ANY OF THE FOREGOING MATTERS, EXCEPT MATTERS ARISING FROM CTPHA RELEASED PARTIES’ FRAUD OR INTENTIONAL MISREPRESENTATION. DISTRICT, ON BEHALF OF ITSELF AND ITS AFFILIATES, SUCCESSORS AND ASSIGNS HEREBY RELEASES THE CTPHA RELEASED PARTIES FROM ANY AND ALL CLAIMS AND CAUSES OF ACTION OF ANY KIND WHATSOEVER, WHETHER STATUTORY, CONTRACTUAL, UNDER TORT PRINCIPLES, OR AT LAW OR IN EQUITY INCLUDING, WITHOUT LIMITATION, ANY CLAIMS UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT, AS AMENDED (“CERCLA”), 42 U.S.C. §§9601 ET SEQ., AND THE RESOURCE CONSERVATION AND RECOVERY ACT, AS AMENDED, 42 U.S.C. §§6901 ET SEQ., AND ALL CORRESPONDING STATE LAWS. DISTRICT EXPRESSLY PRESERVES ITS RIGHTS AGAINST OTHER PARTIES AND DOES NOT RELEASE, OR WAIVE ITS RIGHTS TO CONTRIBUTION AGAINST, ANY SUCH OTHER PARTY.”

- 3.3 With respect to any portion of the Properties transferred in fee to the District, subject to and except for the Retained License during the License Period, CTPHA shall take steps satisfactory to District so that upon such transfer no hunting clubs or other lessees of the Property transferred shall have continuing rights to lease the Property for hunting or continue to maintain any hunting camps or other structures or improvements on the Property transferred; provided that if the notice of Option exercise is delivered after March 31 of any year, then any leasehold rights and permitted uses existing as of the Option exercise date shall be permitted to continue until the end of that calendar year. With respect to the Hunting Camp Parcel, such

steps shall be taken on or prior to the end of the License Period, subject to the same proviso if the License Period ends after March 31 of any year.

- 3.4 Upon transfer of any fee title or conservation easement to the District, the Properties shall become subject to a restrictive covenant running with the land specifying that the District may only use the Properties, or make them available for use by the general public, consistent with the Public Benefit Values, which may include for non-motorized (but not motorized) public access including overnight camping; provided that no such restrictive covenant shall apply to limit the active or reserved easement rights retained by the County of Napa as of the date of this Agreement with respect to the Oat Hill Mine Road, which may be delegated to the District.
- 3.5 The Properties, after transfer whether in fee or by conservation easement, shall continue to be subject to existing rights of access to and across the Properties, including rights of vehicular access along any roads existing at the time of transfer, by adjoining landowners and their predecessors in interest (including specifically Montesol LLC, current and future members of the Livermore family and, with respect to the Twin Peaks Property, current and future members of the Fay family); provided such rights of access shall not negatively impact the Public Benefit Values, including any rights made available to the general public by the District. District shall not be responsible for any road maintenance obligations for any existing or future roads, and CTPHA, Montesol LLC, current and future members of the Livermore family and, with respect to the Twin Peaks Property, current and future members of the Fay family, as well as any heirs, assigns, agents or successors in interest, shall agree not to pave, or improve to a condition materially enhanced compared to the condition of the existing roads as of the date of this Agreement, any portion of the existing roads on the Properties used to access their respective properties.

#### **4. Special Conditions:**

- 4.1 The Second Option may only be exercised if the aggregate of the portion of the Properties to be acquired in fee via the Second Option and the portion of the Properties to be acquired by conservation easement via the Second Option encompasses the entirety of the Properties, excepting the area which may have been acquired under the First Option, or such smaller portion as CTPHA may agree in its sole discretion.
- 4.2 With respect to any portion of the Properties to be transferred to the District by conservation easement, the easement shall, without limitation, ensure the preservation and protection in perpetuity of the natural vegetation, soils, hydrology, natural habitat, historic resources, archeological resources, and the scenic and aesthetic character of the Properties covered by the easement to that the covered Properties retain their natural and historical qualities and functions, consistent with the Public Benefit Values.
- 4.3 The Second Option may only be exercised if and when either the Project has been completed or another comparable environmental remediation and cleanup project for the Properties has been completed, with the result in either case that both the District and CTPHA are each satisfied, in their sole judgment and discretion, that the cleanup has been sufficiently successful to permit the Properties to be made available to the general public for uses consistent with the Public Benefit Values, without continuing liability or responsibility by the District or CTPHA for additional remediation and cleanup efforts (the “**Project Completion Date**”).

4.4 If ongoing maintenance, environmental compliance and/or monitoring obligations arise after the Project Completion Date as the result of the Project (or another comparable remediation and cleanup project) and any related permits pertaining to the cleanup efforts and/or ongoing monitoring of the effects of the Project (or comparable project), whether imposed by the Water Board, DFW or any other governmental authority, then the Second Option may only be exercised if an endowment fund or comparable source of funding has been set aside or otherwise provided for, whether by or for the benefit of Tuleyome, the District, or any other person or organization, in an amount to pay the reasonably expected future costs of such maintenance, compliance and monitoring obligations, as determined either (i) with respect to any portion of the Properties transferred to the District in fee in the sole judgment of the District, or (ii) with respect to any portion of the Properties transferred only by conservation easement in the sole judgment of CTPHA.

**5. Other:**

5.1 The parties understand and agree that the First Option and the Second Option are not mutually exclusive and may be exercised either separately or jointly. The exercise of one option shall not have any effect on the remaining option.

5.2 The parties agree to negotiate in good faith the specific details of any conveyance of any fee title or conservation easement transferred upon the exercise of the First Option or the Second Option, consistent with the purpose and intent of this Agreement.

5.3 Any notice required or permitted to be given under this Agreement shall be in writing (which may include electronic means) and shall be deemed to have been delivered when received by personal delivery or electronically, or on the date two days after being deposited by registered or certified mail, postage prepaid, return receipt requested, or with Federal Express or a comparable courier, and addressed as set forth below (or such other address or email contact as either party may specify to the other by notice meeting the conditions of this Section):

If to the District:

General Manager  
The Napa County Regional Park and Open Space District  
1195 Third Street, Second Floor  
Napa, CA 94559

With a copy to:

Chris R.Y. Apallas  
Office of County Counsel  
1195 Third Street, Suite 301  
Napa, CA 94559

If to CTPHA:

Manager  
Corona/Twin Peaks Historical Association

c/o Cooley LLP  
101 California Street, 5<sup>th</sup> Floor  
San Francisco, CA 94111

- 5.4 This Agreement and the rights and obligations established by this Agreement shall be binding upon the successors and assigns of the District and CTPHA, respectively. The District may assign its rights under this Agreement to any other governmental agency or nonprofit organization willing to assume its obligations and restrictions under this Agreement (including without limitation preserving and protecting the Properties consistent with the Public Benefit Values) and with the prior consent of CTPHA which shall not be unreasonably withheld, delayed or conditioned.
- 5.5 This Agreement is only for the benefit of the parties hereto and their successors or permitted assigns. No other person or entity or property shall be entitled to rely hereon, receive any benefit herefrom or enforce any provision hereof against any party hereto.
- 5.6 This Agreement constitutes the entire Agreement between the parties with respect to the Properties. This Agreement shall be governed and construed by the laws of the State of California. It may be modified, amended or supplemented only by an instrument in writing signed on behalf of the parties.
- 5.7 This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
- 5.8 This Agreement may be terminated by District, at any time, for any reason, by giving 30 days' notice in the manner described in section 5.4, above; provided that no such termination shall abrogate any rights or obligations of either party that have been exercised or accrued prior to the date of such termination.
- 5.9 This Agreement shall be terminated and become **void ab initio** in the event that the DFW Grant is not revived and the Project again actively underway on or before [reasonable date to be provided by Bob Schneider . . .], or such later date as the parties may mutually approve in their discretion (the "**Effective Date**").
- 5.10 The parties agree that, upon the written request of either party delivered on or at any time after the Effective Date, the parties shall cooperate to prepare, sign in recordable form and cause to be filed and recorded in the Official Records of Napa County a Memorandum of this Agreement.

**IN WITNESS WHEREOF**, the parties hereto have executed this Agreement as of the date first above written.

**CORONA/TWIN PEAKS HISTORICAL ASSOCIATION LLC**

By: \_\_\_\_\_  
Justin Smith, Manager

Acknowledged By: The John S. Livermore 2012 Revocable Trust  
(aka The John S. Livermore Administrative Trust), Sole Member

By: \_\_\_\_\_  
Samuel M. Livermore, Successor Trustee

**NAPA COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT**

By: \_\_\_\_\_  
Dave Finigan, President

**ATTEST:**

By: \_\_\_\_\_  
Melissa Gray, District Secretary

**APPROVED AS TO FORM:**

By: \_\_\_\_\_  
Chris Apallas, District Legal Counsel

Date: \_\_\_\_\_



**EXHIBIT A****Twin Peaks Property  
Legal Description**

Napa County Assessor's Parcel Nos. 018-010-006, 018-010-007, and 018-010-009 - Fay

**Parcel One:**

The New Twin Peaks, New Olympic, New Peerless, and the Sunrise No. 2, Lode Mining Claims designated as Survey No. 5935, embracing a portion of Section 33 in Township 10 North and Section 4 in Township 9 North, all in Range 6 West of Mount Diablo Base and Meridian, as the same are described in the Patent from the United States recorded June 30, 1939, in Book 128 of Official Records at Page 198, said Napa County Records.

**Parcel Two:**

The Northeast one-quarter of the Southwest one-quarter and Lot 2 of Section 4, Township 9 North, Range 6 West, Mount Diablo Base and Meridian.

**EXHIBIT B****Corona Property  
Legal Description**

Napa County Assessor's Parcel Nos. 016-020-020, 016-020-023, 016-020-026, 016-020-027 and 016-020-035

The land herein referred to is situated in the State of California, County of Napa, and is described as follows:

**A. (016-020-020 – Vallejo Quicksilver):****Parcel One:**

Lot 62A of Township 10 North, Range 6 West, Mount Diablo Base and Meridian, known as the **Key West Quicksilver Mining Claim**, described as follows:

Beginning at post 4 inches square marked No. 1 K. W. Q. M. L. N. W. with mound of earth and stone, at West and center of claim, from which a digger pine 24 inches in diameter marked B. T bears north  $86^{\circ} 45'$  west 1 chain and 68 links distant, and the corner common to section 4 and 5 in Township 9 North, and sections 32 and 33 in Township 10 North, Range 6 West, Mount Diablo Base and Meridian, bears south  $4^{\circ} 45'$  west 2174.04 feet distant.

Thence, first course, north  $40^{\circ} 48'$  east 300 feet to post marked no. 2, K. W. Q. M.

Thence, second course, south  $69^{\circ} 52'$  east 1500 feet to post marked no. 3 K. W. Q. M.

Thence, third course, south  $40^{\circ} 48'$  west 300 feet to post marked No. 4 K. W. Q. M., 600 feet to post marked No. 5 K. W. Q. M.

Thence, fourth course, north  $69^{\circ} 52'$  west 1479 feet intersect line between said sections 32 and 33; 1500 feet to post marked No. 6 K. W. Q. M.

Thence, fifth course, north  $40^{\circ} 48'$  east 29 feet intersect line between said sections 32 and 33; 300 feet to said post on west and center of the place of beginning.

**Parcel Two:**

Lot 62 B of Township 10 North, Range 6 West, Mount Diablo Base and Meridian, known as the **Key West Quicksilver Millsite Claim**, described as follows:

Beginning at corner No. 1 post 4 inches square marked No. 1 K. W. Q. M. M. S. in mound of earth, from which a madrone 8 inches in diameter, marked B. T. bears north  $11^{\circ} 35'$ ; east 1 chain 58 links distant, and said section corner bears south  $9^{\circ} 30'$  west 2430.12 feet distant.

Thence, first course, north  $11^{\circ} 40'$  east 245.5 feet to corner No. 2.

Thence, second course, south  $69^{\circ} 52'$  east 841.5 feet to corner No. 3.

Thence, third course, south  $11^{\circ} 40'$  west 246 feet to corner No. 4, situate on north side line of Lot No. 62A.

Thence, fourth course, north  $69^{\circ} 52'$  west 12 chains to post No. 2 of said Lot 62A.

**B. (16-020-23 – Vallejo Quicksilver):**

Lot 2 of the southwest quarter of the southwest quarter and Lot 3 of the southeast quarter of the southwest quarter of Section 33, township 10 north, range 6 west, Mount Diablo Base and Meridian.

**C. (016-020-027 –Emerson):**

Lots 1, 14 and 15, Section 33, Township 10 North, Range 6 West, M.D.M.

**D. (016-020-026 – Corona Mine Extension):**

Lots 16 and 17, Section 33, Township 10 North, Range 6 West, M.D.M.

**E. (Portion of 016-020-035 – Vallejo Quicksilver, Clearing House Mining Claim):**

The Clearing House Mining Claim in Section 32, Township 10 North, Range 6 West, Mount Diablo Base and Meridian, described as follows:

Survey No. 4765, embracing a portion of Section thirty-two in township ten north of Range six west of the Mount Diablo Meridian, in the Oat Hill Mining District, Napa County, California, and bounded, described and plotted as follows:

Beginning at corner No. 1, a sandstone 30 X 12 X 8 inches, marked 1-4765, with mound of stone, from which a corner between Sections thirty-two and thirty-three in Township ten north of range six west of the Mount Diablo Meridian bears south five hundred sixteen and seventy two-hundredths feet distant:

Thence, first course, north three hundred feet to a point from which discovery bears north eighty-seven degrees fifty-two minutes west five hundred forty-feet distant; six hundred feet to corner No. 2, a sandstone 29 X 10 X 7 inches, marked 2-4765, with mound of stone;

Thence, second course, west one thousand four hundred ninety-one and eight-tenths feet to corner No. 3, a serpentine stone 29 X 15 X 10 inches, marked 3-4765, with mound of stone;

Thence, third course, south five-hundred ninety-one and four-tenths feet to corner no. 4, a sandstone 36 X 23 X 7 inches, marked 4-4765, in mound of stone;

Thence, fourth course, south eighty-nine degrees forty minutes east one thousand four hundred ninety-two feet to corner No. 1, the place of beginning; and survey No. 4765 extending one thousand four hundred ninety-two feet in length along the Clearing House vein or lode, the premises, herein granted.

**F. (APN 016-020-021 - BLM):**

Lots 18, 20 and 21 located in Section 32 and Section 33 of Township 10 North, Range 6 West, M.D.M., each as shown on the Supplemental Plat by the Bureau of Land Management dated June 13, 1989.



Report ID: GLS7505  
Bus. Unit: NAPCG-County of Napa  
Fund: 8500 N C Parks & Open Space Distr  
Dept: 8500000Parks-Administration

GENERAL LEDGER DETAIL TRANSACTIONS  
For Fiscal Year 2015  
Period 7 to 8

Page No. 2  
Run Date 02/03/2015  
Run Time 09:38:08

Program:

Journal Date	Journal ID	Journal Description	Voucher Desc	Reference	Vendor ID	Name	Seq	Debit	Credit	Balance
Total For 52705 - Insurance - Premiums								0.00	0.00	
								Beginning Balance:		12,276.05
								Total Activity:		0.00
								Ending Balance:		12,276.05
<hr/>										
Account	52820	- Printing & Binding								
Total For 52820 - Printing & Binding								0.00	0.00	
								Beginning Balance:		555.08
								Total Activity:		0.00
								Ending Balance:		555.08
<hr/>										
Account	52830	- Publications & Legal Notices								
Total For 52830 - Publications & Legal Notices								0.00	0.00	
								Beginning Balance:		269.36
								Total Activity:		0.00
								Ending Balance:		269.36
<hr/>										
Account	52905	- Business Travel/Mileage								
01/13/2015	AP00260924	Mileage Reimb-reissued 6/14	Reimbursement	00057385	19796	WOODBURY,J		204.40	0.00	
01/21/2015	AP00261204	Woodbury - parking/mileage	Reimbursement	00058138	19796	WOODBURY,J		57.30	0.00	

Report ID: GLS7505  
 Bus. Unit: NAPCG-County of Napa  
 Fund: 8500 N C Parks & Open Space Distr  
 Dept: 8500000Parks-Administration

GENERAL LEDGER DETAIL TRANSACTIONS  
 For Fiscal Year 2015  
 Period 7 to 8

Page No. 3  
 Run Date 02/03/2015  
 Run Time 09:38:08

Program:

Journal Date	Journal ID	Journal Description	Voucher Desc	Reference	Vendor ID	Name	Seq	Debit	Credit	Balance
Total For 52905 - Business Travel/Mileage								261.70	0.00	
								Beginning Balance:		257.61
								Total Activity:		261.70
								Ending Balance:		519.31
<hr/>										
Account 53100 - Office Supplies										
01/21/2015	AP00261204	Woodbury - postage		00058138				3.57	0.00	
Total For 53100 - Office Supplies								3.57	0.00	
								Beginning Balance:		43.78
								Total Activity:		3.57
								Ending Balance:		47.35
<hr/>										
Account 53120 - Memberships/Certifications										
01/21/2015	AP00261204	Blue Ridge-Berryessa membershi	Blue Ridge-Ber	00058130	37163	TRUSTFORCO		500.00	0.00	
Total For 53120 - Memberships/Certifications								500.00	0.00	
								Beginning Balance:		1,000.00
								Total Activity:		500.00
								Ending Balance:		1,500.00





Report ID: GLS7505  
 Bus. Unit: NAPCG-County of Napa  
 Fund: 8500 N C Parks & Open Space Distr  
 Dept: 8500000Parks-Administration

GENERAL LEDGER DETAIL TRANSACTIONS  
 For Fiscal Year 2015  
 Period 7 to 8

Page No. 5  
 Run Date 02/03/2015  
 Run Time 09:38:08

Program:

Journal Date	Journal ID	Journal Description	Voucher Desc	Reference	Vendor ID	Name	Seq	Debit	Credit	Balance
Total For 53400 - Minor Equipment/Small Tools								0.00	0.00	
								Beginning Balance:		461.03
								Total Activity:		0.00
								Ending Balance:		461.03
<hr/>										
Account	53415	- Computer Software/Licensing Fe								
Total For 53415 - Computer Software/Licensing Fe								0.00	0.00	
								Beginning Balance:		431.46
								Total Activity:		0.00
								Ending Balance:		431.46
<hr/>										
Account	53600	- Special Departmental Expense								
01/21/2015	AP00261204	Woodbury-food/lunch for AC mtg		00058138				166.85	0.00	
Total For 53600 - Special Departmental Expense								166.85	0.00	
								Beginning Balance:		962.88
								Total Activity:		166.85
								Ending Balance:		1,129.73
<hr/>										
TOTAL EXPENSE								10,718.56	0.00	53,371.99

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Report ID: GLS7505  
Bus. Unit: NAPCG-County of Napa  
Fund: 8500 N C Parks & Open Space Distr  
Dept: 8500000Parks-Administration

GENERAL LEDGER DETAIL TRANSACTIONS  
For Fiscal Year 2015  
Period 7 to 8

Page No. 6  
Run Date 02/03/2015  
Run Time 09:38:08

Program:

Journal	Date	Journal ID	Journal Description	Voucher Desc	Reference	Vendor ID	Name	Seq	Debit	Credit	Balance
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Report ID: GLS7505  
 Bus. Unit: NAPCG-County of Napa  
 Fund: 8500 N C Parks & Open Space Distr  
 Dept: 8501000Parks-Moore Creek

GENERAL LEDGER DETAIL TRANSACTIONS  
 For Fiscal Year 2015  
 Period 7 to 8

Page No. 7  
 Run Date 02/03/2015  
 Run Time 09:38:08

Program:

Journal Date	Journal ID	Journal Description	Voucher Desc	Reference	Vendor ID	Name	Seq	Debit	Credit	Balance
Total For 52325 - Waste Disposal Services								0.00	0.00	
								Beginning Balance:		767.11
								Total Activity:		0.00
								Ending Balance:		767.11
<hr/>										
Account	52360	- Construction Services								
Total For 52360 - Construction Services								0.00	0.00	
								Beginning Balance:		2,000.00
								Total Activity:		0.00
								Ending Balance:		2,000.00
<hr/>										
Account	52490	- Other Professional Services								
Total For 52490 - Other Professional Services								0.00	0.00	
								Beginning Balance:		9,251.48
								Total Activity:		0.00
								Ending Balance:		9,251.48
<hr/>										
Account	52525	- Maintenance-Infrastructure/Lan								
Total For 52525 - Maintenance-Infrastructure/Lan								0.00	0.00	
								Beginning Balance:		145.40

Report ID: GLS7505  
 Bus. Unit: NAPCG--County of Napa  
 Fund: 8500 N C Parks & Open Space Distr  
 Dept: 8501000Parks-Moore Creek

GENERAL LEDGER DETAIL TRANSACTIONS  
 For Fiscal Year 2015  
 Period 7 to 8

Page No. 8  
 Run Date 02/03/2015  
 Run Time 09:38:08

Program:

Journal Date	Journal ID	Journal Description	Voucher Desc	Reference	Vendor ID	Name	Seq	Debit	Credit	Balance
								Total Activity:		0.00
								Ending Balance:		145.40
<hr/>										
Account	52800	- Communications/Telephone								
01/21/2015	AP00261204	HughesNet 1/12/15 - 2/12/15	Acct #DSS88360	00058111	17372	HUGHESNETW		76.59	0.00	
Total For 52800 - Communications/Telephone								76.59	0.00	
								Beginning Balance:		459.54
								Total Activity:		76.59
								Ending Balance:		536.13
<hr/>										
Account	52840	- Permits/License Fees								
Total For 52840 - Permits/License Fees								0.00	0.00	
								Beginning Balance:		431.00
								Total Activity:		0.00
								Ending Balance:		431.00
<hr/>										
Account	52905	- Business Travel/Mileage								
01/13/2015	AP00260924	Mileage Reimb-reissued 6/14	Reimbursement	00057385	19796	WOODBURY,J		70.56	0.00	
01/21/2015	AP00261204	Woodbury- transportation		00058138				23.10	0.00	

Report ID: GLS7505  
 Bus. Unit: NAPCG-County of Napa  
 Fund: 8500 N C Parks & Open Space Distr  
 Dept: 8501000Parks-Moore Creek

GENERAL LEDGER DETAIL TRANSACTIONS  
 For Fiscal Year 2015  
 Period 7 to 8

Page No. 9  
 Run Date 02/03/2015  
 Run Time 09:38:08

Program:

Journal Date	Journal ID	Journal Description	Voucher Desc	Reference	Vendor ID	Name	Seq	Debit	Credit	Balance
Total For 52905 - Business Travel/Mileage								93.66	0.00	
								Beginning Balance:		-25.46
								Total Activity:		93.66
								Ending Balance:		68.20
<hr/>										
Account	53100	- Office Supplies								
Total For 53100 - Office Supplies								0.00	0.00	
								Beginning Balance:		119.87
								Total Activity:		0.00
								Ending Balance:		119.87
<hr/>										
Account	53205	- Utilities - Electric								
01/05/2015	AP00260619	PG&E 11/22/14-12/22/14	Acct #00997592	00056230	945	PAC-GAS-00		116.26	0.00	
01/29/2015	AP00261536	PG&E 12/23/14-1/22/15	Acct #00997592	00059291	945	PAC-GAS-00		133.13	0.00	
Total For 53205 - Utilities - Electric								249.39	0.00	
								Beginning Balance:		666.92
								Total Activity:		249.39
								Ending Balance:		916.31
<hr/>										
Account	53250	- Fuel								

Report ID: GLS7505  
 Bus. Unit: NAPCG-County of Napa  
 Fund: 8500 N C Parks & Open Space Distr  
 Dept: 8501000Parks-Moore Creek

GENERAL LEDGER DETAIL TRANSACTIONS  
 For Fiscal Year 2015  
 Period 7 to 8

Page No. 10  
 Run Date 02/03/2015  
 Run Time 09:38:08

Program:

Journal Date	Journal ID	Journal Description	Voucher Desc	Reference	Vendor ID	Name	Seq	Debit	Credit	Balance
Total For 53250 - Fuel								0.00	0.00	
								Beginning Balance:		120.03
								Total Activity:		0.00
								Ending Balance:		120.03
<hr/>										
Account	53350	- Maintenance Supplies								
Total For 53350 - Maintenance Supplies								0.00	0.00	
								Beginning Balance:		679.10
								Total Activity:		0.00
								Ending Balance:		679.10
<hr/>										
Account	53600	- Special Departmental Expense								
Total For 53600 - Special Departmental Expense								0.00	0.00	
								Beginning Balance:		668.70
								Total Activity:		0.00
								Ending Balance:		668.70
<hr/>										
Account	54500	- Taxes and Assessments								
Total For 54500 - Taxes and Assessments								0.00	0.00	
								Beginning Balance:		757.62

Report ID: GLS7505  
Bus. Unit: NAPCG-County of Napa  
Fund: 8500 N C Parks & Open Space Distr  
Dept: 8501000Parks-Moore Creek

GENERAL LEDGER DETAIL TRANSACTIONS  
For Fiscal Year 2015  
Period 7 to 8

Page No. 11  
Run Date 02/03/2015  
Run Time 09:38:08

Program:

Journal Date	Journal ID	Journal Description	Voucher Desc	Reference	Vendor ID	Name	Seq	Debit	Credit	Balance
								Total Activity:		0.00
								Ending Balance:		757.62
TOTAL EXPENSE								419.64	0.00	16,460.95

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Report ID: GLS7505  
Bus. Unit: NAPCG-County of Napa  
Fund: 8500 N C Parks & Open Space Distr  
Dept: 8501001Parks-Oat Hill Mine Trail

GENERAL LEDGER DETAIL TRANSACTIONS  
For Fiscal Year 2015  
Period 7 to 8

Page No. 12  
Run Date 02/03/2015  
Run Time 09:38:08

Program:

Journal Date	Journal ID	Journal Description	Voucher Desc	Reference	Vendor ID	Name	Seq	Debit	Credit	Balance
Total For 52360 - Construction Services								0.00	0.00	
								Beginning Balance:		37.50
								Total Activity:		0.00
								Ending Balance:		37.50
<hr/>										
Account	52490	- Other Professional Services								
Total For 52490 - Other Professional Services								0.00	0.00	
								Beginning Balance:		3,906.04
								Total Activity:		0.00
								Ending Balance:		3,906.04
<hr/>										
TOTAL EXPENSE								0.00	0.00	3,943.54

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Report ID: GLS7505  
Bus. Unit: NAPCG-County of Napa  
Fund: 8500 N C Parks & Open Space Distr  
Dept: 8501002Parks-Napa River and Bay Trail

GENERAL LEDGER DETAIL TRANSACTIONS  
For Fiscal Year 2015  
Period 7 to 8

Page No. 14  
Run Date 02/03/2015  
Run Time 09:38:08

Program:

Journal Date	Journal ID	Journal Description	Voucher Desc	Reference	Vendor ID	Name	Seq	Debit	Credit	Balance
Total For 52840 - Permits/License Fees								0.00	0.00	
								Beginning Balance:		492.00
								Total Activity:		0.00
								Ending Balance:		492.00
<hr/>										
Account 52905 - Business Travel/Mileage										
01/13/2015	AP00260924	Mileage Reimb-reissued 6/14	Reimbursement	00057385	19796	WOODBURY,J		53.20	0.00	
Total For 52905 - Business Travel/Mileage								53.20	0.00	
								Beginning Balance:		10.64
								Total Activity:		53.20
								Ending Balance:		63.84
<hr/>										
Account 53350 - Maintenance Supplies										
01/13/2015	AP00260924	Central Vly - Dec 2014	Cust #NAPACORP	00057393	219	CENTRALVAL		65.23	0.00	
Total For 53350 - Maintenance Supplies								65.23	0.00	
								Beginning Balance:		866.13
								Total Activity:		65.23
								Ending Balance:		931.36

Report ID: GLS7505  
Bus. Unit: NAPCG-County of Napa  
Fund: 8500 N C Parks & Open Space Distr  
Dept: 8501002Parks-Napa River and Bay Trail

GENERAL LEDGER DETAIL TRANSACTIONS  
For Fiscal Year 2015  
Period 7 to 8

Page No. 15  
Run Date 02/03/2015  
Run Time 09:38:08

Program:

Journal Date	Journal ID	Journal Description	Voucher Desc	Reference	Vendor ID	Name	Seq	Debit	Credit	Balance
TOTAL EXPENSE								153.43	0.00	256,454.99

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Report ID: GLS7505  
 Bus. Unit: NAPCG-County of Napa  
 Fund: 8500 N C Parks & Open Space Distr  
 Dept: 8501003Parks-Camp Berryessa

GENERAL LEDGER DETAIL TRANSACTIONS  
 For Fiscal Year 2015  
 Period 7 to 8

Page No. 16  
 Run Date 02/03/2015  
 Run Time 09:38:08

Program:

Journal Date	Journal ID	Journal Description	Voucher Desc	Reference	Vendor ID	Name	Seq	Debit	Credit	Balance
Total For 52360 - Construction Services								0.00	0.00	
								Beginning Balance:		7,694.15
								Total Activity:		0.00
								Ending Balance:		7,694.15
<hr/>										
Account	52490	- Other Professional Services								
Total For 52490 - Other Professional Services								0.00	0.00	
								Beginning Balance:		75.00
								Total Activity:		0.00
								Ending Balance:		75.00
<hr/>										
Account	52840	- Permits/License Fees								
Total For 52840 - Permits/License Fees								0.00	0.00	
								Beginning Balance:		31,198.91
								Total Activity:		0.00
								Ending Balance:		31,198.91
<hr/>										
Account	53100	- Office Supplies								
01/13/2015	AP00260924	Fryes - 24x36	Napa County Pl	00057387	6744	FRYESPRINT		113.40	0.00	
Total For 53100 - Office Supplies								113.40	0.00	

Report ID: GLS7505  
Bus. Unit: NAPCG-County of Napa  
Fund: 8500 N C Parks & Open Space Distr  
Dept: 8501003Parks-Camp Berryessa

GENERAL LEDGER DETAIL TRANSACTIONS  
For Fiscal Year 2015  
Period 7 to 8

Page No. 17  
Run Date 02/03/2015  
Run Time 09:38:08

Program:

Journal Date	Journal ID	Journal Description	Voucher Desc	Reference	Vendor ID	Name	Seq	Debit	Credit	Balance
								Beginning Balance:		0.00
								Total Activity:		113.40
								Ending Balance:		113.40
TOTAL EXPENSE								113.40	0.00	39,081.46

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Report ID: GLS7505  
 Bus. Unit: NAPCG-County of Napa  
 Fund: 8500 N C Parks & Open Space Distr  
 Dept: 8501005Parks-Napa River Ecological Rs

GENERAL LEDGER DETAIL TRANSACTIONS  
 For Fiscal Year 2015  
 Period 7 to 8

Page No. 18  
 Run Date 02/03/2015  
 Run Time 09:38:08

Program:

Journal Date	Journal ID	Journal Description	Voucher Desc	Reference	Vendor ID	Name	Seq	Debit	Credit	Balance
Total For 52325 - Waste Disposal Services								0.00	0.00	
								Beginning Balance:		1,941.71
								Total Activity:		0.00
								Ending Balance:		1,941.71
<hr/>										
Account	52340	- Landscaping Services								
Total For 52340 - Landscaping Services								0.00	0.00	
								Beginning Balance:		240.00
								Total Activity:		0.00
								Ending Balance:		240.00
<hr/>										
Account	52490	- Other Professional Services								
Total For 52490 - Other Professional Services								0.00	0.00	
								Beginning Balance:		7,708.10
								Total Activity:		0.00
								Ending Balance:		7,708.10
<hr/>										
Account	52905	- Business Travel/Mileage								
01/13/2015	AP00260924	Mileage Reimb-reissued 6/14	Reimbursement	00057385	19796	WOODBURY,J		11.76	0.00	
Total For 52905 - Business Travel/Mileage								11.76	0.00	

Report ID: GLS7505  
Bus. Unit: NAPCG-County of Napa  
Fund: 8500 N C Parks & Open Space Distr  
Dept: 8501005Parks-Napa River Ecological Rs

GENERAL LEDGER DETAIL TRANSACTIONS  
For Fiscal Year 2015  
Period 7 to 8

Page No. 19  
Run Date 02/03/2015  
Run Time 09:38:08

Program:

Journal Date	Journal ID	Journal Description	Voucher Desc	Reference	Vendor ID	Name	Seq	Debit	Credit	Balance	
										Beginning Balance:	-11.76
										Total Activity:	11.76
										Ending Balance:	0.00
Account	53350	- Maintenance Supplies									
Total For	53350	- Maintenance Supplies						0.00	0.00		
										Beginning Balance:	32.72
										Total Activity:	0.00
										Ending Balance:	32.72
TOTAL EXPENSE								11.76	0.00		9,922.53

=====

Report ID: GLS7505  
Bus. Unit: NAPCG-County of Napa  
Fund: 8500 N C Parks & Open Space Distr  
Dept: 8501007Parks-Putah Creek

GENERAL LEDGER DETAIL TRANSACTIONS  
For Fiscal Year 2015  
Period 7 to 8

Page No. 20  
Run Date 02/03/2015  
Run Time 09:38:08

Program:

Journal Date	Journal ID	Journal Description	Voucher Desc	Reference	Vendor ID	Name	Seq	Debit	Credit	Balance
Total For 52490 - Other Professional Services								0.00	0.00	
								Beginning Balance:		1,575.47
								Total Activity:		0.00
								Ending Balance:		1,575.47
<hr/>										
Account	52840	- Permits/License Fees								
Total For 52840 - Permits/License Fees								0.00	0.00	
								Beginning Balance:		151.10
								Total Activity:		0.00
								Ending Balance:		151.10
<hr/>										
TOTAL EXPENSE								0.00	0.00	1,726.57
=====										



Report ID: GLS7505  
Bus. Unit: NAPCG-County of Napa  
Fund: 8500 N C Parks & Open Space Distr  
Dept: 8501008Parks-State Parks

GENERAL LEDGER DETAIL TRANSACTIONS  
For Fiscal Year 2015  
Period 7 to 8

Page No. 21  
Run Date 02/03/2015  
Run Time 09:38:08

Program:

Journal	Date	Journal ID	Journal Description	Voucher Desc	Reference	Vendor ID	Name	Seq	Debit	Credit	Balance
Account	52325		- Waste Disposal Services								
01/13/2015		AP00260924	Upper Vly Disp - Dec 2014	Acct #01-00134	00057390	19694	UPPERVALLE		856.95	0.00	
01/29/2015		AP00261536	United site-final invoice	Cust #CAN-0973	00059311	20925	UNITEDSITE		121.67	0.00	
Total For 52325 - Waste Disposal Services									978.62	0.00	
										Beginning Balance:	8,616.40
										Total Activity:	978.62
										Ending Balance:	9,595.02
Account	52360		- Construction Services								
Total For 52360 - Construction Services									0.00	0.00	
										Beginning Balance:	3,390.61
										Total Activity:	0.00
										Ending Balance:	3,390.61
Account	52490		- Other Professional Services								
01/05/2015		AP00260619	ATP - Dec 2014	Acct #746-0150	00056229	33928	ADVANTAGET		40.00	0.00	
01/29/2015		AP00261536	ATP - Jan 2015	Acct #746-0150	00059299	33928	ADVANTAGET		40.00	0.00	
Total For 52490 - Other Professional Services									80.00	0.00	
										Beginning Balance:	10,378.46

Report ID: GLS7505  
Bus. Unit: NAPCG-County of Napa  
Fund: 8500 N C Parks & Open Space Distr  
Dept: 8501008Parks-State Parks

GENERAL LEDGER DETAIL TRANSACTIONS  
For Fiscal Year 2015  
Period 7 to 8

Page No. 22  
Run Date 02/03/2015  
Run Time 09:38:08

Program:

Journal Date	Journal ID	Journal Description	Voucher Desc	Reference	Vendor ID	Name	Seq	Debit	Credit	Balance
								Total Activity:		80.00
								Ending Balance:		10,458.46
<hr/>										
Account	52520	- Maintenance-Vehicles								
01/21/2015	AP00261204	Zumwalt - truck repairs	Cust #16448	00058128	6467	ZUMWALTFOR		2,917.69	0.00	
Total For 52520 - Maintenance-Vehicles								2,917.69	0.00	
								Beginning Balance:		787.65
								Total Activity:		2,917.69
								Ending Balance:		3,705.34
<hr/>										
Account	52525	- Maintenance-Infrastructure/Lan								
Total For 52525 - Maintenance-Infrastructure/Lan								0.00	0.00	
								Beginning Balance:		9,955.69
								Total Activity:		0.00
								Ending Balance:		9,955.69
<hr/>										
Account	52800	- Communications/Telephone								
01/13/2015	AP00260924	Telepacific - Jan 2015	Acct #133326	00057389	34480	TELEPACIFI		566.91	0.00	
Total For 52800 - Communications/Telephone								566.91	0.00	

Report ID: GLS7505  
Bus. Unit: NAPCG-County of Napa  
Fund: 8500 N C Parks & Open Space Distr  
Dept: 8501008Parks-State Parks

GENERAL LEDGER DETAIL TRANSACTIONS  
For Fiscal Year 2015  
Period 7 to 8

Page No. 23  
Run Date 02/03/2015  
Run Time 09:38:08

Program:

Journal Date	Journal ID	Journal Description	Voucher Desc	Reference	Vendor ID	Name	Seq	Debit	Credit	Balance
								Beginning Balance:		3,363.38
								Total Activity:		566.91
								Ending Balance:		3,930.29

Account 52825 - Bank Charges

01/06/2015	0000260646	Heartland credit card fees-WFB		1/2/15				4.25	0.00	
01/08/2015	0000260753	Superior Press Printing-WFB		12/18/14				120.98	0.00	

Total For 52825 - Bank Charges

								125.23	0.00	
								Beginning Balance:		880.83
								Total Activity:		125.23
								Ending Balance:		1,006.06

Account 52840 - Permits/License Fees

Total For 52840 - Permits/License Fees

								0.00	0.00	
								Beginning Balance:		214.00
								Total Activity:		0.00
								Ending Balance:		214.00

Account 52905 - Business Travel/Mileage

Report ID: GLS7505  
Bus. Unit: NAPCG-County of Napa  
Fund: 8500 N C Parks & Open Space Distr  
Dept: 8501008Parks-State Parks

GENERAL LEDGER DETAIL TRANSACTIONS  
For Fiscal Year 2015  
Period 7 to 8

Page No. 24  
Run Date 02/03/2015  
Run Time 09:38:08

Program:

Journal Date	Journal ID	Journal Description	Voucher Desc	Reference	Vendor ID	Name	Seq	Debit	Credit	Balance
01/12/2015	AP00260850	12/1-31/2014	Acct# 78986866	00057149	12088	CHEVRONPRO		295.31	0.00	
Total For 52905 - Business Travel/Mileage								295.31	0.00	
								Beginning Balance:		1,755.27
								Total Activity:		295.31
								Ending Balance:		2,050.58
<hr/>										
Account	53100	- Office Supplies								
01/29/2015	AP00261536	Frye's printing-copies	Reimbursement	00059304	33857	JONES,SAND		35.64	0.00	
Total For 53100 - Office Supplies								35.64	0.00	
								Beginning Balance:		531.00
								Total Activity:		35.64
								Ending Balance:		566.64
<hr/>										
Account	53205	- Utilities - Electric								
01/05/2015	AP00260619	PG&E 11/15/14-12/15/14	Acct #18690124	00056227	945	PAC-GAS-00		750.54	0.00	
01/05/2015	AP00260619	PG&E 11/15/14-12/15/14	Acct #48314069	00056228	945	PAC-GAS-00		118.92	0.00	
01/21/2015	AP00261204	PG&E 12/15/14 - 1/13/15	Acct #21728318	00058115	945	PAC-GAS-00		43.69	0.00	
01/21/2015	AP00261204	PG&E 12/15/14-1/13/15	Acct #67654031	00058123	945	PAC-GAS-00		33.96	0.00	
01/21/2015	AP00261204	PG&E 12/16/14-1/14/15	Acct #48314069	00058125	945	PAC-GAS-00		256.81	0.00	
01/21/2015	AP00261204	PG&E 12/16/14 - 1/14/15	Acct #18690124	00058127	945	PAC-GAS-00		744.23	0.00	

Report ID: GLS7505  
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Dept: 8501008Parks-State Parks

GENERAL LEDGER DETAIL TRANSACTIONS  
For Fiscal Year 2015  
Period 7 to 8

Page No. 25  
Run Date 02/03/2015  
Run Time 09:38:08

Program:

Journal Date	Journal ID	Journal Description	Voucher Desc	Reference	Vendor ID	Name	Seq	Debit	Credit	Balance
Total For 53205 - Utilities - Electric								1,948.15	0.00	
								Beginning Balance:		6,419.84
								Total Activity:		1,948.15
								Ending Balance:		8,367.99
<hr/>										
Account	53210	- Utilities - Propane								
Total For 53210 - Utilities - Propane								0.00	0.00	
								Beginning Balance:		201.55
								Total Activity:		0.00
								Ending Balance:		201.55
<hr/>										
Account	53250	- Fuel								
Total For 53250 - Fuel								0.00	0.00	
								Beginning Balance:		226.58
								Total Activity:		0.00
								Ending Balance:		226.58
<hr/>										
Account	53330	- Janitorial Supplies								
Total For 53330 - Janitorial Supplies								0.00	0.00	
								Beginning Balance:		3,752.96

Report ID: GLS7505  
 Bus. Unit: NAPCG-County of Napa  
 Fund: 8500 N C Parks & Open Space Distr  
 Dept: 8501008Parks-State Parks

GENERAL LEDGER DETAIL TRANSACTIONS  
 For Fiscal Year 2015  
 Period 7 to 8

Page No. 26  
 Run Date 02/03/2015  
 Run Time 09:38:08

Program:

Journal Date	Journal ID	Journal Description	Voucher Desc	Reference	Vendor ID	Name	Seq	Debit	Credit	Balance
								Total Activity:		0.00
								Ending Balance:		3,752.96
<hr/>										
Account	53345	- Construction Supplies/Material								
Total For	53345	- Construction Supplies/Material								
								0.00	0.00	
								Beginning Balance:		3,189.39
								Total Activity:		0.00
								Ending Balance:		3,189.39
<hr/>										
Account	53350	- Maintenance Supplies								
01/05/2015	AP00260619	Chlorine, acid, etc	Bothe State Pa	00056224	25498	DIAMONDQUA		289.82	0.00	
01/05/2015	AP00260619	Steve's Hardware-Dec 2014	Acct #31248	00056226	1222	STEVESHARD		100.76	0.00	
01/13/2015	AP00260924	Browns Auto - parts	Acct #8537	00057391	158	BROWNSAUTO		47.00	0.00	
01/13/2015	AP00260924	Central Vly - Dec 2014	Cust #NAPACORP	00057393	219	CENTRALVAL		13.79	0.00	
01/29/2015	AP00261536	Steve's Hardware - Jan 2015	Acct #31248	00059309	1222	STEVESHARD		279.57	0.00	
Total For	53350	- Maintenance Supplies								
								730.94	0.00	
								Beginning Balance:		9,958.66
								Total Activity:		730.94
								Ending Balance:		10,689.60

Report ID: GLS7505  
Bus. Unit: NAPCG-County of Napa  
Fund: 8500 N C Parks & Open Space Distr  
Dept: 8501008Parks-State Parks

GENERAL LEDGER DETAIL TRANSACTIONS  
For Fiscal Year 2015  
Period 7 to 8

Page No. 27  
Run Date 02/03/2015  
Run Time 09:38:08

Program:

Journal	Date	Journal ID	Journal Description	Voucher Desc	Reference	Vendor ID	Name	Seq	Debit	Credit	Balance	
Account	53400		- Minor Equipment/Small Tools									
01/05/2015		AP00260619	Bay Area Golf-battery charger	Bothe Park - I	00056231	34135	BAYAREAGOL		482.28	0.00		
01/05/2015		AP00260619	Golf cart- battery	Bothe NV State	00056232	8842	ATTOWING-0		810.00	0.00		
01/29/2015		AP00261536	Tree safety equipment		00059304				454.32	0.00		
Total For 53400 - Minor Equipment/Small Tools									1,746.60	0.00		
											Beginning Balance:	1,792.57
											Total Activity:	1,746.60
											Ending Balance:	3,539.17
Account	53600		- Special Departmental Expense									
01/05/2015		AP00260619	Volunteer food, supplies	Reimbursement	00056225	33857	JONES,SAND		151.92	0.00		
Total For 53600 - Special Departmental Expense									151.92	0.00		
											Beginning Balance:	2,257.05
											Total Activity:	151.92
											Ending Balance:	2,408.97
Account	54500		- Taxes and Assessments									
Total For 54500 - Taxes and Assessments									0.00	0.00		
											Beginning Balance:	455.35

Report ID: GLS7505  
Bus. Unit: NAPCG-County of Napa  
Fund: 8500 N C Parks & Open Space Distr  
Dept: 8501008Parks-State Parks

GENERAL LEDGER DETAIL TRANSACTIONS  
For Fiscal Year 2015  
Period 7 to 8

Page No. 28  
Run Date 02/03/2015  
Run Time 09:38:08

Program:

Journal Date	Journal ID	Journal Description	Voucher Desc	Reference	Vendor ID	Name	Seq	Debit	Credit	Balance
								Total Activity:		0.00
								Ending Balance:		455.35
TOTAL EXPENSE								9,577.01	0.00	77,704.25
=====										
TOTAL FOR PROGRA								20,993.80	0.00	458,666.28



Parks Report for January 2015  
Submitted by Ranger Sandy Jones and Jeanne Marioni

### **Robert Louis Stevenson**

In light of several incidents of theft and vandalism at the currently “un-manned” park, finding a solution to properly oversee RLS is a priority. We are working on a proposal to State Parks that would allow NCRPOSD to assume management of RLS and we will be meeting soon to discuss the matter. In the meantime, we are seeking approval to have a resident-host move onto the site in a “caretaker” capacity but before anyone can live at RLS, there needs to be a potable source of water. NVSPA has agreed to donate a new liner for the water tank and we have a gentleman ready to move onto the property with his RV as a host caretaker as soon as the water tank is ready. When we have entered into an operating agreement with the State we can then repair the buildings, Silverado Ranch and the Bandatini House, and ultimately people would be living in the houses.

We are discussing replacing or repairing some of the damaged and/or stolen items. Of particular concern would be:

1. making a reproducible copy of the Russian plaque and
2. the Cal Alpine Club plaque, or a copy, should be located and replaced on the summit.

We are providing Cal Fire information about RLS so they can put together a comprehensive search and rescue plan that would include where rescuers would enter the park, where a helicopter could land, etc.

### **Bothe-Napa State Park**

January 20<sup>th</sup> – We met with State Parks folks and discussed the final layout for the cemetery pathways. This will determine the number of ADA benches and interpretive panels we will need and where they will be placed. We are also working on what each panel should say and we are contacting the State archives in Sacramento for historic photos.

John W. received a response to the cabin PEFs. Sacramento has approved the NOE (notice of exemption) but with conditions for filing. It has been submitted to Danita for final approval.

Sandy J. has yet to receive any response regarding the Visitor Center PEFs.

February 4<sup>th</sup> we will be meeting with the State Parks ADA department re their improvement plans for the bathrooms in the campgrounds at Bothe. We are starting to get ready for summer. Seasonal staff interviews are Feb 20<sup>th</sup>.

We are also looking for our summer lifeguards.

The Konocti crew removed a considerable amount of dirt that had built up along the length of the shop and along one side. The build up had been causing drainage issues. Rob will put in a drain. Now the shop will no longer flood when it rains. The next maintenance project will be to patch and repaint the tool shed, shop and pipe shed. This will help preserve the buildings and keeps the park looking good.

The Konocti Crew cleaned up and organized our large woodpile.

The Camp Hosts scrubbed all the yurt floors with Murphy Oil Soap and they are looking really nice.

The Historic Orchard had been pruned and is looking beautiful.

Wild flowers are starting to bloom. Hounds Tongue and Henderson's Shooting Stars are coming up!

**Bird Bit:** When at the park watch for the Pacific Wren and Varied Thrush. Both of these birds are more likely to be found in the park in the winter and early spring than any other time of year. The Pacific Wren is a very small bird with a distinct, complex song. They like damp, shaded locations along the stream next to Ritchey Creek Trail. They are usually heard before they are seen.

The Varied Thrush is superficially robin-like but has a much more spectacular coloring. This bird is usually only in the park in the winter/spring and is somewhat reclusive but can be found along the roads, trails, and camp grounds within the park.

### **Bale Grist Mill**

Rob continues to repair the waterwheel.

Winter Dinner is February 7<sup>th</sup>.

Bale Mill Pancake breakfast for members and volunteers is May 3<sup>rd</sup>.

We are working with the Soroptimists Club planning this year's big event - an Octoberfest at Bale Mill!

The Bale Grist Mill brochure produced by the State is in final edit.



Organized Firewood Work Area



Hound's Tongue



Henderson's Shooting Star



Pacific Wren



Varied Thrush

Plan of Projects  
**Status Report**

09-Feb-15

<u>Name of Project</u>	<u>Description</u>	<u>Status</u>
Bay Area Ridge Trail Tuteur Loop	Assignment of Tuteur Loop Ridge Trail easement from the Bay Area Ridge Trail to the District	The Bay Area Ridge Trail Council obtained a donated easement from the Tuteur family and constructed a section of Bay Area Ridge Trail adjacent to Skyline Park. The Council wishes to transfer this easement to the District. Staff for the District and Council have gathered all the relevant documents, and initiated discussion with the Tuteur family to determine if there are any issues or amendments that should be considered. Next steps are to complete legal review of the documents, make amendments if warranted, obtain the consent of the Coastal Conservancy (who funded the trail construction), and then execute the assignment. Staff will resume work on transferring the easement to the District once the option agreement for purchasing a portion of the Kirkland Ranch is executed.
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.	Phase Two--Green Island Road to Soscol Ferry Road Questa has largely completed a revised 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. 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 reviewing the feasibility of an alternative alignment. After 4 years of back and forth, in July 2014 DFW informed the District that it would comply with the BCDC condition for public access north of Green Island Road by removing a fence and graveling the surface of the existing levee, despite concerns about this alignment expressed by the Napa County Airport and the FAA. DFW put this project out to bid in late August, has awarded the bid, and is now waiting for sufficiently dry weather to do the work.
		Phase Three--Soscol Ferry Road to Napa Pipe The construction contract was awarded by the Board on September 8, 2014. The Caltrans encroachment permit and permission to use a parcel owned by Napa Redevelopment Partners as a construction staging area have been approved. The Notice to Proceed was issued on October 6, 2014. Construction was completed in November 2014, pending final inspection. The project will be complete as soon as directional signs are installed and grant invoices completed. Due to insufficiently warm weather, the quarry fines stabilizer did not properly set up before the major rains in December 2015; the contractor will make repairs and reapply stabilizer as soon as we have about a week of warmer weather. <u>The contractor finished the project the last week of January 2015; final paperwork should be finished within about 60 days.</u>
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 in 2009 applied to BLM for a no-fee transfer of this property to the District for the no-fee transfer of this property; while this transfer has received conceptual approval by BLM staff, the formal approval has dragged; several meetings have been held over the past three years to try and speed to process, but BLM staff has so far had higher priorities. CDF crews did extensive fire break work in 2009 through 2011 to protect the residences next to the BLM land. The Fire Marshall and the Pope Valley Volunteer Fire Department have added a proposal to construct a fire substation on a corner of the property. The Fire Marshall has identified funding for the fire station, and the County Board of Supervisors is now strongly supportive. 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. District staff in January 2013 met with the Napa County Fire Marshall and the the Calfire Battalion Chief for the area and agreed to jointly advocate for BLM action. In February staff talked with BLM and was assured that processing of the transfer was now beginning. BLM did a series of site visits June-August, 2013. The Bureau of Reclamation in June 2013 asserted that Reclamation has property rights such that BLM is not permitted to transfer the property. BLM is now projecting the transfer will be complete by the end of this calendar year. In late August Reclamation determined they still retained jurisdiction, but they have committed to completing the transfer in the same time frame as BLM would have. Staff has submitted additional materials to Reclamation which is now processing the permit. Reclamation provided a draft agreement to the District in February 2014 which will lead to Reclamation eventually transferring its interests in the property; District staff responded with comments to the draft in early March 2014. Not willing to keep waiting for the federal agencies to resolve their differences, Napa County has acquired a property within the Lake Berryessa Estates subdivision for constructing the fire sub-station.
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. The District sent 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. Since then there has been less observed damage, although the problem is not resolved. Staff was planning on installing a gate to restrict OHV access, but this has proven infeasible. After observing more OHV damage in the summer of 2013, staff is exploring options other than a gate to prevent unauthorized OHV use. The latest plan is to install remote cameras in an attempt to determine who is causing the damage. No other work is anticipated until Lake Berryessa Trail planning is completed, as that is a key step in gaining overland access to the property. District staff has been meeting with Reclamation, their consultants and interested parties on the trail planning and prioritization. Staff in late June 2014 toured an adjacent parcel with the owner of the property; in September the owner indicated they are interested in selling the property for addition to Berryessa Vista Wilderness Park. <u>The Land Trust of Napa County has obtained the appraisal of the property, and the land trust and the sellers have agreed on the appraised value as the sales price. Escrow will close as soon as all signatures have been obtained. The District Board in November 2014 agreed to acquire the property from the Land Trust at a later date when funding is available.</u>

<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. A 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. BLM staff on April 11th inspected the proposed trail alignment where it crosses BLM land. District and BLM staff met on August 5, 2011 to discuss BLM review of this project. BLM's biologist inspected the alignment on September 17, 2011. There have been volunteer trail building work parties have been held numerous times between 2011 and the present, and the trail is now done except for signage and a fence crossing. District staff met with Fish and Game on June 15, 2012 to discuss signage at the trailhead on DFG property, and in November 2012 submitted signage language for DFG review. Staff contacted DFG (now DFW) in February of 2013, again in early April, and again in late summer to determine the status of their review. In January 2014 DFW staff responded with an alternative entry sign design, and accepted our fence stile design. Volunteers installed the fence stile in March 2014. The trail can be officially opened as soon as DFW approves the sign design.</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. A new water well was dug in October 2012--production is great, and quality is acceptable with minor treatment. Reclamation completed their review of the 90% plans and had a very positive meeting with District staff in late March 2014. The 100% plans were submitted to the District and Reclamation in early July 2014 and were verbally ok'd in mid August. To meet budget constraints, work on the planned black water leach field will be deferred to phase two or it may be deleted altogether. A \$1.7m construction contract was awarded to G.D. Nielson Inc on Napa in November 2014 and Ron Critchley, a retired County engineer, has agreed to serve as our construction manager &amp; inspector on the project. District staff had a kickoff meeting with G.D. Nielson on December 2nd at which it was decided to break ground on April 1st; under the revised schedule construction will be complete in mid to late fall 2015. The Coastal Conservancy has agreed to extend the grant until January 1, 2016. <u>Raptor surveying and tree and brush removal is slated to begin on the week of February 17th and we have secured the help of the CalFire Konociti crew to do much of that work. Exasperatingly, County permits are not yet ok'd, but we are a hair's breadth away from finally having that completed and hope to have all permits in hand by the end of February.</u></p>
<p>Cedar Roughs</p> <p>Acquisition of 443 acres providing public access to Cedar Roughs from Smittle Creek Day Use Area</p>	<p>Working with land trust to acquire 443 acres to be managed by district, and 144 acres to be managed by BLM. PTR has uncovered a title issue that needs resolution. Appraisal completed in December 2014 and forwarded to WCB and State Dept of Real Estate for review and approval. The question of whether the property has legal access was resolved in Decembe 2014 and the title company has issued a revised Preliminary Title Report indicating they will insure the right of access. Pending approval of the appraisal, the Wildlife Conservation Board is prepared to provide <u>\$1.6 million toward the purchase. Additional funding is expected from the Wilderness Land Trust and from Tulevome, leaving a funding gap of approximately \$50,000 for improvements. District staff has presented a formal purchase proposal to the owners of the property.</u></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. Formation of the foundation will likely be timed to the opening of Camp Berryessa.</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>In November, 2009 the Napa City Council directed city staff to work with the District to finalize an agreement for the proposed Hennessey trails. The District approved a Mitigated Negative Declaration on February 14, 2011. A final lease agreement and operations plan was approved by the District Board in August 2012, and by the City Council in September 2012. Work was completed on the connector trail to Moore Creek in June 2013 and public response to the new trail has been very positive. A plan for fencing and signage improvements along the Hennessey north shore has been accepted by the Director of the Water Division. Installation of City-required fencing was completed in mid-April of 2014 and a crew of 12 hearty volunteers completed the installation of required signage and two kiosks on the weekend of May 17th. Volunteers in August installed wayfinding signs and improved a horse trough, and on September 13, 2014 removed a defunct suspension bridge, as part of our agreement with the City of Napa. Some signs still need to be designed and installed. Lake Hennessey North Shore Trails formally opened with a ribbon cutting on October 18, 2014. <u>The District and the City in November and December 2014 cooperated in removing two trees that fell and blocked the trails. Staff is preparing the grading permit application in anticipation of constructing the first new trail segment at Lake Hennessey (the "Sam the Eagle" Trail) in March or April 2015.</u></p>
<p>Moore Creek 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>The park opened on June 30, 2013. The eastern boundary survey and fencing project was completed June 2014. Construction of the remainder of the Valentine Vista Trail was completed by the Forest Trails Alliance in April 2014. With the help and support of the County Fire Department and County communications technicians, the District has installed an emergency communications radio and antenna at the Ranch House (which has neither landline nor cellular phone service). The next big project is the construction of the Madrone Trail, a roughly 2 miles footpath on the western side of Moore Creek canyon north of the ranch house; staff is working on scheduling a large volunteer work party in May 2015 to begin this construction. The December 2014 rains damaged sections of the Valentine-Vista Trail (mostly back slope slumping). <u>Volunteers made repairs at the January 2015 work party; more detail work will be needed when the rainy season is over. In January 2015 volunteers also removed invasive French Broom in the northern part of the park.</u></p>
<p>Oat Hill Mine Trail</p> <p>Various improvements to the historic Oat Hill Mine Road</p>	<p>The litigation holding up this project has been successfully concluded. Several of the trail sign posts have been vandalized and will need to be replaced. The District is continuing to work with Tulevome on a project to clean up the Twin Peaks and Corona Mines, in the hopes this may enable the District to safely open the northern Oat Hill Mine Trail for public use. A volunteer crew did erosion control work on the trail in January 2013. Staff and volunteers in February 2013 to did a comprehensive evaluation of erosion issues on the trail, and experts from the RCD joined staff for another evaluation in early April. The City of Calistoga and CalTrans have restarted discussions about constructing a roundabout at the intersection of Highway 29 and Silverado Trail; the District is tracking these discussions to ensure that whatever design as adopted will provide adequate and safe access to the Oat Hill Mine Trail. The Bay Area Ridge Trail did some cleanup and minor improvements in late October 2013 to the staging area, and the lower 4 miles of the OHMT was dedicated as part of the Ridge Trail on November 10, 2013. The 40 acre Randy Lee Johnson property donation was completed in December 2014. <u>Chino and a hardy group of volunteers made drainage improvements on the trail in late January.</u></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. The District is still waiting on BLM to process the application.</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 has prepared a draft 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 was positively viewed by the Veterans Home administration. However, Veterans Home staff had 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, and then key management staff at the Veterans Home retired in November 2010, so progress was delayed pending the filling of their vacant positions. The District will restart the process when other project priorities are under control.</p>

Skyline Park	Permanent protection of Skyline Park	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 agreed on an appraisal process for determining the fair market value purchase price, the County retained an appraiser acceptable to the State, and a draft appraisal was prepared. In late April 2012 the state indicated they did not accept the value as determined by the appraisal and negotiations stalled. A Draft EIR was released in late September 2013 for the proposed expansion of the adjacent Syar Quarry. The District Board approved comments on the DEIR at it's October 2013 meeting. The Final EIR was released in November of 2014, <u>a public hearing was held on January 7, 2015, and the matter was continued to a later Planning Commission meeting.</u>
	Kirkland Ranch Acquisition of land and easements to protect Suscol Headwaters and construct Ridge Trail from Highway 12 to Skyline Park.	District and property owner have prepared a term sheet outlining the details of the acquisition, <u>and the District has prepared and submitted to the owner the formal Purchase and Sales Agreement.</u> Phase I of the acquisition is scheduled for July 2015. Funding for Phase I will come from Napa County in exchange for the County receiving an equal amount from the Priority Conservation Area program administered by MTC.
Spanish Valley, Crystal Flats, and Stone Corral	Planning for open space donated by Bob and Evalyn Trinchero	The District took full possession of the properties on January 1, 2012. 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, and has now been finalized and recorded. Staff met with the LBEPOA Board many times in 2011-2013 to discuss use of the Crystal Flats and Stone Corral areas. District staff has prepared a draft agreement between the District and the Association, which the Association has informally rejected. The well serving Spanish Valley was repaired in November 2013. The District also sealed up an abandon dry well bore discovered on the property. A group of 10 boyscouts GPS'd old ranch roads and 4-wheel drive tracks on the Spanish Valley property for us over the weekend of April 26-27 so that we can create a map of existing roads and trails. A contract for archeological surveying (a required part of the CEQA process) was completed by Tom Origer and Associates in June, 2014. Staff completed a preliminary survey of the Spanish Valley access road in late July 2012 and, while legal access to the property has been established, it does not appear that the existing road is located within the Spanish Valley Trail easement. In early January 2014 staff learned the affected parcels are for sale. Staff's cash offer to purchase half of the property in mid March was rejected and we have decided to be patient while the property owner attempts to find a better buyer (as we think it unlikely that there is one). In February 2013 several no trespassing signs were installed in response to some evidence of illegal OHV use. The Crystal Flats sign was immediately removed and the lock on the gate removed; a more secure temporary lock has been installed, and staff is researching a new gate that will exclude ATV's and motorcycles while allowing hikers, bicyclists and equestrians. The District is partnering with Tuleyome to investigate and come up with the trail alignment connecting Spanish Valley to the Pope To Putah Trail on BLM land which is under construction by Tuleyome. An abandoned trailer in Spanish Valley was removed in July 2014 at no cost to the District using an abandoned vehicle program administered by the County. The Butts Canyon fire did not reach District property, but CDF graded several emergency roads and firebreaks through Spanish Valley. CDF did some remediation work after the fire to address grading damage.
State Parks	Operate Bothe-Napa Valley State Park and the Bale Grist Mill State Historic Park	The District, with assistance from the Napa Valley State Parks Association took over management of the parks on April 1, 2012. A County permit for the pool was obtained in July and the pool was reopened immediately thereafter. The state completed installing 3 yurts in October 2012. The District has installed 7 additional yurts. Numerous volunteer projects have been organized (PG&E event improving the Mill, firewood splitting, hazardous tree removal, mowing, pool cleaning, native plant garden maintenance, historic orchard restoration, lots of trash removal, and in September/October a footbridge on the History Trail was repaired by the St Helena Kiwanis). A volunteer forestry management group has been formed and the District has acquired a boom truck and other equipment in support of their mission. Utility service accounts have been transferred from the state to the District. Work on an improved recycling system is nearly complete. Every septic tank in the park has been pumped clean, and sewer lines were located and cleared of root blockages. Two additional failed septic tanks were discovered in March and pumped clean. Nearly \$270,000 in gifts, grants and pledges have been obtained to assist with improvements at the parks. The District and State Parks have finalized an agreement regarding the "found" state money that provides up to \$537,800 in State funds being granted to the District to cover some salaries and two capital improvement projects (replacement roofs and AC overlay to the picnic area road). The deadline for using these funds was extended in June 2014, so the District will have time to fully utilize the grant. The District is sponsoring SB 170 (Wolk) which would exempt the mill from state food processing facility requirements so that flour from the mill can be sold as a food item; the bill has passed the Senate and all Assembly committees, but unfortunately in late July 2013 the Department of Public Health announced their opposition to the bill. After meeting with DPH, it appears they may be willing to agree to a workable compromise; this will take time to explore, so we have made the bill a two-year bill. Staff will be meeting with the author and Governor's office staff in late July. A contract to prepare architectural plans for the repair of the cabins was awarded in December 2013; the plans were submitted in February 2014 for State Parks approval. In March 2014 the district was approached by several organizations and individuals requesting that the District consider taking over management of Robert Louis Stevenson State Park; after approval from the Board, staff in June 2014 submitted a proposal to State Parks to manage some aspects of RLS; this proposal has received favorable response from the State Parks Superintendent and her immediate superiors; <u>based on this review, District staff is now revising the agreement.</u> A free admission day including the dedication of the Ridge Trail/Vine Trail junction was held on July 27, 2014. <u>State-grant funded roof repairs and day use area roadways were completed in November 2014. Hiring for 2015 seasonal employees commences in late February.</u>
Vallejo Lakes	Possible purchase of 1100 acres of surplus Vallejo Water District lands, of which 200 acres are located in Napa County	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 surplusing of the property. The City of Vallejo has hired an appraiser to prepare an estimate of the property's fair market value, but this has not yet been released. The District GM, together with the County of Solano EQ, in February 2012 each sent letters to the City of Vallejo formally expressing interest in the property and requesting notification per state law of any planned surplusing of the property. Sale of the property by the City has been delayed because of complications related to questions about how best to supply water to residents in Green Valley. The Trust for Public Land has expressed interest in assisting with the purchase of this area. Staff from the District and its partners met with the Vallejo City Manager in April 2014; the surplusing process has become more complicated and the City does not anticipate any action in the near future, but meanwhile the City Manager appears open to working with us to figure out a mutually beneficial outcome. Staff had a very interesting meeting with City of Vallejo water division staff and a tour of Lake Curry in late May. The Lake Curry property can only be described as a jewel, and the City of Vallejo would clearly like to divest it. District staff is presently exploring a broad array of options, from an agreement under which the City would retain title and responsibility for the water system while the District would take over land magament at the lake to outright purchase of the property by the District or its partners.

Vine Trail	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.	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 District in April 2013 approved and sent a letter of support for the City of Calistoga's request for a grant from the Coastal Conservancy to plan the trail through Calistoga. The Board President in early June 2014 sent a letter of support for a Vine Trail federal "Tiger" grant to help construct the section of trail between Yountville and Napa. The District continues to coordinate with the Vine Trail on plans to route the Vine Trail through Bothe-Napa Valley State Park. A joint Vine Trail/Ridge Trail dedication event was held at Bothe on July 27, 2014.
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#### Completed Projects

Bay Area Ridge Trail Realignment Amendment to the proposed alignment of the Bay Area Ridge Trail extend north to the Oat Hill Mine Trail		In December of 2012 the Bay Area Ridge Trail Council approved the proposed realignment of the Ridge Trail through Napa County as requested by the District.
Bay/River Trail -- American Canyon to Napa Phase I Phase One--Euclyptus Drive to Green Island Road		Construction of approximately 5 miles of Class I bicycle and pedestrian path in the vicinity of American Canyon along the Napa River was completed in April 2012, in partnership with the City of American Canyon, Department of Fish and Game and Napa Vallejo Waste Management Authority. A formal opening ceremony was held June 2, 2012.
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.	
Historic ROW Analysis	Study to determine location and status of historic road Rights-of-Way and whether they have value as non-motorized recreational trails	Staff has completed a comprehensive review of historic rights-of-way, and is now focusing attention on those which have greatest potential.
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	
Master Plan Update	First scheduled update to the Master Plan adopted in January 2009	Board adhoc committee appointed. Methodology for doing update has been agreed upon. Project was delayed due to competing demands on staff time (primarily the effort to keep Napa's state parks from closing. A draft update has been prepared by staff working with the Board ad hoc committee for the Master Plan update, and released by the Board at the April 9, 2012 meeting for public comment. The plan update was adopted by the Board at its June 2012 meeting.
Milliken Reservoir Trails and Picnic Area Feasibility Study	Would construct approximately 3 miles of Bay Area Ridge Trail plus additional feeder and loop trails, along with a staging and picnic area	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.
Moore Creek Open Space Park	Acquisition of 673 acres in the Moore Creek Watershed completed in December 2008.	
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 Ecological Reserve Restoration	This multi-year project resulted in the removal of the bulk of the invasive teasel that had taken over the 5 acre meadow at the entrance to the Reserve, and the construction of a short native plant interpretive trail. Work was done by volunteers, students, and paid contractors. In doing this work, several thousand students received a day of environmental education about native and invasive plants and riparian ecology.	
Napa River Flood Control Easement	Conservation easement accepted by District in 2007 to facilitate Flood District project and grant funding	
Newell Preserve Improvements	Provide on-site water supply for group campground for cattle	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.
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	Deeds accomplishing the adjustment in property boundaries between Syar and the State have been recorded.
Lot line adjustment to legalize River to Ridge Trail as constructed (it curenly encroaches on private	
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.
River to Ridge Trail	
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. Volunteers completed additional work in August 2011.
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	
Major volunteer event to reroute and repair trails	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.
Skyline Park Facility Improvements	
Partner-sponsored improvement include a second greenhouse and a covered equestrian arena.	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.
South Napa Wetlands Habitat Area	
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.	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.
State Parks	
Assume management of Bothe-Napa Valley State Park and keep it and the Bale Grist Mill open	The District took over operations of the parks on April 1, 2012, and have a 5 year agreement with the State to continue operating the parks.
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.