



STAFF REPORT	
SUBJECT: Discussion and Consideration of Contracts Related to the Preparation of Environmental Review for the Clearlake Airport Redevelopment Project	MEETING DATE: Jan. 18, 2024
SUBMITTED BY: Alan Flora, City Manager	
PURPOSE OF REPORT: <input type="checkbox"/> Information only <input checked="" type="checkbox"/> Discussion <input checked="" type="checkbox"/> Action Item	

WHAT IS BEING ASKED OF THE CITY COUNCIL/BOARD:

The City Council is being asked to approve various contracts related to the development and environmental review of the Clearlake Airport Project.

BACKGROUND/DISCUSSION:

The City of Clearlake has a long history around the development of the former Pearce Field Airport as a retail center. The City purchased the property from the County of Lake in 1995, after the County closed the airport the previous year. A plan for a Home Depot and other development was halted in 2010 when the Sierra Club filed a lawsuit against the City, citing the level of environmental review, which was a mitigated negative declaration. The Sierra Club and City reached a settlement agreement in 2011 that resulted in the City agreeing to perform an “adequate level of environmental review.” The original developer KK Raphel Properties has since backed away from the project.

Since 2011 the City has completed a number of steps toward a successful development, which included purchasing various properties around the site, additional survey work, working with various developers and retailers, approving a purchase and sale agreement with Adventist Health, etc. A concept plan was developed by Ankrom Moisen in 2021 which laid out the City’s overall vision for the site. We believe this destination development is a bold vision that includes wellness, retail, and public spaces which will be a critical part of Clearlake’s transformation. While the hotel development and related infrastructure was ready to proceed more quickly with environmental review and entitlements completed last year, the City recommends a comprehensive environmental review and entitlement process for the remainder of the airport project development. While an environmental impact report (EIR) process is lengthy it will allow the development of the project to move forward more seamlessly once complete.

There has been a comprehensive team assembled for the next phase of design, environmental review, and permitting. Gary Price of Gary Price Consulting will be the overall lead for the effort along with Jessica Hankins of Yuba Planning Group. Their subconsultants will include Dr. Greg Matuzak for Biological Resources, Dr. Greg White

for Cultural Resources, Paul Bollard for Acoustical/Noise Analysis, and W-Trans for Transportation/Traffic Analysis. The total contract for this work is up to \$322,139.

A separate contract is proposed with California Engineering Company to conduct various tasks so the environmental review can be completed. This will include waste water master planning, water master planning, grading and drainage master plan, and a master drainage report. This work will be \$55,736.50.

The final proposed contract is with LSW Architects/Path Architecture. They will provide master site plan development, conceptual design development and marketing renderings, and design guidelines. While LSW Architects was not initially involved in the concept planning, the Principal on this project will be Stefani Randall. Scott Waggoner and Melinda McMillan were the key personnel with Ankrom Moisan that developed the Concept plan. We believe their involvement in developing the City’s vision at this site is critical. This work will be \$225,000 (phases 1-3).

While competitive bidding is not required by the Clearlake Municipal Code for professional services, staff did work to identify the most cost-effective solution for the work. Vision is important on this project and identifying a team with knowledge and experience in bringing our vision to life. We believe the contracts included here are the best balance of economics and high-quality product. We did receive three quotes for the traffic study work with W-Trans providing a significant savings over other proposals. Staff still recommends the Council formally waive competitive bidding requirements.

OPTIONS:

1. Waive Competitive Bidding Requirements and Approve the Contracts with Gary Price Consulting, California Engineering Company and LSW Architects and Authorize the City Manager to sign the Agreements.
2. Other direction

FISCAL IMPACT:

None \$602,875.50 Budgeted Item? Yes No

Budget Adjustment Needed? Yes No If yes, amount of appropriation increase: \$

Affected fund(s): General Fund Measure P Fund Measure V Fund Other: Capital Projects Fund
240 – Airport Development Project

Comments:

STRATEGIC PLAN IMPACT:

- Goal #1: Make Clearlake a Visibly Cleaner City
- Goal #2: Make Clearlake a Statistically Safer City
- Goal #3: Improve the Quality of Life in Clearlake with Improved Public Facilities
- Goal #4: Improve the Image of Clearlake
- Goal #5: Ensure Fiscal Sustainability of City
- Goal #6: Update Policies and Procedures to Current Government Standards
- Goal #7: Support Economic Development

Attachments:

1. Ankrom Moisen Conceptual Plan
2. Gary Price Consulting Scope of Work & Project Timeline
3. California Engineering Company Proposal
4. LSW Architects Proposal