



TO: HONORABLE CITY COUNCIL

FROM: CITY MANAGER DEPARTMENT: City Manager's Office

DATE: DECEMBER 3, 2007 CMR: 444:07

SUBJECT: APPROVAL OF WORKPLAN AND TIMELINE TO RESPOND TO COUNCIL COLLEAGUES MEMO REGARDING INTEGRATED POLICY DISCUSSION OF LANDFILL CLOSURE AND BYXBEE PARK PHASE II

RECOMMENDATION

Staff recommends that the City Council approve the proposed workplan and timeline for developing an implementation plan for Byxbee Park-Phase II.

BACKGROUND

On November 19, 2007, the City Council directed staff to analyze the resource requirements for producing a work product to support an integrated policy discussion of landfill closure and Byxbee Park Phase II and return to Council on December 3 “with a proposed workplan, including a timeline and information on how current projects would be re-prioritized to accommodate this new assignment.”

DISCUSSION

In developing the workplan discussed below, staff assumed that the recent colleagues memo was intended to ensure that the various efforts being pursued by Public Works, Planning and Open Space staff to implement landfill closure and development of Byxbee Park Phase II were coordinated, and also that the Council would have the opportunity to provide direction to those projects in an integrated fashion. Some of the ongoing efforts that will be addressed in the workplan include:

- Closure of the landfill and relocation of the recycling center and composting facilities (Public Works)
- Compilation/update of the Baylands planning efforts (Planning)
- Baylands Comprehensive Conservation Plan and Byxbee Park Phases I and II (Community Services)

Staff did not interpret the colleague's memo to be directing re-visiting the major policy decisions that have been made to-date about the Baylands, the landfill closure, including the State-

approved permit for the landfill or the Byxbee Park-Phase II master plan concept. Revisiting those decisions would involve an entirely different workplan and resources. This work plan has been prepared in the context of integrating and coordinating ongoing efforts to implement those prior policy directions and to identify opportunities to improve and fine-tune that implementation.

Staff has outlined the following work products and timeframe to implement the Council's direction:

December 2007	Council consideration of options for interim recycling center and the relocation of the landfill entrance, landfill office, truck scale and toll booth
January 2008	Council consideration of workplan to respond to Council colleagues memo regarding location of composting facility
Spring 2008	Council consideration of options for a new permanent recycling center and Household Hazardous Waste (HHW) collection facility location as described in the Zero Waste Operations Plan (ZWOP)
July 2008	Council consideration of compilation of all Baylands Master Plan documents and policies (referred to as an "update"); includes discussion of potential reconciliation of issues identified in Hargreaves grading report, in order to take advantage of opportunities for enhancing future park features
August 2008	Submission of Final Landfill Closure and Post-closure Monitoring Plan to State of California Integrated Waste Management Board (Per regulations, this report must be submitted no less than 2 years prior to end of landfilling operations). The final closure specifications on the vegetative soil cover will be developed in order to support native grasses
Sept. 2008 and ongoing	Integrate information coming from BCDC and USGS projections of sea level rise
December 2008	Council consideration of financing options for park construction and maintenance, including possible use of impact fees and Refuse Fund resources
Early 2009	Council site and design review of relocation of the flare at Byxbee Park Phase I to the Regional Water Quality Control Plant. The flare is being moved because RWQCP is now using landfill gas as a supplemental fuel for the sludge incinerator
December 2009	Council review of Baylands Comprehensive Conservation Plan, initiated in June 2006, to be completed in three study phases. The Conservation Plan will examine the native vegetation, wildlife habitat resources, and wildlife-appropriate public access for the entire Baylands, including Byxbee Park-Phase II. This study will provide needed information on best areas to maintain as wildlife habitat and appropriate areas to develop trails or other recreation amenities. Includes incorporation of Council colleague's memo regarding opportunities to optimize opportunities for low-impact water recreation, as well as input from the community and

January 2010	Parks and Recreation Commission, assuming these are congruent with Master Plan direction for a passive park and nature preserve Staff initiates landscape planning and design study for Byxbee Park-Phase II
Late 2010	Landfill closes to public (end of refuse delivery)
Summer 2012 2011 to 2012	Council consideration of Byxbee Park Phase II recommended design Phased site closure preparation work including minor regrading of slope areas to implement Hargreaves recommendations, importation and stockpiling of soils to be used for cap construction
July 2011	Composting facility stops accepting yard trimmings and other green material
Summer 2012	Construction of landfill site security, landfill gas collection system, leachate collection system, final landfill cover and perimeter drainage system
Late 2012	State approval of final landfill closure
Summer 2013	Park construction could begin, dependent on plan and financing

RESOURCE IMPACT

Staff recommends that resources to address the City Auditor’s recommendation to clarify the existing boundaries, names and acreages of dedicated parklands in the Baylands be included in the Planning Department’s 2008-09 operating budget. The City Attorney’s Office will be committing about 100 hours of staff time to this effort. Most of it will be in meetings and analysis of documents, Plans, Agreements and staff reports to determine the appropriate next steps and to determine Council options. Some CEQA research may be needed. Staff will include in the 2009-10 Capital Improvement Program a resource request for the landscape architect services required to prepare the park implementation plan, based on the financing plan developed by December 2008. Construction of Byxbee Park-Phase II will be included in the 2013-14 Capital Improvement Plan, also based on the previously approved financing plan.

POLICY IMPLICATIONS

The workplan outlined above is consistent with previously adopted Council policy.

ENVIRONMENTAL REVIEW

Appropriate environmental review of the workplan elements will be scheduled in conjunction with the actual elements.

PREPARED BY

Emily Harrison, Assistant City Manager

CITY MANAGER APPROVAL

Frank Benest, City Manager