

CITY OF AMERICAN CANYON

Administration

Gateway to the Napa Valley



April 2, 2008

Trent Cave, Authority Manager
Napa Vallejo Waste Management
1195 Third Street, Room 101
Napa, CA 94559

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DEPT. OF
ENVIRONMENTAL MANAGEMENT

Dear Trent,

I recently learned that the City has reached a verbal understanding with Napa Valley Waste Management Authority to grant an exclusive easement for the access and operation of the Authority's methane to electricity plant on land the City owns at the north toe of the landfill. In return NVWMA has agreed to let the City have a trail on a small portion of land owned by the Authority (but largely owned by California State Lands).

During our collective discussions to effectuate the above partnership we identified a service road (gravel) that goes around the toe of the landfill connecting to what would be the extension of Eucalyptus Road.

As you will recall the City, County and NVWMA have agreed in principal that the City may have an easement to operate and maintain a non motorized trail on the western section of the subject road (the one that goes around the landfill). As indicated earlier, we did not realize that the road circumventing the land fill at its toe could become a wonderful part of the soon to be Napa River Trail system being constructed by the County of Napa and the City of American Canyon for the benefit of the residents of south Napa County. Accordingly, and in the spirit of cooperation we have forged together to date, we would like to secure an easement for the entire loop road (under the same terms and conditions agreed to on the "westerly" portion of the subject road).

In short, a loop trail around the landfill would further the goals and objectives behind the trail system to get access to the Napa River for the citizens of the southern part of the Napa County. Arguably, without the loop (use of the road at the toe of the landfill) the trail system is really incomplete. From a more pragmatic standpoint, we have realized that users of the agreed upon western section will be tempted to trespass on the loop road if it is not available. The City therefore requests that the NVWMA expand the access beyond what was originally discussed to allow this loop trail/easement to occur.

The easement would contain the following concepts:

NVWMA would grant the right

- to construct a non motorized public access trail on the road around the landfill, (previously it has been limited to the western section)
- To construct and maintain appurtenance structures such as fencing, signage and benches at the toe of the landfill. Fencing to be removable for landfill operations on its slopes
- To make connections from adjoining properties with the written approval of the property owners

City would grant

- an exclusive easement of lands for facilities necessary for the landfill operation and agree to the closure of the trail for required maintenance for discreet periods when heavy equipment is required
- a non exclusive access easement to the landfill operation along the north toe of the Landfill

We would also request that the Authority commit to cooperate in an upcoming City-sponsored master planning effort for the wetlands area. We realize that the Authority is not in a position to contribute funds to the planning effort, but we would like to request a commitment of staff resources and available technical information on potential future re-use of the closed landfill.

We have a meeting scheduled with you on April 16, and we are in the process of preparing easement language and exhibits to send to you prior to this meeting.

We would like to confirm the acceptability of this change prior to preparing these documents. I would appreciate it if you would get back to me etc.

Sincerely,



Richard J. Ramirez

Enclosure

c: Mayor and City Council
Brad Wagenknecht, Board of Supervisors Chairman
Nancy Watt, Napa County Executive Officer