



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 2/10/2015

Agenda Placement: 6K

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: David Morrison - Director
Planning, Building and Environmental Services
REPORT BY: John Woodbury, PARK AND OPEN SPACE PRG MGR - 259-5933
SUBJECT: Extension of Skyline Parks Citizen's Association Agreement

RECOMMENDATION

Director of Planning, Building and Environmental Services recommends approval of Amendment No. 7 to Napa County Agreement No. 1654 extending Skyline Park Citizen's Association operation of Skyline Wilderness Park for five years to February 19, 2020, and clarifying the County's fee policy as it relates to Skyline Wilderness Park.

EXECUTIVE SUMMARY

The County of Napa entered into Agreement No. 1654 ("Agreement") in 1979 with the Skyline Park Citizens' Association to manage Skyline Wilderness Park. That Agreement was for an initial five years, with the Association having the option to renew the Agreement for additional five year periods until the County's lease of the property from the State of California expires in the year 2030. Amendment No. 6 to that Agreement, approved in 2010, extended the Agreement until February 19, 2010. Proposed Amendment No.7 would extend the Agreement until February 19, 2020. The only other proposed change is to bring the Agreement into compliance with State law as it relates to the waiver of County fees for improvements to the park.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of

Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION

Agreement No. 1654 between the County of Napa and the non-profit Skyline Park Citizens' Association, entered into on October 30, 1979, established the Association as the operator of Skyline Wilderness Park on land owned by the State of California and leased to the County. The Agreement was initially for five years, but also granted the Association the right to renew the Agreement for additional five year periods, for as long as the County has a valid lease with the State Of California to use the property for park purposes, and provided the Association is in compliance with its obligations under the Agreement.

Amendment No. 6 to the Agreement, entered into on February 2, 2010, extended the Agreement until February 19, 2015. Amendment No. 6 also made extensive revisions to the Agreement to reflect the considerable changes that had occurred at the park over the previous 30 years, as well as changes in State law. Because of the 2010 amendments, with the one exception discussed below, further updates to the Agreement are not necessary.

The current Agreement specifies that the County will waive all County fees for improvements made to the park by the Association. State law has changed since the Agreement was last extended; State law no longer permits the County to waive fees for permits that are 100% funded by fees. In Napa County, the County's cost of issuing building permits is 100% funded through permit fees. Therefore, the County is no longer able to waive building permit fees for Skyline Park. Other types of permits could also become 100% funded through fees when the County next updates its fee policies. Amendment No. 7 therefore amends the Agreement to indicate that the County will waive County fees associated with improvements at Skyline Park, but only for those permits which are not 100% funded through fees.

The Association has successfully operated Skyline Wilderness Park over the past five year period. The Association's finances appear sound. The Association over the past five years has spent more money on improvements than previously, particularly to address requirements of the Americans With Disabilities Act, but has also been able to modestly increase revenues by reopening the tent camping area and by providing camping for Bottle Rock. Overall, the Association has maintained a positive fund balance of around \$300,000.

The Association Board of Directors continues to represent the major user groups at the park, including hikers, equestrians, mountain cyclists, disk golfers and native plant gardeners.

Attached to this memo is a description provided by the Association of the improvements they have made over the prior five years, as well as improvements they propose to implement over the next five years. These proposed improvements are subject to the Association having sufficient funds to undertake the projects.

SUPPORTING DOCUMENTS

A . Skyline Park Five-Year Plan

CEO Recommendation: Approve

Reviewed By: Molly Rattigan