

Reclamation and Napa County Managing Partner Agreement

Draft Term Sheet of the MPA

- The Managing Partner Agreement (MPA) is for Napa County (County) to take over responsibilities of recreation management at Lake Berryessa for up to 7 concession areas. The term of the MPA is 55 years.
- The term of the MPA assumes the County will seek development opportunities beyond basic campgrounds and includes a full array of recreational services including marinas.
- Reclamation agreed to provide financial assistance to the County during the early phases of the recreation management while the County brings on partners to develop some of the concession areas. Reclamation will provide financial assistance for the initial 5 years of the MPA. Financial assistance will be provided under the cost share authorities and requirements of Public Law 89-72 as amended (50% of losses). Reasonable adjustments to the annual financial assistance amounts may be made as mutually agreed. The funding levels were determined under the assumption that the County will take management of three sites (Steele, Monticello and Spanish Flat) and make a good faith effort in regards to exercising the option to bring the existing concessionaires at Markley Cove and Pleasure Cove under the MPA. The funding provided will be in the following order:
 - Year 1 of the MPA – Reclamation will provide up to \$150,000.00 to offset the County’s operating cost of recreation management at Lake Berryessa.
 - Year 2 of the MPA – Reclamation will provide up to \$250,000.00 to offset the County’s operating cost of recreation management at Lake Berryessa.
 - Year 3 of the MPA – Reclamation will provide up to \$250,000.00 to offset the County’s operating cost of recreation management at Lake Berryessa.
 - Year 4 of the MPA – Reclamation will provide up to \$250,000.00 to offset the County’s operating cost of recreation management at Lake Berryessa.
 - Year 5 of the MPA – Reclamation will provide up to \$150,000.00 to offset the County’s operating cost of recreation management at Lake Berryessa.
- Effective at the signing of the MPA, Reclamation will provide ½ FTE of a Recreational Planner to provide technical support through the Request for Proposal (RFP), bid selection, and award process to the County team during the first few years of County recreation management at Lake Berryessa. This will be at no cost to the County and will not be deducted from or considered a part of the agreed upon financial assistance.
- Reclamation will provide office spaces and utilities to the County team for the first 5 years of the MPA. Office space will consist of one office, unfurnished. Utilities will include electrical service, water, wastewater, and telephone line. This will be at no cost to the County and will not be deducted from or considered a part of the agreed upon financial assistance.
- Under the MPA, the County will be responsible and for the following based on the agreed upon date for each site:

- Recreation management for up to 7 concession areas, including solicitation of business opportunities, negotiation and execution of contracts, quality assurance monitoring, and, as necessary, corrective actions to bring contractors into compliance. (Steele Canyon, Monticello Shores, and Spanish Flat will be included November 1, 2020. Pleasure Cove, and Markley Cove will be included upon County exercising an option on or before November 2030. Berryessa Point and Putah Canyon will be optional sites if the County decides to include them into their portfolio through a subsequent mutual agreement with Reclamation.
- Fire Management – The County will be responsible for the development and implementation of a fire management plan, including any agreements necessary for fire suppression and for fuel management for the areas managed by Napa County under the MPA.
- Law Enforcement – The County will be responsible for providing Law Enforcement for the areas managed by the County under the MPA. Reclamation will fund a minimum of one law enforcement officer through an Enhanced Services Agreement for 5 years for enhanced law enforcement services to federally manager areas. The Enhanced Services Agreement will be brought to the Board of Supervisors for approval at the same time as the Managing Partner Agreement.
- Hazardous Materials & Waste management – the County will be responsible and for overseeing concessionaire use of hazardous materials and generating hazardous waste including all necessary permitting as well as managing any errors that arise. Reclamation retains responsibility for cleaning up any existing issues.
- Water and Waste Water – The County will be responsible for providing potable water and manage waste water, waste water permits, waste water, and water quality violations within areas managed by the County under the MPA.
- Timeline – Phasing the concession sites under the MPA by the County.
 - Phase 1 – (November 1, 2020) The County will take over recreation management responsibility for Steele Canyon, Monticello Shores, and Spanish Flat.
 - Phase 2 – By or before November 1, 2030, The County will determine whether it will exercise an option to take over the recreation management responsibility for Pleasure Cove and Markley Cove.
 - Phase 3 – The County may take over the recreation management responsibility for Berryessa Point and Putah Canyon.
- Termination
 - Reclamation will reserve the rights to terminate the MPA in the event of a national emergency, if the County fails to provide appropriate recreation activities or meet its commitments under this agreement or under provisions listed in the MPA.
 - County shall have the right to terminate for convenience its rights and obligations in connection with any concession areas without a concessionaire upon 90 days’ notice.

- Liability
 - The liability and insurance requirements of all parties will be documented in the MPA document. County will subsequently enforce liability and insurance requirements on concessionaires.