

Office of the City Manager

Date: October 5, 2018

To: Honorable Mayor and Members of the City Council

From: *DWR* Dee Williams-Ridley, City Manager

Subject: Status Update on Berkeley Tuolumne Camp Reconstruction

The purpose of this memo is to update Council on the status of the Berkeley Tuolumne Camp planning, design, and reconstruction Project (Project).

Berkeley Tuolumne Camp Background

Prior to August, 2013, the City of Berkeley's Tuolumne Camp (BTC or Camp) had been in continuous operations since 1922. Situated on the banks of the South Fork Tuolumne River in close proximity to the gates of Yosemite Valley, BTC provided generations of Berkeley residents with a family-friendly escape from the City. BTC is located within the Stanislaus United States Forest Service (USFS), and operated by the City of Berkeley (City) under a Special Use Permit (SUP). Prior to the fire, BTC included over 115 structures, an amphitheater, a nature center, recreation hall and dining hall, and a variety of recreation features: archery, swimming in the river, sports courts, trails and beaches. In addition to these buildings and recreation facility, the Camp included significant infrastructure, including its own water intake, water treatment, and wastewater disposal system.

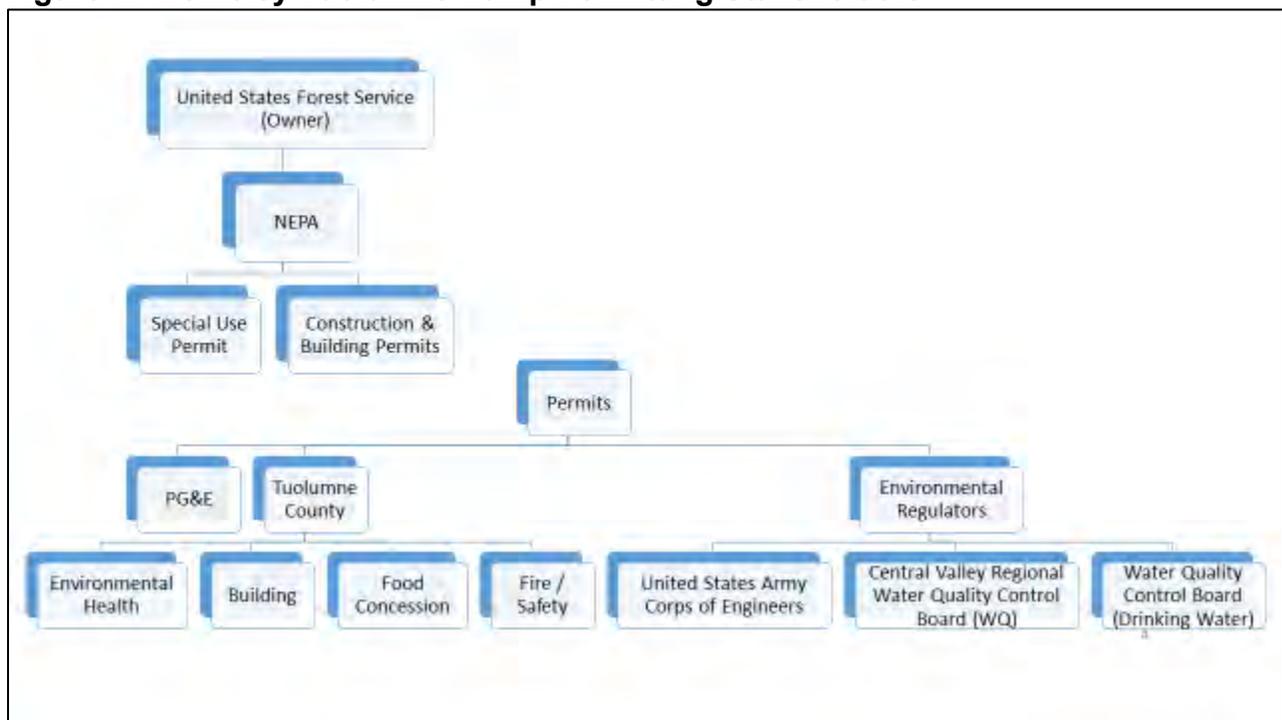
Prior to the fire, BTC served about 4,000 campers per year. Primarily operated as a family camp, BTC also offered programs for teen leadership, special needs populations, seniors and private group rental opportunities. Berkeley Tuolumne Camp was the largest source of revenue for the City's Camps Fund (Fund 330), which funds all Berkeley camp programming. In the past, BTC revenues partially supported the operation, maintenance, capital improvements and scholarships for Echo Lake Youth Camp, Cazadero Arts Camp, and Berkeley Day Camp.

In August, 2013, the California Rim Fire destroyed Berkeley Tuolumne Family Camp (BTC). Only 19 structures remain: a single restroom and 18 family tent cabins, several of which are fire damaged

Reconstruction Project Stakeholders

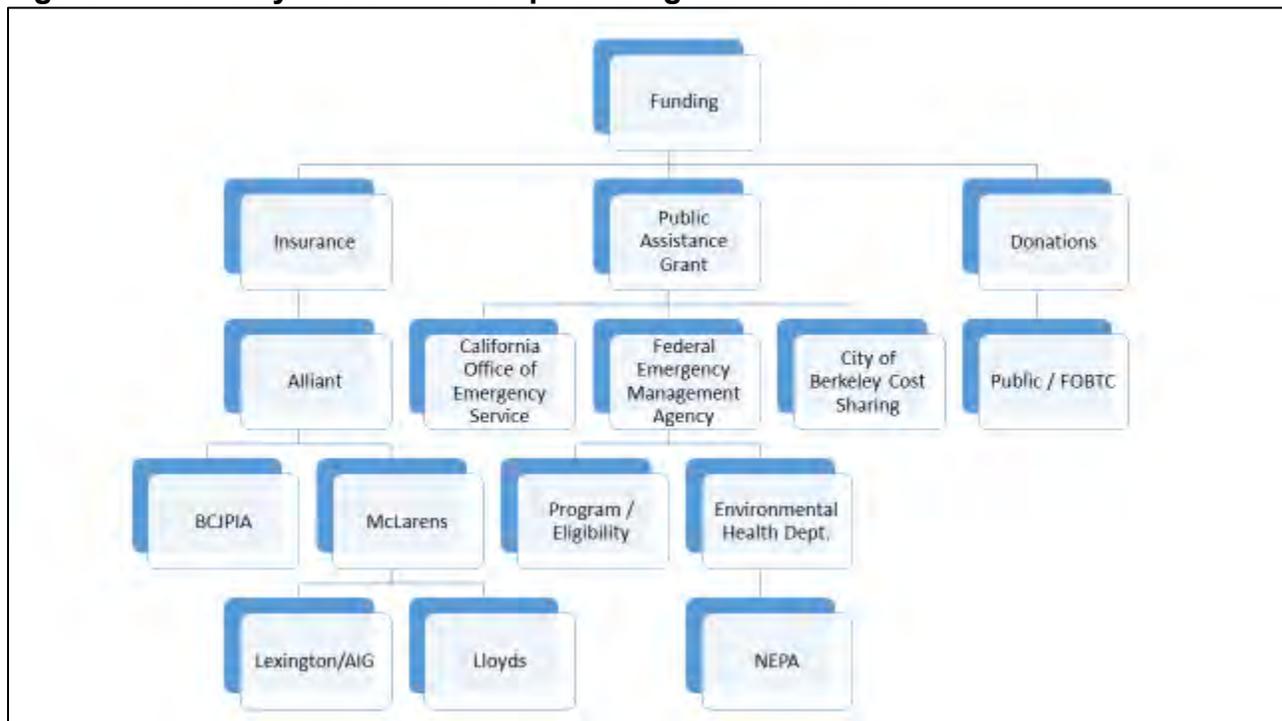
Since the Rim Fire, the City has been working closely with the USFS to determine the scope of the Berkeley Tuolumne Camp Reconstruction Project (Project). While the USFS will issue permits related to the construction and operation of BTC, the City will also be required to obtain permits from various other state and local jurisdictions, including Tuolumne County, California State Regional Water Quality Control Board, California Department of Fish and Wildlife, United States Army Corps of Engineers, and PG&E. Figure 1 below provides an overview of the permitting stakeholders for the Project.

Figure 1: Berkeley Tuolumne Camp Permitting Stakeholders



Berkeley Tuolumne Camp was insured by the City, and insurance proceeds are the primary source of funding for the Project. The City's insurance claim includes several underwriters and an adjustment team. The fire was declared a federal disaster, and the City applied for and was granted a Federal Emergency Management Authority (FEMA) and California Office of Emergency Services (CalOES) Public Assistance Grant for reconstruction. FEMA will reimburse the City 75% and CalOES will reimburse 18.75% of the total FEMA Project. The City is obliged to pay the remaining 6.25% as a local cost share. It is anticipated that the total cost of the Project will exceed \$60M. The Friends of Berkeley Tuolumne Camp (FOBTC) have donated \$50,000 towards Project improvements that would enhance the Camp experience, but are not covered by FEMA, CalOES or insurance. FOBTC continues to fundraise to support the Project. Figure 2 provides an overview of the funding stakeholders for the Project.

Figure 2: Berkeley Tuolumne Camp Funding Stakeholders



City of Berkeley staff are coordinating Project efforts with all of these permitting and funding stakeholders.

Project Development and Current Status

Since the Rim Fire in 2013, the City has been working closely with the United States Forest Service (USFS) and FEMA to determine the scope and environmental clearances required for the Project. The USFS accepted the City's conceptual plan for reconstruction in March, 2015. In the fall of 2015, the City conducted Public Scoping of behalf of the USFS for National Environmental Policy Act (NEPA) compliance. In 2016, the City proposed and insurance accepted hiring a dedicated Program Manager for the Project, a position that was filled in January 2017.

Detailed design begin in 2017, and was initiated with a comprehensive code analysis to document the impact of code compliance on the scope of the Project. This is a critical step to supporting the City's insurance claim and FEMA grant. The City proposes to reconstruct BTC to restore the pre-fire facilities and capacity to current code. No increase in capacity is proposed, however compliance with modern building code has significant impacts on the Project scope. Some of the most significant changes to the pre-fire Camp required by current code include:

- Accessible pathways and facilities throughout Camp;
- Significantly increased water storage to meet fire flows;
- Increased off-street parking; and
- Relocation of structures and facilities to avoid environmental and cultural impacts.

Prior to the reconstruction Project, the City must remove almost 1,700 hazardous trees that remain in the Special Use Permit area. The City is in the process of securing USFS and FEMA approval to complete this work, and anticipates completing the hazardous tree removals this winter.

Reconstruction Project CEQA / NEPA

In compliance with the California Environmental Quality Act (CEQA), the City prepared an Initial Study for the Project to evaluate the potential environmental impacts of the proposed Project. Based on the results of the Initial Study, the Project was modified to incorporate mitigations measures that will reduce any potentially significant impacts to a less-than significant level. The Draft Initial Study and Mitigated Negative Declaration was circulated for a 30-day public review period in September 2018. Staff is now in the process of reviewing public comments and finalizing the Mitigated Negative Declaration. It is expected that the adoption of the Mitigated Negative Declaration will be included for Council action on the December 11, 2018 City Council Agenda.

Concurrently with the CEQA document, the City prepared a NEPA document (Environmental Assessment) on behalf of the USFS and FEMA. The Environmental Assessment was released for a 30-day public review period on September 8, 2018.

Reconstruction Project Budget and Schedule

The total Project budget estimate is approximately \$62M. On April 4, 2017, the City Council funded the estimated shortfall of \$3.3 M not covered by Insurance, FEMA, and CalOES funds by using the City's Catastrophic Reserve Fund. The majority of the City funds will be used for the required Public Assistance Grant local cost share. Project budget projections continue to anticipate that no additional City funds will be needed for the Project.

The Project is currently in the detailed design and permitting phase. It is anticipated that construction will begin in early 2020 and be finished in 2022, in time to allow for Camp opening in the summer of 2022.

Figure 3: BTC Project Schedule

| | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|-------------------|------|------|------|------|------|------|------|------|------|
| Debris Removal | | | | | | | | | |
| Conceptual Design | | | | | | | | | |
| NEPA / CEQA | | | | | | | | | |
| Detail Design | | | | | | | | | |
| Permits | | | | | | | | | |
| Advertise / Award | | | | | | | | | |
| Construction | | | | | | | | | |

Project Public Engagement

Extensive public outreach and engagement has been conducted to inform the scope of the Project.

- BTC Staff Workshop held in Berkeley, CA on April 18, 2015;
- Community Workshop 1 held in Berkeley, CA on April 29, 2015;
- Community Workshop 2 held in Berkeley, CA on May 9, 2015;
- Community Workshop 3 held in Groveland, CA on May 29, 2015;
- City of Berkeley, Parks and Waterfront Commission Meeting held in Berkeley, CA on June 10, 2015;
- Echo Lake Camper’s Workshops held in Echo Lake, CA on June 23 and 24, 2015; and
- Internet Survey open for public comment from April 9 through May 15, 2015;
- Project Status Update with Friends of Berkeley Tuolumne Camp (FOBTC) Board on July 16 and August 28, 2018;
- Public Review of NEPA and CEQA Documents from September 1 through October 1, 2018;
- Public Hearing regarding Draft Initial Study and Mitigated Negative Declaration held in Berkeley, CA on September 12, 2018.

The Project has been modified to incorporate feedback from the community. The City anticipates providing a detailed Project update and public meeting at the Parks, Recreation and Waterfront Commission meeting in January 2019. There will be a Council work session dedicated to Berkeley Tuolumne Camp in November 2019.

Next Steps for Berkeley Tuolumne Camp Reconstruction

The Project schedule shown in Figure 3 requires the completion of several key steps in the next six – nine months, including:

- Finalization and adoption of NEPA and CEQA Project Documents;
- Completion of hazardous tree removal at Berkeley Tuolumne Camp;
- Preparation and submittal of environmental and building permit applications;
- Continued close coordination with USFS, insurance, and state and federal Public Assistance grant administrators to maximize City cost recovery.

The process for reconstruction of Berkeley Tuolumne Camp began almost immediately after the fire decimated Camp in 2013. This process has been and continues to be complex, requiring a significant dedication of staff and resources. As this report demonstrates, while on its surface 'Camp' is a rustic and simple facility, in fact the reconstruction involves a broad scope of technical aspects, including water and wastewater treatment, protection of natural and cultural resources, commercial food preparation, and hydrologic and hydraulic analyses. The stakeholders for the project are not only diverse in their focus and concerns, but the coordination with each stakeholder must be tailored to the particular stakeholder authority and approvals necessary for the Project. Funding stakeholders, for example, require detailed documentation of how compliance with state, local and federal codes impact the Project scope – but the effective date of the codes being analyzed is different for insurance cost recovery than for FEMA and CalOES Public Assistance Grant compliance. For a single stakeholder identified herein, there may be the need to coordinate with multiple internal stakeholders – for example City staff must coordinate separately with FEMA Public Assistance and FEMA Environmental Resource divisions.

While the primary dedication of staff and resources for the Project are from within the Parks, Recreation and Waterfront Department, given the size and complexity of this Project, support is also provided regularly from other City departments, including the City Attorney's office, Budget and Finance Departments, the Planning Department, and others. All of these departments have pulled together on this complex project to keep it on schedule, and we look forward to reopening this beloved and well used community asset in 2022.

cc: Paul Buddenhagen, Interim Deputy City Manager
Scott Ferris, Director of Parks, Recreation & Waterfront
Mark Numainville, City Clerk
Ann-Marie Hogan, City Auditor
Matthai Chakko, Assistant to the City Manager / Public Information Officer