



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

Harold Kelly  
Director Ward One

Tony Norris  
Director Ward Two

Guy Kay  
Director Ward Three

Dave Finigan  
Director Ward Four

Myrna Abramowicz  
Director Ward Five

## MINUTES

### BOARD OF DIRECTORS SPECIAL MEETING

Thursday, April 21, 2011 6:30 P.M.

Pope Valley Farm Center, Pope Valley, CA

1. Call to Order and Roll Call

**Directors Harold Kelly, Tony Norris, Guy Kay, and Myrna Abramowicz present.**

**Director Dave Finigan was excused.**

**Staff present: General Manager, John Woodbury, Outreach Coordinator, Chino Yip**

2. Discussion of the Spanish Valley, Crystal Flats and Stone Corral properties owned by the District, including current status, opportunities and constraints, and the future process for planning their stewardship and use.

**John Woodbury discussed who we are, status of property, planning process, what we know about the status of the property and answered questions. Our primary goal and responsibility is to protect the resources, and our secondary goal is to provide appropriate public access. Hope to do restoration work and provide outdoor recreation opportunities (not motorized according to County code). Myrna Abramowicz will take notes on the public's comments and concerns.**

3. Public Comment:

**Following is a brief listing of questions, concerns and comments made at the meeting:**

- **Maps of the properties were requested that they can look.**
- **What will District do for us?**
- **Trinchero built fence that blocks campground water; garbage backed up and needs to be cleaned up; marina not put in as promised.**
- **What are Berryessa Estates property owners' legal rights? Residents feel their easement rights have been violated since 1960s. 1976 and 1983 (and 1984) judgments – articles of incorporation gave easement rights to Berryessa Estate owners, but they are poorly drafted and difficult to sort out. District and several speakers expressed preference for a mutual acceptable agreement giving clear role to association to manage Estates the property owners' use of the campground and marina.**
- **What is the County's responsibility to maintain roads? The County maintains paved roads within the subdivision only; the access roads to the campground and marina are private)**
- **Given the old settlement agreement, what legal right did Trinchero have to donate the property? What about the Easement rights?**
- **How can general public share without violating resident easement rights to Crystal Flats and Stone Corral – existing roads (gates) on private property**
- **LBRID not maintaining roads; slide damage and dollars spent by association**
- **Homes, residences need access to river**

- Opposition expressed to outsiders camping at the campground. Security issues.
- Association is a non-profit corporation with CCNRs
- Why did the District accept the gift? (Answer: great resource, prevent development, provide appropriate public access)
- Several speakers and District staff indicated shared use would be ideal because it would share the costs.
- Need electronic gate, water improvements, road maintenance, trash monitoring
- Concern expressed about article in newspaper at time of donation – too early to promise horseback riding, kayaking, etc
- Distinguish property owners of Berryessa Estates from the rest of the public.
- What fees to get in – who shares in revenues?
- Residents now pay \$130 for key, but gate left open so why pay?
- Fire risk – 1 way in, 1 way out. Fire fuel management with CDF. Should have seasonal controls. Create exit fire road at the top of hill crossing the BLM land?
- Who controls overnight use? (District expects to have full time caretaker same as state parks)
- What obligation to do anything to change property? (First obligation is to protect the resources, then to provide appropriate public use)
- What other properties is District involved with and what offered on those properties to the public? (Moore Creek, Lake Hennessey, Oat Hill Mine Trail, Napa River and Bay Trail, Camp Berryessa)
- Water for public use? Well? (Spanish Valley has well; campground well not functional)
- Who maintains (District expects to maintain with staff plus lots of volunteers).
- Traffic (District doesn't expect many cars). Parking is the harder issue – where to put it?
- There will be NO changes by District until at least the end of the hunting lease on December 31, 2011.
- Timeline – Moore Creek took over 2 ½ years to get to an approved use permit
- Spanish Valley likely to be opened first, because the issues are simpler
- Process – gather info; prepare preliminary plans; prepare environmental analysis; board acts on decision; use permit before the planning commission. All stages in the process are open to the public.
- Spanish Trail – abandoned in mid 90s – County retained the right to use in future as a public road. There is a disagreement about the eastern terminus of the road—does it go to the edge of Spanish Valley property or a few hundred feet short of the property line.
- Fire station on BLM land in process. It's been three years. When BLM land is transferred to District, the District will provide to CDF or Pope Valley Fire Dept to staff a substation. Insurance for property owners is very high because they are more than 7 miles from a station. The Estates are currently classified as risk level 10 on map – all they need is a building, a truck and 4 volunteers to reduce insurance costs. District has .2 acre connector piece already that will provide access to the fire substation site.
- A possible letter writing campaign or other pressure to speed up transfer of the BLM land was discussed
- To the extent possible, District would like to work through the association (even though the campground and marina rights are held by each individual property owner than the association.
- Exclusive or shared use of marina and campground has to be sorted out
- Fees for camping and boating have to be sorted out
- The property donated with no restrictions in the grant deed on how the property would be used
- What happens to property if District dissolves? District could vote to “dedicate as parkland” which protects it from sale or use for non-park purposes unless State legislation removes the restriction.
- Trincherro donation valued at a little over \$4 million value.

**Board members comments:**

- Harold Kelly – The problems with how the association was established is their issue, not the Districts. Open access for the public is District's responsibility.
- Guy Kay – Redistricting to south gives much weight to South County re political decisions. Access to open space necessary for south county voters to continue to support agriculture and open space.
- Tony Norris – District board members involved on many different organizations serving the community
- Myrna Abramowicz – Committed to providing opportunities for our children to learn about and appreciate nature and the outdoors. This is critical for the future preservation of Napa County.


Contact info – website [napaoutdoors.org](http://napaoutdoors.org) has contact info for board members and staff.

4. Adjournment


Meeting was adjourned to the Regular Park & Open Space District Meeting of May 9, 2011.

TN-GK-HK-MA-DF

X

  
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MYRNA ABRAMOWICZ,  
Board President

ATTEST:

  
\_\_\_\_\_  
MELISSA GRAY  
District Secretary

Key

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

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

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

