



Suscol Headwaters Park Development Plan

The Suscol Headwaters Park Development Plan is detailed in the attached graphics. Generally, the Park Development Plan involves the Napa County Regional Park and Open Space District permanently preserving, improving, and providing public access to 709 acres of District-owned ridgeline open space spread across the Suscol Creek, Sheehy Creek, and Fagan Creek watersheds adjacent to Skyline Wilderness Park and due north of Jameson Canyon Road and east of North Kelly Road. Suscol Headwaters Park would also include trail and parking improvements on easements on or across adjoining properties owned in fee by the Napa Sanitation District, Suscol Mountain Vineyards, and the Tuteur family. Public access to the park would be via a new entrance, +/- 0.75 acre parking lot, and trailhead off North Kelly Road across from Camino Dorado as well as through the existing Napa Solano Ridge Trail connection to Skyline Wilderness Park. Alternate administrative, public safety, and other by-invitation easement access (but no public park access) is available from Anderson Road to the west over existing improved vineyard roads. Proposed recreational development primarily consists of +/- 18 miles of natural-surface, non-motorized, multi-use trails. Proposed uses, facilities, and other notable features of the project are further summarized below:

Proposed Uses

- **Hiking.** Allowed except when the park is closed due to high fire hazard, excessively wet trails, or other hazards (see discussion in “Other Notable Features” section regarding park closure policy).
- **Horseback riding.** Generally allowed on named trails, except when park is closed due to high fire hazard, excessively wet trails, or other hazards (see discussion in “Other Notable Features” section regarding park closure policy).
- **Mountain biking.** Generally allowed on named trails, except when park is closed due to high fire hazard, excessively wet trails, or other hazards (see discussion in “Other Notable Features” section regarding park closure policy).
- **Nature observation and study.** Allowed year-round, except when necessary to restrict use due to high fire hazard, excessively wet trails, or other hazards (see discussion in “Other Notable Features” section regarding park closure policy).
- **Other low-impact outdoor recreation and education.** Open space-based activities that do not disturb the natural character of the area, such as non-invasive geocaching or picnicking, but not including public hunting (hunting and trapping for management purposes by the District and its agents would be allowed), target shooting, or barbecuing, may be allowed.
- **No Motorized Recreation.** Except for Class 1 e-bikes and as required by state and federal disability access laws and regulations, no motorized recreation will be permitted, and outside of the trailhead parking area the public will not be permitted to drive any form of motorized vehicle within the preserve.
- **Hours of Operation.** The park will generally be open sunrise to sunset.

Proposed Facilities

All of the following are as more precisely depicted in the attached Plan.

- **Trails.** Approximately 18 miles of multi-use trail, of which +/- 17 miles would be singletrack and +/- 1 mile would be repurposed existing ranch road. As of July, 2024 +/- 5 miles of trail exist, +/- 3 miles of trail are approved to be built north of the Jameson Canyon ridgeline, and +/- 9 miles of new singletrack are proposed on both sides of the Jameson Canyon ridgeline in the attached Park Development Plan.
- **North Kelly Road Trailhead.** A gated +/- 0.75 acre trailhead and parking lot located off North Kelly Road across from Camino Dorado. The trailhead area would include an ADA-accessible picnic area, a trailhead kiosk, a multi-use vehicle turnaround and gathering area, and an ADA-accessible portable restroom. The parking lot would accommodate +/- 24 motor vehicles (2 ADA spaces) plus an additional +/- 4 horse trailer spaces as shown in the attached Park Development Plan Detail.
- **Signage.** A kiosk and map will be installed at the park entrances off North Kelly Road and from Skyline Wilderness Park, welcoming visitors to Suscol Headwaters and advising them of rules and regulations. Directional signage will be included at trailheads and junctions and trail difficulty will be indicated using the standard Green (beginner), Blue (intermediate), Black (advanced) scheme. Signs will also be installed as necessary along property lines advising users of park boundaries.

Other Notable Features

- **Low Impact.** Every aspect of construction and operation of the park will be designed to be low impact in terms of resource and energy consumption and generation of pollutants. There will be no motorized recreation within the park.
- **California red-legged frog.** The District has constructed a red-legged frog pond within the existing Phase 1 area of Suscol Headwaters Park and will be improving the surrounding habitat as part of an existing agreement with Caltrans and the US Fish and Wildlife Service.
- **Wildfire hazard.** Park activities will be limited as appropriate, up to and including full park closure, as needed during periods of extreme wildfire hazard as determined by the County Fire Marshall or additionally whenever in the District's judgment the combination of forecasted temperature, humidity, and wind suggest extreme wildfire hazard. No open fires will be allowed.
- **Wet weather.** Trails will be closed as needed when soils are saturated to prevent erosion and damage to trails. Appropriate closure protocols for hikers, mountain bikers, and equestrians will be adopted and enforced. The performance standard used to guide the closure protocols will be that there is no trail-related sediment flow either directly or indirectly into local creeks.

- **Other Hazards.** Trails will be partially or fully closed, and the park may be completely closed to the public as needed to avoid conflict with District property maintenance activities, or as needed to avoid any other public safety hazard or to protect water quality or other natural resources.
- **Hunting and shooting.** No sport hunting or target shooting will be allowed.
- **Grazing.** Existing grazing may continue. The duration and intensity of grazing will be guided by the existing Suscol Mountain grazing management plan, adopted as a component of the Suscol Mountain Vineyards ECP. A key grazing objective will be to use grazing to control the risk of wildfire and the spread of invasive weeds.
- **Fencing.** The property is largely fenced along its perimeter and internal fencing was reviewed and approved as a component of the Suscol Mountain Vineyards Agricultural Erosion Control Plan (ECP, P09-00176). Any additional fencing will be the minimum necessary to provide for public safety and limit trespass onto neighboring agricultural properties or for resource protection.

Environmental Commitments and Best Management Practices

The project hereby incorporates the following features to enhance environmental protections during construction and operation:

Air Quality Best Management Practices, during construction:

- During dry season trailhead parking lot construction, all exposed surfaces (graded areas, staging areas, and stockpiles) will be covered or watered twice per day as needed to maintain sufficient soil moisture to control fugitive dust.
- Any trucks hauling soil, sand, and other loose materials will be covered in accordance with Section 23114 of the California Vehicle Code during transit to and from the site.
- Adjacent public roads will be swept daily with wet power vacuum street sweepers, if visible soil material is carried/tracked out onto roadways.
- Grading and earthmoving activities will be suspended when winds exceed 25 mph.

Biological Resources Protections:

- Excepting natural surface trails as shown in the Park Development Plan, the entire +/- 300 acre portion of the Suscol Headwaters Park property owned in fee by the District and located in the watersheds of Sheehy Creek or Fagan Creek will be kept in a natural, open, undeveloped condition to provide forage, habitat, and refugia for Swainson's hawk, California red-legged frog, burrowing owl, Crotch's bumble bee and other native species.
- Tree impacts associated with the phase 2 Project will be limited to the removal of a eucalyptus stump cluster and three pines planted by Napa Sanitation District as screening when they developed their North Kelly Road Sprayfield property in the 1990's. All of the impacted trees are located adjacent to the proposed trailhead and parking lot at the Phase 2 project's westernmost corner. The project includes no tree removal associated with any of the Phase 2 project trail construction.
- In order to avoid any streambed alteration, no construction or soil disturbance will take place within the banks of any blue line stream, this project will not divert or obstruct the

natural flow; change or use material from the bed, channel, or bank including associated riparian or wetland resources; or deposit or dispose of material where it may pass into a river, lake or stream including, without limitation, Suscol, Sheehy, and Fagan creeks.

- Excavated materials along the entirety of the trail routes will be distributed in a manner that does not create piles or berms of uncompacted disturbed soil that would encourage colonization by invasive plants.
- No sport hunting will be allowed. Hunting or trapping on the property will be limited to wildlife management activities by the District, its agents, and/or wildlife agencies having jurisdiction over the relevant resource.
- The presence of bears and mountain lions will be regarded as natural and desirable, and depredation permits for problem animals will only be sought as a last resort, and only if there is a clearly demonstrated and immediate need to protect public safety and where other methods of risk minimization, avoidance, and public education cannot be relied upon.
- No tree removal for trail construction purposes shall occur in recorded Oak Woodland Conservation Areas.

Cultural Resources Protections:

- Should any archaeological, cultural, or paleontological artifacts be found during any soil disturbing construction activities, construction will cease until the District has had the location inspected by a qualified professional and has taken appropriate steps as recommended by the qualified professional to protect the resource.
- If human remains are encountered the Napa County Coroner will be informed to determine if an investigation of the cause of death is required and/or if the remains are of Native American origin. Pursuant to Public Resources Code Section 5097.98, if such remains are of Native American origin the nearest tribal relatives as determined by the State Native American Heritage Commission will be contacted to obtain recommendations for treating or removal of such remains, including grave goods, with appropriate dignity.

Safety Features:

- Public motor vehicle use will be prohibited, except as required by the Americans with Disabilities Act and related federal and state regulations.
- Power tools will only be used by properly trained and equipped staff and volunteers.
- Smoking is prohibited at all Napa Open Space District parks.
- The park will be closed to public use during periods of extreme wildfire hazard, as determined by the County Fire Marshall, as well as when in the District's judgment the combination of temperature, humidity and wind create a potentially unsafe situation.
- The public will not be permitted to have open fires.

Water Quality Protections:

- New trail construction will follow the standards and best management practices adopted by the District in its Moore Creek Trail Construction Standards, as amended.
- No grading may take place within the banks of any blue line streams.
- Where trails cross seasonal drainages, the drainages will be kept clear of loose dirt created by trail grading activities, and then armored with native rock as needed to

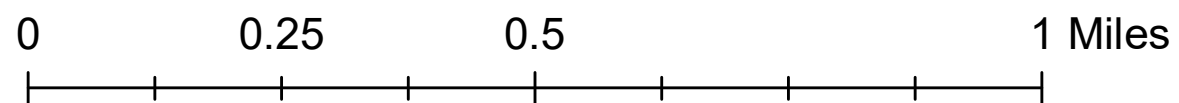
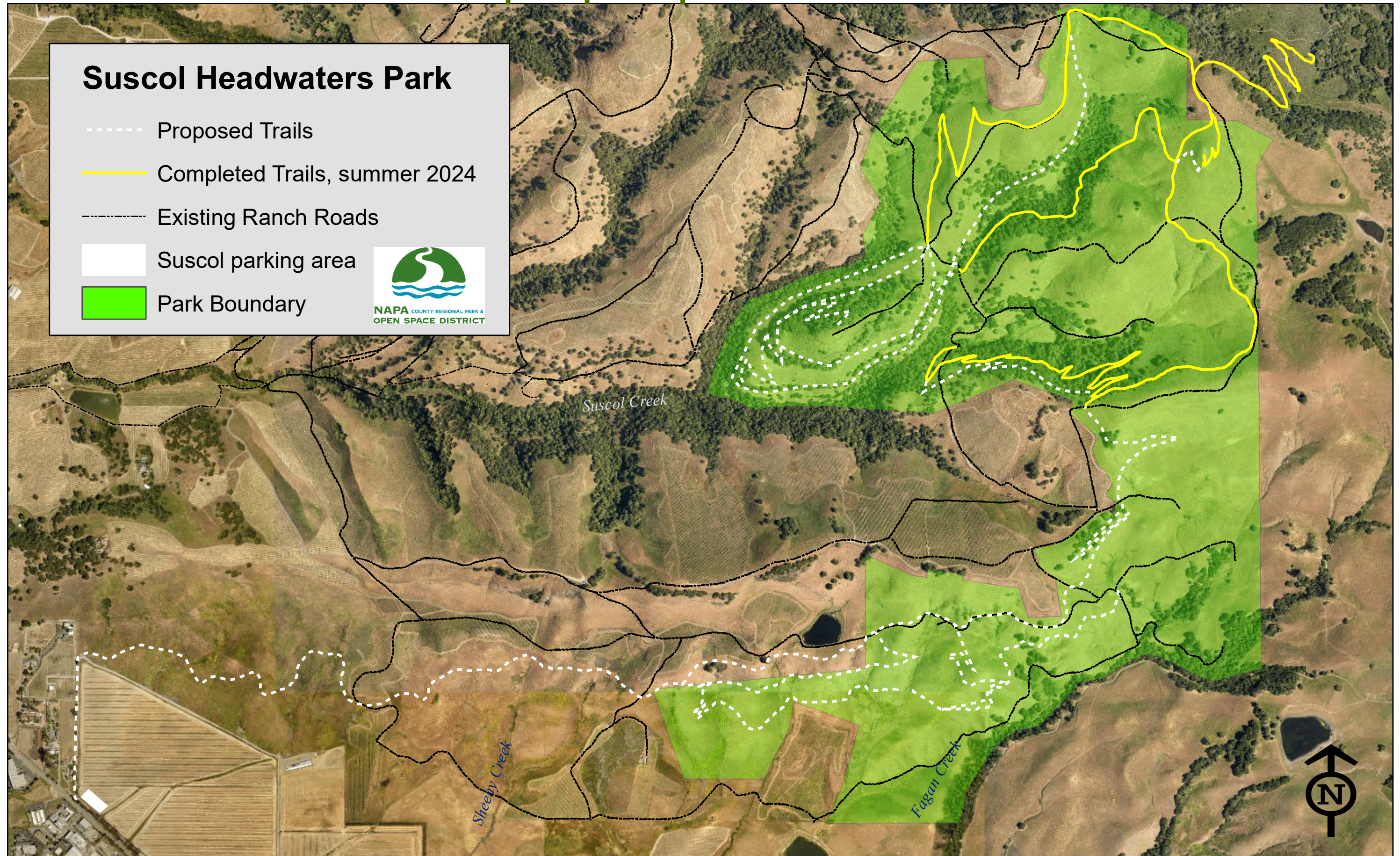
prevent soil from washing downhill during periods of significant rainfall and eventually getting into nearby creeks.

- Trails will be closed as needed when soils are saturated to prevent erosion and damage to trails. Appropriate closure protocols for hikers, mountain bikers, and equestrians will be adopted and enforced. The performance standard used to guide the closure protocols will be that there is no trail-related sediment flow either directly or indirectly into local creeks.

Napa Open Space District

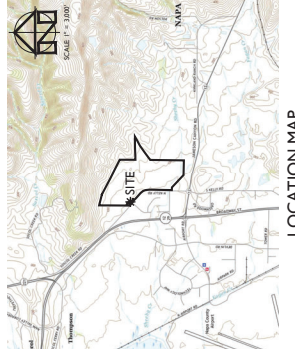
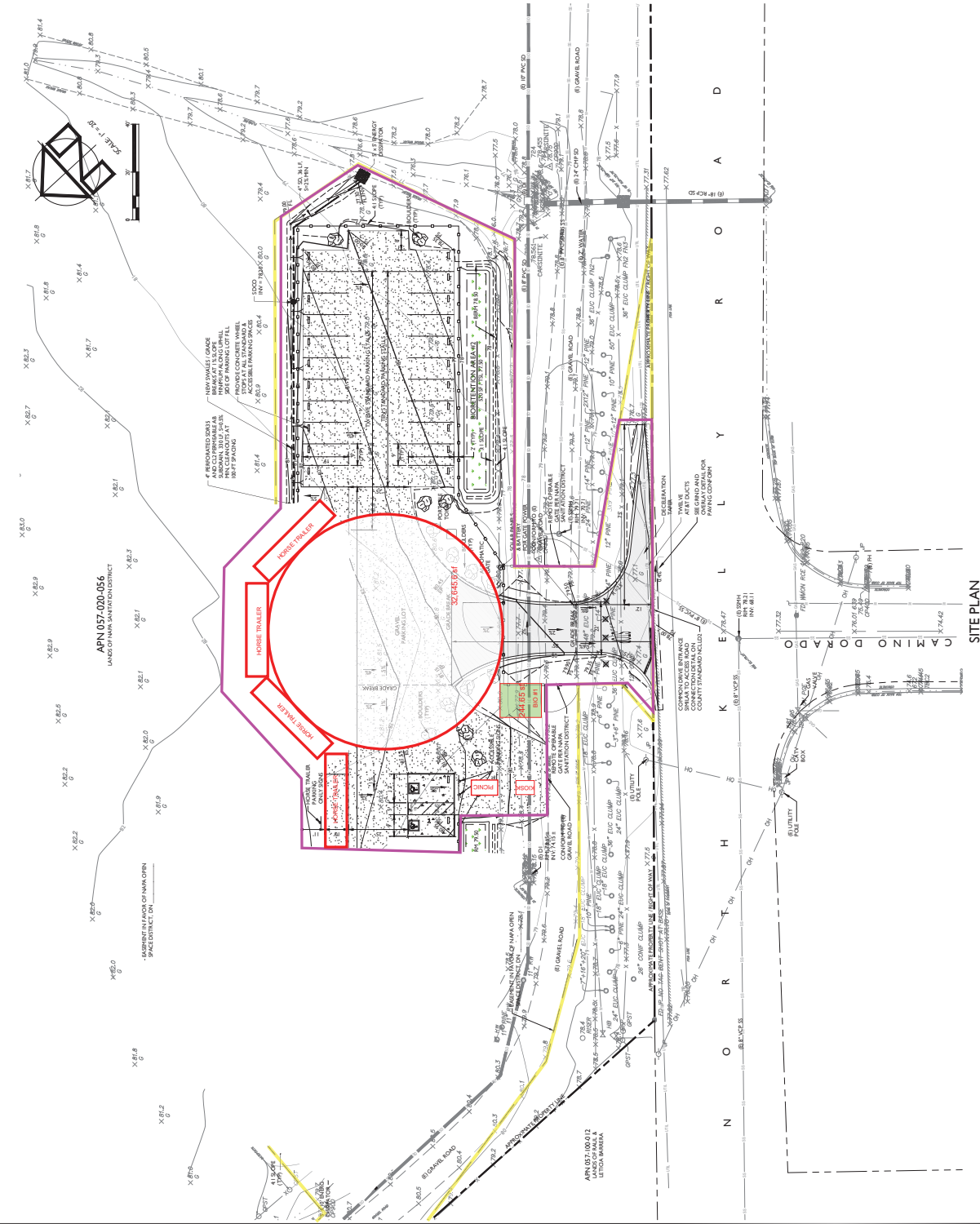
Suscol Headwaters Park

- Proposed Trails
- Completed Trails, summer 2024
- Existing Ranch Roads
- Suscol parking area
- Park Boundary



PARKING LOT FOR THE SUSCOL HEADWATERS PARK

SITE IMPROVEMENT DRAWINGS



PROJECT INFORMATION:
 NAPA SANITATION DISTRICT
 1515 SOSCOL FERRY ROAD
 NAPA, CA 94558
SITE ADDRESS:
 1500 N KELLY ROAD
 NAPA, CA 94558
ASSESSOR'S PARCEL NUMBER:
 097-000-056
PARCEL SIZE:
 161 ± ACRES
PROJECT SIZE:
 0.73 ± ACRES
ZONING:
 AGRICULTURAL WATERSHED:
 AIRPORT COMPATIBILITY (AWAC)

SHEET INDEX:
 CI SITE PLAN
 C1 NOTES & ABBREVIATIONS
 C3 DETAILS

PURPOSE STATEMENT:
 THIS DESIGN DEVELOPMENT DRAWING SET IS INTENDED TO FACILITATE FINANCING AND CONSTRUCTION OF THE PROJECT. CONSTRUCTION DRAWINGS WILL BE PROVIDED AT A LATER DATE.

FLOOD HAZARD NOTE:
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD HAZARD MAPS, THE PROJECT SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

GRADING QUANTITIES:
 500 ± CY CUT
 500 ± CY FILL (60% 100 CY IMPORTED UNLESS OTHERWISE NOTED)

* THIS ESTIMATE IS PROVIDED AS A TOOL FOR THE ENGINEERING AGENCIES TO EVALUATE THE ENVIRONMENTAL IMPACTS OF THE PROJECT. IT IS NOT INTENDED TO BE USED FOR FINANCING OR CONSTRUCTION. THE ESTIMATES ARE BASED ON THE DATA PROVIDED ABOVE. THIS ESTIMATE IS BASED ON IN PLACE VOLUMES AND DOES NOT INCLUDE FLUX. AIRBORNE PARTICULATE IS AGGREGATED ON SELECT FILL COURSES.



SITE PLAN
 SITE IMPROVEMENT DRAWINGS
 PARKING LOT FOR THE SUSCOL HEADWATERS PARK



DRAWN BY: [Redacted]
 CHECKED BY: EDW
 DATE: JANUARY 2024
 REVISIONS: [Redacted]
 BY: [Redacted]
 DATE: MARCH 21, 2024

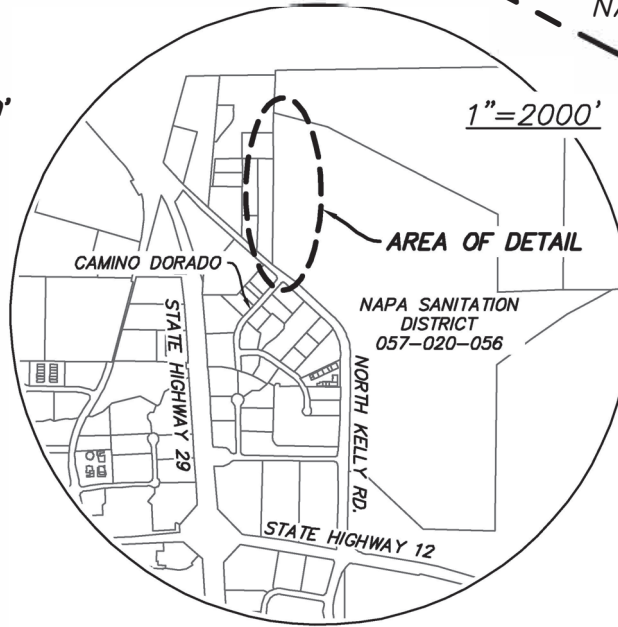
OR NUMBER: 23-105
 SHEET: 35.15/CONC. SITE DWG
 ORIGINAL SIZE: 24" X 36"
 SHEET NUMBER: CI

OF 3

EXHIBIT B1
TRAIL EASEMENT PLAT
 OVER THE LANDS OF
 NAPA SANITATION DISTRICT
 APN 057-020-056
 1500 NORTH KELLY ROAD
 NAPA, CALIFORNIA



SCALE: 1"=200'



1"=2000'

LINE TABLE		
Line #	Length	Direction
L22	120.33'	N0°47'01"E
L23	445.20'	N2°42'52"E
L24	1050.97'	N0°47'01"E
L25	30.82'	S75°58'01"E
L26	1044.42'	S0°47'01"W
L27	481.35'	S2°42'52"W
L28	68.71'	S30°57'41"E
L29	82.57'	S48°00'34"E
L30	20.12'	S41°59'00"W
L31	25.77'	S48°00'34"E
L32	33.88'	S42°33'38"W
L33	15.20'	N82°15'04"W
L34	127.65'	N47°39'55"W

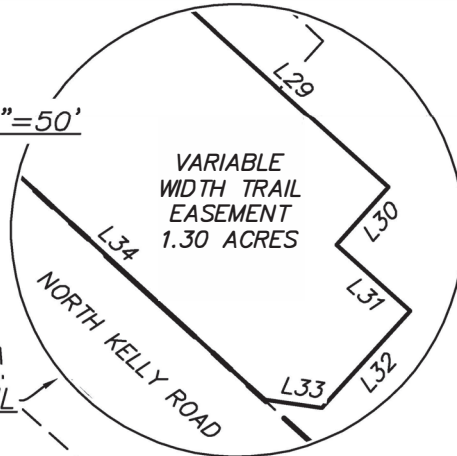
S0°47'01"W 1619.78'

VARIABLE WIDTH TRAIL
 EASEMENT
 1.30 ACRES

NAPA SANITATION DISTRICT
 APN 057-020-056
 DOCUMENT 2004-0023885

POINT OF BEGINNING.
 3/4" IRON PIPE,
 RCE 28255,
 PER 23 RS 22/23

1"=50'

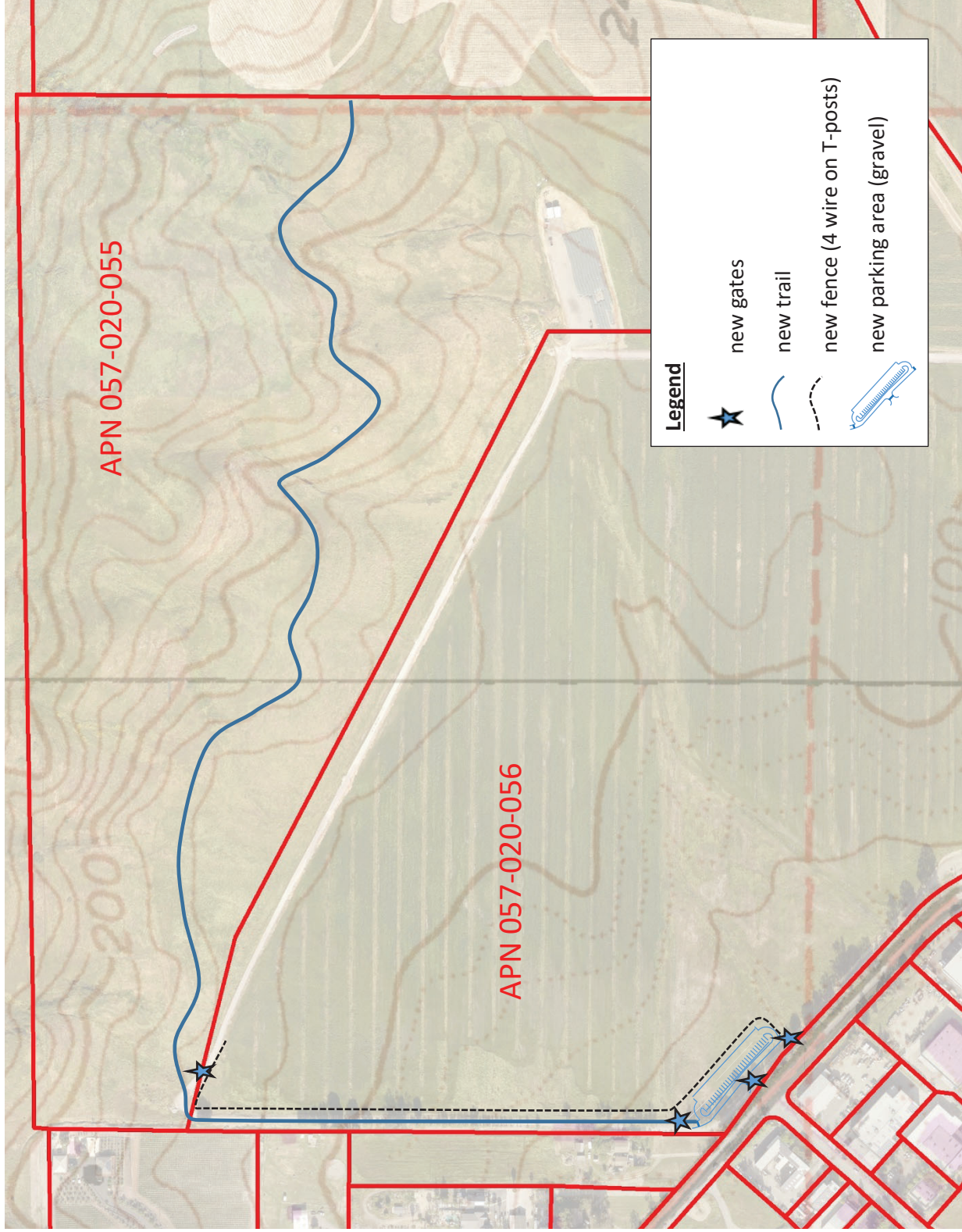


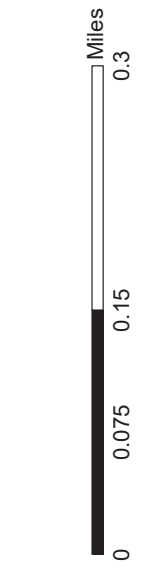
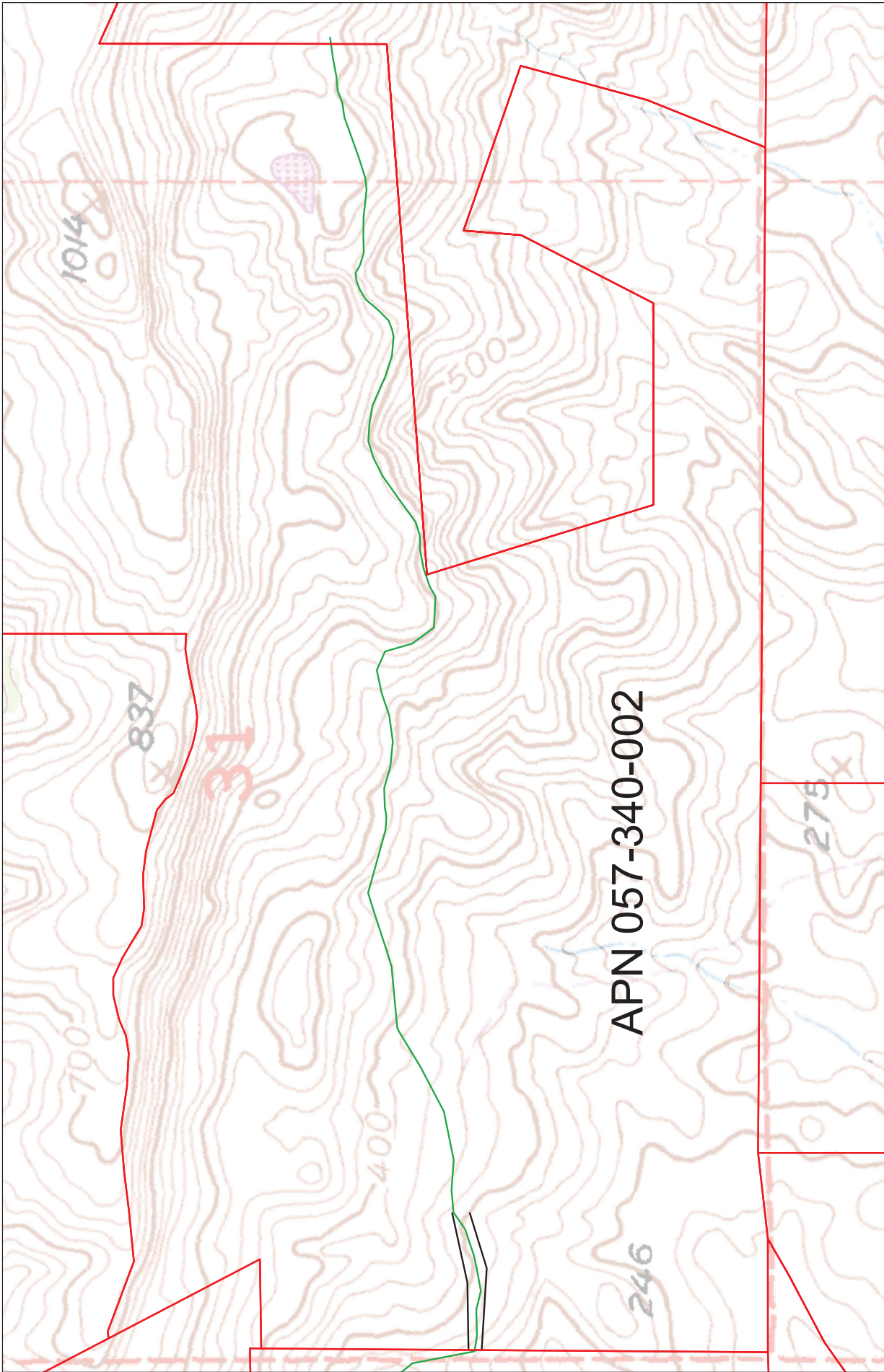
ALBION SURVEYS
 CONSULTING LAND SURVEYORS
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 ST. HELENA, CA 94574
 (707) 963-1217
 www.albionsurveys.com

AUGUST 9, 2024
 1472_7-Esmt.dwg

NORTH
 CAMINO DORADO
 KELLY RD
 S47°39'55"E 800.62'

Trail Easement - APN 057-020-055





- Legend**
- Parcels
 - Suscol Access Trail
 - New Required Fencing

Trail Easement - APN 057-340-002