



**NAPA-VALLEJO WASTE
MANAGEMENT AUTHORITY**

Agenda Date: 6/9/2016

Agenda Placement: 7B

Napa-Vallejo Waste Management Authority Board Agenda Letter

TO: Board of Directors

FROM: Richard Luthy - Executive Director
Napa-Vallejo Waste Management Authority

REPORT BY: Richard Luthy, Executive Director, Napa-Vallejo Waste Management - 707-299-1314

SUBJECT: Property

RECOMMENDATION

PROPERTY

REQUESTED ACTION: Discussion and possible direction to staff regarding Oat Hill property and whether or not to bring forward a future agenda item for possible adoption of a resolution declaring the parcels to be surplus.

EXECUTIVE SUMMARY

The Authority owns two parcels of land near the American Canyon Sanitary Landfill (ACSL) that were used as a borrow site for daily cover when the landfill was open and accepting refuse. The two parcels, shown on the attached diagram, total 48.75 acres. Several years ago, the Board held discussions concerning disposition of the property and possible sale for development. With the onset of the recession, developer interest in the property disappeared and the Board took no action on the issue.

Recently there has been renewed developer interest in the property, and staff seeks direction from the Board on how to proceed with respect to the property in question.

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

The Authority owns two parcels of land near the American Canyon Sanitary Landfill (ACSL) that were used as a borrow site for daily cover when the landfill was open and accepting refuse. The two parcels, shown on the attached diagram, total 48.75 acres (20.66 and 28.09 acres, respectively.) Several years ago, the Board held discussions concerning possible sale of the property for development. With the onset of the recession, however, developer interest in the property disappeared and the Board ultimately took no action on the issue. Recently there has been renewed developer interest in the property, and staff seeks direction from the Board on how to proceed.

In 2006 the Authority had the property professionally appraised. At that time, the City of American Canyon was working on the Oat Hill Master Plan which would have rezoned the property for development. The City of American Canyon General Plan map shows that the parcels are currently zoned partly as Estate Residential and partly as Commercial Recreation. The Oat Hill Master Plan would have rezoned the parcels for higher density residential use. The appraiser concluded that the "as is" fair market value of the two parcels was \$7.7 million, but if the Oat Hill Master plan were to be adopted the parcels would be valued at between \$17.5 and \$20.4 million, depending on time of sale. The appraiser's summary letter is attached.

SUPPORTING DOCUMENTS

- A . Oat Hill Property Location
- B . 2006 Oat Hill Property Appraisal

Executive Director: Approve
Reviewed By: Martha Burdick