



Agenda Date: 6/7/2005
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 Assembly Bill 54 - sale of surplus state property

RECOMMENDATION

Discussion and possible action concerning any and all issues related to Skyline Park and Assembly Bill 54 - sale of state surplus property. (Unanimous vote of the Board members present required)

EXECUTIVE SUMMARY

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. In each instance, the County has, with the support and assistance of its legislative delegation in Sacramento, managed to remove the park from the State's list of property to be disposed of.

Assembly Bill 54 (AB 54), which has passed the Assembly and is currently in the State Senate lists Skyline Park as surplus state property. Should AB 54 become law, it would authorize the Director of General Services to "sell, exchange, or lease for air market value or upon those terms and conditions as the Director of General Services determines are in the best interest of the state, all or any part of the following real property: Parcel 1. Approximately 850 acres of property, located at the Napa State Hospital, 2100 Napa Vallejo Highway, Napa, Napa County."

The County's 2005 Legislative Platform includes a provision 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. Subsequently, the Board discussed the existing lease and the potential purchase of Skyline Park.

Staff anticipates that the State Senate may take action on AB 54 in the very near future and requests direction from the Board concerning the Board's position on the continued inclusion of Skyline Park in AB 54.

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. In each instance, the County has, with the support and assistance of its legislative delegation in Sacramento, managed to remove the park from the State's list of property to be disposed 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.

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. In December 2004, 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. Subsequently, Skyline Park was identified as surplus property to be sold or leased by the California Department of General Services in Senate Bill 25, which was introduced in December 2004. In response to widespread opposition from many California jurisdictions, Senate Bill 25 was amended on January 14, 2005 to remove all reference to the disposal of surplus property, including Skyline Park.

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 discussed relevant issues in closed sessions.

In the meantime, Skyline Park has once again been added to a bill, AB 54, seeking legislative authorization for its disposal as surplus state property. AB 54 has passed the Assembly and is currently in the State Senate for consideration. Should AB 54 become law, it would authorize the Director of General Services to "sell, exchange, or lease for air market value or upon those terms and conditions as the Director of General Services determines are in the best interest of the state, all or any part of the following real property: Parcel 1. Approximately 850 acres of property, located at the Napa State Hospital, 2100 Napa Vallejo Highway, Napa, Napa County."

On May 19, 2005, pursuant to the Board's 2005 Legislative Platform, the County's Sacramento legislative advocate, sent a letter to AB 54's sponsor, Assemblymember McLeod, indicating the County's long standing opposition to the sale of Skyline Park. Copies of the letter were distributed to the Board of Supervisors and the County's legislative delegation - State Senator Wes Chesbro and Assemblymember Noreen Evans. Staff anticipates that the State Senate may take action on AB 54 in the very near future and requests direction from the Board concerning the Board's position on the continued inclusion of Skyline Park in AB 54.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Britt Ferguson