



Agenda Date: 2/28/2006
Agenda Placement: 10B

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Britt Ferguson for Nancy Watt - County Executive Officer
County Executive Office
REPORT BY: Andrew Carey, Management Analyst, 253-4477
SUBJECT: Skyline Park and SB 1226 - sale of surplus state property

RECOMMENDATION

Approval of and authorization for the Chair to sign a letter of support for SB 1226 – Surplus State Property: Napa County (Skyline Park). (Unanimous vote of the Board members present required)

EXECUTIVE SUMMARY

The County's 2006 Legislative Platform includes a provision making the preservation of Skyline Park a high legislative priority and recommending the County sponsor or support legislation that would authorize the state to dispose of Skyline Park as surplus property with the proviso that the property be sold only to the County of Napa.

State Senator Wesley Chesbro has introduced legislation authorizing the sale of Skyline Park to Napa County. SB 1226 would authorize the Director of General Services to sell or exchange all or part of Skyline Park to the County of Napa exclusively, upon those terms, conditions, reservations and exceptions the director determines are in the best interest of the state. The County's Legislative Subcommittee, at its February 6, 2006 meeting, recommended that the Board take a position supporting SB 1226.

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

Skyline Park, which the County of Napa leases from the State of California, has several times in the past few years been placed on a list of surplus property the State wishes to dispose of. The County makes an annual payment to the State of \$100 for the leased property, which encompasses approximately 850 acres and is located adjacent to Napa State Hospital. The lease, which has a term of fifty years, does not expire until the year 2030. The park includes more than 12 miles of hiking, riding and bicycling trails, a native plant garden, horse arena, archery range and a disc golf course.

In the summer of 2004, Skyline Park was identified by the Governor's California Performance Review (CPR) as property that might be a source of additional revenue for the State. The CPR recommended that current lease agreement be reevaluated and possibly renegotiated. Initially, the Board of Supervisors took a position of opposing the State's efforts to identify and sell Skyline Park as surplus property. Therefore, the Board of Supervisors included a provision in its 2005 Legislative Platform making the preservation of Skyline Park a high legislative priority and recommending the County sponsor legislation to remove Skyline Park from the State's list of potential surplus properties for sale.

On February 1, 2005, the Board of Supervisors held a discussion concerning the existing lease and the possible purchase of Skyline Park. At that time, staff was directed to investigate and gather facts concerning the possible purchase of the property and to report back to the Board. Subsequently, the Board has discussed issues related to the possible purchase of the property with its real property negotiator (Director of Public Works) in closed session.

Since February 2005, Skyline Park was included in two 2005 state surplus property bills (SB 25 and AB 54). Skyline Park was removed from SB 25 at the request of the County's legislative delegation in response to the Board's concerns that county residents would possibly lose the use of the park if it were sold as surplus property. AB 54, which did include a provision for the sale of Skyline Park to Napa County only, was vetoed by the Governor in October 2005 for reasons unrelated to the sale of Skyline Park.

The County's 2006 Legislative Platform now contains a provision making the preservation of Skyline Park a high legislative priority and recommending the County sponsor or support legislation that would authorize the state to dispose of Skyline Park as surplus property with the proviso that the property be sold only to the County of Napa. State Senator Wesley Chesbro has introduced legislation authorizing the sale of Skyline Park to Napa County exclusively. Assemblymember Noreen Evans is a principal coauthor of the measure. The County's Legislative Subcommittee, at its February 6, 2006 meeting, recommended that the Board take a position supporting SB 1226.

SUPPORTING DOCUMENTS

A . SB 1226

B . Letter of Support

CEO Recommendation: Approve

Reviewed By: Andrew Carey