



**EAST BAY REGIONAL PARK DISTRICT
OPERATIONS COMMITTEE
AGENDA STAFF REPORT**

DATE	January 29, 2024
TITLE	Recommendation to Execute Caretaker Agreement with Pacific States Environmental Contractors Inc.: Dumbarton Quarry Campground on the Bay
DIVISION	Operations
FROM	Ruby Tumber, Acting Business Services Manager Lisa Goorjian, AGM of Operations
APPROVED	Sabrina Landreth, General Manager

RECOMMENDATION

Park District staff recommends that the Board Operations Committee authorize and recommend to the full Board a Caretaker Agreement with Pacific States Environmental Contractors Inc. for a 2-year term, commencing April 1, 2024, at Dumbarton Quarry Campground on the Bay, with the possibility of a three-year extension upon mutual agreement at no cost.

BACKGROUND

Located in the City of Fremont, the first phase of Dumbarton Quarry Campground on the Bay was opened in 2021 to the public. Prior to becoming a campground, the site was operated as a quarry from the 1950s through 2007.

Per Reclamation Plans issued by the City of Fremont, the former quarry was scheduled to be restored or refilled for future use. The owner and developer of the quarry – Dumbarton Quarry Associates (DQA) – entered into an agreement with the East Bay Regional Park District in 2012 for the future development of the property. The first phase of the project was to remediate and fill the quarry pit, followed by the construction of a park and RV campground. Pacific States Environmental Contractors Inc. (Pacific States), an entity of DQA, provided construction oversight for the development of the campground, which included 62 RV camping sites, a camp store, restrooms, showers, and a new kiosk. The second phase of the project, , has been initiated and will expand camping and recreation opportunities to include convenience cabin sites family and group camps, and supporting restroom and shower facilities. on the site adjacent to phase I that is currently still being remediated.

ANALYSIS

During Phase I of the campground development project through the end of 2023, Pacific States engaged in a short-term caretaking agreement with the Park District. The caretaker provided a security presence to the campground while under construction, while also serving the role of construction manager on behalf of Pacific States who built the campground. Additionally, the caretaker reported any trespassing of the fence line between the active reclamation work and the campground. With the ongoing remediation activity adjacent to phase one of the campground and a second phase of camping development forthcoming, continuing to have a caretaker presence benefits the Park District.

The caretaker will continue in the current capacity as a security presence to report any unauthorized activity in the area to Park District Public Safety or the Coyote Hills Park Supervisor. and construction manager when phase two construction begins

FISCAL IMPACT

The caretaker will provide their own stand-alone living unit at a designated campsite on the campground and the Park District shall provide water and electricity to the designated site. Other utilities, such as telephone service, will be the responsibility of the caretaker.

ATTACHMENTS

There are no attachments.