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- Ryan Gregory: [00:00](#) ... an update, Karen, and do you want to stay on with us for SB 20?
- Karen: [00:05](#) Sure yes, of course, please, yes.
- Ryan Gregory: [00:05](#) All right, let's jump into that and get an update on that.
- Molly Rattigan: [00:09](#) So, SB 20, is our Skyline Park bill to potentially purchase it ... either the county of Napa, or the park and open space district here. It did clear the second side of the house, the assembly, last week and then it will be enrolled and processed off to the governor.
- Molly Rattigan: [00:26](#) But, what I wanted to do, was just take a few minutes to provide an update on what SB 20 does. There's been some misinformation circulating around the community... And, if board members do receive emails, please feel free to forward them to me, I'm happy to respond to those emails that we could get, but...
- Molly Rattigan: [00:43](#) There's some misinformation going around that part of this potential purchase of Skyline Park would include 50 acres of affordable housing development in a certain part of Skyline Park. What I just want to say is that, SB 20 actually has very specific language that allows for the Department of General Services to negotiate on behalf of the state for the sale of any or all of the 850 acres that Skyline Park includes.
- Molly Rattigan: [01:13](#) It also goes on to state that any sale of Skyline Park to the county or the park district requires that the future use be maintained as a park or wilderness preserve.
- Molly Rattigan: [01:23](#) So, there is no piece of SB 20 or part of a discussion of SB 20 that pertains to the county purchasing and then turning Skyline Park into housing. So, I just want to correct that rumor that's going around.
- Molly Rattigan: [01:38](#) What I will say, is that, completely separate and on a separate track from SB 20, after SB 20 was introduced, the governor released an executive order that is taking a look at all the vacant or underutilized state lands in all of the State of California, for where housing, and particularly affordable housing, might be appropriate.

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- Molly Rattigan: [02:01](#) And, again, completely separate and parallel track.
- Molly Rattigan: [02:05](#) So, our concern right now with SB 20 going to the board at least from a staff perspective, is we want to make sure that SB 20 is considered independently of whatever analysis the governor's office and the State Department of General Services is completing regarding
- Molly Rattigan: [02:20](#) their looking at the use of state lands for affordable housing, and then our interest in Napa- Skyline Park as a state as a local resource and a park. We do have in the county legislative platform a statement that talks about how the county feels about housing on state lands, and we specifically state in the platform, that our preferred placement of housing on state land is on those parcels not currently being used as a park or open space or other wilderness preserve. And earlier in the summer, Chair Gregory did sign a letter to the Department of General Services that stated, that as we are looking at this executive order in the Governor's office, and DGS is considering vacant or underutilized state lands for housing that you look closely at the part of Napa's State Hospital that runs along Imola, from Soscol/221 to Shurtleff Avenue, so that piece of property that is actually on, what some might consider to be the state hospital campus, immediately adjacent to neighborhoods, and the services located at the corner of 221 and Soscol.
- Molly Rattigan: [03:34](#) Like I said, there's some misinformation going around in the public, about what SB20 does, and why how it relates to the housing discussions that may or may not occur related to Skyline parcel and I just wanted to clarify the difference between the Governor's executive order and SB 20, and that they are completely independent and housing is not part of SB 20 and Skyline, and that analysis is separate from DGS, and we want to insure, that we have the opportunity, to talk with DGS about the purchase of Skyline Park, independently of any discussions they might be having about what when to use the public, and the county's position on housing on state land. Happy to answer any question there are.
- Ryan Gregory: [04:16](#) What is timing on the Governor's initiative and all the lands he's looking at, and the details.. when will we expect to get more information?

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- Molly Rattigan: [04:24](#) So, the discussion was that, state land there would be a list. There was an initial list for these things April-ish, it had a complete list of every parcel the state owns. Now we've been going through a little bit more of a GIS review process. And we expect in the coming weeks, they said summer, so whether you consider summer to be September 21, Labor Day, or you know the month of August. They said Summer 2019, a shorter list would be released, but that list is not final, that list is not binding, that list was not we're going to start building housing tomorrow.
- Molly Rattigan: [05:01](#) That list from our conversations with DGS is really going to show the results of what they found, and be the starting point for conversations for both environment and you know the public, on what might be feasible, and what might not. They've not come and done a complete water and you know soil and all sorts of analysis on each one of these sites. So that's sort of the next step. And so our Senator's office, and yeah so Alex shared that our Senator's office has been engaged in these discussions. Obviously In Napa we have the Veteran's Home, we have the property up by Rector Dam, we have some significant property in Skyline Park, we have Napa State Hospital. So we're not just talking about one parcel or another, we don't know what's going to be on the list for Napa County, and we are just waiting to see this list and the Senator's office has been engaged and continues to engage us, and we will be part of any discussion.
- Ryan Gregory: [05:55](#) Okay, thank you. That was a good report. Supervisor Dillon, questions or comments on that?
- Diane Dillon: [06:07](#) Hi, yes, does any one-- okay, does anyone have any idea where the so-called 50 acres is?
- Molly Rattigan: [06:20](#) Yeah, so it is-- so, Skyline Park isn't exactly- it's not subdivided on an APN that is just the park. There's about 6 or 7
- Diane Dillon: [06:34](#) Right, I understand, if I could I interrupt, Molly, just to save you. I understand that a little, tiny piece of Skyline Park goes into APN that ends with O41, think. Okay, so, is it the rest of parcel O41 that constitutes the 50 acres?
- Molly Rattigan: [06:52](#) Um, I'd have to . . . I don't have the exact parcel number in front of me-

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- Ryan Gregory: [06:55](#) Isn't the answer that the 50 acres doesn't really-- I don't know where the 50 acres came from
- Molly Rattigan: [07:02](#) Right, we don't know where the number 50 came from. But yeah. I think that the parcel, or the piece of Skyline Park that has been pushed out as a rumor, pertains to the flat part of Skyline Park, so right when you go in, on Imola there. But I don't know that it is one particular APN or, and that it is 50 acres.
- Diane Dillon: [07:30](#) Okay. I think it would be helpful to us, whenever we're discussing this, be at the Leg Committee or the Board, to have a parcel map, and put Skyline on it, as parts of the park, but also have on there the Skyline Wilderness Area, which is a zoning area, which is bigger than the Park. Because there's like three different things happening here, there's parcel numbers, and Skyline isn't neat and tidy, in terms of parcel numbers, as I just described, there's Skyline Wilderness Area, that we zoned rezoned in 2009, I think, and there's a good map for that. And then there's Skyline Park, itself, and I think to see all three of those things on one map might bring a little clarity, so when we discuss it, we know what we're discussing.
- Diane Dillon: [08:42](#) I'm trying to remember the other issue I want to say, oh that's done never mind. I just, I'm really not happy, about dissemination of false information or misleading information that is subjecting all of us and now you, Molly, to respond to these things and so, I think that-- I think it'd be great if you could have one I mean if you developed something that is a standard response. Here's our standard response take it back. And that means, going to the board or coming to us, the Leg Committee, for that authorization of what our quote, unquote standard respond is, .
- Diane Dillon: [09:41](#) I think that it would help.
- Molly Rattigan: [09:41](#) Sure, we can work on those two things.
- Ryan Gregory: [09:41](#) Yeah. Great points, Supervisor Dillon. The letter we wrote awhile back. We're all excited by the state saying if we've got vacant, unused property, it should be used for housing, I think that's a great thing, we've all been behind it. I think the letter we wrote earlier, suggested that there's a whole lot of vacant, unused land along Imola

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- Molly Rattigan: [10:12](#) That's true.
- Ryan Gregory: [10:17](#) Directly east of Highway 121, truly just spaces just totally unused at the time. There's very little of Skyline Park proper that isn't used for something, like staging for events or equestrian activities, or whatever. So, that's what we've said before, and that's still my interest, personally. But we are trying to buy Skyline Park, as it is, for use as a park, forever [inaudible]. That's why we've been working so hard on SB 20. But, we'll know soon I guess what the state is up to, and how this thing evolves.
- Diane Dillon: [11:01](#) Do you think that you need direction from all five to be able to respond?
- Molly Rattigan: [11:09](#) Minh and I have talked about it a little bit, I don't think so because if you just point to the language and that's most of what I've been responding with anyone whose contacted me is the direct language in SB 20 and explaining the difference between the executive order and SB 20, and how they are different. What I can do is, share that and I'll check with Minh about discussing tomorrow, it might even be standing up during department heads or Minh talking to department heads [inaudible - reports?], kind of saying something. Let me circle back with Minh and see what we'd like to proceed.
- Diane Dillon: [11:46](#) I think it's important to underscore, I mean it's appropriate now for us to discuss this. I think it's very important to underscore that if the county, any piece the county buys, whether it's 1 acre or 850 acres, we are bound to hold it as a park or wilderness area and that terminology does not include housing, by any imagine any kind of imagination, except one person. And so, I think that's a really important point to make. There's not a lack of clarity when it says that when the county buys it, it's like a condition of sale.
- Molly Rattigan: [12:32](#) It is. Yes.
- Diane Dillon: [12:35](#) It has to be a wilderness park. So, I think we're not underscoring that.
- Molly Rattigan: [12:38](#) Okay.

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- Diane Dillon: [12:39](#) And that's being questioned, like we could change it or something. The other thing is, that there's a sort of a double whammy, if it's sold to the parks and open -- and this is really important -- if it's sold to the parks and open space district not only do they have to abide by that condition of sale but unlike a county -- counties don't normally have to comply with zoning -- you know if we own it, we get to do what we want on it. But that's not true with the park and open space District. So the parks and open space district buying skyline from the state is like double proof it would stay a park. Because that's all that they are authorized to do is acquire land for parks. I think those two points -- doesn't matter who buys it, but it is especially important for the POS district to amplify that.
- Molly Rattigan: [13:39](#) Sure thing.
- Ryan Gregory: [13:39](#) Excellent.
- Diane Dillon: [13:40](#) And I don't know how word the part about the county gets to do whatever it wants as a county maybe you should sort of ignore that - well it is an important distinction to make about the POS district, that we can do other things with properties, in this case, we wouldn't be able to because of the restrictions that's in law SB 20, but parks and open space, I really think that needs to be emphasized.
- Molly Rattigan: [14:09](#) Thank you.
- Ryan Gregory: [14:16](#) Good. Any public comments for us on this item?
- James Hinton: [14:18](#) So, I'm not an economics major, but it says right now we're leasing the park for \$100 a year, which is way cheaper than an apartment in this whole area, so if we have a 10 year agreement, into 2030 at \$100 a year, why would we want to by it for, I don't know how much they're going to sell it for, I don't know what the price exactly is, but what and what is the -- is anybody negotiating maybe just extending the lease by 50 years, or something like that? Because at that price, the state right now has a surplus of funding, they don't need the cash, why don't we just look at-- you know, while they're sitting like fat cats, why don't we try to negotiate this sweet lease we have and take it out a long time, instead of applying more sales tax on the community to buy it? And then, a question I have, maybe as far as rumors go, if the county of Napa were to buy Skyline

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Park from the state at a future date, is there any way they can piece some of the park off to Syar over there, the quarry?

James Hinton: [15:35](#) Is there any chance, the way SB 20 is written, that one day, Napa county could sell a piece of the park to Syar or any other quarry over there?

Molly Rattigan: [15:49](#) To answer your questions, our lease is up on 2030. And 2030 was a longer term lease. While I think any option is negotiable and on the table, in terms of whether to purchase or whether to re-lease is on the table, we don't even have the option to discuss purchase, unless SB 20 is enacted. It actually gives DGS the authority to have that conversation with us. So, I would imagine that when negotiations actually do commence that lease versus purchase would certainly be on the table. However, I would point out that it has been a priority of the board in our Leg platform for many years to pursue the purchase, whether it be us or parks and open space district, on the purchase.

Molly Rattigan: [16:36](#) And then to your question on Syar. Similar to what myself and supervisor Dillon, has just said about the housing issue, SB 20 is very specific in its language, that whatever piece of Skyline, whether it's 1 acre or 850 acres, that the county or open space would purchase, under this piece of legislation, it is to be used forever as a park or wildlife preserve or wilderness preserve, into the duration of owning it. There is no change in use that would be allowed as a condition. It would be a condition of the sale, per SB 20.

James Hinton: [17:17](#) Because when you go to the meetings at the park, people are saying, hey, what if we can sell part of this to Syar, and then would have money to buy onto the back, and add on to the park, and have a larger park. So that is a rumor that's going around at the meetings out there.

Molly Rattigan: [17:33](#) And I think that is the problem with rumors.

Ryan Gregory: [17:35](#) I understand there's a lot of rumors. Trying to reduce that. I'd say one last thing in responding to James is, one reason why we want to buy it is we've been trying to add one little thing at the park. One little thing, relating to bikes. It's a skills course. We're well past a year of trying to get a minor master plan amendment to make one little tweak to the park, so it's very hard to run the park.

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- Molly Rattigan: [18:01](#) Very different.
- Ryan Gregory: [18:02](#) The way we're leasing it from the state and what they make us do, for all these little changes. So there's a lot of good reasons, but again, that's not the decision right now, this is just SB 20 simply to allow us to negotiate. To buy if we choose to. And find the money. Any other public comment? I think we covered everything.
- Diane Dillon: [18:19](#) Can I add a few things?
- Ryan Gregory: [18:21](#) Yep. Yeah, please.
- Diane Dillon: [18:24](#) Sorry, James, I didn't mean to--
- Ryan Gregory: [18:27](#) Oh no, I was asking Alex if he had anything for us, but he didn't.
- Diane Dillon: [18:35](#) So it's in our general plan, as a policy, that we want to keep Skyline Park as a wilderness park, James. That's one thing that somehow needs to be involved and mixed in to whatever it is Molly is going to put together as a statement. The board voted to do that, a year later, the board voted to change the zoning, so nobody who buys it can do anything - I mean hypothetically, if the state sold it, if the county sold it, whoever buys it is stuck with those things, and when changing those things, and most of the park is in AW, which means, it would have to go to a vote of the people. Okay? Because of Measure J, Measure P. So, there's that element here. The second thing is, anybody who wants to do anything at the park, other than make a park, if they need water, they have to get, if they do new uses they have to get approval from the city of Napa, that means the sphere has to be extended.
- Diane Dillon: [19:50](#) NSD as well, they have to go through LAFCO, I mean all of this, if anything were even possible, there's all of these hurdles to it. And I would further submit, that us not owning it is riskier, the State if they kept it, and the lease runs out, they could decide to sell it to Syar. Us owning it is a better protection against it being sold. People keep pointing the finger at the big, bad board of supervisors, but we're trying to save this thing. And that's always been our goal. Furthermore, when you buy things that are subject to a lease, you discount the value, based on the number of years left on the lease.



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- Diane Dillon: [20:41](#) So, the closer it gets to the end of the 30 years, the more the thing is going to cost us. So, that's why we're trying to buy it back when we were. All the factors are-- there's just like a multitude of factors here, that are being overlooked. And I hope, Molly, you can memorialize them.
- Karen: [21:06](#) Hi, this is Karen, from Sacramento, one of the things I wanted to highlight, Supervisor Dillon, you were hitting on it, is that the state is not subject really to local zoning decisions, so if they want to do something differently with the property when the lease runs out, they can do it, and they don't necessarily need permission from the county to do that, and so, the other benefit for local control purposes, is that if the county owns it, the county controls the land use, and you don't really get to do that if it's owned and operated by the state.
- Ryan Gregory: [21:40](#) Thank you.
- Diane Dillon: [21:43](#) I'll add one more, when we sell property, James, like with like we're doing on Old Sonoma Road, by state law, we have to go through a process, like the folks to whom we offer it, before we can sell it, we have to offer it to . . . chime in here, Molly, the city of Napa or other entities -
- Molly Rattigan: [22:04](#) Yeah, it's actually any public entity with a public service purpose, including
- Diane Dillon: [22:09](#) Yeah, so we . . . including the park and open space district, correct?
- Molly Rattigan: [22:13](#) Correct, yeah.
- Diane Dillon: [22:14](#) Yeah. It's better for us to own it than the state.
- Ryan Gregory: [22:19](#) Yeah. All right anything else from Supervisor Dillon or Karen?
- Diane Dillon: [22:28](#) No. Thanks, Karen.