



Memorandum

Date: December 9, 2019

To: Napa County Legislative Subcommittee

From: Napa Vision 2050

Re: Recommendations for Napa County's 2020 Policy Platform

Please find attached policy recommendations for the Legislative Subcommittee's consideration for the 2020 Napa County Policy Platform. If you have any questions, please do not hesitate to contact Napa Vision 2050 President, Charlotte Williams, at cdevorak@sonic.net.

Our recommendations are submitted in the template format recommended by County staff. Editing notes are changes proposed from the 2019 State Legislative & Policy Platform adopted by the Napa County Board of Supervisors. Blue denotes proposed deletions. Red signifies proposed additions.

Issue: SKYLINE WILDERNESS PARK ACQUISITION FROM STATE

Skyline Wilderness Park in Napa County encompasses approximately 850 acres and is located adjacent to Napa State Hospital and the surface mine known as Syar Napa Quarry in the unincorporated area of Napa County. The park includes more than 25 miles of hiking, riding and bicycling trails, a native plant garden, horse arena, archery range and a disc golf course. The County of Napa leases Skyline Wilderness Park from the State of California for \$100 per year, and the lease has a term of fifty years expiring in February 2030. Under the lease, the State reserved the right to mine the park land. In 2009, Napa County approved Ordinance 1326 creating the Skyline Wilderness Park Combination District that limited uses in Skyline Wilderness Park to agriculture, parks and recreational uses and campgrounds. In 2014, 513 acres, more than half of Skyline Wilderness Park's 850 acres, was designated by the State Department of Conservation as Sector MM, a mineral resource area. Sector MM shares a common boundary with the Syar Napa Quarry.

Several years ago, State law authorized the sale of Skyline Wilderness Park to Napa County so the County could ensure the land would be used in perpetuity as a public park and wilderness preserve. The State and the County could not agree on a fair market value for the property before the three-year authorization expired on January 1, 2015. Napa County seeks a new



State authorization to continue negotiations for the sale of the park. In 2019, the Legislature passed and Governor Newsom signed Senate Bill 20 (Dodd) again authorizing the sale of Skyline Wilderness Park to Napa County or the Napa County Regional Parks and Open Space District. The new law, Government Code section 11011.24, becomes effective January 1, 2020. Also during 2019, Governor Newsom directed the State agencies to identify underutilized State real property that could be used for affordable housing. The Department of General Services compiled a master list of these locations. The list includes a twenty acre portion of Skyline Wilderness Park along Imola Avenue for construction of affordable housing. Napa County Board of Supervisors opposed this designation suggesting that a more appropriate location for housing construction would be west of Skyline Wilderness Park on the main campus of the Napa State Hospital adjacent to Imola Avenue.

With the passage of Proposition 68 in June 2018, competitive grant funding could be available starting in late 2019 and continuing for 2-3 years, to assist with the purchase of Skyline Wilderness Park. State authorization pursuant to Government Code section 11011.24 to sell Skyline Wilderness Park to Napa County or the Napa County Regional Parks and Open Space District is important to be able to tap Proposition 68 and other funds that may become available, as well as to include the purchase of Skyline Wilderness Park in the planned local funding.

Actions:

~~• Support legislation renewing the State authorization for the sale of Skyline Park to the County of Napa and/or the Napa County Regional Park and Open Space District at fair market value.~~

• Support Measure K on the March 2020 ballot to ensure funding will be available to purchase Skyline Wilderness Park for use as a public park and wilderness preserve.

• Engage in negotiations with the State to purchase the entirety of Skyline Wilderness Park, including the mineral rights, for use as a public park and wilderness preserve as described in Government Code section 11011.24 and for no other purpose.

• Closely follow and participate in the Napa State Hospital Master Planning process to ensure that the entirety of Skyline Wilderness Park remains a public park for residents and visitors of the Napa Valley dedicated to open space and wilderness preserve consistent with Skyline Wilderness Park Combination District and Government Code section 11011.24.



- Work with the State Department of Conservation, Division of Mining and Geologist to remove the mineral resource designation Section MM as inconsistent with Government Code section 11024.11 insofar as it requires that Skyline Wilderness Park remain a public park and wilderness preserve in perpetuity.

- Work with the State Department of General Services to remove the designation of any part of Skyline Wilderness Park from its list of real property appropriate for construction of affordable housing.

Issue: STATE-OWNED URBAN LAND IN NAPA COUNTY FOR AFFORDABLE WORKFORCE HOUSING

The State owns a significant amount of undeveloped land adjacent to or on the property of existing institutions that could potentially be utilized to develop much-needed housing in Napa County. Specifically, unutilized urban land at the Napa State Hospital and the Yountville Veterans' Home present a promising opportunity to site and construct affordable workforce housing.

Actions:

1. Commence discussions with the State to establish possible agreement on the development of urban state-owned land to develop housing at prices affordable to Napa County's workforce.
2. Develop criteria ~~that~~ ensuring that critical open-space the entirety of Skyline Wilderness Park currently leased to or controlled by Napa County remain in use for the public's enjoyment as open space, a park or wilderness preserve while pursuing the use of other unused urban land for affordable workforce housing.
3. Consistent with the County's General Plan and zoning ordinances, ensure that no State land currently designated as a park or Agricultural Watershed and Open Space shall be considered for housing development. The County shall retain the Skyline Wilderness Park Combination District zoning currently in place such that none of the land shall be used for housing or any other purpose not allowed by that zoning.



Issue: EMERGENCY BACKUP POWER FOR CELL TOWERS IN HIGH-RISK FIRE ZONES IN NAPA COUNTY.

Cell towers have failed on an unanticipated scale during public safety power shut-offs, cutting off 911 service, wireless text alerts and other essential means of communication, including landlines that rely on voice-over-internet protocols. According to the Federal Communications Commission, 19.2% of cell towers located in Napa County were offline during the recent Kincadee fire and the associated public safety power shut-off. The reason for cell towers going offline during these events is inadequate backup power supplies for cell towers. At the present time, there is no regulation at either the federal or state level mandating any backup power at all. In June 2019, Sen. Mike McGuire (D-Healdsburg) introduced SB 431 which would mandate 48 hour backup power for cell towers in high-risk fire zones. SB 431 will be heard in the Assembly Communications and Conveyance Committee in January. Another set of bills will be introduced in January by Sen. Steven Glazer (D-Orinda) mandating 72 hours of backup power.

Actions:

- **Support legislation that will mandate adequate backup power for cell towers located in high-risk fire areas in Napa County.**