



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

Karen Turjanis
Director, Ward One

Tony Norris
Director, Ward Two

Brent Randol
Director, Ward Three

Dave Finigan
Director, Ward Four

Barry Christian
Director, Ward Five

AGENDA

BOARD OF DIRECTORS SPECIAL MEETING

Monday, July 11, 2016 at 2:00 P.M.

Napa Valley Transportation Authority, 625 Burnell Street, Napa CA

General Information

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

The meeting room is wheelchair accessible. Assistive listening devices and interpreters are available through the District Secretary. Requests for disability related modifications or accommodations, aids, or services may be made to the Secretary's office no less than 48 hours prior to the meeting date by contacting 707.259.8603.

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

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

All materials relating to an agenda item for an open session of a regular meeting of the Board of Directors which are provided to a majority or all of the members of the Board by Board members, staff or the public within 72 hours of but prior to the meeting will be available for public inspection, on and after at the time of such distribution, in the 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

4. Administrative Items

- a. Consideration and potential approval of Minutes of the Board of Directors regular meeting of June 6, 2016.
- b. Consideration and potential approval of a letter of intent to NVUSD for a lease with option to purchase Capell Valley School, and outline of an MOU with Capell-Berryessa Community Center, Inc regarding operation, maintenance and use of the property.
- c. Update of State legislation for 2016. (oral report).
- d. Update on Skyline Park and the proposed Syar Quarry expansion. (oral report).
- e. Update on the park district funding measure proposed for the November 2016 General Election ballot. (oral report)
- f. Receipt of report on expenditures, encumbrances, donations, and grants approved by District staff.
- g. Review of the District Projects Status Report
- h. Receipt of monthly report for Bothe-Napa Valley State Park and the Bale Grist Mill State Historic Park.

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 &
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Director, Ward Five

MINUTES

BOARD OF DIRECTORS REGULAR MEETING

Monday, June 6, 2016 at 2:00 P.M.

County of Napa Board Chambers, 1195 Third Street Third Floor, Napa, CA

1. Call to Order and Roll Call

Directors Present: Tony Norris, Barry Christian, Brent Randol, Dave Finigan, Karen Bower-Turjanis

Staff Present: John Woodbury, Chris Cahill, Melissa Frost

2. Public Comment

None

3. Set Matters

- a. 2:00 pm Presentation about the Napa County Resource Conservation District by Executive Director Leigh Sharp

Frances Knapczyk gave the presentation. No action taken.

- b. 2:15 pm Public Hearing and adoption of budget for FY 2016-17

Discussed, and approved the budget for FY 2016-17

DF-TN-BC-BR-KBT

4. Administrative Items

- a. Consideration and potential approval of Minutes of the Board of Directors regular meeting of May 9, 2016.

Minutes were approved as presented.

TN-DF-BR-BC-KBT

- b. Review of State legislation for 2016. (oral report).

John Woodbury gave the report. No action taken.

- c. Update on Skyline Park and the proposed Syar Quarry expansion. (oral report).

John Woodbury gave the report. No action taken.

- d. Update on the park district funding measure proposed for the November 2016 General Election ballot. (oral report)
John Woodbury gave the report. No action taken.
- e. Consideration and potential approval of Amendment #2 to Agreement 15-22 with 6539 Consulting, extending the term of the Agreement to December 31, 2016 and increasing the total compensation by \$20,000.
Directors voted to approve Amendment No.2 to Agreement 15-22, extending the term of the agreement to December 31, 2016 and increasing the total compensation by \$20,000 to non-to-exceed amount of \$69,500.
TN-DF-BC-BR-KBT
- f. Consideration and potential approval of Amendment #3 to Agreement 12-08 with Jeanne Marioni, increasing the rate of compensation to \$35 per hour.
Directors voted to approve Amendment #3 to Agreement 12-08, increasing the rate of compensation from \$28.75 to \$35.00 per hour, and total annual compensation of not-to-exceed \$21,000 plus expenses.
DF-BC-TN-BR-KBT
- g. Receipt of report on expenditures, encumbrances, donations, and grants approved by District staff.
John Woodbury gave the report. No action taken.
- h. Review of the District Projects Status Report, and update by Chino Yip on District volunteer activities.
Chino Yip gave the report. No action taken.
- i. Receipt of monthly report for Bothe-Napa Valley State Park and the Bale Grist Mill State Historic Park. (to be distributed at the meeting)
John Woodbury gave the report. No action taken.

5. Announcements by Board and Staff

- John Woodbury announced that Trackers Earth will be advertising their program in local movie theaters and offered to revise their video to include Camp Berryessa if the District will split the expense.
- John Woodbury announced that Terms for Wards 2,3 & 4 expire in November 2016, and August 4, 2016 is the filing deadline to apply.
- Barry Christian wanted to pay tribute and recognizes Paul Schippiro a cyclist who was killed on Highway 29 in Vallejo whose dedication to commuting by bike — including a daily 6½-mile ride each way to his accounting job at Perfect Purée in south Napa — earned him Bicycle Commuter of the Year Award in 2014 from the Napa County Bicycle Coalition.
- Dave Finigan announced that he and Tony Norris will be giving a presentation to the Sons in Retirement Club on the Park District and Ballot measures.
- Tony Norris mentioned that an article was written in the Napa Valley life magazine that mentioned trails in the Napa Valley.

6. Agenda Planning

7. Adjournment

Adjourned to the regular Board meeting of July 11, 2016.

KAREN BOWER-TURJANIS, Board President

ATTEST:

MELISSA FROST, District Secretary

Key

Vote: TN = Tony Norris; KBT = Karen Bower-Turjanis; DF = David Finigan; BC = Barry Christian; BR = Brent Randol

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



STAFF REPORT

By: John Woodbury
Date: July 11, 2016
Item: 4.b
Subject: Consideration and potential approval of a letter of intent to NVUSD for a lease with option to purchase Capell Valley School, and outline of an MOU with Capell-Berryessa Community Center, Inc regarding operation, maintenance and use of the property.

RECOMMENDATION

- (1) Determine whether involvement in the proposed Capell-Berryessa Community Center is consistent with the purposes of the District.
- (2) If determined to be consistent with District purposes, approve submittal to the Napa Valley Unified School District of a notice of interest in obtaining a lease with option to purchase the Capell Valley school site, and approve the outline of a MOU with Capell-Berryessa Community Center Inc.
- (3) Direct staff to continue to investigate opportunities for the Capell Valley School site to serve as a staging area for one or more regional trails.

ENVIRONMENTAL DETERMINATION

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

A group of residents in the Capell Valley area have requested the assistance of the District in acquiring the Capell Valley School site for use as a community center. They are organized as the Capell-Berryessa Community Center Inc, a California non-profit organization (CBCC).

The District's adopted Master Plan has four broad goals. These are:

- (1) Provide opportunities for outdoor recreation through the development of a system of parks, trails, water resource activities, open space and related facilities.
- (2) Preserve, restore and protect open space lands, natural resources and special habit areas.
- (3) Provide historical, cultural and environmental education programming opportunities.
- (4) Provide for District management and interagency partnerships.

While the District's adopted goals explicitly support preservation of open space and provision of nature-based recreation, the operation of ball fields, community garden and community center could be found by the Board to qualify under the "related facilities" component of Goal #1 above. The community center's consistency with District's goals and guiding principles would be even clearer if the school site could be developed into a staging area for one or more regional trails.

Under the District's four major goals are twenty-five guiding principles. Guiding principles that support District involvement in the proposed community center include:

--"Give priority to the development of recreation facilities and programs on lands that are already owned by another governmental agency..."

--"Pursue a balanced program of providing a range of recreation venues including parks, picnic area and campgrounds, open space lands, trails and water resources that serve a diversity of recreation interests."

--"Provide recreation opportunities in all areas of Napa County."

--"Seek to partner with other agencies, non-profit land conservation organizations, and other community and business groups, in pursuing the acquisition, development and/or operation of recreation facilities and programs."

--"Focus on projects that complement rather than interfere with or duplicate city and other agency facilities and programs, and where District involvement will facilitate worthy projects that otherwise may not occur."

--"Promote the use of volunteers and community based organizations for improving and managing District programs and facilities." (Section IV of the January 2009 Master Plan).

Potential risks to the District include (a) unexpected major repairs and (b) inability of CBCC to perform their proposed operating and maintenance responsibilities. To minimize risk to the District, staff recommends requesting a lease with option to purchase from the school district, rather than an outright purchase. This will reduce short-term costs, and provide time for the District and CBCC to develop an effective partnership, before committing to outright ownership and the long-term responsibilities and costs that come with ownership.

The adopted District budget does not include either the lease or purchase of Capell Valley school. Therefore, if the Board wishes to proceed, staff will need to review the budget to see if sufficient savings can be found in the current budget, as well as review the District's long-term financial capacity. The District's current year budget status will be clarified by late August after the close of candidate filings; the budget assumes all three wards with Directors whose terms expire this year will have competitive races, whereas past experience says this will be unlikely. The District's long-term budget status will be determined by what happens to Measure Z on the November ballot; if it passes, the District will certainly have sufficient funding to successfully manage the proposed Capell-Berryessa Community Center; if not, there will be considerable competition for the limited funding the District will have.

Attached to this report please find:

- (1) Capell-Berryessa Community Center Business Plan, prepared by CBCC
- (2) Outline of MOU between District and CBCC
- (3) Preliminary estimated annual expenses for the District and for CBCC, prepared by District staff
- (4) Draft letter of intent to lease with option to purchase the Capell Valley school site.

CAPELL-BERRYESSA COMMUNITY CENTER BUSINESS PLAN

1.0 ORGANIZATION

Capell-Berryessa Community Center, Inc is a nonprofit public benefit corporation established in 2012 under the Nonprofit Public Benefit Corporation Law for charitable purposes. Articles of Incorporation (3469877) endorsed by the State of California on March 22, 2012.

1.1 OBJECTIVES

- a. Create a location of recreation and social services to meet community expectations at present, with views into the future.
- b. Become an established community destination and valued part of the community serving a wide range of people from youth to seniors

1.2 MISSION

- a. Provide a venue for recreational activities, community meetings/event needs and social Services.
- b. Preserve, maintain, improve, and enhance natural resources, parkland, and recreational opportunities

1.3 KEYS TO SUCCESS

Plans to Focus on success that will :

- a. Anticipate the needs of the changing community and structure programs and facilities accordingly
- b. Provide an easily accessible location to community members
- c. Enhance health and wellness of our patrons through innovative and diversified recreation, leisure, cultural and social services opportunities

Certain risk factors can be minimized by:

- a. Establish funds to sustain annual operation.
- b. Maintain low overhead through multi-skilled committee members.
- c. Obtain support of the community through consistent multi-level marketing.
- d. Gaining and maintaining strong community ties and involvement with nonprofit organizations
- e. Serving an aging population with social, recreational and health activities.

1.4 POTENTIAL OFFERINGS

- a. Gaining use of the Capell School property grounds and buildings will provide the Capell-Berryessa community with recreational and social service offerings that are not currently available to residents in the Capell-Berryessa area:

CAPELL-BERRYESSA COMMUNITY CENTER BUSINESS PLAN

Immediate Offerings	Future Offerings
Community Garden	Dog Park
Food Bank	Walking trail/track, Para Course
Sheriff Substation	Health & Welfare Services
Sports (Baseball/Softball, Basketball, Soccer)	Meeting center for service groups:
	4H
	Boy Scouts / Girl Scouts
	Mom's Group

b. Space Availability for Rent (for meetings to private groups)

Local Home Owner Associations
 Water District
 Chamber of Commerce
 Family Reunions
 Wedding Receptions
 Flu Vaccine/Eye / Dental Exams Wellness Clinics
 Pregnancy Resources
 Community Outreach Services
 Blood Drive
 Catholic Charities - Holiday Assistance Program
 Animal Health Clinic

1.5 BUDGET

Start Up Summary

To achieve our objectives, we will seek financial backing in the form of fund raising events and donations. Initial goal for startup funding will be \$10,000 using various strategies and efforts.

a. Fund Raiser Potentials

Memorial Dedication Benches
 Memorial Brick Path
 Annual Pass Membership
 Sponsorship(s)
 Community Garden Fees

CAPELL-BERRYESSA COMMUNITY CENTER BUSINESS PLAN

b. Funding Events

- Crab feed / Spaghetti feed
- Carnival - Auction
- Pancake Breakfast
- Community Dance
- Chili Cook-off
- Community Garden Booth @ Farmers Market

c. Potential Donor & Support

- Lyons Club
- Local Churches
- Local Businesses
- Local Wineries
- Chamber of Commerce
- Interested Citizens

d. Marketing Strategies

- Berryessa News website and newspaper
- Post Information Fliers in strategic locations
- Napa Register article(s)
- Handout Materials
- Brochures (etc) with Napa Valley Welcome Center
- Capell-Berryessa Park Website

Exhibit B

Memorandum of Understanding Outline of Terms

between Napa County Regional Park and Open Space District (NOSD)
and Capell-Berryessa Community Center Inc (CBCC)
for operation, maintenance and use of the Capell Valley School

1. NOSD will seek Napa Valley Unified School District (NVUSD) approval of a lease and option to purchase the Capell Valley School property (Property).
2. The requested lease will be for two years from the Effective Date of the Agreement with NVUSD, with a payment of \$100 per year.
3. If approved by NVUSD, NOSD will enter into a Use Agreement along the lines presented in this Summary.
4. During the lease period NOSD will be responsible for any and all property taxes, fees, assessments and permits, including water quality testing for a public water system.
5. During the lease period CBCC will be responsible for routine daily maintenance and operations including utility costs, landscape watering, pruning and mowing as necessary to keep existing vegetation healthy, litter pickup and graffiti removal, garbage service, scheduling of users, and related matters.
6. CBCC shall be in charge of scheduling for the use of the Property, including its use for both non-profit and for-profit purposes, consistent with the Business Plan prepared by CBCC and attached hereto. CBCC shall make the Property available for eligible purposes, and develop guidelines, procedures and pricing to ensure that all eligible uses have a fair and equitable ability to use the facility, except that scheduling priority shall be given to non-profit users, and non-profit users may be granted discounts for their use of the Property. CBCC shall submit proposed guidelines, procedures and pricing to NOSD for approval prior to making the Property available for any user.
7. During the lease period, CBCC may retain 80 percent of any revenues generated from the use of the Property, and provide NOSD with 20 percent of any revenues so generated.
8. During the lease period, in the event major repairs, alterations or improvements are necessary, NOSD will notify the District, and NOSD and District will negotiate what work if any is to be done and who will be responsible. In the event NOSD and District cannot agree, the lease will terminate and NOSD will either exercise or waive the option to purchase.
9. Within two years from the Effective Date of the Agreement with the District, NOSD will either exercise or waive the option to purchase.

10. If NOSD purchases the site, after purchase NOSD and CBCC will continue to share responsibility for maintaining and operating the Property as a community center in the same manner as during the lease period, with these exceptions:
 - a. The division of any revenues between NOSD and CBCC will be reviewed and adjusted as appropriate based on actual revenues and expenses during the lease period plus anticipated future revenues and expenses.
 - b. NOSD will assume all responsibility for major repairs that cannot be performed by volunteers.
 - c. CBCC will assume responsibility for longer term maintenance such as painting of buildings, fixing of leaks, etc., to the extent the work can be performed by volunteers.

Capell Valley Community Center**Estimated Annual Expenses**

(excluding value of donated labor)

draft June 27, 2016

<u>Expense Category</u>	<u>Responsible Entity</u>			
	<u>During Lease</u>		<u>After Purchase</u>	
	<u>NOSD</u>	<u>CBCC **</u>	<u>NOSD</u>	<u>CBCC **</u>
<u>One Time</u>				
Administrative Staff	\$5,000		\$5,000	
NOSD Closing Costs			\$1,000	
NVUSD Direct Transaction Costs *			\$5,000	
Phase I Environmental Review			\$5,000	
Use Permit and Environmental Review Fees			\$5,000	
Replace Propane Tank	\$1,500			
Improvements *		\$1,000		\$5,000
Equipment		\$1,500		
Total	\$6,500	\$2,500	\$21,000	\$5,000
<u>On-going</u>				
Administrative Staff			\$5,000	
Taxes and Assessments	\$500		\$500	
Water System Testing	\$8,000		\$8,000	
Major Repairs Sinking Fund			\$20,000	
Utilities		\$3,600		\$3,600
Materials and Supplies		\$2,000		\$2,000
Insurance *	\$1,000		\$1,000	
Accounting and Auditing	\$500		\$500	
Waste Disposal Services		\$500		\$500
Communications/Telephone		\$1,200		\$1,200
Transportation	\$500		\$500	
Total	\$10,500	\$7,300	\$35,500	\$7,300

Notes

* guestimate only

** assumes volunteers do most work



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

D R A F T

Karen Bower Turjanis
Director Ward One

Tony Norris
Director Ward Two

Brent Randol
Director Ward Three

Dave Finigan
Director Ward Four

Barry Christian
Director Ward Five

July xx, 2016

Board of Trustees
Napa Valley Unified School District
c/o Jamil Muchell
Dutra Cerro Graden, Inc
7600 Dublin Blvd, Suite 275
Dublin, CA 94568

RE: RFP for 1192 Capell Valley Road

Dear Mr. Muchell:

This is a Letter of Intent ("LOI") from the Napa County Regional Park and Open Space District ("NOSD") for the lease and option to purchase certain real property from Napa Valley Unified School District (the "District"). The "Property" is identified as:

Capell Valley located at 1192 Capell Valley Road, Napa, CA 94558, APN 032-130-026

Capell-Berryessa Community Center Inc ("CBCC"), a California non-profit organization, has requested the assistance of the NOSD in leasing with an intent to purchase the above-referenced site for operation of a community center benefitting people who live, work and recreate in the Capell Valley/Lake Berryessa area.

The Napa County Regional Park and Open Space District ("NOSD") is a special district of the State of California organized pursuant to section 5500 *et seq* of the California Public Resources Code. NOSD was established by voter approval of Measure P in November 2006. NOSD was established to protect important open space lands within Napa County, including watersheds, habitats, wildlife, and open space historical and archaeological resources, and to develop and operate parks and trails providing public access to and recreation on those lands. Now in its tenth year of operation, NOSD owns nearly 5,000 acres of land and operates numerous parks and trails, including Bothe-Napa Valley State Park, the Bale Grist Mill State Historic Park, the Oat Hill Mine Trail, Moore Creek Park, and sections of the Napa River and Bay Trail, as well as several land banks which will be developed into public parks in coming years.

NOSD is currently funded through a combination of grants, gifts and program income; these totaled just under \$3.5 million for FY 2015-16. NOSD is seeking voter approval at the General Election in November of this year for a one-quarter cent sales tax to provide a dedicated revenue stream for NOSD purposes.

In response to the request from CBCC, the NOSD Board of Directors has authorized submittal of this Letter Of Intent. If accepted by NVUSD, NOSD expects to enter into a Memorandum of Understanding with CBCC, containing the following basic features:

- NOSD will lease the Property for \$100 per year for two years from the Effective Date of the Agreement with the District. During this time NOSD will be responsible for any and all taxes, fees, assessments and permits, and CBCC will be responsible for routine maintenance and operations. In the event major repairs, alterations or improvements are necessary, NOSD will notify the District, and NOSD and District will negotiate what work if any is to

be done and who will be responsible. In the event NOSD and District cannot agree, the lease will terminate and NOSD will either exercise or waive the option to purchase.

- Within two years from the Effective Date of the Agreement with the District, NOSD will either exercise or waive the option to purchase.
- After purchase, NOSD and CBCC will continue to share responsibility for maintaining and operating the Property as a community center.
- Since NOSD proposes to use the Property for a community purpose, consistent with one of the District's purposes for the Property, NOSD proposes a below-market sale, with the price set at the District's direct costs for the lease and sale of the Property. In exchange for the District agreeing to a below-market sale price, the District would retain a reversionary right such that in the event the Property ceases to be used for public purposes, title to the Property would revert to the District.

Following the outline provided by the District, the following terms and conditions are proposed for this purchase:

1. **Purchase Price:** Equal to the District's direct costs associated with the lease and purchase of the Property, payable in full in cash at Closing, less deposits, as described below.
2. **Close of Escrow:** Shall occur on the earlier of (1) County Approval of a Use Permit to operate the Property as a community center, or (2) twenty-four months from the Effective Date of the Agreement).
3. **Initial Deposit:** Buyer will make an initial deposit of one hundred dollars (\$100.00) at the time a definitive Lease/Option to Purchase Agreement is agreed and executed, which will be immediately released to the District, and is non-refundable under any and all circumstances, but applicable to the Purchase Price.
4. **Additional Deposits:** No additional deposits are proposed.
5. **Withdrawal:** Buyer may, at any time and in the Buyer's sole discretion, with or without stated cause, withdraw from this transaction, and thereafter have no obligations of any kind whatsoever to the District. Deposits made by Buyer prior to any such withdrawal will be retained by the District, as liquidated damages and not as a forfeiture, and Buyer will have no claim on them whatsoever, unless the reason for withdrawal is the District's failure or inability to be able to give good title to the Property, and the District has been unable to cure that condition in a reasonable period of time. In that case, all such deposits other than the Initial Deposit shall be promptly refunded to Buyer, without interest.
6. **Inspections:** Buyer shall be provided with the opportunity to enter the Property and conduct whatever physical inspections Buyer deems necessary and desirable. Buyer shall have the right to review any and all documentation, title reports, surveys, toxic and soil studies, and all other correspondence and documents relating to the Property, and the District shall promptly deliver to Buyer copies of all such documents in its possession, custody, or control. District staff and agents will cooperate fully with Buyer in providing such information as Buyer may reasonably require, regarding the history, use and condition of the Property. The Buyer will be responsible for repairing any damage to the property caused by its inspections and investigations.
7. **Government Approvals:** Buyer shall be seeking various government approvals as may be required for operation of the Property as a community center. The District will cooperate with and assist Buyer as reasonably necessary in submitting applications for such approvals, including signing appropriate documents that may be required by government officials.
8. **Other Provisions:**
 - 8.1 Buyer will request (in a definitive Purchase Agreement) standard representations and warranties as are customary for transactions of this type, including with respect to authority, brokers, completeness of due diligence materials, absence of litigation, absence of hazardous materials or

hazardous site conditions or underground storage tanks, absence of violations of law, and vacancy of all structures on the premises at Close of Escrow.

- 8.2 The District shall convey the Property to Buyer at Close of Escrow in substantially the same condition as at the present time, and shall have cured any violation of applicable laws, regulations and codes, and shall have removed all monetary liens or other encumbrances to title that would prevent or impair good title from being passed to Buyer.
- 8.3 Buyer understands that the District has retained Dutra Cerro Graden, Inc. dba DCG Commercial (“DCG”) as its real estate agent in connection with this transaction, and that the District will be solely responsible for any compensation due to DCG based on its arrangements with the firm. Any compensation due to other real estate agents or brokers engaged or retained by Buyer in connection with this transaction will be the sole responsibility of the Buyer.
9. **Definitive Purchase Agreement:** As quickly as possible, upon the mutual execution of this Letter of Intent, Buyer intends to negotiate with the District and agree to a definitive Purchase Agreement, but until that has been done, either party may withdraw from this transaction without further obligation of any kind to the other.
10. **Approval Required by District Authorities:** Buyer understands and acknowledges that the District’s execution of the Purchase Agreement must be conditioned on approval of its Board of Trustees. Buyer further understands that the District will move ahead as expeditiously as possible to obtain such approval.

As Buyer has noted above, this LOI is not binding on either party, and is intended to express Buyer’s intentions to negotiate a Purchase Agreement in conformance with this letter.

Very truly yours,

Karen Bower Turjanis, President, Board of Directors
Napa County Regional Park and Open Space District

Buyer

Agreed as above on (date) _____

Authorized District Representative *13*

Exhibit A
Statement of Financial Qualifications

The Napa County Regional Park and Open Space District (NOSD) is an independent special district organized pursuant to Section 5500 et seq of the California Public Resources Code, governed by a five member Board of Directors elected by the voters of Napa County. NOSD contracts with the County of Napa for many services, including accounting and auditing, personnel, legal counsel and planning services. In addition, NOSD intends to enter into an operating agreement with Capell-Berryessa Community Center Inc, a California non-profit, to operate the Property. However, legally, the District will be solely responsible for the proposed lease and purchase. NOSD is not a subsidiary of, or affiliated with, any other corporation, corporations, partnerships or firms.

Neither NOSD nor any of its officers (Board of Directors, General Manager, Auditor, Treasurer, Counsel and Secretary) have been adjudged bankrupt, either voluntarily or involuntarily, within the past ten years.

Neither NOSD nor any of its officers (Board of Directors, General Manager, Auditor, Treasurer, Counsel and Secretary) have sued any California public school district in the past ten years.

Neither NOSD nor any of its officers (Board of Directors, General Manager, Auditor, Treasurer, Counsel and Secretary) have sued the County of Napa in the past ten years.

There is no pending litigation against the NOSD or its Board and Officers other than minor personal injury suits involving claims under \$250,000.

NOSD obtains its revenues from a combination of grants, gifts and program income. For fiscal year 2015-16 NOSD had revenues of approximately \$3.5 million. Of this, approximately \$550,000 was program income. The County of Napa provides an annual grant to NOSD derived from the County's Transient Occupancy Tax; for FY 2015-16 this was just over \$811,000. Most of the remaining income was from grants and gifts intended for specific property acquisitions and capital improvements. Operating expenses average about \$800,000 annually. The NOSD fund balance as of June 30, 2016 is estimated at \$881,000.



NAPA COUNTY REGIONAL PARK &
OPEN SPACE DISTRICT

STAFF REPORT

Date: July 11, 2016
Item: **4.f**
Subject: Receipt of report on expenditures, encumbrances, donations, and grants approved by District staff

RECOMMENDATION

Receive the report.

BACKGROUND

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

Attached is a report showing all District expenditures for June 2016.

In addition to these expenditures, the General Manager has authorized the following contracts using his signature authority:

No contracts to report.

PARKS & OPEN SPACE DISTRICT - JUNE 2016 EXPENSE REPORT

Gen Admin Dept - 85000-00

Date	Journal Line Description	Voucher Description	Name	Monetary Amount
06/06/2016	Zeller's Ace -supplies	Account #460	ZELLER'S ACE HARDWARE	\$ 48.96
06/08/2016	PARK152216 05/2016	May FY16 Parks 15-22	6539 CONSULTING	\$ 3,300.00
06/09/2016	Photo prints, tecnu, etc	May reimbursement-Parks expenses	CJ YIP & ASSOCIATES	\$ 88.70
06/09/2016	Business travel mileage	Reimbursement-Parks expenses Apr/May	JOHN WOODBURY	\$ 177.66
06/09/2016	PARK070116 04/2016	April FY16 Parks 07-01	CJ YIP & ASSOCIATES	\$ 3,895.90
06/09/2016	Bike fest smoothie supplies	May reimbursement-Parks expenses	CJ YIP & ASSOCIATES	\$ 59.52
06/16/2016	Parks Brochures	Customer #NCR01, Job #43210	GLS FINE LITHOGRAPHERS	\$ 1,272.24
06/22/2016	5/11 FY17 Budget	Acct# 237-60001112	NAPA VALLEY PUBLISHING	\$ 126.33
06/28/2016	3rd Qtr PBES Admin			\$ 91,885.48
06/28/2016	3rd Qtr SP Salaries			\$ (33,391.44)
06/29/2016	Prelim reports	Order #T0017168-169	FIRST AMERICAN TITLE	\$ 1,000.00
06/30/2016	PARK070116 05/2016	May 2016 Parks 07-01	CJ YIP & ASSOCIATES	\$ 4,253.24

Moore Creek Dept - 85010-00

Date	Journal Line Description	Voucher Description	Name	Monetary Amount
06/06/2016	Porta potty - May 2016	Moore Creek	JOHNNY ON THE SPOT	\$ 179.36
06/09/2016	PG&E 4/23/16-5/23/16	Account #0099759249-8	PACIFIC GAS & ELECTRIC CO	\$ 636.57
06/09/2016	Silverado Pest control	May reimbursement-Parks expenses	CJ YIP & ASSOCIATES	\$ 800.00
06/09/2016	PARK070116 04/2016	April FY16 Parks 07-01	CJ YIP & ASSOCIATES	\$ 2,249.58
06/09/2016	Pin flags, drill bits, etc	May reimbursement-Parks expenses	CJ YIP & ASSOCIATES	\$ 75.55
06/09/2016	Volunteer food-trail work	May reimbursement-Parks expenses	CJ YIP & ASSOCIATES	\$ 141.56
06/16/2016	Job#151-9432 @ Moore Creek	Storage Tank & Installation @ Moore Creek Park	OAKVILLE PUMP SERVICE	\$ 7,428.82
06/16/2016	Septic alarm call	Moore Creek Park	MCCOLLUM GENERAL ENGINEERING	\$ 130.15
06/28/2016	3rd Qtr PBES Admin			\$ 2,527.59
06/29/2016	Boulder lettering	Boulder lettering-Lake Hennessey	NAPA MARBLE & GRANITE WORKS, INC	\$ 395.00
06/29/2016	Tank water check-MC	Job #16F-1448	OAKVILLE PUMP SERVICE	\$ 110.00
06/29/2016	Well timer, pressure switch	Job #16E-1421	OAKVILLE PUMP SERVICE	\$ 581.20
06/30/2016	PARK070116 05/2016	May 2016 Parks 07-01	CJ YIP & ASSOCIATES	\$ 2,275.82

Oat Hill Mine Trail - 85010-01

Date	Journal Line Description	Voucher Description	Name	Monetary Amount
06/09/2016	Business travel mileage	Reimbursement-Parks expenses Apr/May	JOHN WOODBURY	\$ 59.40
06/09/2016	PARK070116 04/2016	April FY16 Parks 07-01	CJ YIP & ASSOCIATES	\$ 329.16

NRBT - 85010-02

Date	Journal Line Description	Voucher Description	Name	Monetary Amount
06/09/2016	PARK070116 04/2016	April FY16 Parks 07-01	CJ YIP & ASSOCIATES	\$ 211.34

Camp Berryessa - 85010-03

Date	Journal Line Description	Voucher Description	Name	Monetary Amount
06/01/2016	Shipping on galvanized vent	4246044555732233	US BANK	\$ 81.98
06/01/2016	GALVANIZED VENT	4246044555732233	US BANK	\$ 413.21
06/02/2016	Storage Container & Delivery	Storage Container and delivery	AIR-SEA CONTAINERS, INC	\$ 3,129.00
06/06/2016	Central Valley - May 2016	Customer #NAPACORP136667	CENTRAL VALLEY BUILDERS	\$ 424.84
06/09/2016	Pine shavings-composting	May reimbursement-Parks expenses	CJ YIP & ASSOCIATES	\$ 22.52
06/09/2016	Volunteer food-bunk bed instal	May reimbursement-Parks expenses	CJ YIP & ASSOCIATES	\$ 103.53
06/10/2016	Finalpaymnt bunkbeds Berryessa	Invoice # NCRPO3 Final Payment Bunk Beds	GRASSROOTS WOODWORKS LLC	\$ 14,350.00
06/16/2016	PG&E 4/22/16-5/22/16	Account #1765266301-8	PACIFIC GAS & ELECTRIC CO	\$ 10.19
06/21/2016	5/27CampBerryessa, Container	Camp Berryessa	CHRISTOPHER CAHILL	\$ 48.60
06/28/2016	3rd Qtr PBES Admin			\$ 12,864.08
06/30/2016	PARK070116 05/2016	May 2016 Parks 07-01	CJ YIP & ASSOCIATES	\$ 373.98

NRER - 85010-05

Date	Journal Line Description	Voucher Description	Name	Monetary Amount
06/03/2016	PARK081216 05/2016	May FY16 Parks 08-12	OPTIONS3	\$ 685.00
06/06/2016	Porta potty - May 2016	Yountville Park	JOHNNY ON THE SPOT	\$ 179.36
06/09/2016	PARK070116 04/2016	April FY16 Parks 07-01	CJ YIP & ASSOCIATES	\$ 423.22
06/09/2016	Volunteer food-Treasury employ	May reimbursement-Parks expenses	CJ YIP & ASSOCIATES	\$ 37.30
06/28/2016	3rd Qtr PBES Admin			\$ 98.87
06/29/2016	Mowing-handheld	Mowing-Napa County Park	GOLDEN GATE LANDSCAPE	\$ 840.00
06/30/2016	PARK070116 05/2016	May 2016 Parks 07-01	CJ YIP & ASSOCIATES	\$ 984.56

VINE TRAIL - 85010-06

Date	Journal Line Description	Voucher Description	Name	Monetary Amount
06/28/2016	3rd Qtr PBES Admin			\$ 296.61

PUTAH CREEK - 85010-07

Date	Journal Line Description	Voucher Description	Name	Monetary Amount
06/09/2016	PARK070116 04/2016	April FY16 Parks 07-01	CJ YIP & ASSOCIATES	\$ 348.60
06/28/2016	3rd Qtr PBES Admin			\$ 595.82

State Park - 85010-08

Date	Journal Line Description	Voucher Description	Name	Monetary Amount
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06/01/2016	PG&E 4/14/16-5/12/16	Account #2172831822-7	PACIFIC GAS & ELECTRIC CO	\$	40.02
06/01/2016	PG&E 4/14/16-5/13/16	Account #1869012498-9	PACIFIC GAS & ELECTRIC CO	\$	903.16
06/01/2016	PG&E 4/14/16-5/12/16	Account #6765403114-4	PACIFIC GAS & ELECTRIC CO	\$	39.68
06/01/2016	PG&E 4/15/16-5/14/16	Account #4831406953-4	PACIFIC GAS & ELECTRIC CO	\$	137.69
06/01/2016	PG&E 4/15/16-5/13/16	Account #9051730227-0	PACIFIC GAS & ELECTRIC CO	\$	34.54
06/01/2016	Bed kits	Bothe NV State Park	TWIST OF NATURE	\$	727.00
06/01/2016	Pool supplies	Bothe State Park	DIAMOND QUALITY WATER FEATURES	\$	546.31
06/01/2016	Steve's Hardware-supplies	Account #31248	STEVES HARDWARE	\$	177.50
06/01/2016	Sharpies, binder, Friedmans	Reimbursement-Parks expenses	SANDY JONES	\$	98.94
06/02/2016	Heartland credit card fees-WFB			\$	42.21
06/06/2016	Porta potty - May 2016	Bothe State Park	JOHNNY ON THE SPOT	\$	358.71
06/06/2016	Compliance signs	Compliance signs-Bothe	SANDY JONES	\$	211.00
06/06/2016	Central Valley - May 2016	Customer #NAPACORP136667	CENTRAL VALLEY BUILDERS	\$	1,921.16
06/08/2016	7898686642 05/2016	Account Ending 6642	CHEVRON PRODUCTS COMPANY	\$	325.27
06/09/2016	Business travel mileage	Reimbursement-Parks expenses Apr/May	JOHN WOODBURY	\$	24.84
06/09/2016	Telepacific - June 2016	Account #133326	TELEPACIFIC COMMUNICATIONS	\$	613.07
06/09/2016	Shale, etc	Bothe Park	HAROLD SMITH & SON INC	\$	1,063.91
06/09/2016	Ashes - May 2016	Account #01-0002642-6	UPPER VALLEY DISPOSAL	\$	333.45
06/09/2016	Upper Vly Disp-May 2016	Account #01-0013452-7	UPPER VALLEY DISPOSAL	\$	870.75
06/09/2016	Dump runs-trash & appliances	Account #40008	CLOVER FLAT LANDFILL	\$	260.00
06/09/2016	Ed field trip - 5/12/16	Customer #597718	FIRST STUDENT	\$	497.50
06/09/2016	Ed field trip - 5/10/16	Customer #597718	FIRST STUDENT	\$	497.50
06/09/2016	Ed field trip-5/9/16	Customer #597718	FIRST STUDENT	\$	497.50
06/09/2016	Paint supplies	Account #4159	THE PAINT WORKS	\$	145.82
06/09/2016	Leaf master w/bag - Bothe pool	Bothe State Park	DIAMOND QUALITY WATER FEATURES	\$	60.43
06/09/2016	Compliance signs	Reimbursement-Parks expenses Apr/May	JOHN WOODBURY	\$	120.00
06/09/2016	Tshirt printing-park aides	May reimbursement-Parks expenses	CJ YIP & ASSOCIATES	\$	240.00
06/13/2016	Office Depot Charges			\$	159.46
06/16/2016	6 pallets firewood	Bothe NV Park	TOURADY RANCH INC	\$	1,680.00
06/16/2016	Anti-slip tread	Account #882538499	GRAINGER INDUSTRIAL	\$	58.38
06/22/2016	Inspection fees-cabins			\$	996.66
06/28/2016	3rd Qtr SP Salaries			\$	33,391.44
06/29/2016	Path fines DG-Bale Grist Mill	Bale Grist Mill	HAROLD SMITH & SON INC	\$	553.41
06/29/2016	Lifeguard Cert-J. Jessen	Lifeguard Cert-J. Jessen	SANDY JONES	\$	150.00
06/29/2016	PG&E 5/14/16-6/14/16	Account #5360079806-9	PACIFIC GAS & ELECTRIC CO	\$	6.40
06/29/2016	PG&E 5/14/16-6/14/16	Account #9051730227-0	PACIFIC GAS & ELECTRIC CO	\$	18.42
06/29/2016	PG&E 5/13/16-6/13/16	Account #2172831822-7	PACIFIC GAS & ELECTRIC CO	\$	55.55
06/29/2016	PG&E 5/13/16-6/14/16	Account #1869012498-9	PACIFIC GAS & ELECTRIC CO	\$	965.71

06/29/2016	PG&E 5/13/16-6/13/16	Account #6765403114-4	PACIFIC GAS & ELECTRIC CO	\$	48.77
06/29/2016	Ed field trip-4/15/16	Job #28.13596.16	NAPA VALLEY UNIFIED SCHOOL DISTRICT	\$	272.00
06/29/2016	PARK120816 05/2016	May FY16 Parks 12-08	JEANNE MARIONI	\$	1,004.50
06/29/2016	ATP - June 2016	Account #746-0150	ADVANTAGE TOTAL PROTECTION	\$	40.00
06/29/2016	padlock, paint, brush	Account #31248	STEVES HARDWARE	\$	94.93

Napa County Regional Park and Open Space District

Plan of Projects
Status Report

11-Jul-16

Name of Project Description

Status

<p>Amy's Grove Planning and permits for public use of Amy's Grove</p>	<p>The District will hold a community scoping session later in 2016, with the timing dependent on when the adjacent Enchanted Hills Camp is available to host the meeting. A botanist and an archeologist have been put under contract to do an initial planning survey for the property.</p>
<p>Bay Area Ridge Trail Tuteur Loop Assignment of Tuteur Loop Ridge Trail easement from the Bay Area Ridge Trail to the District</p>	<p>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 has resumed work on transferring the easement to the District now that the option agreement for purchasing a portion of the Kirkland Ranch is about to be executed. Staff has reviewed with Mr. Tuteur the results of our survey for the Soscol Headwaters acquisition and together have arrived at a common understanding of property boundaries; Tuteur has agreed to modify the trail easement, as part of the transfer of the easement to the District, to reflect the actual property boundaries. Staff flagged the proposed new trail alignment with Mr. Tuteur on January 12, 2016; the next step is to engage a surveyor to place boundary markers and legal description for the trail easement. Staff is setting up a meeting with interested parties to discuss access in and out of Skyline Park, but this has been deferred at the request of Skyline Park Citizens Association due to their need to focus on immediate threats to Skyline Park.</p>
<p>Bay/River Trail -- American Canyon to Napa An 8+ mile recreational trail generally following the Napa River and interior levees of associated wetlands.</p>	<p>Phase 2-B--Pond 10 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.</p>
<p>Berryessa Estates Acquire 480 acres next to Berryessa Estates from BLM at no fee through their Recreation and Public Purpose Act procedure. Would connect Lake Berryessa Estates to the District's Spanish Valley holdings.</p>	<p>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 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. Reclamation says they have done their work and it is now up to BLM to finish the transfer. BLM thought they would complete their work by the end of 2015, but this did not happen, and a new date for completion has not been set. BLM's timeline has been extended because BLM has determined that not only these but other federal lands in the same general area also need to have their revocation process completed, and they wish to resolve all at the same time. At a meeting on April 14, 2016, the new Superintendent for the Ukiah District of BLM committed to completing the transfer.</p>

<p>Berryessa Vista Planning, stewardship and expansion of this wilderness park.</p>	<p>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. 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. The District Board in November 2014 agreed to acquire the property from the Land Trust at a later date when funding is available. Escrow closed and title transferred to the land trust in early 2015. District and Land Trust staff in April 2016 placed a camera on the property in an attempt to identify the off-road vehicle and motorcycle users who have been causing some damage to the property.</p>
<p>Camp Berryessa Redevelopment of former Boy Scout Camp into a 64 bed group/environmental education camp with 8 tent cabins, 2 covered group activity centers, a canoe/kayak dock, a central amphitheater and campfire ring, and a shower and composting toilet restroom facility.</p>	<p>A grant for \$50,000 to help with construction was provided by the Mead Foundation, together with a \$1.7 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. To meet budget constraints, work on the planned black water leach field was deferred to phase two. A \$1.7m construction contract was awarded to G.D. Nielson Inc on Napa in November 2014 and Ron Critchley served as our construction manager & inspector on the project. Construction was complete as of early December, and a Notice of Completion filed in early January 2016. Redwood benches and tables, which were constructed on contract by Sonoma County Probation, are complete, delivered, and partially arranged. and set to be delivered as soon as we get a break in the rain. We have been receiving a number of calls from regional Boy Scout organizations and other groups interested in using the Camp this summer and/or fall, which is noteworthy as we've done little to no outreach or marketing to-date. We look set to officially open on June 1, 2016. Staff has been in fruitful negotiations with Trackers Earth to operate outdoor education programs out of the Camp. Small groups from Trackers Earth and Forest Trails Alliance/Tuleyome have been staying at the Camp as volunteers over the last few weekends to test drive the facility- reports are generally very positive. <u>Bunk beds were delivered on June 1st and mattresses were delivered on June 10th.</u> Trackers Earth will use the Camp as a tenant for the month of June; <u>Reclamation in late June approved the longer-term partnership agreement with Trackers Earth that the Board approved in May. Staff has selected a volunteer caretaker (actually a Reclamation employee) who will start soon.</u></p>
<p>District Non-profit Foundation 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. Director Turjanis in early 2015 began the process of preparing articles of incorporation and identifying potential Board members. Before proceeding further, Director Turjanis and staff continue to meet with other interested organizations about potential collaboration on fundraising and programming.</p>
<p>Lake Hennessey North Shore Trails 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. Lake Hennessey North Shore Trails formally opened with a ribbon cutting on October 18, 2014. The Sam the Eagle Trail was completed in April 2015 and, in staff's opinion, turned out wonderfully. Forest Trails Alliance is donating a hand carved wooden trail sign to be installed at the northern terminus of the new trail. District staff patrol the North Shore several times a week. District staff and volunteers installed the Harold Kelly bench in early June and constructed a short ADA-compliant access trail to it on July 11, 2015. The County Wildlife Conservation Commission awarded the District a +/- \$2,000 grant to fund installation of an interpretive birding trail developed in partnership with Napa Solano Audubon along the north shore of the lake, signage was installed in May. A new bench along the shoreline was dedicated to former Director Harold Kelly on October 22, 2015. Planning for construction of the next trail segment is now underway.</p>
<p>Linda Falls Conservation Easement Expansion of conservation easement to cover all of the property at Linda Falls owned by the Land Trust of Napa County</p>	<p>The District currently holds a conservation easement on one of several parcels owned by the Land Trust of Napa County. The land trust desires to expand this conservation easement to include all of the land trust's holdings at Linda Falls. The purpose is to provide an additional layer of protection for the property. This is a continuation of a long-term project for the district and land trust to hold easements over each other's properties to protect against unforeseen circumstances that could threaten the conservation values of the properties. District and land trust staff are working on the actual text of the easement to be donated to the District.</p>

Moore Creek Park Development

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.

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. In February and March volunteers helped flag and brush the first part of the Madrone Trail. A VO-CAL event with approximately 100 volunteers gathered May 15-17, 2015 to continue this construction. In April we purchased an ATV for use at Moore Creek Park and other facilities, primarily with funds granted by the Wildlife Conservation Commission. The Pruetts, our new volunteer caretakers, moved in to the ranch house in late August, 2015. A dozen volunteers working on the Madrone Trail on October 3 and 4, 2015, constructing a set of steps and a few hundred feet of new trail. The septic system for the gate house had to be pumped out in November 2015, at which time a collapsed leach field pipe was noted; this was repaired in late December. In January 2016 the District contracted with a new company to provide both high speed internet and phone service to the ranch house to improve safety and emergency response capabilities, as well as make the caretaker's life less isolated; installation was completed in February 2016. Smaller groups of volunteers worked on the Madrone Trail in both March and April 2016, and June 24-26, 2016 more than 140 people volunteered through V-O-Cal, and approximately 1,500 feet of new trail was constructed despite the intense heat.

Oat Hill Mine Trail

Various improvements to the historic Oat Hill Mine Road

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 Tuleyome 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 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. Volunteers made drainage improvements on the trail in late January 2015; a lot more is needed. Work parties to install drain dips to control erosion were held in January and April of 2016. A PG&E contractor attempted to drive an ATV up the OHMT in early June, and ended up going over the side and into a gully. They promptly removed the vehicle and repaired the trail damage.

Rector Ridge/Stags Leap Ridge Trail

Construction of staging area and 6+ miles of Ridge Trail climbing east from Silverado Trail near Rector Creek.

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 priorities are under control.

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 its October 2013 meeting. The Final EIR was released in November of 2014; the Planning Commission certified the EIR on October 21, 2015. On October 22, 2015, the State applied to the county to rezone Skyline Park by removing the Skyline Wilderness park Combining District overlay, which would make it easier for the State to sell for development and at a higher price. The Planning Commission certification for the quarry expansion was appealed to the Board of Supervisors by two organizations; the appeals are scheduled to be heard March 22, 2016. The District in February submitted two letters to the Board of Supervisors, one requesting the setback between the quarry and the park be protected through a permanent conservation easement, and the other expressing support for the changes to the quarry project that were recommended by the County Planning Department, with additional protection for Pasini Ridge. In April 2016 the District presented its position to the Board of Supervisors at the public hearing for the project.

Smittle Creek

Planning and permits to open this 411 acre holding for public use

The District completed purchase of this property in December 2015. The next step is to conduct resource surveys, complete CEQA, and obtain permits. A botanist has been retained to do a reconnaissance level survey of plant resources as the first step in planning for the property. US Geological Survey has requested permission to place a seismic monitoring station on the property; staff has worked with them to identify an appropriate location. The placement will require concurrence by the Wildlife Conservation Board (WCB), which as the provider of the grant to acquire the property has the right to review such changes. Assuming WCB approves, an agreement with USGS will come to the District Board for approval.

Suscol Headwaters

Kirkland Ranch Acquisition of land and easements to protect Suscol Headwaters and construct Ridge Trail from Highway 12 to Skyline Park.

The Purchase and Sale Agreement was adopted by the District Board at its June 8, 2015 meeting. Phase I of the acquisition is scheduled to close in September 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. Caltrans and the US Fish and Wildlife Service are seriously looking in to the possibility of turning a portion of the property into red-legged frog mitigation area, which could involve substantial grant funding for property purchase and wildlife improvements. On July 1st the board of the Napa Sanitation District approved an easement option agreement which should allow us to construct a trail and trailhead parking lot on their Kelly Road sprayfield property. Survey work, the costs of which are split between buyer and seller according to our purchase agreement, is underway and has been somewhat complicated by the lack of monumentation along the Napa/Solano county line. Staff has come to terms with the seller on a revised agreement, which will be before the Board in closed session at this hearing. The Phase One acquisition closed on October 20, 2015. Staff continues to work with Caltrans and the USFWS to secure funds for Phase Two; another site visit with their biologists was completed on January 15, 2016. The Caltrans and USFWS biologists have both left for other employment, and their replacements have now been replaced by new replacements. We having been trying to arrange a site visit with them but have so far been unsuccessful.

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 abandoned 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. The Board in March 2015 adopted interim policies for the Crystal Flats and Stone Corral holdings regarding hunting, shooting, fires and motorized vehicle use. The District in 2015 reimbursed the Lake Berryessa Estates Property Owner's Association for half the cost (~\$4,000) for pruning hazardous trees in the small campground within the Crystal Flats property (which has been used by the Association since the 1970's).

State Parks	Operate Bothe-Napa Valley State Park and the Bale Grist Mill State Historic Park	<p>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 2012. 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 to facilitate hazardous tree removal and pruning. Utility service accounts have been transferred from the state to the District. An improved recycling system has been implemented. 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 2013 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 District sponsored 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 passed the legislature, but unfortunately opposition from the Department of Public Health resulted in the Governor vetoing the bill. Senator Wolk reintroduced the same legislation in the 2015 session; the bill has passed the Senate, but has been turned into a two year bill due to continued opposition from the Department of Public Health. Architectural plans for the repair of the cabins were submitted in February 2014 for State Parks approval, and were approved in December 2014. 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, the necessary legislative authorization was approved as part of the proposed State budget for 2015-16. A free admission day including the dedication of the Ridge Trail/Vine Trail junction was held on July 27, 2014. State-grant funded roof repairs and day use area roadways were completed in November 2014. State Parks provided the District with a draft Agreement in mid-October of 2015; the draft agreement is still under review by State Parks. State Parks has now indicated that the new agreement probably won't be completed until the end of 2016. Cabin repairs, improvements and inspections are complete for three cabins and a shower/toilet combo building. <u>Furnishings for the first three cabins, as well as a new shower-restroom combination building, have been completed, the reservation system has been set up with Reserve American, and cabin rentals started in late June 2016.</u></p>
Vallejo Lakes	Possible purchase of 1100 acres of surplus Vallejo Water District lands, of which 200 acres are located in Napa County	<p>Discussions between the District, the Land Trust of Napa County, the County of Solano and the Solano Land Trust indicate a common desire to work together to purchase this property adjacent to Skyline Park. The City Council of the City of Vallejo has officially authorized staff to pursue surplus of the property. 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 EO, 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 surplus 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 surplus 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.</p>
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.	<p>The District has entered into an MOU with the Vine Trail Coalition to provide assistance as requested by the Coalition in receiving funds, preparing plans and environmental documents, constructing and operating the trail. The District, the Bay Area Ridge Trail, the San Francisco Bay Trail and the Vine Trail Coalition have prepared a joint Case Statement for the combined trail network for fundraising purposes. The District on February 5, 2010 submitted an appropriations request for FY 2011 to Senator Feinstein, and a similar request to Congressman Thompson on February 26, 2010 on behalf of the Vine Trail Coalition. The 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. In March 2015 the Vine Trail initiated discussions with district staff about the possibility of the District providing maintenance for the entire Vine Trail. Syar Industries in March 2015 entered into an agreement with Napa Pipe and the Vine Trail to provide an easement for the trail connection between Napa Pipe and Kennedy Park. The Vine Trail Coalition has asked the District whether it would be willing and able to take on operation and maintenance of the Vine Trail as sections are completed, if adequate funding can be obtained. The Vine Trail Coalition, the County and the cities along its route, and the District are currently in discussions about which is the best entity to operate and maintain the trail. The County Board of Supervisors considered this issue on December 8, 2015, but no decisions were made. A meeting with the TAC for the Napa County Transportation Planning Agency to continue the discussion about who should manage the trail was held January 14, 2016; no decisions were made at that time. <u>Another meeting on this topic is scheduled for Thursday July 11, 2016 at NVTA.</u></p>

Completed Projects

Amy's Grove Donation of 50 acres along Dry Creek and Wing Creek	The donation of approximately 50 acres of open space from the Chamberlain family to the District closed in December 2015.
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--Euclptus Drive to Green Island Road	Constructed 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.
Phase Two-A Pond 10	DFW surfaced the exsiting levee with gravel and opened the gate to the public in spring 2015.
Phase Three--Soscol Ferry Road to Napa Pipe	Completed construction in spring of 2015 of 0.7 miles between Soscol Ferry Road and the Napa Pipe property in the Napa Valley Corporate Park. The contractor will need to return in the summer of 2015 to reapply stabilizer in those spots where it didn't set up due to cold and wet weather.
Berryess Peak Trail Obtain right of way and construct trail to provide public access to extensive federal lands on Blue Ridge and to Beryessa Peak	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'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. DFW installed the trail sign in late June 2015, though the sign copy is missing some information required by the trail easement that the trail uses after leaving DFW property. See attached picture. Staff has prepared two new signs to be placed at the termini of the private land trail easement that clearly state the rules for using the easement; these were installed by volunteers in late December 2015.
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.	
Cedar Roughs/Smittle Creek Acquisition of 443 acres providing public access to Cedar Roughs from Smittle Creek Day Use Area	Purchase of the property closed in December 2015.
Connolly Ranch Construction of patio, restrooms and cooking facilities completed in 2008 using State Prop 12 funds.	
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	

<p>Master Plan Update First scheduled update to the Master Plan adopted in January 2009</p>	<p>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.</p>
<p>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</p>	<p>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.</p>
<p>Moore Creek Open Space Park Acquisition of 673 acres in the Moore Creek Watershed completed in December 2008.</p>	
<p>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.</p>	
<p>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.</p>	
<p>Napa River Flood Control Easement Conservation easement accepted by District in 2007 to facilitate Flood District project and grant funding</p>	
<p>Newell Preserve Improvements Provide on-site water supply for group campground for cattle</p>	<p>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 drilling any more test wells.</p>
<p>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.</p>	
<p>Oat Hill Mine Trail 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. BLM in April 2016 indicated they did not want to transfer this parcel, so the District's application will be dropped.</p>
<p>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.</p>	
<p>River to Ridge Trail Lot line adjustment to legalize River to Ridge Trail as constructed (it currently encroaches on</p>	<p>Deeds accomplishing the adjustment in property boundaries between Syar and the State have been recorded.</p>
<p>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.</p>	
<p>River to Ridge Trail Correct drainage problems to trail can be used year-round.</p>	<p>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.</p>
<p>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.</p>	
<p>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.</p>	

<p>Skyline Park Trail Improvements Major volunteer event to reroute and repair trails</p>	<p>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.</p>
<p>Skyline Park Facility Improvements Partner-sponsored improvement include a second greenhouse and a covered equestrian arena.</p>	<p>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.</p>
<p>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.</p>	<p>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.</p>
<p>State Parks Assume management of Bothe-Napa Valley State Park and keep it and the Bale Grist Mill</p>	<p>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.</p>
<p>Trichero Open Space Acquisition Donation of 3,400 acres of open space to the District by Bob and Evalyn Trinchero</p>	<p>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.</p>
<p>Wild Lake Ranch Assist land trust with planning and possible joint management of trails, camping and picnic areas.</p>	<p>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.</p>

Park Report June 2016

Submitted by Ranger Sandy Jones and Jeanne Marioni

Bothe-Napa Valley State Park

The campground is busy and running smoothly. The pool has been especially busy with all the hot weather keeping our two lifeguards, Jessica and Tyler, working hard to keep all the shifts covered. We are looking to hire two more a.s.a.p.

The Visitor Center is open at least 4 days a week this summer (and any holiday Mondays). The VC gift shop now has a cash register that can keep track of inventory.

Nature Camp & Teen Camps are getting ready to go with sufficient registration to keep the program going.

Our Junior Ranger program and Naturalist Led Hikes (both Saturday mornings) have been very popular this year.

Cabins - Passed inspections! They are open for business with reservations coming in via Reserve America. We are also receiving inquiries from local folks wanting to know how to reserve a cabin! Rob and crew are now working on the other two cabins and doing a great job re-doing the electrical and plumbing. Re-roofing is already done. It has been a real team effort with everyone working to get the job done - scrapping paint, re-roofing, building things....

Mike, one of our camp hosts, received a donation of work from a volunteer who made some awesome hand-routed signs for the cabins: "Oak" "Maple" and "Redwood". They look really nice.

Since dogs are staying in the yurts and cabins despite our "no dogs allowed" policy, we are considering becoming "dog friendly" and charging a fee for dogs (we are cleaning up after them either way).

The Kiwanis guys finished the Pioneer Cemetery fence project and did a fantastic job!

Bale Grist Mill

It is now clean and well organized under the granary! The Odd Fellows and Eagle Scouts were awesome workers. Thanks everyone who was involved in the project and thank you to NVSPA for their financial support too.



St Helena Kiwanis and St Helena Boy Scouts help organize at Bale Grist Mill

Steve Harle, our new miller apprentice, is conducting mill tours on Fridays for the months of July and August. Steve will be working for NVSPA at the mill giving tours, helping with maintenance, and assisting at our events. He will also be working for NCRPOSD at Bothe. We are very happy to have him on board.

The mill was mentioned in the Santa Rosa Press Democrat with an article about poet Edna Poppe Cooper and a reprint of her 1926 poem "The Old Bale Mill at St Helena".

Robert Louis Stevenson

The grapes on the restored arbor are producing happily on the new arbor – we could make a barrel of wine!

We have been weeding a lot around the out buildings and the cabin. We are also weed eating for fire control.

We removed a pick-up truck full of construction debris that was dumped on the driveway that leads up to the cabin. An old mattress was removed from the parking lot - people dump there regularly and we keep picking it up.

That's all folks...