



## **TITLE**

Corporation Yard Relocation & Eco-Center

## **RECOMMENDATION**

Provide feedback and direction on the potential for the Corporation Yard Relocation and Eco-Center Projects.

## **CONTACT**

Jason Holley, City Manager

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## **BACKGROUND & ANALYSIS**

On the heels of a successful city-wide sustainability and resiliency project, and in continued partnership with the Engine Corporation, staff is recommending the exploration of further efficiency efforts at three locations that together present an opportunity to achieve similar long-term operational goals and community-wide benefit.

### Corporation Yard Relocation

The idea begins with the relocation of the City's Corporation Yard from 205 Wetlands Edge Road to the Water Reclamation Facility (WRF) (151 Mezzetta Court). The Corporation Yard's long-intended exit from the Wetlands Edge Road location began in the early 2000s as part of the original construction of the WRF. This move will address neighborhood compatibility concerns raised by nearby Wetlands Edge Road residents. While the nearby residents will benefit from the City's physical relocation, city-wide operations will also benefit from the consolidation of staff at a singular location. As shown in the proof of concept in ([Attachment 1](#)), the relocation (Phase 1a) is both feasible and achievable in the short term (12 months +/-).

Over the last several years, for both aesthetic and operational reasons, staff has considered moving the Corporation Yard operations from 205 Wetland Edge Road to a new, more permanent location away from a new residential uses. Although the Corporation Yard existed well before the adjacent residential uses, it now stands out aesthetically against the backdrop of the million dollar views of the wetlands.

Beyond the aesthetic "addition by subtraction", there are operational benefits too. More recently,

the Maintenance and Utilities Department reallocated divisions providing for a more efficient direction, budget management, and workload. For example, the Water Distribution Division was placed under Water Systems Manager, the Collections Division under Wastewater Systems Manager, and Buildings Maintenance, Fleet Maintenance, and Parks Maintenance under the Public Works Superintendent at the Corporation Yard. Consolidating the location of Public Works Superintendent functions at the WRF provides enhanced operational benefits from shared training, management and leadership. The Streets and Storm Drainage Division - under the auspices of the Public Works Department - are also located at the Corporation Yard and would also be relocated to the WRF.

While Phase 1a (Corporation Yard Relocation) stands on its own merits, when viewed through the lens of additional, subsequent treatment plant planning and technology upgrades, Phases 1b (Phase 1b: Wastewater Treatment Master Planning, Microgrid, Solar Array Expansion) and Phase 2: (Water Treatment Plant Master Planning, Microgrid, Permanent Facilities) are shown to magnify the benefit ([Attachment 1](#)).

#### "Eco-Center" at Corporation Yard Instead of Clark Ranch

Clark Ranch is an undeveloped city-owned property approximately 1-mile north of the Corporation Yard (at the intersection of Wetlands Edge Court and Eucalyptus Drive). The *Clark Ranch Master Plan* calls for a new regional nature/environmental/community center (the "Eco-Center") originally planned to be *"an indoor interpretative, recreation and community space with classrooms and multipurpose rooms to support programming and exhibits (watershed protection/education, wetlands habitat/biology). Possible space for vendor sales (deli/gifts) and rentals (bike/kayak)."*

Should the City relocate the Corporation Yard, the next question is what to do with the remaining property. While the subterranean utility infrastructure must remain, many of the existing buildings, etc. could be removed and/or re-purposed.

Recently, an idea to re-imagine the former building as a new Eco-Center has taken shape. The American Canyon Community and Parks Foundation (<https://www.acparks.org>) (ACCPF) is interested in spearheading an effort to re-purpose the Corporation Yard into the Eco-Center contemplated by the Master Plan ([Attachment 2](#)). The venerable ACCPF is a local non-profit with an unmatched track-record of fundraising and delivering successful projects and initiative for the community, and they are the perfect partner for the City and the Eco-Center Project ([Attachment 3](#)).

The Eco-Center's formal development program (the "Project") would be subject to public review and comment. The discussion about *"what"* the Eco-Center will be begins with a Special Joint City Council/Parks and Community Services Commission/Open Space Advisory Committee Meeting on October 12. Given there are no other local non-profit organizations with an interest in delivering on a capital campaign of this scope and scale, staff recommends moving forward with an Exclusive Negotiating Agreement (ENA) with the ACCPF in order to signal the City's support and good-faith effort in moving forward with ACCPF as the *"who"* in this proposal. The successful result of the ENA

process is envisioned to be a long-term lease with ACCPF to re-purpose the (former) Corporation Yard into the new Eco-Center.

During this negotiating phase, the City's only commitments would be to refrain from soliciting other partners to replace ACCPF and to move forward with a long-term lease agreement if both the City and ACCPF agree the Project is worthwhile. Absent consensus from the Council otherwise, staff will be moving forward with an ENA that is substantially in form as the draft ENA shown in [Attachment 4](#)).

## **COUNCIL PRIORITY PROGRAMS AND PROJECTS**

Infrastructure: "Develop and maintain infrastructure resources to support sustainable growth."

## **FISCAL IMPACT**

There is no requested Council action tonight and thus, no fiscal impact. Nonetheless, the cost of relocating the Corporation Yard is estimated to be \$400k and the next step would be to bring an item back to Council to add a new Project to the Capital Improvement Program - including the source of funding.

## **ENVIRONMENTAL REVIEW**

There is no requested Council action tonight and thus, no environmental review is needed.

## **ATTACHMENTS:**

1. [Proof of Concept](#)
2. [2.1 - 2.6 Eco-Center](#)
3. [2.7.pdf ACCPF Annual Report](#)
4. [ENA with ACCPF](#)