




**EAST BAY REGIONAL PARK DISTRICT  
BOARD OF DIRECTORS MEETING  
AGENDA STAFF REPORT**

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<b>DATE</b>	February 20, 2024
<b>TITLE</b>	Authorization to Execute Caretaker Agreement with Pacific States Environmental Contractors, Inc. at Dumbarton Quarry Campground on the Bay
<b>DIVISION</b>	Operations
<b>FROM</b>	Ruby Tumber, Acting Business Services Manager Lisa Goorjian, AGM of Operations
<b>APPROVED</b>	Sabrina Landreth, General Manager 

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**RECOMMENDATION**

The General Manager recommends that the Board of Directors execute 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 1 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 which is currently still being remediated.

On January 29, 2024, the Board Operations Committee reviewed and voted unanimously to recommend favorable consideration by the Board of Directors for a two-year term with a possible three-year extension of a caretaker agreement with Pacific States.

**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 continue to perform construction manager duties 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.



**EAST BAY REGIONAL PARK DISTRICT  
RESOLUTION NO. 2024-02-  
FEBRUARY 20, 2024**

**AUTHORIZATION TO EXECUTE CARETAKER AGREEMENT WITH PACIFIC  
STATES ENVIRONMENTAL CONTRACTORS, INC. AT DUMBARTON QUARRY  
CAMPGROUND ON THE BAY**

**WHEREAS**, the East Bay Regional Park District (Park District) requires caretaker services to monitor ongoing development of Phase II of the Dumbarton Quarry Campground; and

**WHEREAS**, Dumbarton Quarry Associates (DQA) is in ownership of the former quarry until it is developed and turned over to the Park District at a future date; and

**WHEREAS**, Pacific States Environmental Contracts Inc., an entity of DQA is currently engaged in a short-term agreement with the Park District for caretaking services at no cost to the Park District while providing a security presence and reporting unauthorized activity; and

**WHEREAS**, on January 29, 2024, the Board Operations Committee reviewed and voted unanimously to recommend favorable consideration by the Board of Directors for a two-year term with a possible I three-year extension with Pacific States; and

**NOW, THEREFORE BE IT RESOLVED**, that the Board of Directors of the East Bay Regional Park District hereby authorizing executing an agreement with Pacific States Environmental Contractors Inc., for caretaking services at Dumbarton Quarry Campground on the Bay for a 2-year term, commencing April 1, 2024, with the possibility of I three-year extension upon mutual agreement at no cost.

**BE IT FURTHER RESOLVED**, hat the General Manager is hereby authorized and directed, on behalf of the Park District and in its name, to execute and deliver such documents and to do such acts as may be deemed necessary or appropriate to accomplish the intentions of the resolution.

Moved by Director \_\_\_\_\_, and seconded by Director \_\_\_\_\_, and adopted February 20, 2024, by the following vote:

FOR:

AGAINST:

ABSTAIN:

ABSENT: