



Office of the City Manager

CONSENT CALENDAR
June 3, 2025

To: Honorable Mayor and Members of the City Council
From: Paul Buddenhagen, City Manager
Submitted by: Scott Ferris, Director, Parks Recreation and Waterfront
Subject: Contract: Cazadero Performing Arts Camp for Erosion Control Improvements

RECOMMENDATION

Adopt a Resolution authorizing the City Manager or his designee to execute a contract and any amendments with Cazadero Performing Arts Camp (CazPAC) for creek erosion repair in an amount not to exceed \$230,000.

FISCAL IMPACTS OF RECOMMENDATION

The total project cost for emergency creek erosion repair is approximately \$312,000. Per the City's lease agreement with CazPAC, the parties have agreed to share responsibility for these emergency capital needs. This contract provides for the City to disburse up to \$230,000 to Cazadero Performing Arts Camp to complete erosion control repair work in fulfillment of the City's rights and obligations under the lease. This funding is included in the project budget in FY25 CIP Fund.

CURRENT SITUATION AND ITS EFFECTS

CPAC has been operating at the City-owned property at 5385 Cazadero Hwy, Cazadero, CA for the past 60 years. On December 1, 2020, Council adopted Ordinance No. 7,737-N.S., extending their lease term for 25 years, with one 10-year option. The lease includes a provision for the City and CazPAC to work together to address unanticipated or extraordinary capital improvements in order to preserve the safety and welfare of the camp, and to share those costs.

When strong rain events eroded the creek bank at Cazadero, threatening the leach field and dining hall, the City and CazPAC agreed to share the costs of the repair over two phases. Phase 1 repairs were completed in November 2023. Phase 2 repairs are underway now, and include design, permitting and construction, to be completed in November 2025.

This contract provides funds for the CPAC to manage and complete the required improvements. CazPAC will develop project scopes and budgets for this work. Upon

City's approval, up to \$175,000 will be advanced; the remaining \$55,000 will be disbursed upon project completion.

BACKGROUND

The property at 5385 Cazadero Hwy, Cazadero, CA was acquired by the City in 1927. From the 1930s to the 1950s, the property was used much like Echo Lake Camp and Tuolumne Camp to offer Berkeley residents recreational and family camp opportunities. In 1959, Bob Lutt, Berkeley High Band Director, became the operator of the Camp, and started a music camp. The City maintained the facilities until 1978, when Prop 13 cut funding for recreation programs statewide, and the budget for the Camp was significantly stripped away. From 1979 through the 80s, the City leased the property to Camps Inc. During that period, the buildings significantly deteriorated.

In 1995, Berkeley-based non-profit Cazadero Performing Arts Camp (CazPAC) negotiated the current 25-year lease agreement with the City. This transferred responsibility to the tenant to maintain and improve camp structures. Today the camp serves over 1,200 young musicians each year, ages 10-18, from across the Bay Area and beyond.

On December 1, 2020, Council adopted Ordinance No. 7,737-N.S., extending their lease term for 25 years, with one 10-year option.

On April 11, 2023, Council adopted the first lease amendment (Ordinance No. 7,858-N.S.), authorizing the disbursement of up to \$400,000 to CPAC for dining hall and ADA improvements at Camp, with 75% advanced and 25% paid upon project completion. This satisfied the City's share of the \$1.2M in high priority capital improvements needed in the first 10 years of the lease. Those improvements were funded by the City's Measure T1 Infrastructure Bond Program, and were completed in Spring 2024.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

This creek erosion control work via Cazadero Performing Arts Camp will enable the Camp to continue providing opportunities for Berkeley residents to engage in the natural environment.

RATIONALE FOR RECOMMENDATION

City and Tenant agree that the most cost-effective and timely way to complete the Cazadero Camp improvements is for Tenant to implement those improvements subject to approval and oversight by City.

CONTACT PERSON

Scott Ferris, Director, Parks, Recreation & Waterfront, 981-6700

Attachments:

1: Resolution

RESOLUTION NO. ##,###-N.S.

CONTRACT: CAZADERO PERFORMING ARTS CAMP FOR CREEK EROSION
REPAIR

WHEREAS, the City of Berkeley owns property at 5385 Cazadero Hwy, Cazadero, CA 95421, and leases that property to Cazadero Performing Arts Camp (CazPAC); and

WHEREAS, on December 1, 2020, Council adopted Ordinance No. 7,737-N.S., extending the lease term for 25 years, with one 10-year option; and

WHEREAS, the lease includes a provision for the City and CazPAC to work together to address unanticipated or extraordinary capital improvements in order to preserve the safety and welfare of the camp, and to share those costs; and

WHEREAS, strong rain events in the winter of 2023 significantly eroded the creek bank at Cazadero, threatening the leach field and dining hall; and

WHEREAS, the City and CazPAC agreed to split the costs of the emergency repair, which is occurring over two phases; and

WHEREAS, Phase 1 repairs were completed in November 2023; Phase 2 repairs are underway now, and include design, permitting and construction, to be completed in November 2025; and total costs for the project are expected to be \$312,000; and

WHEREAS, funding for this contract is available in the FY25 CIP Fund (Fund 501).

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Manager or his designee is hereby authorized to execute a contract and any amendments with Cazadero Performing Arts Camp in an amount not to exceed \$230,000 in FY25 CIP Fund, of which, up to \$175,000 may be advanced; the remaining \$55,000 will be disbursed upon project completion. A record signature copy of said contract will be on file in the Office of the City Clerk.

