



**NAPA-VALLEJO WASTE
MANAGEMENT AUTHORITY**

Agenda Date: 10/5/2006

Agenda Placement: 6B

Napa-Vallejo Waste Management Authority Board Agenda Letter

TO: Board of Directors
FROM: Trent Cave - Manager
Napa-Vallejo Waste Management Authority
REPORT BY: Trent Cave, Manager, 253-4471
SUBJECT: Oat Hill Quarry

RECOMMENDATION

OAT HILL QUARRY

DISCUSSION AND POSSIBLE ACTION: Staff to discuss the future disposition of Oat Hill Quarry.

EXECUTIVE SUMMARY

The Authority has received approval of the Oat Hill Quarry site reclamation from the State Board of Mining and Geology and have requested concurrence from the Director of the Department of Conservation. Upon concurrence from the Director all regulatory conditions regarding Oat Hill Quarry will have been met and Oat Hill Quarry will cease to exist as an operating quarry. The Authority having satisfied these conditions and no longer having a need for the quarry or the underlying property, the Board needs to discuss options for the disposition of their Oat Hill property. As a significant part of the City of American Canyon's Oat Hill Master Plan project the value of the Oat Hill property is difficult to determine at this time. An appraisal of the property in March 2006 estimated an "as is" value of \$7,675,000 and a potential value with the completion of the "Master Plan" of \$20,400,000. The options for the Authority are 1) immediate sale of the property, 2) Continue to monitor and participate in the progress of the Oat Hill Master Plan until a more precise value can be determined, 3) hold the property until the "Master Plan" is completed and property entitlements granted. The Board, in considering these options, needs to consider its core objectives while maximizing the the potential return out of this property.

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

None. Please see attachment.

SUPPORTING DOCUMENTS

A . Approval Letter

Manager: Approve

Reviewed By: Belinda Yamate