



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

Karen Bower Turjanis  
*Director, Ward One*

Tony Norris  
*Director, Ward Two*

Brent Randol  
*Director, Ward Three*

Nancy Lewis-Heliotis  
*Director, Ward Four*

Barry Christian  
*Director, Ward Five*

## AGENDA

### BOARD OF DIRECTORS REGULAR MEETING

Monday, August 9, 2021 at 2:00 P.M.

Note: this is an in-person meeting, subject to Covid-related regulations (in particular limitations on number of people in room and mask wearing). People may also attend and provide comments via Zoom Conference Call.

### Instructions for Joining Zoom Meeting

#### **Join Zoom Meeting**

<https://us06web.zoom.us/j/83963337232?pwd=M2wrc1ZReHhZM0YxakpmRzA2ZCtvZz09>

Meeting ID: **839 6333 7232**

Passcode: **936728**

Dial by your location

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

Find your local number: <https://us06web.zoom.us/j/kABZPY7WT>

## 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.

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 707.299.1377.

Prior to action on any item, the Board President will ask for comments from any member of the audience. After receiving recognition from the President, give your name, address, and your comments or questions. In order that all interested parties have an opportunity to speak, please be brief and limit your comments to the specific subject under discussion. Time limitations shall be at the discretion of the President.

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

All materials relating to an agenda item for an open session of a regular meeting of the Board of Directors which are provided to a majority or all of the members of the Board by Board members, staff or the public within 72 hours of but prior to the meeting will be available for public inspection, on and after at the time of such distribution, in the NCRPOSD Office at 1195 Third Street, Suite 210, Napa, California 94559, Monday through Friday, between the hours of 8:00 a.m. and 4:30 p.m., except for County holidays. Materials distributed to a majority or all of the members of the Board at the meeting will be available for public inspection at the public meeting if prepared by the members of the Board or County staff and after the public meeting if prepared by some other person. Availability of materials related to agenda items for public inspection does not include materials which are exempt from public disclosure under Government Code §§6253.5, 6254, 6254.3, 6254.7, 6254.15, 6254.16, or 6254.22.

### 1. Call to Order and Roll Call

### 2. Public Comment

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

### 3. Set Matters

None.

### 4. Administrative Items

- a. Consideration and potential approval of minutes for Board of Directors meeting of July 12, 2021.
- b. Presentation by David Wickline of Aetna Springs Resorts LLC on his request to partner with the District on a luxury campground resort on Turkey Hill in Pope Valley with up to 80 tent units and housing for +/- 60 employees, discussion, and Board direction to staff.
- c. Consideration and potential approval of revisions to the Purchasing Manual to enact Cal-Card policies.
- d. Consideration and potential approval of proration policies and final payment amounts for the one-time employee payments approved by the Board as a component of the FY21/22 Budget.

- e. Receipt of report on expenditures, encumbrances, donations, and grants approved by District staff for July 2021.
- f. Review of the District Projects Status Report.
- g. Receipt of monthly report for Bothe-Napa Valley State Park, Bale Grist Mill State Historic Park, and Robert Louis Stevenson State 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 agendaized, 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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Tony Norris  
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Brent Randol  
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Barry Christian  
*Director, Ward Five*

## MINUTES

### BOARD OF DIRECTORS REGULAR MEETING

Monday, July 12, 2021 at 2:00 P.M.

1. Call to Order and Roll Call

**Directors Present: Karen Bower-Turjanis, Tony Norris, Brent Randol, Nancy Heliotes (arrived during Agenda Item 4b), Barry Christian**

**Staff Present: Chris Cahill, Kyra Purvis, Ryan Ayers**

2. Public Comment

**None.**

3. Set Matters

**None.**

4. Administrative Items

- a. Consideration and potential approval of minutes for Board of Directors special meeting of June 28, 2021.

**Minutes for the June 28, 2021 special meeting were approved without changes.**

**KBT - TN - BC -BR - NH**

**Ab**

- b. Consideration and potential acceptance of the Dan's Wild Ride trail easement from David and Kimberly Phinney (being portions of Napa County APNs 025-030-017, 025-060-005, and 025-030-010) connecting Moore Creek Park to the Land Trust's Okin Preserve and Pacific Union College.

**District staff, Directors, and representatives in attendance from partnering organizations Redwood Trails Alliance and Bay Area Ridge Trail noted their excitement about this critical segment of new trail as well as their appreciation for the many people involved in the process of securing this easement. Special acknowledgement and thanks were given to the Phinney family for granting this easement and to John Woodbury for his years of work on this project.**

**Directors voted to accept the Dan's Wild Ride trail easement from David and Kimberly Phinney as recommended.**

**TN - KBT - BC -BR - NH**

c. Consideration and potential approval of Resolution 21-02, adopting rules and regulations for the administration of employer-employee relations.

**Directors voted to approve Resolution 21-02 as presented.**

**KBT - NH - TN - BC -BR**

d. Consideration and potential approval of budget adjustments for FY 2021-2022.

**Directors voted to approve budget adjustments for FY 2021-2022 with minor alterations to the figures in the staff report (\$8,630 out of reserves for General Operations and \$145,210 out of reserves for State Parks) as presented by Kyra Purvis.**

**KBT - TN - NH - BC -BR**

e. Receipt of report on expenditures, encumbrances, donations, and grants approved by District staff for June 2021.

**Report received; No action taken.**

f. Review of the District Projects Status Report.

**Report received; No action taken.**

g. Receipt of monthly report for Bothe-Napa Valley State Park, Bale Grist Mill State Historic Park, and Robert Louis Stevenson State Park.

**Report received; No action taken.**

5. Announcements by Board and Staff

- **Director Christian and Chris Cahill announced that the 175th anniversary celebration of the Bale Grist Mill on 7/10 was a success and detailed some of the highlights from the event. Both thanked the Napa Valley State Parks Association and District State Parks staff for their work on this community event.**

6. Agenda Planning

- **Director Randol suggested that the board discuss the method of holding future meetings and come to a decision about in-person vs. virtual attendance.**

7. Adjournment

SIGNED: \_\_\_\_\_  
Barry Christian, Board President

ATTEST: \_\_\_\_\_  
Ryan Ayers, District Secretary

KEY

Vote: KBT = Karen Bower-Turjanis; TN = Tony Norris; BR = Brent Randol; NH = Nancy Helioles; BC = Barry Christian  
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; Ab=Absent



## **STAFF REPORT**

By: Chris Cahill  
Date: August 9, 2021  
Item: **4.b**  
Subject: Presentation by David Wickline of Aetna Springs Resorts LLC on his request to partner with the District on a luxury campground resort on Turkey Hill in Pope Valley with up to 80 tent units and housing for +/- 60 employees, discussion, and Board direction to staff.

### RECOMMENDATION

Consider the information presented by Mr. Wickline, staff's verbal response, and any public comment, and provide policy direction to staff.

### ENVIRONMENTAL DETERMINATION

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

### BACKGROUND

David Wickline represents Aetna Springs Resorts LLC, which owns properties in Pope Valley including the former Aetna Springs Resort, the project formerly known as Lake Luciana, and parcels on what is known as Turkey Hill. Mr. Wickline would like to partner with the District to develop a luxury camping operation with up to 80 tent units and housing for +/- 60 employees on the Turkey Hill property. County zoning does not allow campgrounds of the type envisioned by Mr. Wickline to be developed by private interests on private property. He therefore requires a government partner and public land on which to create his resort. Mr. Wickline has been discussing the contours of this proposed project with former General Manager John Woodbury over several years, but in the opinion of District Counsel the project has not yet reached a level of ripeness which would warrant a closed session to discuss "price and terms of payment" under the Brown Act. The Board has a series of policy considerations it should work through first.

Mr. Wickline has submitted what amounts to a prospectus for the proposed Turkey Hill glamping operation, which is attached for Board review. He would also like the opportunity to describe his proposed development to the Board at this meeting. Following his presentation, former General Manager John Woodbury (who continues to work for the District in an extra help capacity) will outline his understanding of the history of the discussions with Mr. Wickline as well as the merits of and issues with the project concept.

Following those presentations and any public comment that may be forthcoming, Board and staff should discuss the broad policy implications of a development partnership of the type envisioned here. The Board should then provide staff with general direction on how and whether or not to proceed with further analysis.

## **4.b Attachments**

Material Submitted by Wickline

# Pope Valley Campground - High Level Summary of Proposal

## BENEFITS OFFERED BY AETNA SPRINGS

**Proposal:** Aetna Springs donates to OSD ~100 acres at Turkey Hill with ground lease back for Aetna Springs to invest ~\$30m in a campground with upscale lodging tents (40 tents that may expand up to 80 tents) operated by a leading luxury operating company, Six Senses. Site has residential zoning with existing residence and has been grazed for decades. Environmental and cultural surveys done during past 15 years show no sensitive findings.

1. **Payments to OSD during Project Application Phase:**
  - a. Pay OSD staff time for leading the process during the campground permitting process.
  - b. Pre-pay ground lease payments to assist OSD and County with current budget shortfall. If the campground development does not proceed, pre-payment amount may be applied to the TOT owed by Aetna Springs Resort.
2. **Conservation Benefits: 830+ acres of land under conservation easement with recreational access to adjacent landlocked open space.**
  - a. 100+ acres at Aetna Springs South, adjacent to the 450-acre Cleary Reserve, expanding the local conservation footprint and providing access to the previously landlocked Reserve.
  - b. Create riparian protection corridor with 150' no-build riparian buffer along Swartz Creek.
  - c. 730+ acres at Weeks Lake, adjacent to OSD's Spanish Valley, which is also otherwise landlocked and will be provided access.
3. **Campsite Land Transfer: ~100 acres in fee title to OSD, subject to 99-year ground leaseback.**
4. **Significant Revenue Benefits to OSD & Napa County from tourist campground in Pope Valley:**
  - a. Income to OSD: Projected at over \$4M during first 10 years and \$250K in first year from these sources:
    - i. Rent: Ground lease to OSD of 1% of campground lodging revenues. Guaranteed minimum annual rents \$100K by 3rd year and 2% annual increases thereafter. Guaranteed rent of \$1M during first 10 years. Projected rent over \$1.2M during first 10 years.
    - ii. Sustainable Fund: 0.5% of campground lodging revenue will be dedicated to OSD sustainable public use fund, projected at \$600K during first ten years.
    - iii. OSD Share of TOT: OSD's share of projected County TOT & Tourism Fund taxes exceeds \$2.2M during first 10 years (OSD's share at 12.5% of County collections).
  - b. Income to County: Projected over \$20M during first 10 years.
    - i. TOT & Tourism Fund: Projected over \$18M.
    - ii. County Sales Tax @ 1.75%: Projected over \$2M.
5. **Added Public Benefits:**
  - a. Local Recreational Benefits: Napa County residents will receive a preferential 20% discount off the published rate for use of tents at the campground.
  - b. Trail Building & Maintenance: Campground staff can maintain local trails and be an expanded source of volunteers for OSD.
  - c. Donations: Guests encouraged to donate to OSD, trail building, and conservation causes.



## Pope Valley Campground - High Level Summary of Proposal

### Page 2

- d. *Educational Opportunities:* Proposed “Earth Lab” to educate guests and local schools in the methods of sustainable design and operation.
  - e. *Ideal Location:* Turkey Hill site has been the subject of numerous environmental studies and is ideally situated for a campground. It was grazed by prior owners for decades, does not contain sensitive species, is served by an existing access road off a County Road (Barnett Road), and enjoys secure water rights from wells onsite.
- 6. **Affordable Housing Benefits:** Construction of employee housing for approx. 60 staff members at Turkey Hill, minimizing traffic impacts and providing more affordable housing to the community.
  - 7. **Employment Benefits:** Creation of approx. 60 new employment positions related to campground staff, with economic multiplier effects to local businesses and services.

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#### BENEFITS REQUESTED FROM NAPA COUNTY REGIONAL PARKS & OPEN SPACE DISTRICT

- 1. Apply for county campground use permit.
- 2. Serve as lead agency for CEQA review.
- 3. Hold fee title to the campground and enter into ground lease.

#### BENEFITS REQUESTED FROM NAPA COUNTY PLANNING DEPARTMENT

- 1. Approve lot line adjustments at Aetna Springs South to accommodate conservation areas and retain existing residential parcels.
- 2. Approve lot line adjustment at Turkey Hill campground to retain two residential parcels out of three. Third parcel to be used for campground.
- 3. Discuss permitting for interspersed vineyards at the Turkey Hill campground and Aetna Springs Resort.



SIX SENSES

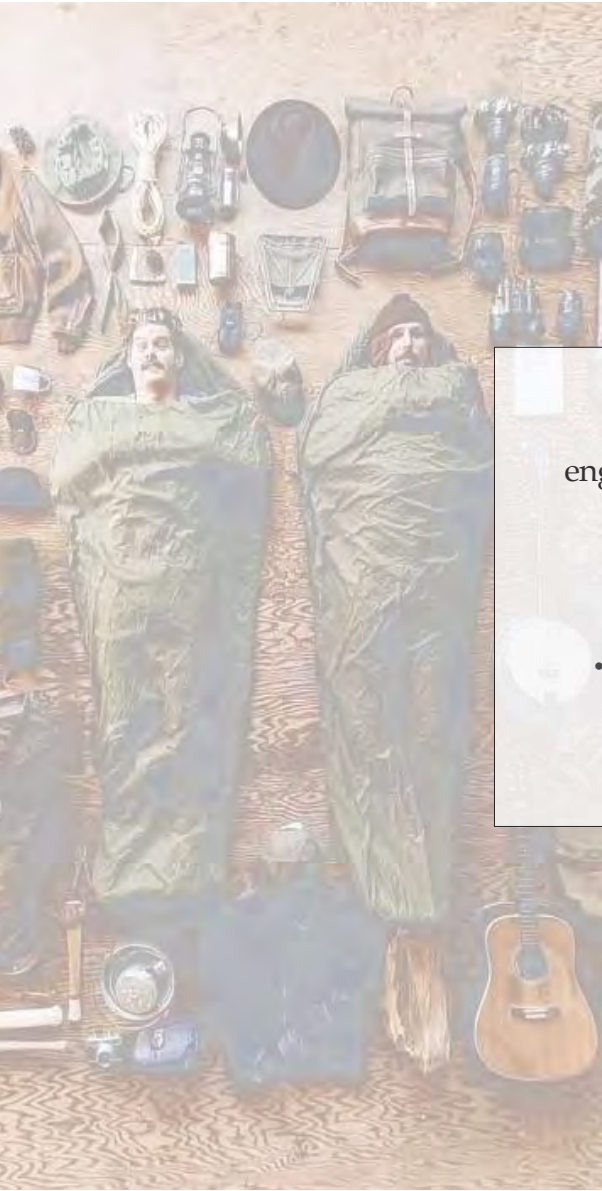
HOTELS RESORTS SPAS

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SIX SENSES AETNA SPRINGS  
TURKEY HILL

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OCTOBER 2020



Six Senses resorts and hotels are intimate, offering an emotionally engaging approach to service that begins with empathy, and as always...

OUR GOAL REMAINS THE SAME...

*...“to help people reconnect with themselves, others and the world around them”.*

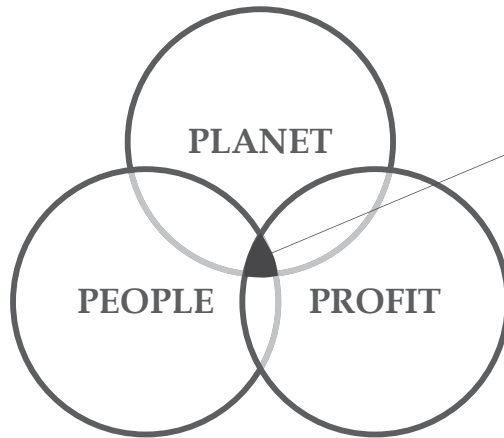
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AREA PROGRAM & BRAND DNA

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# Six Senses Turkey Hill – Net Zero Resort

GIVING BACK THROUGH GLAMPING



We take a science-based approach to measuring impacts and setting targets, while fostering leadership and innovation in our teams.

- **Six Senses Sustainability**

*“For the last two decades, and long before it was considered fashionable, Six Senses has been recognized as the hospitality industry’s pioneer of sustainable practices, demonstrating that responsibility can be successfully wedded to uncompromised high-end facilities.”*

# Six Senses Turkey Hill – Net Zero Resort

## SUSTAINABILITY STANDARDS AND FUND



Sustainability is a *unique marketing point*, and a differentiator that sets Six Senses resorts apart from the competition. *To maintain this competitive advantage*, all Six Senses resorts must keep ahead of our industry on sustainability techniques and achievements. Six Senses Home Office supports our resorts via:

**Sustainable Design Guidelines | Sustainable Operations Guidelines | Sustainability Manager | Sustainability | Fund & Partnerships | Training**

### **Infrastructure Planning**

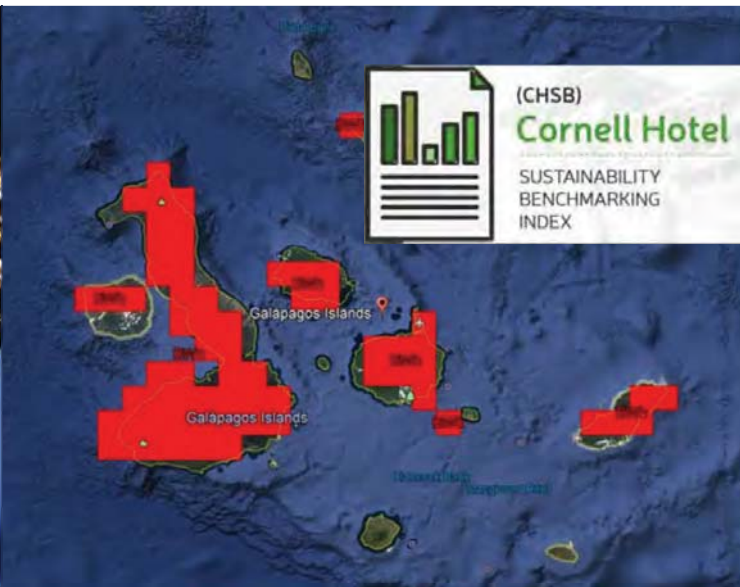
EVERY HOTEL EARMARKS FUNDING FOR LOCAL ENVIRONMENTAL AND COMMUNITY PROJECTS

- 0.5% of resort revenue**
- 50% of water sales**
- 100% of soft toy sales**
- 100% of donations**



# Six Senses – Core Values Expressed

## SUSTAINABILITY IN DESIGN



### Energy Efficiency

- Renewable energy sources
- Energy modelling and metering - BMS/EMS
- Efficient glazing and building envelope design
- Efficient lighting and controls
- Energy efficient HVAC systems and equipment
- Appropriate equipment and appliance specification
- Ozone protection – refrigerant specification

### Data Benchmarking and Reporting

- **Certification Strategy:** LEED Platinum
- **Solar Energy Assessment:** approx. cost and ROI based on sunlight data
- **MEP Deviation Report**
- **Energy Modeling and Water Balance:** benchmark design performance that reduces operating costs and increases profitability
- **Sustainable Materials Selection:** responsible/wellness sourcing
- **Mitigate Development Impacts:** ie. Construction Waste Management Plan
- **Hand-Over:** Sustainability Manager, Engineering, Marketing

### Water Conservation

Conserving the Worlds Most Precious Resource through incorporation of the following:

- Water Efficient Flush & Flow Fixtures
- Water Saving Equipment
- Rainwater Harvesting
- Greywater Systems
- Water Bottling

# Six Senses – Core Values Expressed

## OPERATIONAL SUSTAINABILITY



### Plastic Free by 2022

Six Senses has set a bold and aspirational target to be completely plastic free in the year 2022. Starting with single-use and disposable plastic as top priority, we aim to carefully reduce exposure to plastics for guests and communities, being mindful of both the wellness impacts and the wildlife impacts from this fossil-fuel based material.

### Living for Today & Planning for Tomorrow

In our development, design and daily operations, we act responsibly to measure and minimize our carbon footprint and impact on the environment, all through active management of energy, water, waste, biodiversity, purchasing and chemicals usage. By giving Mother Nature a major say in everything we do, we protect the long-term future of our business.



# Six Senses – Core Values Expressed

## SUSTAINABILITY IN PRACTICE



### Six Senses Galapagos

- Research Lab and Training Center
- Removal of invasive plant species (ie. blackberry)
- Cultivation of endemic plants (ie. miconia bushes)
- Critically endangered species: Galapagos Petrel (*Pterodroma phaeopygia*)
- Threatened species: Galapagos crake (*Laterallus spilonota*)



### Six Senses Yao Noi

- Clean drinking water access for over 81,000 people since 2014
- Dramatic reduction in the use of plastic bottles



### Six Senses Seychelles

- 3 critically endangered plant species restored
- 4 endangered species, 12 vulnerable species
- Rare native birds now returning to the island

# Six Senses Turkey Hill – Area Program

## STARTING POINT ....

This proposal is for discussion only and **will be adapted, amended & improved in collaboration with ownership**. The square footages below are an overview of the key programmatic elements. It is assumed that the majority of BOH areas will be shared with Aetna Springs wherever possible.

### Infrastructure Planning

PLAN FOR WELLNESS, SOCIAL INTERACTION AND SUSTAINABILITY

Include:

- Area for water plant/bar
- Area for Earth Lab
- Include waste separation in housekeeping points and adequate space for waste separation in kitchen areas (think smart...where does it enhance efficacy?)
- Space for fitness/yoga throughout the site
- Area/infrastructure for renewable energy system
- Area for rainwater harvesting and Living System
- Special uses like education/research facilities, community support, etc.

### Tents – 40 (19,000sf)

30 Standard – 350sf

5 x One Bedroom Suites – 700sf

5 x Two Bedroom / Family Suites – 1000sf (Pavilionised)

### Food & Beverage (1200sf)

“The Cabin” (A.D.D. & Lounge) – 40 interior seats / 40 exterior seats (lounge and dining)

Kitchens – Host and guest

Pop-ups – Tents, trailers, EVs, etc

### Wellness

**Wet circuit** – Steam, sauna, hydro-therapy, hot plunge, cold plunge, natural pool(s)

**Meditation** – Labyrinth, star gazing huts, etc.

**Fitness** – Fitness circuits

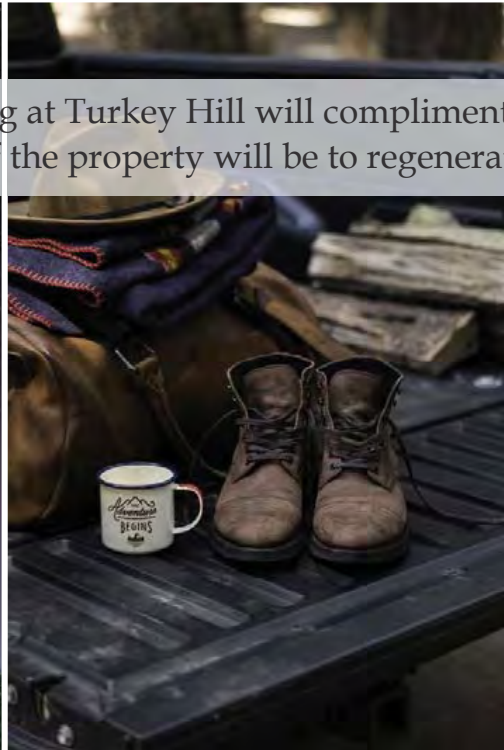
**Regenerative “moments”** – “Stay Planted”, “Unplugged”, GWSS, Eat with Six Senses, etc.

# Six Senses Turkey Hill –Camping DNA

CAMPING MADE EASY



**Glamping** – The offering at Turkey Hill will compliment Aetna Springs. A relaxed, high-end campsite with world-class food and beverage the aim of the property will be to regenerate and rejuvenate its guests and the land.

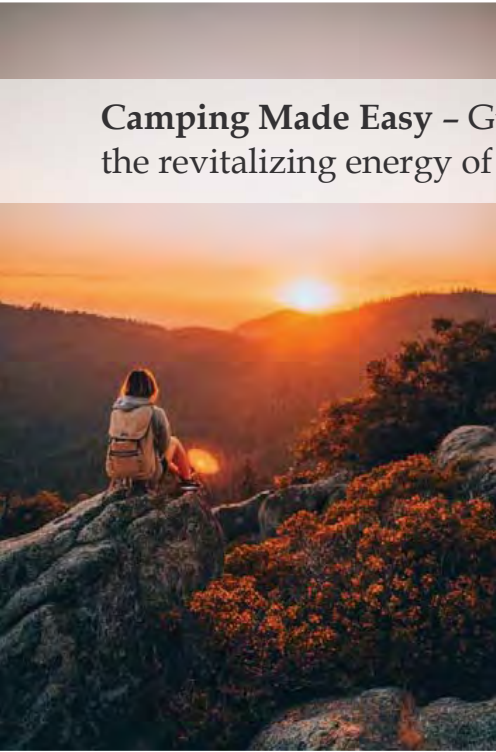


# Six Senses Turkey Hill –Camping DNA

GLAMPING .... “SIMPLY THE BEST”

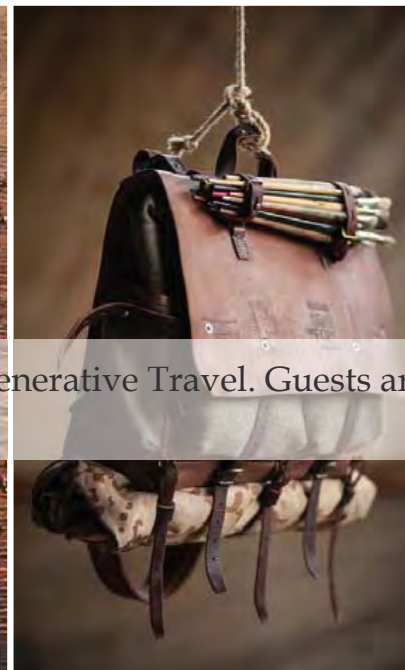


**Camping Made Easy** – Guests will enjoy fireside coffee in the morning, a glass of the best local wine under the stars, or just the revitalizing energy of inner and outer calm.



# Six Senses Turkey Hill – Regenerative Travel

UNPLUGGED - INWARD EXPLORATION



Inward - Six Senses believes in Regenerative Travel. Guests are encouraged to “take a beat”, to refocus, and to relearn the art of the possible.

# Six Senses Turkey Hill – Regenerative Travel

UNPLUGGED - OUTWARD EXPLORATION



**Outward** – When is the last time you went bird watching, took and developed photographs, or simply watched the day go by?

# Six Senses Turkey Hill – Regenerative Travel

UNPLUGGED - REJUVENATION



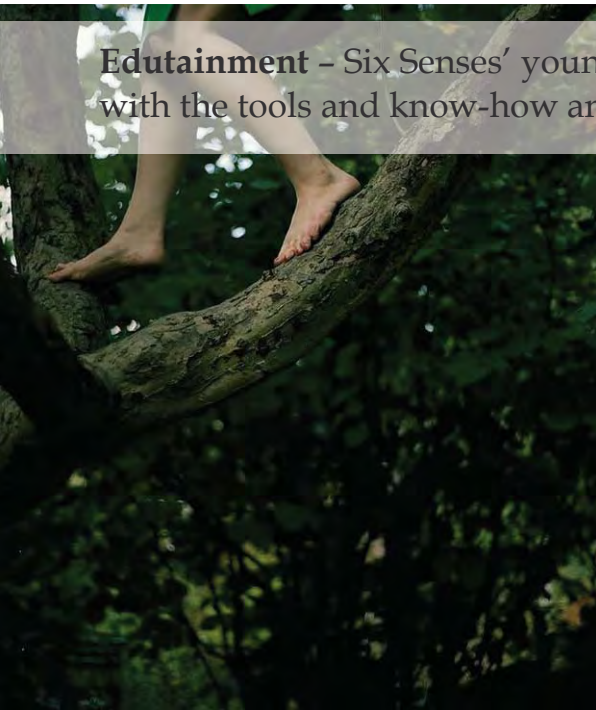
Giving Back – Why not plant a tree, go mushroom picking, or help reintroduce native species? Six Senses will work with local conservation groups and our in-house experts to develop a cradle to cradle, net zero hospitality offering.

# Six Senses Turkey Hill – Regenerative Travel

## UNPLUGGED – GENERATIONAL REGENERATION



**Edutainment** – Six Senses’ youngest guests do not need to be encouraged to engage with nature. Our goal is to supply them with the tools and know-how and let them point the way.



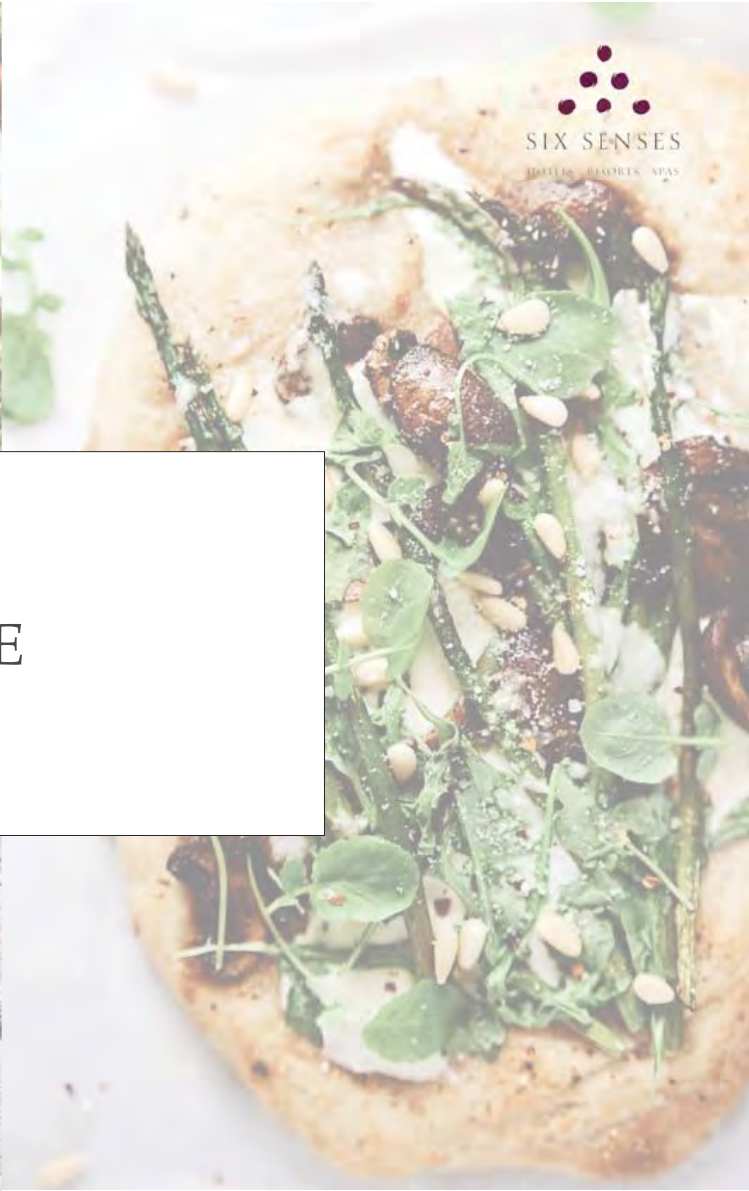


# Six Senses Turkey Hill – Art

NATURE AS CANVAS



**Naturally Artistic** – Guests will be encouraged to explore the site to discover a series of art pieces that celebrate the wonders of the natural world.



SIX SENSES  
HOTELS RESORTS SPAS

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# FOOD & BEVERAGE

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# Six Senses Turkey Hill – The Cabin

PERMANENTLY IMPERMANENT



Heart of the Resort – “The Cabin” will act as the Library, Lounge, and Reception for the resort. The structure(s) will be (a) “demountable” structure(s), allowing Six Senses to leave the site better than they found it.

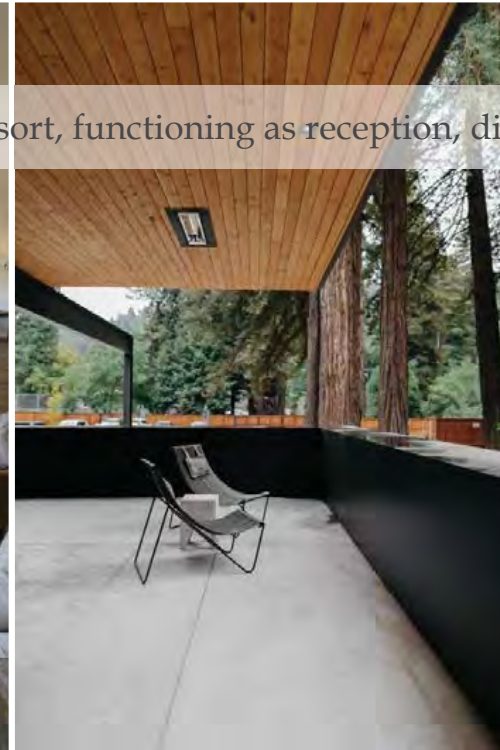


# Six Senses Turkey Hill – The Cabin

GATHER, CONGREGATE, COMMUNE, CONNECT



Eat, Greet, and Socialise – The Cabin will be the heart of the resort, functioning as reception, dining, lounge and library.

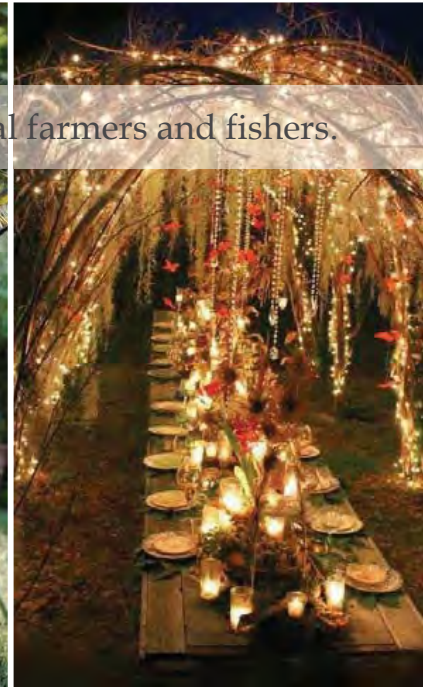
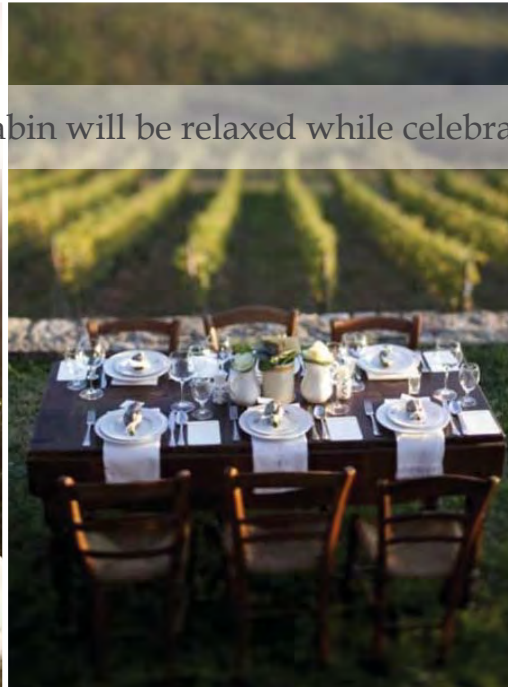


# Six Senses Turkey Hill – The Cabin

## ELEVATED ENCAMPMENT



“Eat Real Food” – The dining offering at The Cabin will be relaxed while celebrating the bounty of local farmers and fishers.



# Six Senses Turkey Hill – In-tent Dining

PERMANENTLY IMPERMANENT



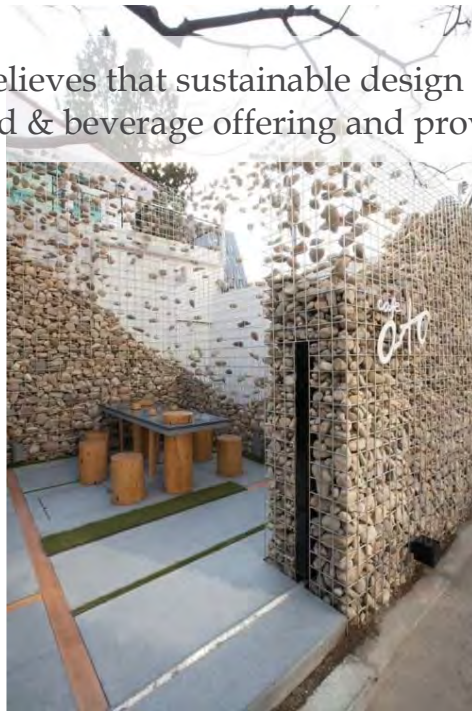
Quiet Moments – Six Senses Turkey Hill will provide simple but delicious food for guests to enjoy in their tents.



# Six Senses Turkey Hill – Pop-Up “Kitchens”

## “SURPRISES” - EXTERIOR

**Pop-Ups** – Six Senses believes that sustainable design includes never building more than required. Pop-ups throughout the site can compliment the food & beverage offering and provide unexpected moments of delight for guests.



# Six Senses Turkey Hill – Outdoor Kitchens

## GARDEN GRILL



**All Weather Dining** - A professional outdoor kitchen can be used to expand the F&B offering, provide cooking classes or act as a PDR.





# Six Senses Turkey Hill – Guest Kitchens

GUESTS WILL BE RIGHT AT HOME



Make Yourself at Home – Guests will have access to an outdoor kitchen to whip up their favourite snacks.

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# EVENTS

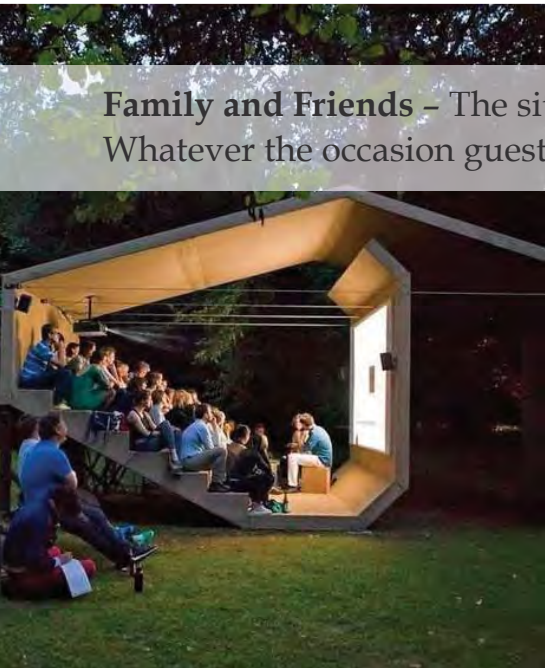
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# Six Senses Turkey Hill – Events

CELEBRATING NATURE



**Family and Friends** - The site plan will allow for “unexpected moments” ... intimate gatherings and dinners for 50. Whatever the occasion guests will experience unrivaled service and unforgettable experiences.

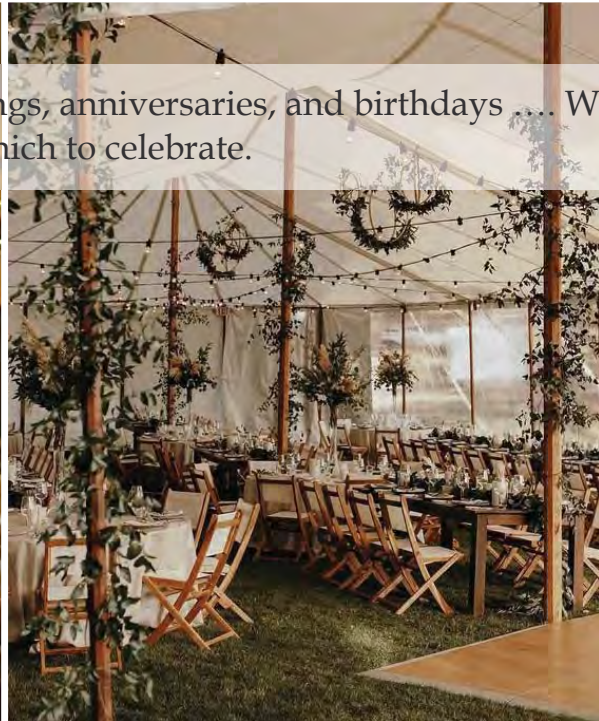


# Six Senses Turkey Hill – Events

CELEBRATING THE PAST, PRESENT, AND FUTURE



**Celebrations** – Weddings, anniversaries, and birthdays ... Whatever the occasion the Six Senses at Turkey Hill will provide a beautiful setting in which to celebrate.

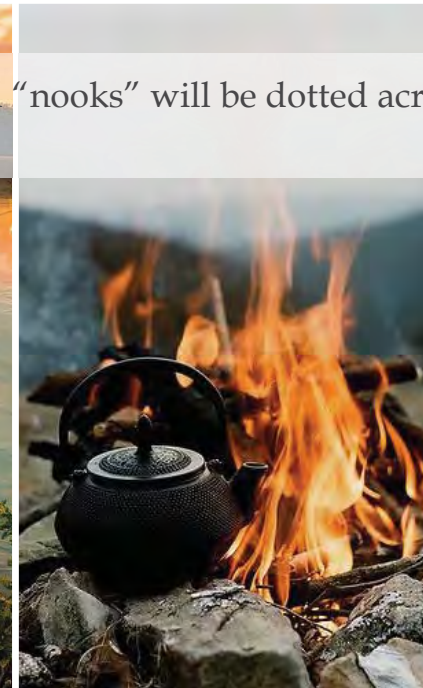


# Six Senses Turkey Hill – Events

## MOMENTARY CONNECTIONS



**Transitional Spaces** – An outdoor movie theatre, a shared firepit and small “nooks” will be dotted across the site. These can be used for small private events, dinners, and celebrations.



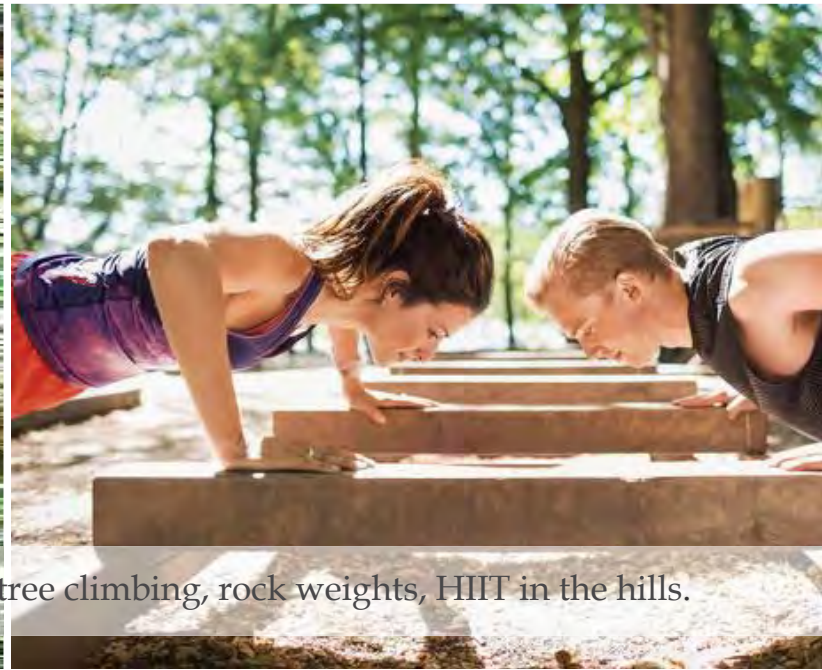
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# WELLNESS

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# Six Senses Turkey Hill – Nature as Jungle Gym

FITNESS FOLLOWS FUNCTION



Naturally Healthy – The gym at SS Turkey Hill will be the great outdoors – tree climbing, rock weights, HIIT in the hills.

# Six Senses Turkey Hill – Nature as Jungle Gym

KIDS OF ALL AGES

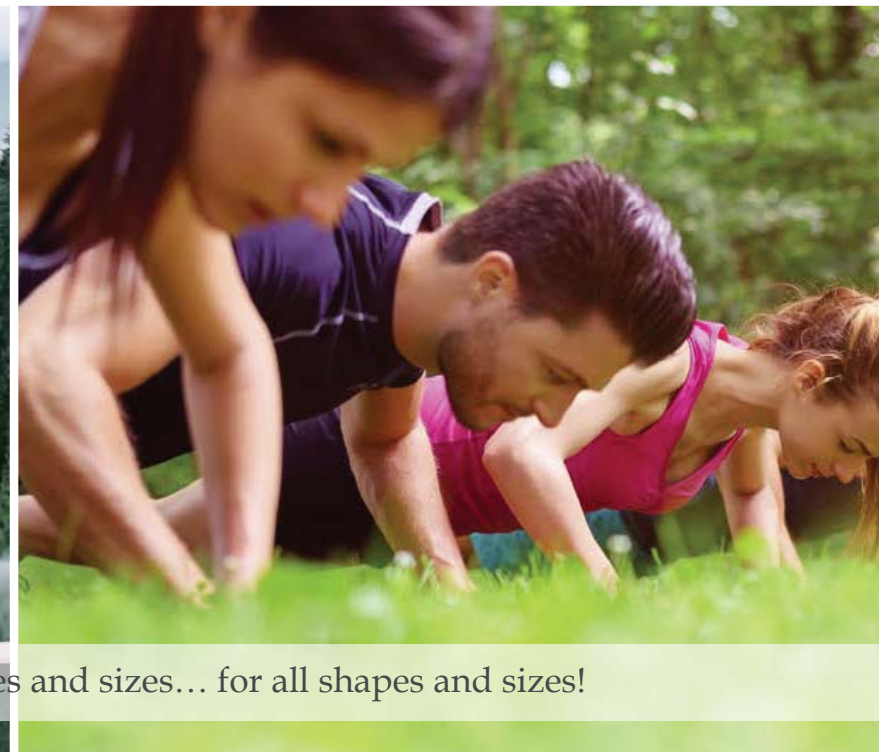


Childish Exploration –Six Senses Turkey Hill will reintroduce “kids” to the best playground in the world – nature!



# Six Senses Turkey Hill – Small, Medium, Large

PERSONAL TRAINING, PRIVATE SESSIONS, GROUP CLASSES

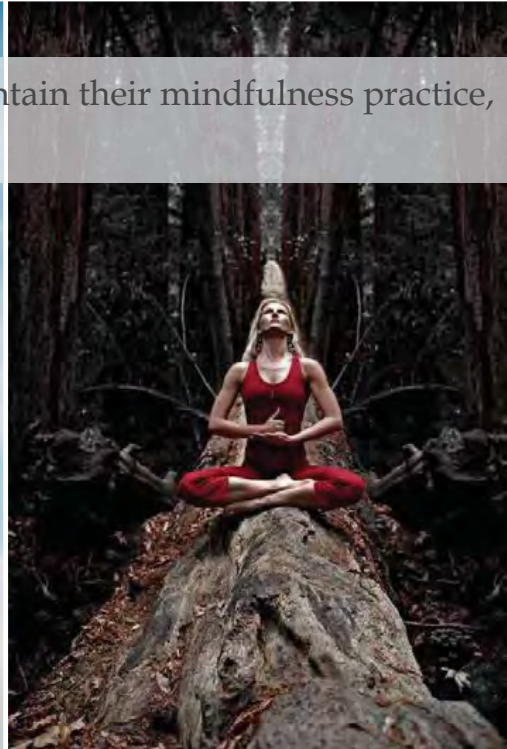
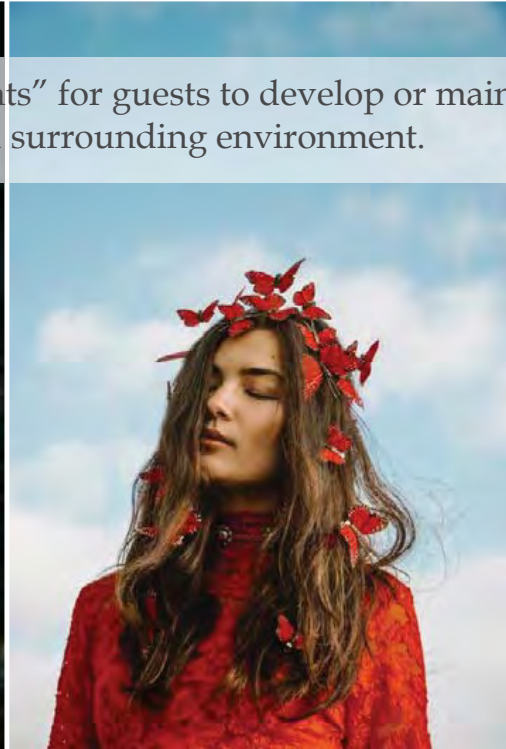
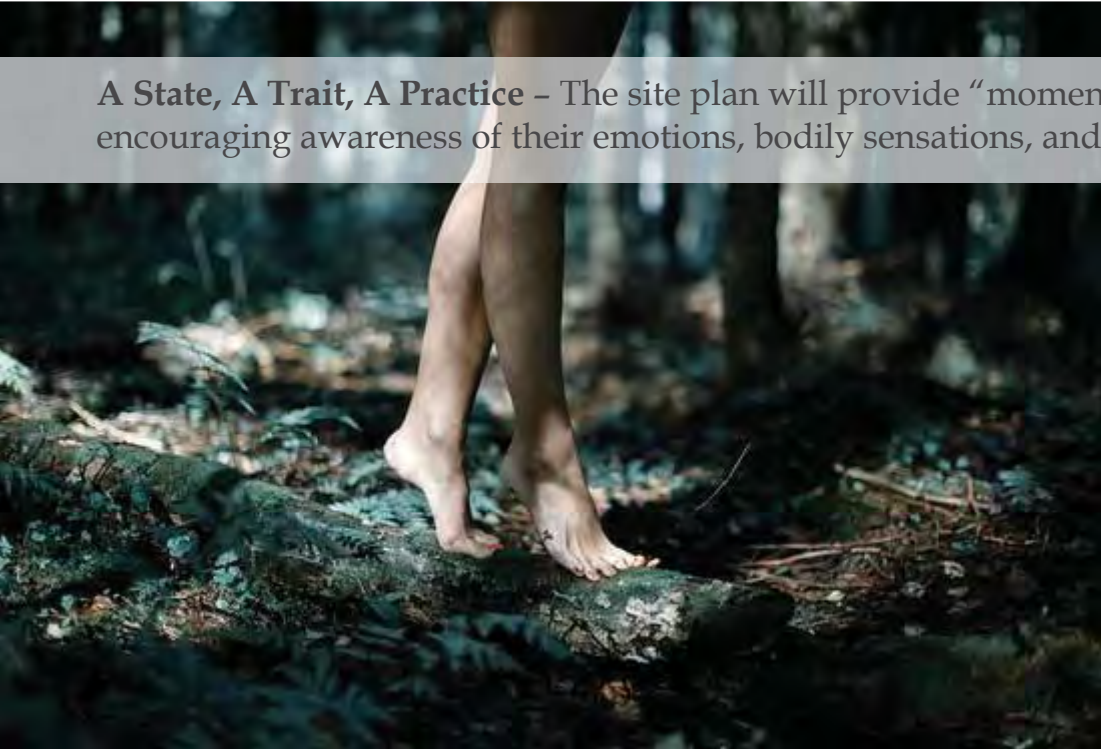


Flow with It – Six Senses Turkey Hill will offer fitness classes of all shapes and sizes... for all shapes and sizes!

# Six Senses Turkey Hill – Meditation / Forest Bathing

## MINDFULNESS

**A State, A Trait, A Practice** – The site plan will provide “moments” for guests to develop or maintain their mindfulness practice, encouraging awareness of their emotions, bodily sensations, and surrounding environment.



# Six Senses Turkey Hill – Wellness - Water

POOL, SAUNA, STEAM

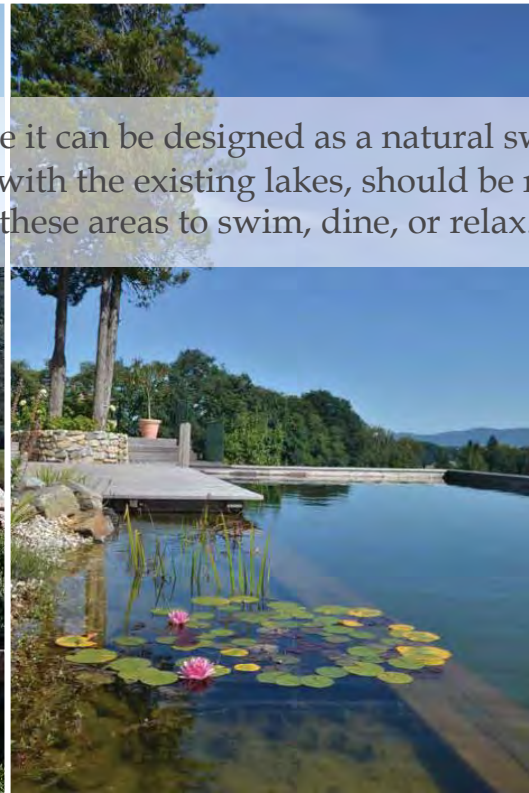
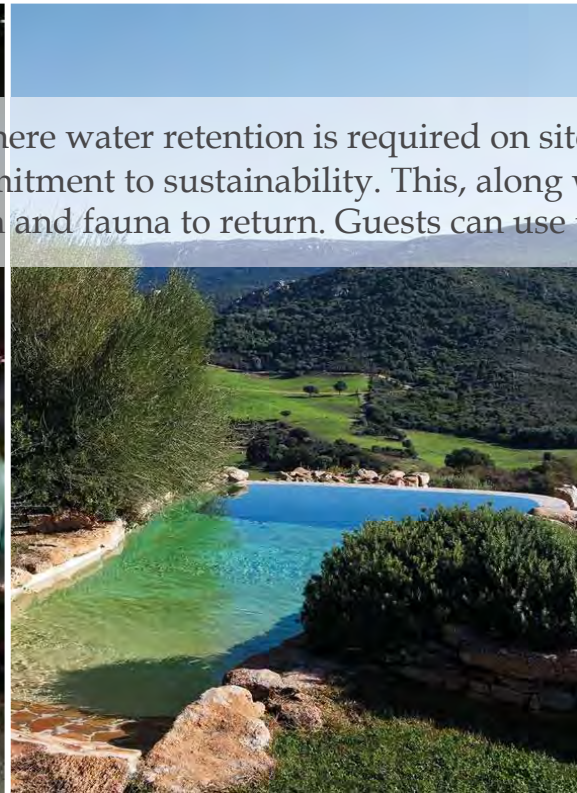


Hot and Cool – Loose pools, showers, saunas and baths will offer a world-class wellness experience without harming mother earth .

# Six Senses Turkey Hill – Wellness - Water

## LAKES / NATURAL POOLS

**Manmade or Natural** – Where water retention is required on site it can be designed as a natural swimming pond to further showcase Six Senses' commitment to sustainability. This, along with the existing lakes, should be remediated as wetlands to encourage endemic flora and fauna to return. Guests can use these areas to swim, dine, or relax.



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# ACCOMMODATION

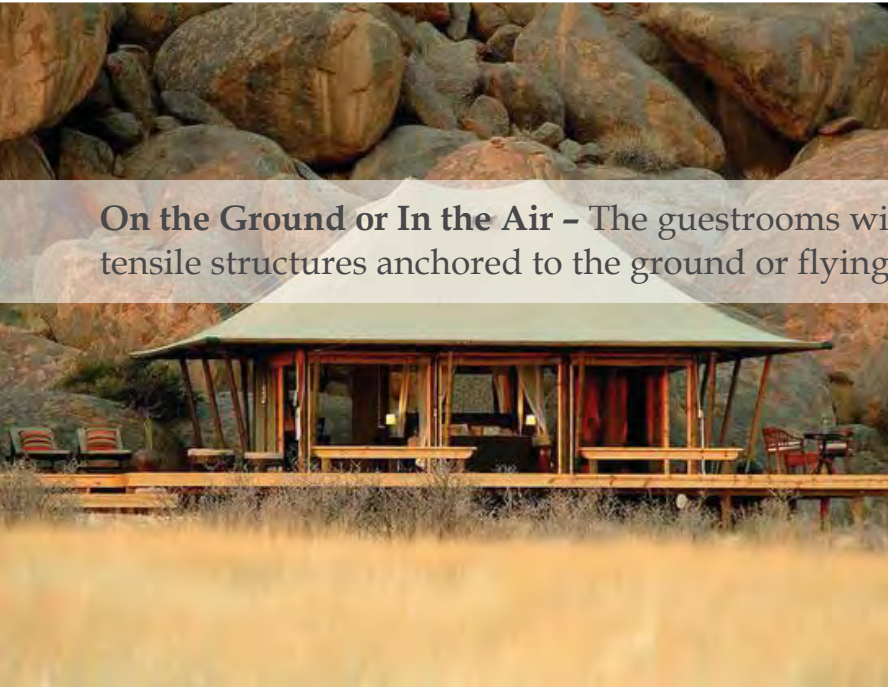
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# Six Senses Turkey Hill – “Glamping”

PERMANENTLY IMPERMANENT



**On the Ground or In the Air** – The guestrooms will be located to take advantage of phenomenal views and can be either tensile structures anchored to the ground or flying high in the trees.



# Six Senses Turkey Hill – Prefab

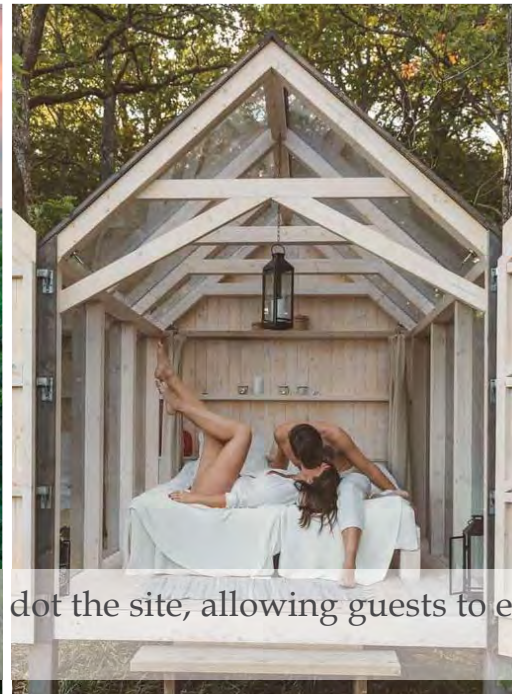
SMALL / MEDIUM / LARGE

**Dropping In** – Not only guests can “drop in” for a visit. Prefab structures can be used to provide accommodation that is light on the ground.



# Six Senses Turkey Hill – “Pop-Up Rooms”

PERMANENTLY IMPERMANENT



Expansive Views – Small cabins and open air platforms can dot the site, allowing guests to experience different areas of the site during their stay.



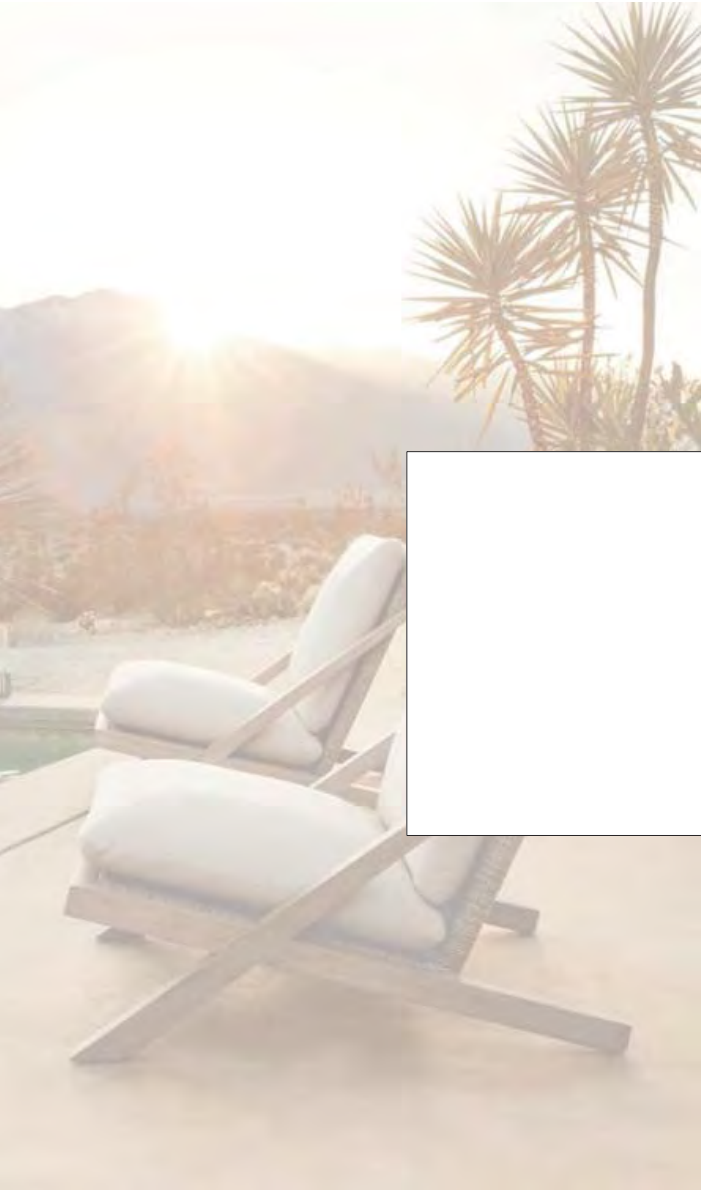
# Six Senses Turkey Hill – Seasonal Pop-ups

## NIGHT NIGHT



**Stargazing** – Small tents can be used during specific times of year – to watch the leaves change colour, to stargaze, or simply to watch the clouds roll by. This will be highlighted to guests each time they are used to create excitement and drive off-season business or to accommodate high season demand.





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FF&E and OS&E

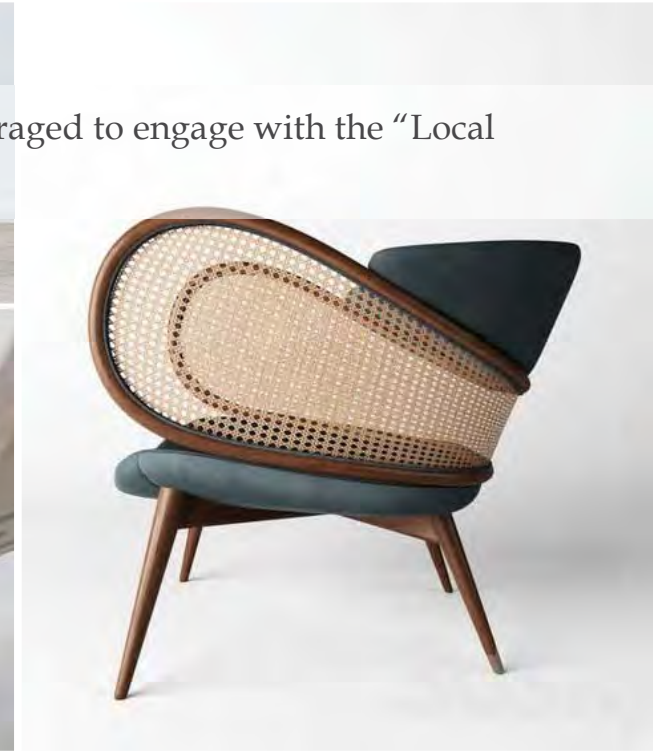
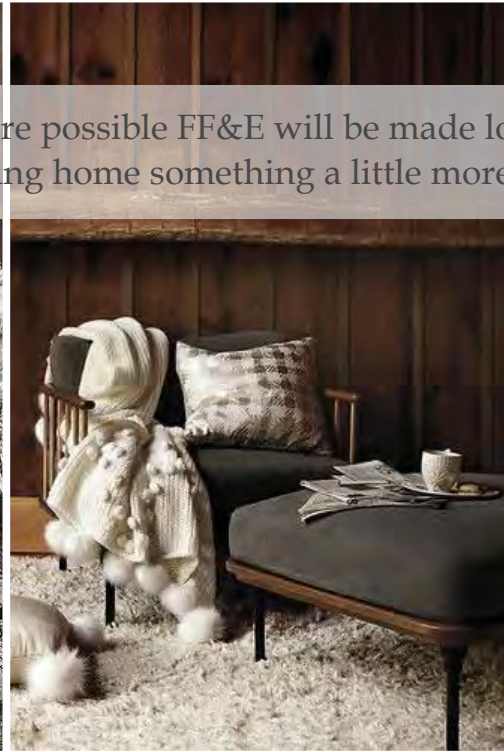
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# Six Senses Turkey Hill – FF&E

## LOCAL TOUCHES

**Local Meets Global** – Where possible FF&E will be made locally. Guests will be encouraged to engage with the “Local Creatives” and perhaps bring home something a little more permanent.



# Six Senses Turkey Hill – FF&E

## CAMPING WITH A TWIST

Relaxed Luxury - Select pieces will be chosen to reflect the fact that guests are in fact camping ... luxuriously of course!





# Six Senses Turkey Hill – FF&E

FUNCTIONAL FLEXIBILITY



**A Place for Everything and Everything in its Place** – Smart design solutions will be used in an effort not to overbuild.



# Six Senses Turkey Hill – FF&E

## OUTDOORS

**Relaxed Elegance** - All outdoor furniture will be to the same high quality and design as the rest of the property, with a focus on comfort and durability.



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# STAFF HOUSING

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# Six Senses Turkey Hill – Host Accommodation

(OPTIONAL - SEE AETNA SPRINGS BRIEF AND AREA PROGRAM)



Six Sense believes that treating staff well is not only the ethical thing to do but also translates directly to the bottom line. We have robust standards that will lead to first class host facilities should staff housing be required in Turkey Hill.

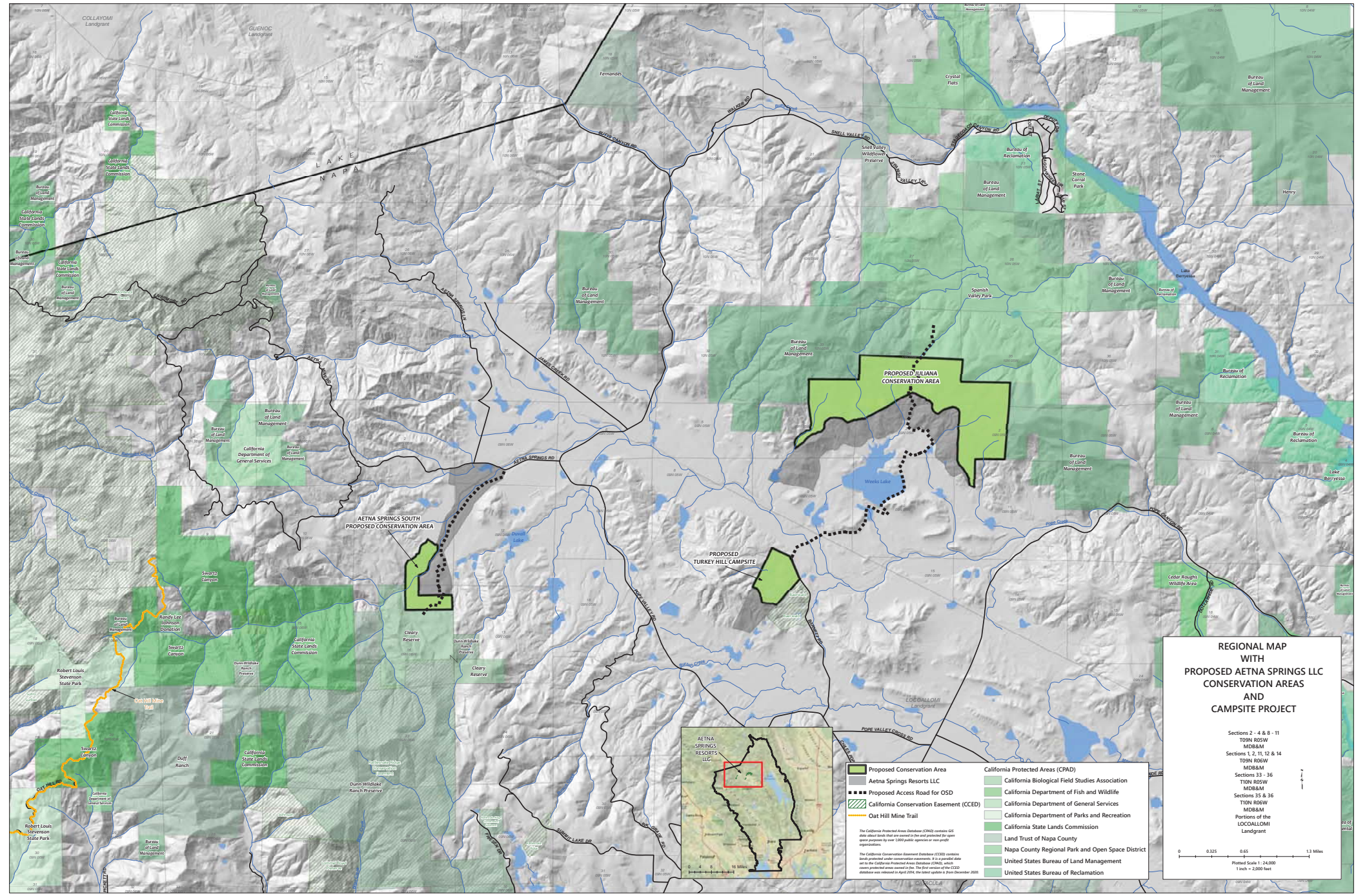


# Six Senses Turkey Hill – Host Accommodation

(OPTIONAL - SEE AETNA SPRINGS BRIEF AND AREA PROGRAM)







Proposed Conservation Area	California Protected Areas (CPAD)
Aetna Springs Resorts LLC	California Biological Field Studies Association
Proposed Access Road for OSD	California Department of Fish and Wildlife
California Conservation Easement (CCED)	California Department of General Services
Oat Hill Mine Trail	California Department of Parks and Recreation
	California State Lands Commission
	Land Trust of Napa County
	Napa County Regional Park and Open Space District
	United States Bureau of Land Management
	United States Bureau of Reclamation

**REGIONAL MAP WITH PROPOSED AETNA SPRINGS LLC CONSERVATION AREAS AND CAMPSITE PROJECT**

Sections 2 - 4 & 8 - 11  
TOSN ROW  
MOB&M

Sections 1, 2, 11, 12 & 14  
TOSN ROW  
MOB&M

Sections 33 - 36  
TOSN ROW  
MOB&M

Sections 35 & 36  
TOSN ROW  
MOB&M

Portions of the LOCALLOMI Landgrant

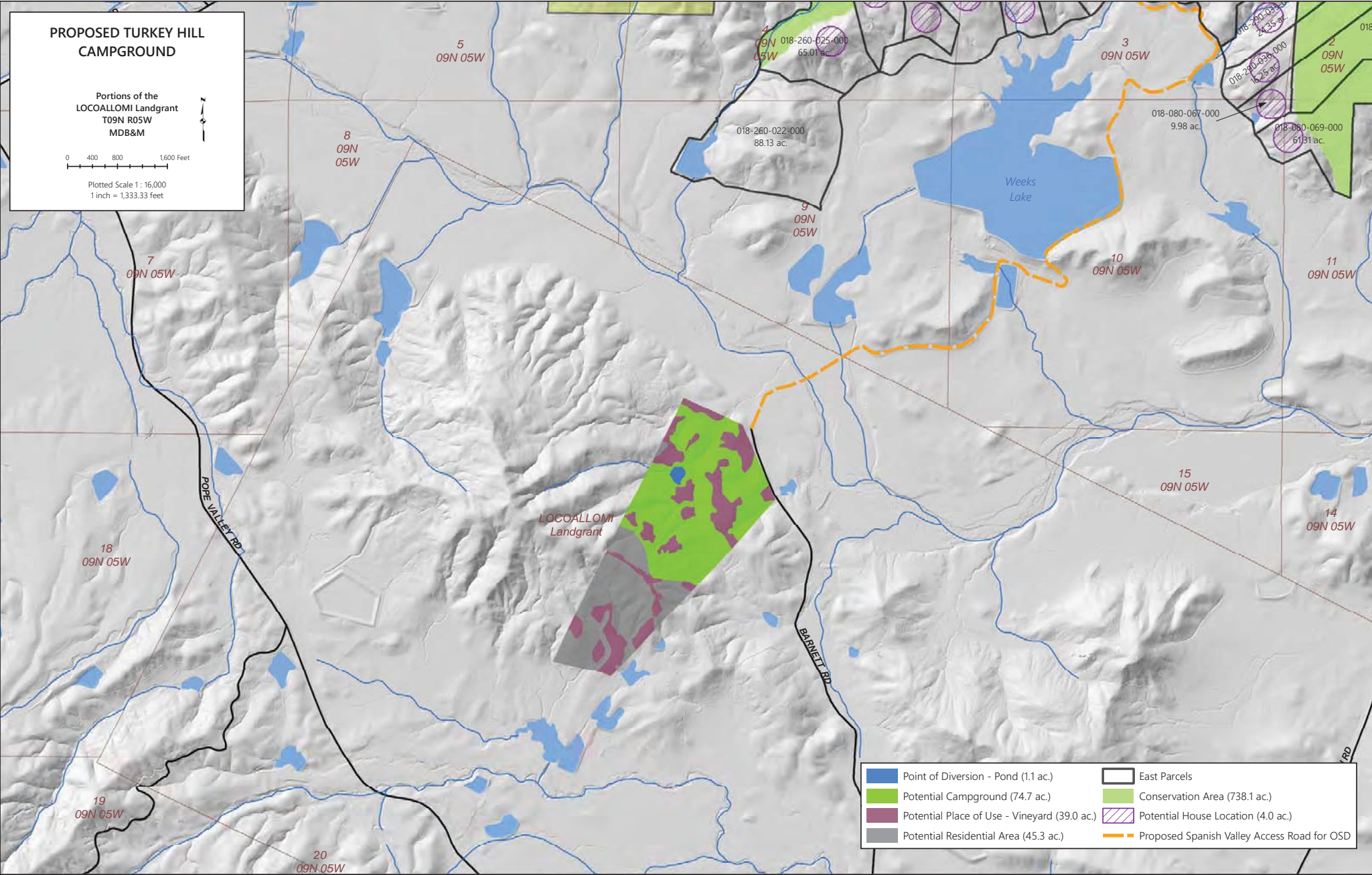
0 0.325 0.65 1.3 Miles  
Projected Scale: 1:24,000  
1 inch = 2,000 feet

**PROPOSED TURKEY HILL  
CAMPGROUND**

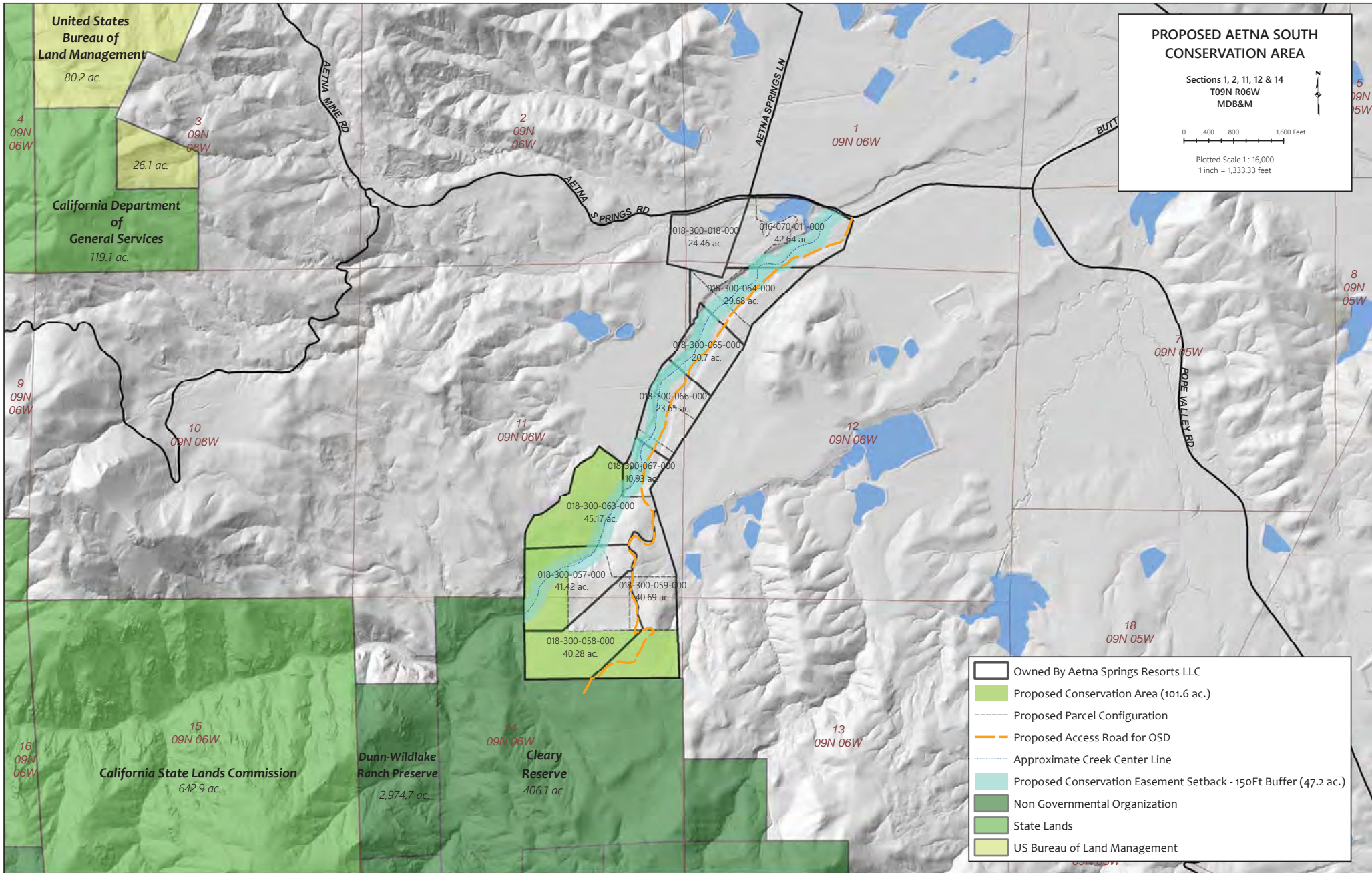
Portions of the  
LOCOALLOMI Landgrant  
T09N R05W  
MDB&M

0 400 800 1600 Feet

Plotted Scale 1 : 16,000  
1 inch = 1,333.33 feet



	Point of Diversion - Pond (1.1 ac.)		East Parcels
	Potential Campground (74.7 ac.)		Conservation Area (738.1 ac.)
	Potential Place of Use - Vineyard (39.0 ac.)		Potential House Location (4.0 ac.)
	Potential Residential Area (45.3 ac.)		Proposed Spanish Valley Access Road for OSD



**PROPOSED AETNA SOUTH CONSERVATION AREA**

Sections 1, 2, 11, 12 & 14  
T09N R06W  
MDB&M

0 400 800 1,600 Feet

Plotted Scale 1:16,000  
1 inch = 1,333.33 feet

- Owned By Aetna Springs Resorts LLC
- Proposed Conservation Area (101.6 ac.)
- Proposed Parcel Configuration
- Proposed Access Road for OSD
- Approximate Creek Center Line
- Proposed Conservation Easement Setback - 150Ft Buffer (47.2 ac.)
- Non Governmental Organization
- State Lands
- US Bureau of Land Management

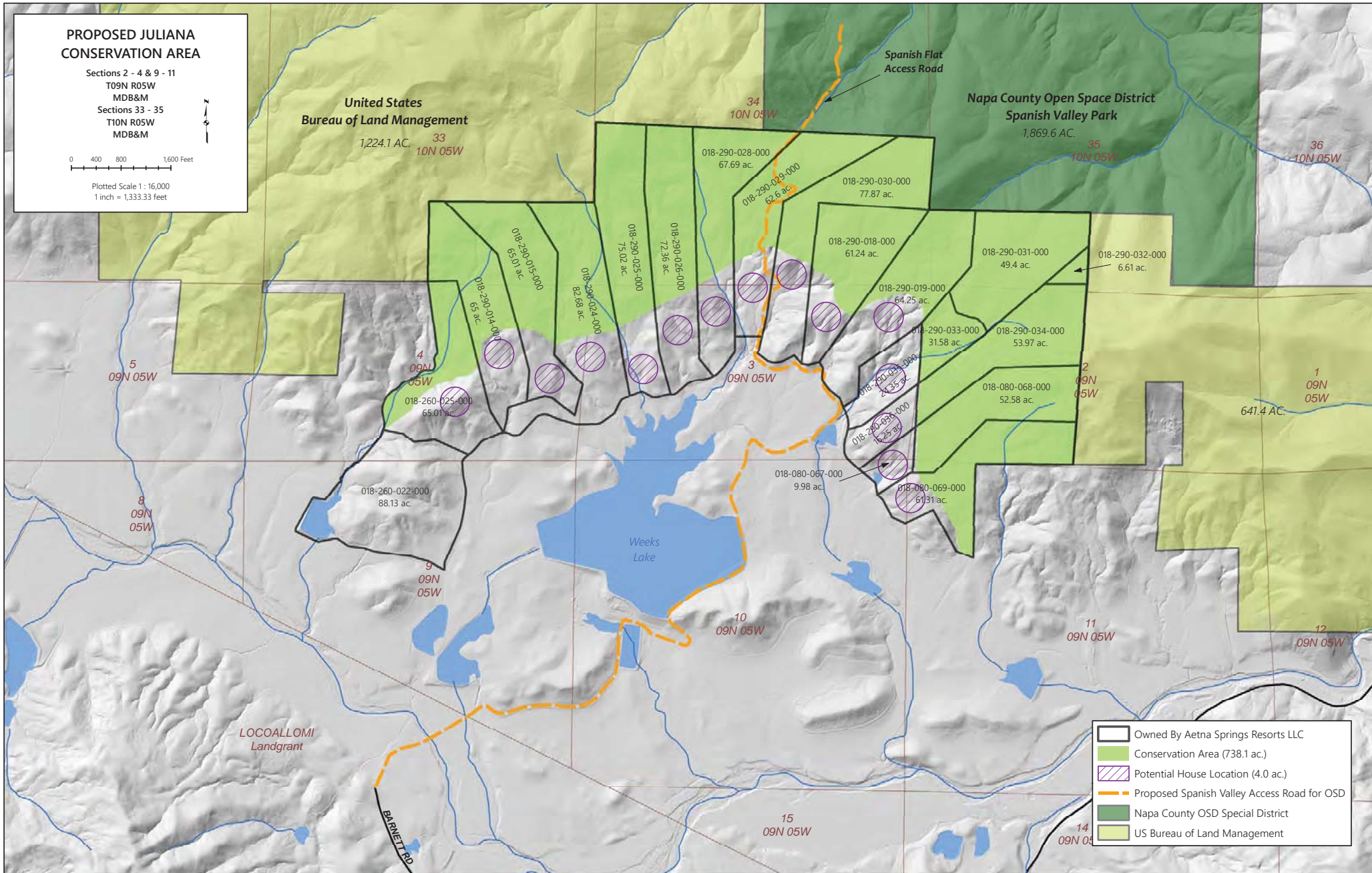
**PROPOSED JULIANA  
CONSERVATION AREA**

Sections 2 - 4 & 9 - 11  
T09N R05W  
MDB&M  
Sections 33 - 35  
T10N R05W  
MDB&M



0 400 800 1600 Feet

Plotted Scale 1 : 16,000  
1 inch = 1,333.33 feet





## **STAFF REPORT**

By: Chris Cahill  
Date: August 9, 2021  
Item: **4.c**  
Subject: Consideration and potential approval of revisions to the Purchasing Manual to enact Cal-Card policies.

### RECOMMENDATION

Amend the District Purchasing Manual to enact Cal-Card purchasing policies as submitted.

### ENVIRONMENTAL DETERMINATION

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

### BACKGROUND

It is sometimes necessary to purchase products or services from vendors who are not willing to invoice the District and accept a check from the County Treasury as payment. Most commonly this is true of tech companies like Google and Go Daddy, but it has become standard even among more mainline vendors such as Target. In the past, John Woodbury kept a personal credit card for District use and when a credit card was required staff would borrow it from him and he would ultimately be left to submit to the County for reimbursement. The County's reimbursement process can be cumbersome and slow and sometimes stretches across billing cycles, so in effect a procedure was created by which the General Manager was loaning money to the District on an ongoing basis to facilitate necessary purchasing.

The more common and accepted way for special districts in California to do credit card purchasing is to sign on for the State of California's Cal-Card program. Cal-cards are not credit cards, the balance needs to be paid off on a monthly basis, but they utilize the Visa system and can be used just like any credit card to make purchases. Staff has gone through the Cal-Card approval process and actually has a card in-hand, but at the request of the District Controller, we have held off on initializing it until the Board can adopt policies for its legitimate use.

The worry with any business credit card, whether in the public or the private sector, is that it reduces the barriers to inappropriate or even fraudulent use. It's much easier to buy a diamond necklace with a business credit card than it is to get a check issued by the County Treasury for the same product. In an attempt to deal with that issue, our proposed Cal-Card policies implement quite a bit of Board transparency. We are proposing to hold only one card, in the name of the General Manager, and that an itemized invoice be submitted to the Board of Directors on a monthly basis detailing all purchases. If an inappropriate purchase



is made the Board of Directors will see it at their next regular meeting; no hiding behind a single "Cal-Card" expense line item on the usual Peoplesoft report.

Staff recommends that the following provisions be added to the District's Purchasing Manual.

(f) Procurement by CAL-Card.

The CAL-Card program is one of the payment methods used by the District for the purchase of goods not to exceed a monthly credit limit of \$3,000. The CAL-Card is a cost-free payment mechanism available to government agencies such as the District under a master service agreement by the State of California with U. S. Bank to provide VISA bankcard services. CAL-Cards are procurement cards, not credit cards. The balance must be paid each billing cycle and all purchases must fully comply with the requirements of both this Purchasing Manual, District Bylaws, and of relevant State law.

- The District CAL-Card shall be issued in the name of the General Manager and he or she shall be responsible for its use consistent with this Manual and all other District policy. The General Manager shall secure and submit detailed receipts for payment documentation to the District Controller at a time and in a manner as established by the Controller in his/her sole discretion.
- The monthly CAL-Card statement shall be submitted to the Board of Directors at their next regular meeting as with any other claim or warrant. The submitted statement shall itemize individual purchases and may not include solely a summary of total expenses for the billing period.
- The District Controller's Office is responsible for submitting monthly payments to U.S. Bank for all charges under the District's CAL-Card program as well as auditing card use, including declined transactions, for compliance with the requirements of this Purchasing Manual, District Bylaws, and of relevant State law.
- Intentional misuse of the CAL-Card for personal gain will be considered an attempt to commit fraud against the District. Proof of such fraud will result in immediate cancellation of the card holder's account and disciplinary action under applicable District and/or County administrative procedure will be taken, up to and or including termination. The card holder will be personally liable to the District for the amount of any non-approved purchases and could face criminal charges as well. All purchases are subject to the Auditor-Controller's review. Any unintentional misuse of the card is the card holder's responsibility and the card holder will be liable for payment of the transaction.



## **STAFF REPORT**

*By:* Kyra Purvis  
*Date:* August 9, 2021  
*Item:* **4.d**  
*Subject:* Consideration and potential approval of proration policies and final payment amounts for the one-time employee payments approved by the Board as a component of the FY21/22 Budget

### RECOMMENDATION

Approve proration policies and final payment amounts for one-time employee payments as described below.

### ENVIRONMENTAL DETERMINATION

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

### BACKGROUND

At the June 28, 2021 Special Meeting, the Board of Directors approved a \$1,500 one-time payment to all District staff, pro-rated for staff who are less than full time and including District extra help. However, the way in which the one-time payments were pro-rated was not clearly spelled out.

Permanent District employees’ one-time payment would be based on the percent of fulltime they will work in Fiscal Year 2021-22. These payments are as follows:

<b>Staff</b>	<b>One-time Payment Amount</b>
Jessica Ardizzone	\$1,500
Sarah Clark	\$1,500
Rick Fessenden	\$1,500
Rob Grassi	\$1,500
Ryan Ayers	\$1,500
Kyra Purvis	\$975

Staff recommends that extra help District employees’ one-time payment be based on hours worked in Fiscal Year 2020-21. Extra help hours are difficult to predict, so using last year’s hours will provide a better basis for calculating these payments. We recommend that all Extra Help District employees who were employed with the District as of July 1, 2021 and worked at least an hour as a District Extra Help employee in Fiscal

Year 2020-21 receive the one-time payment based on the following ranges of hours: those who worked 1 hour to 312 hours (15% of fulltime) would receive \$250; those who worked 313 hours to 520 hours (25% of fulltime) would receive \$500; and those who worked more than 520 hours would receive \$750. Using ranges of hours helps balance the volatility of Extra Help hours, as well as the unique circumstances of the 2020-21 fiscal year. These recommended payments are as follows:

<b>Staff</b>	<b>One-time Payment Amount</b>
June Ceja	\$750
Jacob Cull	\$750
Amelia Heitz	\$250
David Henry	\$250
Lainey Laband	\$250
Tully Leonard	\$250
Cierra McDonald	\$500
Anthony Montelli	\$250
David Pruett	\$500



## **STAFF REPORT**

By: Kyra Purvis  
Date: August 9, 2021  
Item: **4.e**  
Subject: Explanation for lack of report on expenditures, encumbrances, donations, and grants approved by District staff.

### RECOMMENDATION

Receive the information, no action required.

### 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 \$50,000, 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.

Due to the transition to new financial software occurring in the office of the Napa County Auditor-Controller/ District Controller, the report on expenditures for July 2021 cannot be produced at this time. Assuming staff are able to produce this report at the next Board meeting, expenditures for both July and August 2021 will be reported on at the September Board meeting.



## Projects Status Report

August 9, 2021

### **Bay/River Trail - American Canyon to Napa**

*An 8+ mile recreational trail. Phase 2-B--Pond 10 to Napa Pipe.*

The design for the public crossing of the SMART tracks has been completed, and SMART, NRCA and the PUC have verbally agreed to allow the railroad crossing. A biological survey for the Fagan Marsh area has been completed; based on the results, CDFW 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. At the request of the City of American Canyon, in August 2017 City and District staff met to discuss strategies for completing the trail. The Board President and General Manager met with CDFW staff on June 12, 2018 to discuss CDFW concerns. Senator Dodd organized a meeting in October with the City of American Canyon, County of Napa and the District in an attempt to move the project forward, and another meeting with District staff and CDFW staff on November 28, 2018. Staff has been working with BCDC to determine whether CDFW plans to impose user fees for people walking on the trail along the edge of the wetlands would be allowed under DFW's permit from BCDC. Director Christian has been volunteering considerable time to remove weeds blocking the trail both north and south of Green Island Road. Staff has also been working with the Bay Trail Project and Director Christian to ensure the draft Countywide Bicycle Master Plan includes the trail connection from Green Island Road to Suscol Ferry Road. CDFW in April approved policy changes for the Napa-Sonoma marshes, including use of bicycles on designated trails. The District and the City of American Canyon have been developing new and improved signage for the Wetlands Edge trailhead. The commemorative plaque for former Director Myrna Abramowicz was vandalized in June or July of 2020; Director Christian has taken the lead in getting a replacement plaque and the finished product is now installed and turned out excellent. Rick and Chris inspected the segment north of Soscol Ferry Road in mid-June and noticed some damage to the stabilized quarry fines tread due to work by Napa San in their easement. Their contractor has committed to repairing the trail to at least the preexisting condition at project completion. Because the construction project requires excavation in and around a manhole in the middle of the trail, the Butler Bridge segment is currently closed to protect public safety.

## **Berryessa Vista**

*Planning, stewardship and expansion of this 304 acre wilderness park.*

Volunteers working with the District have completed detailed GIS mapping showing all existing roads, creek crossings, vista points and potential campsites. The District sent a letter 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. In 2014 the Land Trust acquired an 80 acre inholding between District and BLM land, based on a District Board action in November 2014 agreeing to acquire the property from the Land Trust at a later date when funding is available. 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. Staff has been monitoring the cameras since spring 2016 and has noted a small decrease in illegal off road vehicle use; staff will continue to monitor the cameras. Staff is working on plans to create a formal boat-in backcountry camp at Berryessa Vista accessed from the BOR Capell Cove boat launch. Staff has been reviewing PG&E plans to grade and widen an access road to their high power lines that cross the property, to ensure the work does not cause future erosion nor increase vehicular trespass. The Bureau of Reclamation has completed environmental review and authorized the District to improve the trail leading from water's edge up into the District property and install directional signage. We had tremendous success at the volunteer trail building event in early February, building +/- 900 feet of new trail. Berryessa Vista burned in the August 2020 fires; once the ashes settle staff will need to assess damage and come up with a repair and restoration plan.

## **The Cove at Mt. Veeder**

*Reconstruction of campground and trails.*

The Cove was severely burned in the October 2017 fires; since then staff has been working on cleanup. Staff hiked most of the property in early January and confirmed that fire damage is severe and extensive. In early February the County Wildlife Commission toured the Cove to inspect fire impacts and discuss ways in which they might direct funding to fire recovery efforts County-wide. Staff worked with a forester to develop a plan for salvage logging to (a) remove hazardous dead trees in the campground area and (b) repair/improve the access road into the site. Doug McConnell (NBC's Open Road) segment on The Cove (and Suscol Headwaters), comparing the effects of the fires in each location and lessons learned, was aired on Sunday June 24, 2018. Salvage logging commenced in late May, 2018 and was completed during the week of July 23<sup>rd</sup> followed by the logger completing his clean-up and erosion control operations. Road rebuilding is complete. A State Employment Development Department funded crew of 4 (using fire emergency job training funds) started work on April 2, 2019 and continued through the end of 2019 chipping of much of the remaining woody debris and cutting larger logs into rounds for eventual splitting for firewood. In July 2019 we worked with our salvage logging contractor on improvements to the gravel driveway to make it more useable to visitors in 2WD vehicles. We met with a local engineer on site on Sep 5th to begin designing facilities for a rebuilt camp. Staff hiked the property extensively in February of 2019, trying among other thing to relocate the old trails, but most have been destroyed by the 2017 fires and resulting erosion. The Mt Veeder Fire Safe Council secured a

grant to fund fuel reduction work along the Mayacamas ridge on and near the Cove, and cleared downed and standing-dead trees along our ridgetop fire road. We continue to work on locating improvements (camp sites, water spigots, etc) for the rebuilt camp and have been working through some potentially more cost effective fixes to the gravel road, which is a struggle for some cars to climb when it's dry and dusty. Staff together with Enchanted Hills Camp applied for and received a 13 week AmeriCorps crew this winter to work on The Cove, Amy's Grove and Enchanted Hills Camp. We have paused work on developing a new potable water system and septic system on the site while we reconsider our priorities in light of District finances, and the timeframe in which we think regular ongoing (as opposed to occasional special event-style) public camping will actually be desirable on the property once again. The Americorps team in January and February of 2021 constructed just under a half mile of new trail running up the ridge and towards Mount Veeder from the Cove bowl; it is much more gradual than the old trails (the old trail was 25-30%, new trail is about 9%). 2 volunteer projects were hosted in spring 2021 to reconstruct several of the campsites. Staff hosted a 5/8/21 volunteer project to continue working on the new trail to the peak. The Board hopefully saw the excellent article on the Cove in the Napa Register on July 31, in which Rick and Ryan featured prominently. We have been working with a Girl Scout on a Gold Award project (roughly equivalent to the Eagle Scout process in Boy Scouting) rebuilding camp facilities at the Cove, including shade structures and the like.

### **EcoCamp Berryessa**

*Redevelopment and operation of former Boy Scout Camp with 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.*

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. Construction of Phase I, which includes beds for up to 64 campers was completed in June 2016. Tuleyome. The BOR, and Forest Trails Alliance have completed the adjacent North End Trail, running from +/- Camp Berryessa to the north end of the Lake, approximately 7 miles each way. In early October, 2017 Caltrans delivered (at no cost to the District) the disassembled and individually numbered pieces of a former Monticello Road stone arch bridge to EcoCamp Berryessa; some have been placed around the property to restrict vehicle access and add character. Issues with the composting toilets and water systems (the result of poor design and power failures) appear to have all been resolved. We are looking into solar battery backups to provide more reliable power as rural blackouts on windy days have become the new normal. Some of the septic system valving and wires was damaged by denning rodents; they have been repaired, and the valve boxes have been hardened to make it more difficult for our furry friends to get into them in the future. The hard water at the camp is causing backflow prevention devices to leak, and repairing them continues to be a challenge. The EcoCamp has been closed to the public since mid-March 2020 due to the pandemic. We have been taking the opportunity of this downtime to get on top of spring mowing and other projects and Sarah Clark has been inspecting the property at least once a week. Staff has completed a survey of rates and policies for other group camps in the region, and will be developing a proposal for expanding camp use to include a broader range of group and family campers, for when the camp is not needed by the non-profit and youth organizations which are the primary target audience for the camp. Camp Berryessa suffered some damage in the August 2020 fires; the camp itself mostly

escaped damage, but the power line to the camp was destroyed as was our camp host's mobile home and belongings. Power has now been restored and the water system seems to be working. We have had the water tested for VOCs (which can be created when plastic pipes melt) and the tests came back negative. We have filed for a Right of Entry with the County of Napa, which should mean fire debris are removed as a part of the County/FEMA fire cleanup operation. While the camp is closed due to COVID, we have on three occasions allowed USGS researchers doing post-fire investigations to use the site while working in eastern Napa County. We are starting to take reservations for group camping events starting this summer, contingent on continued improvement in COVID 19 conditions. FEMA ultimately refused to complete the cleanup of the caretaker site at Camp Berryessa under their ROE program, and the County is now appealing that determination. We will either win that appeal and be included in the federal cleanup or will have to rush (and spend) to do it ourselves this summer. Sarah Clark has begun booking new events at the camp effective June 15. The County's thoughtful and carefully worded appeal was submitted to FEMA in late June. Since June 15 we have hosted boyscouts, girlscouts, and the Stonebridge dads.

### **Mayacamas Preserve and Amy's Grove**

*Planning and permits for public use of the Mayacamas Preserve, of which Amy's Grove is part.*

The archaeological survey has been completed and did not find evidence of Native American activity. The botanical survey has been completed and submitted for review. Much of Amy's Grove burned in the October 2017 fires, but the damage appears to be limited. In Sept 2018 the Board approved placing a restrictive covenant over a portion of Amy's Grove, accepting the donation of an adjacent 7 acres of land, approving an option to acquire 164 acres north of Amy's Grove, and applying for a grant to help fund the purchase. Grant awards are expected to be announced in mid-2019. A legal description of the conservation area covering the meadow at Amy's Grove has been completed. PG&E is marking trees for transmission line clearance trimming in the right of way adjacent to our property. We have attempted to limit the scope of that work, but ultimately we have little say in the process. In late July 2019 we learned that we did not receive the Habitat Conservation Fund grant we had applied for to assist with the purchase of the 164 acres to the north. The purchase has been completed using District reserve funds. State Parks in June 2020 released the announcement of the per capita grant funds, which the District will use to reimburse about half the cost of the 164 acre purchase. An application for \$400,000 from the Prop 68 per capita grant program has been submitted, the grant agreement has been signed by the District, and a \$400,000 check from the State finally arrived in mid-February. Staff submitted a proposal in partnership with Enchanted Hills Camp to share an AmeriCorps team next January through March, which was approved on December 8th. The team arrived in mid-January and cleared brush from the future staging area on Dry Creek Road. Several volunteer work parties have since made even further progress on tearing down old buildings and salvaging the materials that can be reused. We have paused delivery of debris boxes and work on cleaning up the staging area pending the outcome of the June Board of Supervisors budget hearings as part of our broader campaign to limit spending until the budget issue is resolved. Ryan facilitated ICARE/SFBRWQCB fish surveying and creek assessment in Dry Creek at the Chamberlain acquisition in late May. To clarify project boundaries, sometime in the new fiscal year we will be renaming the Chamberlain and Kately acquisitions the Mayacamas Preserve; Amy's Grove will be a named part of the park. As of early July we have recommenced demolition and cleanup activities at



the Kately donation. We have been working on clearing downed trees and brush blocking ranch roads to improve fire access and prepare for the eventual opening of the park. Unfortunately, in late July we discovered that a trespasser had been practicing their chainsawing on the property and dropped at least one living tree.

## **Moore Creek Park Development**

*Improvements and operations at our 1,500 acre regional park in the Lake Hennessey watershed. Includes the Moore Creek unit on land owned by the District and the Lake Hennessey Unit on land owned by the City of Napa.*

The District's Moore Creek property (Moore Creek Unit) was expanded in 2012 through a lease agreement and operations plan with the City of Napa (Lake Hennessey Unit). The combined park opened on June 30, 2013. Many miles of trails have been constructed, fencing installed, emergency communications capacity set up, repairs made to the two houses on the property, and invasive French broom removal has been ongoing. Work was completed on the Conn Creek connector trail between the Moore Creek and Lake Hennessey units in June 2013. Lake Hennessey North Shore Trails formally opened with a ribbon cutting in October 2014. The Sam the Eagle Trail was completed in April 2015. District staff and volunteers installed the Harold Kelly bench in early June 2015 and constructed a short ADA-compliant access trail to it that July. 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 2015. The eastern boundary survey and fencing project was completed June 2014. The property owner to the east of Moore Creek filed suit in June 2017 claiming the District owed additional money for the boundary survey and fence separating his property from ours. After several interim victories, the judge in early April 2018 issued the final ruling in support of the District's position. Staff hosted trail scouting and trail building volunteer events focused on the Madrone Trail in late May and early June, 2018. The Gate House was re-roofed in November 2018 using the Moore Creek maintenance/repair reserve fund. Staff coordinated a meeting with CalFire and a neighbor to determine what level of tree trimming is needed on the neighbor's property next to the ranch house to comply with Firewise regulations and the trimming work is now underway. Napa Marble and Granite installed (well, carved) new trail signage for the Shoreline and Sam the Eagle trails in early September 2017. Old Man's Beard Trail was completed in February 2018. The Whiskey Ridge and Conn Peak Trails (along with the Conn Peak Spur), nearly three miles of new singletrack all-in, was completed in 2019. As of early January 2021 work on Catacoula is almost complete and, thanks to some well-timed precipitation, it's looking and riding great. The Conservation Corps North Bay (CCNB) returned to the property in April and has put finishing touches on Catacoula Trail and begun clearing work along the Madrone Tr corridor, all under Rick Fessenden's able leadership. To help ensure public safety in light of the Covid-19 pandemic, staff and volunteers monitored both entrances to Moore Creek Park for most Fridays and weekends in March through July of 2020. By late July this extra monitoring was stopped because park usage while still very high had returned to more manageable levels. Staff is working with the County of Napa and the City of Napa to make improvements to the end of Conn Valley Road to be able to better accommodate demand going forward, though planned work has been postponed indefinitely while everyone works on recovering from the LNU and Glass Fires of August and September of 2020. The two tenants at Moore Creek Park

had to evacuate for about two weeks as a result of the August 2020 fires, but were able to return just before Labor Day. They then had to evacuate again on September 28 due to the Glass Fire. Despite a number of additional autumn red flag days and closures, and a rare December red flag event, Moore Creek Park is unburned and in good shape. Visitation numbers have remained very heavy, right through the early winter, with the parking lot full all day most weekends. Our grant with the CCNB is projected to have three weeks of funding left at the completion of Catacoula, so we are working with them to pivot to working the Madrone Trail closer to completion with District oversight of the fieldwork provided by Ryan and/or Kyra. We launched a survey of park users aimed at gauging public sentiment about e-bikes, powered skateboards, and other battery-powered devices that are starting to show up on our trails in greater numbers. We hope to have results to report out to the Board over the next few months. In March 2021 volunteers installed striping for the main parking lot (marked with pinned used fire hose segments) to make parking more efficient. The first weekend in April 2021 staff and volunteers installed a new iron ranger and signage at the main parking lot to encourage donations. A second iron ranger will soon be installed at the Conn Valley entrance. Initial response to the new voluntary donation system has been excellent. Our first collection netted +/- \$2,000 in small denomination donations and may collections once again totaled approximately \$2,000. Fuel management activities, focused on removing invasive broom and funded by a grant by the County Ag Commissioner are ongoing in the upper reaches of the park. Rick closed out remaining funds in our CCNB grant by brushing most of the remaining Madrone Trail corridor with the CCNB crew. The well went dry at the Ranch House in mid-July and we are having to purchase water and have it delivered. Rick hosted a chainsaw training with a crew from the Sonoma Ecology Center, focusing on tree felling. Because we held the training at Moore Creek we got quite a bit of free chainsaw work out of the deal, dropping standing dead oaks.

### **Napa River Ecological Reserve**

*Manage public access and improve habitat for this State-owned property*

The District has been maintaining the parking lot and front meadow since 2008, after assuming a responsibility that had previously been handled by the County. Staff recently discovered that the agreement between the District and the California Department of Fish and Wildlife, authorizing this partnership, expired at the end of 2017. Staff has approached CDFW about renewing the agreement, and continues to wait patiently for a decision from CDFW. In a telling sign of what can happen in unmanaged public open spaces, someone attempted to fell a young oak tree with a shotgun and perhaps a dozen rifled slugs in late December 2021. We have retained a number of casings as evidence. We have removed the porta-potty from the parking lot, both to reduce management costs (on a property that we no longer have an agreement to manage) and to mitigate some of the ongoing trash issues that have been associated with it. In early August we hosted an in-service day for the Justin Siena High School teaching staff in partnership with Chip Bouril focusing on removing invasive oblong leaf spurge.

## **Oat Hill Mine Trail**

*Various improvements to the historic Oat Hill Mine Road.*

The District opened 8 miles of the historic Oat Hill Mine Road as a non-motorized trail in 2007 with the assistance of 130+ volunteers from Volunteers for Outdoor California. Cleanup of mercury contamination north of the opened section of trail, led by Tuleyome, was partly but not fully successful, delaying when the northern section of the road leading to Lake County can be completed. A 40 acre Randy Lee Johnson property along the route of the trail was donated in December 2014. Volunteers have over the years done extensive erosion control and vegetation clearing projects. The first 1.3 miles of the trail was bulldozed as a result of CalFire efforts to suppress the October 2017 wildfires, and this was extended further while fighting the 2020 Glass fire. Nearly all of the forest along the first 4 miles of the trail out of Calistoga burned in the Glass fire. Visitation at OHMT has been very high since mid-March of 2020. We staffed the trailhead on weekends in late March and early April, but have determined that the dispersed nature of the parking in Calistoga means that it handles the higher level of traffic well and we have since reduced monitoring to occasional check-ins. Staff has cleared the trail of downed trees and the trail is open between Calistoga and Holm's place. Repairs to the Aetna Springs trailhead kiosk as well as replacement of wayfinding signs that burned in the 2020 fires are now underway. John Woodbury (as a volunteer) and Rick have repaired the Aetna side kiosk and replaced the trail map, all of which were damaged in the 2020 fires.

## **Putah Creek Properties**

*Acquire 480 acres next to Berryessa Estates from BLM at no fee through their Recreation and Public Purpose Act procedure. Manage Spanish Valley, Crystal Flats and Stone Corral (2,500 acres) open space preserves.*

The District in 2009 applied to BLM for a no-fee transfer of this property to the District; while this transfer was supported by BLM staff, the formal approval was delayed because of property title issues between BLM and BOR. By the time these issues were resolved personnel and priorities had changed at BLM, and the transfer application is stalled. The District completed the donation to the District of a small, 0.2 acre property that provides critical access to the northeast corner of the property. Prescribed burns were attempted for Spanish Valley in 2019 and 2020, but both had to be cancelled due to a combination of permit delays and uncooperative weather. Shortly after the 2020 prescribed burn was cancelled, the LNU Fire burned the entire valley. The district in the spring of 2020 completed the donation of a conservation easement over Spanish Valley to the Land Trust. The Lake Berryessa Estates Property Owners Association in June 2020 retained an attorney to help them develop an agreement between the District and the Association authorizing the Association to manage and enforce regulations for use of the campground and boat launch areas of Crystal Flats and Stone Corral. The current President for the Association reached out to District staff just before the LNU fire, indicating a willingness to restart discussions about an agreement between the two. However, the LNU fire put those discussions on hold, and staff efforts in February and March of 2021 to reach out to the Association have not been responded to.

## Skyline Park

### *Permanent protection of Skyline Park and support for Skyline operations.*

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 Assembly member Evans in 2010, sponsored by Napa County and supported by the District, was approved by the legislature and signed by the Governor, but the County and State General Services were unable to agree on the fair market value of the property, negotiations stalled, and the legislative authorization expired. In October 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. However, the State never completed the application. Legislation introduced by Senator Wolk in January 2016 to authorize us to purchase the property stalled when the State announced it was opposed to any sale of Skyline Park to the District until completion of a state planning process for future health and welfare services; that planning process has apparently not progressed. SB 20 by Senator Dodd was approved in 2019, which again authorizes the State to sell Skyline Park to the District and/or county for the sole purpose of it continuing to be a public park. The Governor in late 2019 issued an Executive Order directing the State use surplus State Lands to develop affordable housing, and included 20 acres of Skyline Park as surplus land that could be used for this purpose, which complicates our efforts to purchase the park. In January 2019 the District sponsored the filming of a short feature for Doug McConnell's Open Road TV series to help build support for the purchase of Skyline. District staff began meeting with the State of California (Departments of General Services and State Hospitals) in July 2020 to discuss the purchase of Skyline Park pursuant to SB 20, but in October DGS informed the District they were too busy to work on this until early 2021. DGS in February 2021 assigned state staff to work on the appraisal of the property in anticipation of selling it; District staff is now in receipt of proposed appraisal instructions and has asked that they be revised to include a whole-park option. The District in 2019 obtained a TBID grant of \$20,000 to assist Skyline Park upgrade their web site including an on-line reservation system, improve their park map and brochure, and install an automatic pay machine on the River to Ridge Trail; the work was completed in the fall of 2019. Staff has been working with bicycle advocates and Skyline Park Citizens Association to plan and develop a bicycle skills course on a 1/4 acre portion of Skyline Park; despite repeated efforts over two years, this project is still waiting for DGS approval and there has been no movement. Skyline Park staff in the fall of 2020 completed the repair and hardening of a stretch to the Skyline Trail above Lake Marie so that it can be used year-round. This trail is currently the only way to access Suscol Headwaters Park. The reconstructed trail is now largely done and it is a truly impressive piece of work. Newly appointed County Assistant Executive Officer Becky Craig has been tasked with overseeing the Skyline purchase on the County side and we had a productive discussion with her in late June including John Woodbury, who continues to manage the Skyline appraisal and purchase project for the District as a volunteer. Kyra, Chris, and Rick spent a day assessing recent overuse damage to the River to Ridge Trail including some trail widening and erosion that is clearly being caused by the growing number of e-bikes. We are working on plans for minor trail improvements that might mitigate the damage going forward and look forward to pulling Skyline Park's extremely competent trail staff into that conversation.

## **Smittle Creek**

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

The District completed purchase of this property in December 2015. A botanist was retained in early 2016 to do a reconnaissance level survey of plant resources as the first step in planning for the property; his report was received in January 2017; the report describes the property as one of the best locations in the County for native grasses. A group of 20+ people from Tuleyome were given a hiking tour of the property in December 2016, as a way to build interest in the property and build a pool of volunteers to help with restoration and improvement of the property. On March 4 2017, Tuleyome volunteers brushed the Iron Mountain trail (in the Cedar Roughs Wilderness, but accessed via Smittle Creek.) US Geological Survey in 2017 placed a seismic monitoring station on the property. The State Fish and Wildlife Game Warden for this area has been most helpful in patrolling the property looking for illegal poaching. A well-attended volunteer cleanup project was held in October of 2018, more than filling a 30 yard dumpster with debris. Our volunteer caretaker for this property has made repairs to the dirt roads and the perimeter fencing. Staff in January 2020 flagged a route for the proposed new trail access into the property from Reclamation's Smittle Creek Day Use Area parking lot, and a botanist has been retained to conduct a floristic survey this winter and spring. Kyra Purvis is working on the CEQA analysis and on putting together a use permit application to the County of Napa to open Smittle Creek to the public. Kyra also continues to work with Reclamation on an agreement to authorize the public to use their Smittle Creek Day Use Area parking lot to access our property. All of Smittle Creek burned in the August 2020 fires. The entry gate and fence the District shares with Reclamation was burned; a temporary fix has been made, but further work will be needed. Staff has had initial discussion with County Public Works about including access improvements at Smittle in a larger grant application aimed at funding work on Knoxville-Berryessa Road. It would apparently make the County's road grant application more attractive to funders and would of course mean new District money for opening the park (if the grants come through). The County expects to hear whether or not it has been shortlisted for the grant sometime in mid to late summer 2021. If award of the grant seems likely we would potentially have most of our development costs funded, but would unfortunately need to slow progress on the property to mesh up with the more measured pace of Federal funded transportation projects.

## **State Parks**

*Operate Bothe-Napa Valley State Park, Bale Grist Mill State Historic Park, and RLS State Park.*

The District, with assistance from the Napa Valley State Parks Association, took over management of the parks on April 1, 2012. Since then the District has obtained permits and done improvements to the pool, installed 7 yurts, instituted recycling in the campground and day use areas, pumped all septic system tanks annually, repaired the historic Wright House for use as a rental property, restored 5 cabins, constructed a new shower/toilet facility, and made a large dent in the backlog of deferred maintenance. District efforts to pass legislation allowing the sale of grain for human consumption from the Bale Mill were unsuccessful. In 2014 the District started the process of extending the District's 5 year Operating Agreement and including RLS in the agreement, that new 20 year agreement was signed in April 2020. The District repaired the Silverado House at RLS, which a District employee now rents and maintains. The District is working with the Vine Trail on the proposed alignment of the Vine Trail through Bothe. As

noted elsewhere, visitation at Robert Louis Stevenson State Park has been very high in the wake of the Covid-19 pandemic. Between March and June of 2020 staff and volunteers monitored the parking lot off Highway 29 during peak times to assist the influx of new users. The majority of Bothe State Park burned in September's Glass Fire, though none of the buildings were damaged. More detail on current activities are contained in a separate Parks Report for Bothe, Bale and RLS.

### **Suscol Headwaters Preserve**

#### *Improvements to Suscol Headwaters Preserve and opening the property as a public park.*

The purchase of the Preserve was completed in November, 2017. The one remaining improvement to satisfy funding requirements is the construction of a California red legged frog (CRLF) breeding pond and various habitat improvements focused on, but not exclusively in, the pond area. A reserve fund has been set aside to do the work, but the actual work has been delayed while design and construction details are worked out. Most of the property burned in the October 2017 firestorm; some trees were killed, and a perimeter grazing fence was destroyed, but otherwise damage was not catastrophic. We have installed No Trespassing signs adjacent to ranch roads descending off of Suscol Knob to further limit access to the lower portions of the preserve, where property lines are not necessarily well marked or fenced. The District hired local trail builder Kevin Smallman to help with trail corridor planning and spent May 10 and 11 of 2019 hiking and flagging the property. A Use Permit for Suscol Headwaters Park was approved by the County Planning Commission in February 2020 and the northern portion of the property is now officially open to the public via Skyline Park. In July of 2015 the board of the Napa Sanitation District approved an easement option agreement which would allow us to construct a trail and trailhead parking lot on the eastern and southern edges of their Kelly Road treated water spray field property. However, that alignment is not ideal, so alternate access routes and staging areas have been pursued. Negotiations with the City of American Canyon and an adjacent property owner regarding the potential to relocate the access easement to our property from Highway 12 did not work out because of a change of mind by the property owner. Kyra has obtained conceptual agreement from another property owner on revising the access easement through their property to facilitate construction of a staging area on North Kelly Road rather than along Kirkland Ranch Road, and has drafted a grant deed that will accomplish this. The Napa Sanitation District Manager has indicated support for the location and design for such a staging area off North Kelly Road and a trail leading to the park following the western and northern edge of their treated water spray field. District staff has prepared and submitted to Napa San draft easement language for their review and approval. Chris met with REMBA's Executive Director on the property in early July 2020 to discuss funding opportunities and partnerships that may allow some new singletrack trails to be constructed at Suscol Headwaters. Rick and Ryan in spring 2020 installed signage in hopes of dissuading the public from riding off trail, especially in the area of the knob at the very top of the park, because of the erosion that it causes. Our partners at REMBA have been on-site, beginning to tight flag some of the trail alignments in hope of beginning construction this winter/spring. REMBA has also been fundraising to support their work, as the District unfortunately has no funds available for trail building at Suscol at this time. We have begun installing the Park Boundary signs promised to the adjoining property owner along our eastern property line. Kyra and Supervisor Ryan Gregory were interviewed on site by Doug McConnell in late May as part of his Open Road series on NBC Bay Area. The segment focuses on the ongoing expansion of the Ridge Trail and is expected to air on July

18<sup>th</sup>. District staff and volunteers were trained on safe chainsaw use by Rick in an all-day colloquium in mid-July. Kyra did a starring turn along with Supervisor Gregory in an Open Road segment on the Ridge Trail and Suscol Headwaters which aired on NBC Bay Area. Our friends and partners at the Redwood Trails Alliance (formerly REMBA) are currently at work on the property doing corridor clearing in advance of trail construction that may begin as early as this winter.

## **Vine Trail**

*A Class I bicycle/pedestrian path extending from Calistoga to the Vallejo Ferry Terminal sponsored by the Vine Trail Coalition, of which the District is a participating member.*

The District has an MOU with the Vine Trail Coalition to provide assistance as requested by the Coalition in receiving funds, preparing plans and environmental documents, and constructing and operating the trail. The District, the Bay Area Ridge Trail, the San Francisco Bay Trail and the Vine Trail Coalition prepared a joint Case Statement for the combined trail network for fundraising purposes. Over the years the District has submitted numerous letters of support for Vine Trail grant applications. 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 in 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, but in the end the cities and the county decided that each entity will maintain the section within their jurisdiction, rather than paying into a common fund for common maintenance. Caltrans is proposing to replace the aging bridge over Mill Creek; since the construction as proposed could have significant adverse effects for both the Vine Trail and the Bale Mill, District and Vine Trail staff meet with Caltrans and NVTa to discuss ways to mitigate the impacts. In Sept 2018 the Vine Trail Coalition requested the District accept an easement to facilitate the trail connection between Kennedy Park and Napa Pipe. Staff met with the Vine Trail and Syar in March 2019 to work out details related to the easement. A revised version of the easement, and an associated agreement allocating responsibilities is still being negotiated. At the request of the Vine Trail Coalition, staff is exploring with the County whether to take on the eventual maintenance of the section between Calistoga and St. Helena, with the costs to be paid 50/50 by the County and the Coalition. A similar agreement between the County, the City of Napa and the Vine Trail was approved by the County Board of Supervisors in January 2021. Jason, Chris, and Kyra met with Philip Sales in early July to inspect the St Helena – Calistoga segment and recommence discussions about the District potentially taking over maintenance responsibility for that section. We continue to explore the feasibility of that project and look forward to bringing it to the Board for a thorough vetting on the upsides and potential issues once we have our heads wrapped around it.

## **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**

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 Area Ridge Trail Napa-Solano Ridge Trail Loop**

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. In March 2018 the Ridge Trail Council transferred the easement to the District, and with the support of the Tuteur family revised the easement to facilitate an extension of the trail south onto the District's Suscol Headwaters Preserve.

### **Bay/River Trail - American Canyon to Napa Phase I**

*Phase One - Eucalyptus 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 - Pond 10.*

DFW surfaced the existing 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.

### **Berryessa Peak Trail**

*Obtain right of way and construct trail to provide public access to extensive federal lands on Blue Ridge and to Berryessa 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 was approved by the property owner and the District. BLM's biologist inspected the alignment on September 17, 2011. The trail was constructed over the course of two years using volunteer crews, and continues to be maintained by volunteers (mostly provided by Tuleyome and Yolo Hiker)

### **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**

Purchase of 443 acres of land that will provide public access to Cedar Roughs from the Smittle Creek Day Use Area closed in December 2015.



### **Connolly Ranch**

Construction of patio, restrooms and cooking facilities completed in 2008 using State Prop 12 funds.

### **The Cove at Mt Veeder**

The acquisition of 164 acres from the Girl Scouts was completed in December 2017.

### **Historic ROW Analysis**

Staff has completed a comprehensive review of historic rights-of-way, and is now focusing attention on those that have greatest potential.

### **Linda Falls Conservation Easement**

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. The easement was revised and expanded in 2016 to cover the entire Linda Falls property owned by the Land Trust. 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.

### **Master Plan Development and Updates**

The Master Plan for 2008-2013 was approved in January 2009. It was updated in 2011 and again in 2019.

### **Moore Creek Open Space Park**

Acquisition of 673 acres in the Moore Creek Watershed completed in December 2008. The City of Napa subsequently approved an agreement with the District to incorporate approximately 900 acres of City of Napa Lake Hennessey watershed lands into Moore Creek Park.

### **Napa River Ecological Reserve Improvements & Restoration**

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 and interpretive panels 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. A 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. In doing this work, several thousand students received a day of environmental education about native and invasive plants and riparian ecology.

### **Napa River Flood Control Easement**

Conservation easement accepted by District in 2007 to facilitate Flood District project and grant funding.

### **Newell Preserve Improvements**

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, which is owned by the City of American Canyon. However, the first well drilled by the City of American Canyon came up dry. The City has dropped plans for digging any more test wells.

#### **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. 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; BLM in April 2016 indicated they did not want to transfer this parcel, so the District's application has been dropped.

#### **River to Ridge Trail**

Lot line adjustment to legalize River to Ridge Trail as constructed (it had encroached on private property in two locations). Animal silhouettes along the entryway fence illustrating the types of birds and mammals that can be found in the area were installed by an Eagle Scout candidate in 2008. A new information kiosk was installed at the entrance in December 2008 as part of a Boy Scout project. In 2011 volunteers made some drainage improvements.

#### **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. The District and the Skyline Park Citizens Association have continued to cooperate on various trail maintenance projects.

#### **Skyline Park Concessionaire Agreement Renewal**

District staff negotiated renewal of concessionaire agreement on behalf of the County in 2010, 2015 and 2020. The renewal involved changes to the fee schedule and amendments to and approval of sub agreements with three non-profit partner organizations.

#### **Skyline Park Facility Improvements**

The proposals for a second greenhouse (from CNPS) and a covered equestrian arena (from Skyline Riders) were approved by the Department of General Services and by the County Board of Supervisors. The sponsors of these projects however ended up not pursuing either project.

#### **Suscol Headwaters Preserve Acquisition**

Acquisition of 709 acres of the former Kirkland Ranch in two phases was completed in November 2017.

#### **Trinchero/Putah Creek Open Space Acquisition**

The donation by the Trinchero family of 2,500 acres of open space (Spanish Valley, Crystal Flats and Stone Corral) was completed on December 29, 2010. A related granting of an access easement to the Lake Berryessa Resort Improvement District was completed in mid-January 2011.

#### **Wild Lake Ranch**

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.

### Deferred/Cancelled Projects

#### **Milliken Reservoir Trails and Picnic Area Feasibility Study**

The feasibility study to *construct approximately 3 miles of Bay Area Ridge Trail plus additional feeder and loop trails, along with a staging and picnic area* within the City of Napa's Milliken Watershed was completed and accepted by the Board of Directors in 2009. The Napa City Council in November, 2009 approved city staff recommendation to hold off on considering the Milliken Reservoir trails project until the Lake Hennessey Unit of Moore Creek Park is completed.

#### **Montesol West**

The District had the opportunity to purchase 1,254 acres west of Highway 29 adjacent to Robert Louis Stevenson State Park. The area's conservation values were protected through an easement negotiated by the Trust for Public Land and now held by the Land Trust of Napa County. Purchase of fee title would permit the area to be used for public recreation. The District prepared and obtained a Habitat Conservation Program grant that, together with a Moore Foundation grant obtained by the Trust for Public Land, would fully fund the purchase. Public outreach to Middletown area residents in 2017 were positively received. Unfortunately, the option expired at the end of February without TPL exercising it, because we were unable to provide the type of liability insurance the seller wanted to protect his interest in carbon credits that they had sold to the State over timber located on the property.

#### **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, the project concept was approved by the District Board, and was positively viewed by the Veterans Home administration. However, subsequent changes and controversies within the Department of Veterans Affairs undid the progress we had made. The area in question also involves the Department of Fish and Wildlife, since they have an easement to allow hunters to use the area; the Department was initially supportive of the District pursuing a formal trail through the property, but personnel changes within their Department means their review also needs to be restarted. Finally, with the approval of the Go North alignment of the Bay Area Ridge Trail, this segment of trail is no longer part of the officially proposed alignment for the Ridge Trail. For all these reasons, this project is deferred until other District priorities are under control.

#### **Vallejo Lakes**

*Possible purchase of 1100 acres of surplus Vallejo Water District lands, of which 200 acres are located in Napa County, and Lake Curry which is entirely in Napa County.*

Discussions between the District, the Land Trust of Napa County, the County of Solano and the Solano Land Trust indicate a common desire to work together to purchase this property adjacent to Skyline

Park. The City Council of the City of Vallejo officially authorized staff to pursue surplussing of the property, and hired an appraiser to prepare an estimate of the property's fair market value, but this was never 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 surplussing 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. Staff from the District and its partners met with the Vallejo City Manager in April 2014; the surplussing process has become more complicated and the City does not anticipate any action in the near future. 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, but doesn't know how to do this. Solano County in 2015 investigated the feasibility of acquiring the lakes and managing their water supplies; as part of this investigation they expressed interest in partnering with the District to manage public recreational access, but no decisions were made. Further progress on this project depends on the City of Vallejo and Solano County; the District cannot do more until they decide what direction to head.



## STAFF REPORT

By: Jason Jordan  
Date: August 9, 2021  
Item: **4.g**  
Subject: July 2021 State Park Report for Bothe- Napa Valley SP, Robert Louis Stevenson SP, and Bale Grist Mill SHP.

- Park Status
  - **Bothe Napa Valley SP**- The campground has slowed through July with availability on weekends.
  - **Bale Mill SHP**- Open Saturday and Sunday starting July 1st. Visitation is low.
  - **Robert Louis Stevenson SP**- Visitation low to usual summer levels.
- The third Saturday hike this month was on July 17<sup>th</sup>, featuring a tour of The Cove property. The hike/tour focused on fire impacts from the 2017 fires, recovery efforts, and potential for future projects. The hike attracted eight participants.
- The Bale Mill opened for tours on Sundays as well as Saturdays starting in July. On July 10<sup>th</sup>, staff supported the Napa Valley State Parks Association's 175<sup>th</sup> Anniversary event. The event was well attended and honored Ranger Sandy Jones, Holbrook Mitchell, and the accomplishments of Rob Grassi and park staff for their work on the waterwheel restoration project.
- Staff continues stripping and replacing the roof on the Silverado Ranch House at Robert Louis Stevenson State Park.
- A Project Evaluation Form was submitted to California State Parks for proposed repairs and improvements to the Recreation Hall Building. The septic system inspection for the building was completed and architectural drawings produced for the project.
- Naturalist continue to lead Junior Ranger program in the campgrounds on Saturday mornings for kids and interested families.
- Naturalist staff conducted training and preparation for the summer camp scheduled for August 2-6<sup>th</sup>. A junior counselor orientation was held on July 21<sup>st</sup>.
- The Chlorine shortage has caused concern and challenges for drinking water system and swimming pool operation. Staff is working on contingency plans if necessary.