

4/27/71

For the past three years that the County has been negotiating with the Bureau of Reclamation relative to the Revised Management Agreement, the Board of Supervisors policy has been as follows: This Policy, although not formal, has evolved as a result of discussions and presentations to the Board of Supervisors during that period of time.

In essence this policy that we have been pursuing is:

1. The County does not itself intend to directly develop, operate, and/or provide short-term or day use recreation facilities at Lake Berryessa.
2. The private enterprise approach most efficiently, effectively and economically can provide facilities to all categories of recreational users.
3. A modification to the Management Agreement which would provide a long term lease and exclude the 90-day unilateral termination clause is necessary in order for the concessionaires to obtain adequate financing.
4. Upon modification of the Management Agreement, the County should require of the concessionaires:
 - a. A new master plan providing balanced recreational uses.
 - b. Additional short term or day use areas.
 - c. Upgrading of sanitation facilities.
 - d. A limitation on the number of mobile home spaces.

12/26/72

Adoption of LAKE BERRYESSA DEVELOPMENT POLICIES, STANDARDS AND VARIANCE PROCEDURES, relating to mobilehomes, public docks, picnic areas, camping areas, swimming areas and dry boat storage within Lake Berryessa concession areas.

Additional information on this document can be obtained from the Offices of Conservation, Development and Planning.

4/17/73

"Lake Berryessa Development and Construction Plans Review Policy and Approval Procedures" adopted. See Attachment "A".

11/20/73

The following policy shall apply to mobilehomes located on travel trailer sites in all concession areas at Lake Berryessa.

1. All mobilehomes located on travel trailer sites and placed thereon after the development moratorium was established on July 31, 1970, shall be removed prior to April 1, 1974.
2. All mobilehomes located on travel trailer sites prior to the imposition of the development moratorium and served with adequate water and sewer (per Title 25) prior to said moratorium and meeting all other requirements of Title 25 shall be allowed to remain.
3. All mobilehomes located on travel trailer sites with existing, but without adequate water and sewer facilities, and possessing written approval from the Bureau of Reclamation or its representatives or Napa County or its representatives, may remain provided:
 - a. The documentation of approval is determined to be acceptable to Napa County; and
 - b. Complete and adequate water and sewer facilities and all other requirements of Title 25 are met prior to April 1, 1974; and
 - c. Requirements of applicable environmental laws are satisfied.
4. All mobilehomes located on travel trailer sites and placed thereon prior to the imposition of the development moratorium which are not served by adequate water or sewer and are without acceptable documentation of site approval shall be removed from their present sites prior to April 1, 1974.
5. All mobilehomes located on recreation trailer sites shall be removed prior to April 1, 1974.

5/20/75

The following policy was adopted relative to management transition of Lake Berryessa after July 1, 1975:

The County continue to provide enforcement of the California Boating Law and the program be reviewed prior to December 31, 1975.

The three positions be retained for this enforcement.

The Boat decal fee program be discontinued effective June 30, 1975.

LAKE BERRYESSA
DEVELOPMENT AND GENERAL LAND PLANS
REVISION AND APPROVAL PROCEDURES

March 27, 1973

I. IMPROVEMENTS, UPGRADING, REPLACEMENTS AND LIMITED CONSTRUCTION IN EXISTING DEVELOPED AREAS

- A. The following activities will be permitted in existing developed areas, subject to the standards of Title 25 of the Housing and Community Development Code of the State of California and all other applicable standards and procedures not including the new standards being developed by the County.
- 1) New decks, awnings or similar types of construction activities.
 - 2) Replacement of decks, awnings, etc., for general maintenance purposes
 - 3) Replacement of trailers and mobilehomes on existing sites.
- B. Approval Procedures:
- 1) An application describing the work to be completed shall be filed with the Lake Berryessa Park Director. The Park Director shall be the individual responsible for the initial processing and follow-up action required for each application.
 - 2) Each site involved in the construction activity shall be inspected by the Park Director to make certain that:
 - a) All outstanding violations of building codes and/or sanitation requirements or other applicable codes or standards have been corrected.
 - b) No new violations exist on the site, pursuant to a clearance notice from a Division of Environmental Quality Inspector.
 - 3) If no violations exist, Park Director issues approval to proceed, and processing of required permits by appropriate County Departments commences.
 - 4) If a violation exists, Park Director informs resort operator of the nature of the violation and arranges for the necessary inspections to be made following corrective action by the resort operator to clear violation.

When all violations have been cleared, inspectors notify Park Director and resort operator and processing of all required permits commences.

II. BUILDING INSPECTION PROGRAM - FINDINGS AND DISPOSITION

A. Original Survey

1) All findings resulting from the original Title 25 survey of concession areas at Lake Berryessa made during the period of December 16, 1971 through May 9, 1972 shall be treated as a single report. Follow-up programs to check compliance with the findings of that survey shall relate only to that survey.

2) Corrective Program

- a) Resort operators shall be notified that all violations listed on inspection reports dated prior to December 1, 1972 that still exist must be corrected within 30 days from date of notification. Notification will be in writing.
- b) At the time of notification, a date will be set for a meeting to consider any appeals connected with the original findings or the resulting corrective programs. The appeals review meeting shall be held within 15 days from the date of notification.

The Appeals Review Committee shall consist of the Chairman of the Board of Supervisors, the Supervisor for District 4, the Director of the Conservation, Development and Planning Department, the Acting Park Director for Lake Berryessa, a Building Inspector and an Inspector from the Division of Environmental Quality Control of the County Health Department.

- c) Following the expiration of the 30-day period, County Inspectors will check each concession area for the cited violations and will Red-Tag all violations not corrected as of that date.

Any inspection required to remove a Red-Tag shall be billed to the concession operator at the rate of \$25 each.

B. Follow-up Surveys

1) Results of the first follow-up survey made in late 1972/early 1973 shall be treated as a separate matter in regards to new code violations found beyond those covered in the original survey. The results of all subsequent follow-up surveys shall be handled in the same fashion, i.e., as totally separate and apart from all preceding surveys and findings.

2) Corrective Program

- a) Resort owners shall be notified that all violations listed on inspection reports dated after December 1, 1972 shall be corrected by June 15, 1973.

- b) Following the June 15, 1973 deadline, County Inspectors will check each resort area and will Red-Tag all violations not corrected as of that date.
- c) Fees and procedures for reinspections shall be the same as for Item A, 2, c.

C. Future Violations

- 1) All subsequent violations not contained in either inspection reports shall be corrected by the resort operator within 90 days after he is notified in writing of said violation with the exception that dangerous or critical items or conditions shall be corrected immediately.
- 2) Reinspection procedures and fees shall be the same as in A, 2, c. Appeals for time continuances shall be handled in the same manner as spelled out for Item A, 2, b.
- 3) The Park Director shall receive a copy of all violations, reports, notices, or citations involving any concession area or concessionaire.

LAKE BERRYESSA
DEVELOPMENT AND CONSTRUCTION PLANS
REVIEW AND APPROVAL PROCEDURES

April 17, 1973

III. NEW DEVELOPMENT IN NEW AREAS

Until such time as a new development plan for each concession area is completed and approved by the County, the schedule and procedures in regards to County consideration of all proposed new developments within the existing concession areas shall be as follows:

- A. All design and/or construction plans for proposed new construction projects plus all related information and data referred to in the following procedures as development plans shall be submitted to the County through the Lake Berryessa Park Director. Sufficient copies shall be provided so that all affected County Departments and Agencies may be provided copies for their review. All required fees shall be paid by the applicant at the time the application is filed.

The copies of the plans and supporting data, as submitted, shall be distributed as follows:

- 1) One copy to all affected County Departments and Agencies with a request to forward copies of all comments and recommendations to the Conservation, Development and Planning Department and to the applicant.
 - 2) Two copies to the Conservation, Development and Planning Department for their review and comments including the completion of an Environmental Impact Assessment.
- B. Following the receipt and distribution of the proposed new development plans, the Park Director shall set a date for a meeting of the applicant with representatives of the County. The purpose of the meeting will be to review the contents of the plans in regards to the proposed use(s) and possible conditions of County approval. Included in the items to be considered at that meeting, will be the status and conditions of all day use facilities in the applicant's resort area. Recommendations for approval will be based primarily on measures and conditions designed to insure the greatest possible public use and enjoyment of all facilities in each resort area, including measures to correct existing conditions not in compliance with adopted standards.

Members of the County's negotiating committee for new development plan review shall include, but not be limited to, the Lake Berryessa Park Director, the County Administrator, the Director of the Conservation, Development and Planning Department, and the County Counsel. A recreation specialist appointed by the U. S. Bureau of Reclamation shall serve as an ex-officio member of the committee.

- C. Upon completion of negotiating all conditions of approval, the applicant's proposed plans plus all supporting data, Departmental reports and recommendations shall be submitted to the Parks and Recreation Committee of the Conservation, Development and Planning Commission for their consideration. Action by the Committee, subject to confirmation by the Board of Supervisors, shall establish the conditions of approval for acceptable plans, or the conditions under which approval may be obtained for modified plans, or the basis for the rejection of unacceptable plans.

Approval by the Committee, sustained by the Board, of a proposed development shall be valid for a period of not to exceed 24 months from the date of approval. At the conclusion of the 24-month period, if such development has not been substantially initiated, all plans must be resubmitted in accordance with the same procedure as originally followed or in compliance with such procedures as may have been established in the interim period.

- D. The approved plans, all conditions of approval and all applicable County, State and Federal ordinances, standards, and laws including all new standards adopted by the County shall serve as the basis for reviewing all building or construction permits or approvals sought by the applicant.