TO: HONORABLE CITY COUNCIL

FROM: CITY MANAGER

DEPARTMENT: PUBLIC WORKS

DATE: JUNE 9, 2008

CMR:279:08

SUBJECT: STATUS OF THE FEASIBILITY STUDY FOR THE FORMER LOS ALTOS TREATMENT PLANT LOCATED AT 1237 NORTH SAN ANTONIO ROAD AND NEARBY PARCELS

This is an informational report and no Council action is required.

BACKGROUND
On November 13, 2007, Council approved an agreement with the City of Los Altos (CLA) that provided for the purchase of the CLA’s one-half interest in a 13.26 acre site at 1237 North San Antonio Road, commonly known as the Los Altos Treatment Plant (LATP) site. Staff is currently working with the CLA and the Santa Clara County Local Agency Formation Commission (LAFCO) to complete the annexation process so that the site will fall within Palo Alto City limits (CMR:409:07).

The LATP site is divided into three areas. The northernmost piece, Area A (4.0 acres), is undeveloped and currently consists of non-native grasslands on top of fill material and brackish marsh along the perimeter of a remnant slough channel, separated from Area B by a levee. Area B (6.64 acres) is the site of the former LATP, which contains a vacant industrial facility, non-native grassland and six abandoned treatment ponds. Area C (2.62 acres) is adjacent to the Los Altos metering and lift station and is primarily undeveloped, mostly non-native grassland.

DISCUSSION
With the closing of Palo Alto’s landfill and the recycling center in 2011 and with the potential relocation of an automobile dealership to the existing Animal Services Center (ASC) at 3281 East Bayshore Road, there is a need to identify new locations for these uses and others. The Utility Department also uses the front portion of the ASC to store construction material which would also need to be relocated. Staff from various departments began meeting in April 2008 to discuss the current status of the LAFCO process, environmental review needs and to identify other potential sites for the displaced recycling center, ASC and other uses.

Three City-owned sites have been identified as potential relocation sites for these and other uses, as a Capital Improvement Program (CIP) Project for Fiscal Year (FY) 2008-2009. The sites are: the LATP site (primarily Areas B and C); a non-parkland area adjacent to and on the west side of the Regional Water Quality Control Plant (RWQCP), and the current Palo Alto Sanitation
Company (PASCO) office on Geng Road (the portion of the site which is not on designated park land). The Geng Road site would only be available, however, if it is not needed by a future waste hauler. The selection of the next waste hauling company is currently underway.

To analyze these space needs in a comprehensive manner staff is proposing a LATP Feasibility Study as a CIP Project for Fiscal Year 2008-2009.

The uses that would be considered for one or more of these sites in the LATP Mater Plan Study are:

- **Household Hazardous Waste Facility (HHWF).** The HHWF involves the collection, packaging and short-term storage of household wastes such as paints, pesticides, motor oil, etc. Presently, a temporary HHWF is operated one day a month in the guest parking lot of the RWQCP.

- **Recycling Center.** The space currently occupied by the Recycling Center will be filled with debris as part of the landfill closure and will need to be relocated.

- **Animal Services Center (ASC).** The ASC may need to be relocated from its current site in order that an expanded automobile dealership could be built on the current East Bayshore Road site. The Utility Department uses the area in front of the ASC for storage of construction materials and equipment.

- **Drying Bins.** Drying bins are areas where wet spoils from storm drains or other maintenance work are deposited until they have dried and can be put into the landfill [or, in the future, put into a transfer station to await transport to the Sunnyvale Materials Recovery and Transfer (SMaRT®) Station]. Drying bins are currently located in an area south of the RWQCP that will revert to parkland as part of the Byxbee Park Master Plan.

- **Transfer Stations.** Transfer stations are bins where construction debris left over from daily maintenance activities can be deposited until there is enough of a load to warrant hauling it to the SMaRT® Station. This debris is currently taken to the Palo Alto landfill.

- **Utility Department Staging Yard.** Area C of the LATP site is currently used for equipment and material storage by the Utility Department. This use may need to be relocated to other areas of the LATP, space permitting.

- **Resource Recovery Station (RRS).** As part of the City’s goal of zero waste, a RRS will be evaluated for placement at one of the potential sites. The RRS is envisioned as an area where useable construction materials (sinks, doors, lumber, etc.) can be salvaged from a construction or demolition site and offered for re-use. There is currently no funding identified for the construction of a facility of this type, nor an operating policy. The LATP Master Plan Study will analyze whether it would be feasible to locate an RRS on the LATP or other site, and if so, to identify a proposed location, size and approximate construction cost.
The proposed CIP Project would balance the various space needs against the available sites and develop a conceptual site plan showing the layout and circulation pattern for the various uses. This information would then be presented to Council for review and direction.

**RESOURCE IMPACT**
Funding for a consultant to develop a feasibility study for the site has been included in the proposed Fiscal Year 2008-2009 budget.

**ENVIRONMENTAL REVIEW**
This is a planning and feasibility study and therefore not a project subject to environmental review under Section 15262 of the California Environmental Quality Act (CEQA) Guidelines.

PREPARED BY:  
KAREN BENGARD  
Senior Engineer

DEPARTMENT HEAD:  
GLENN ROBERTS  
Director of Public Works

CITY MANAGER APPROVAL:  
KELLY MORARIU/STEVE Emslie  
Deputy City Managers