



CITY OF OAKLAND

AGENDA REPORT


TO: Jestin D. Johnson
City Administrator

FROM: Myka Hammock
Interim Director, OPRYD

SUBJECT: Feather River Camp Replacement of
Septic and Drinking Water Systems

DATE: April 22, 2026

City Administrator Approval


Jestin Johnson (Apr 24, 2026 05:54:44 PDT)

Date: Apr 24, 2026

RECOMMENDATION

Staff Recommends That The City Council Adopt A Resolution Authorizing the City Administrator to (1) Waive The Local/Small Local Business Enterprise Requirements And Request for Proposal/Qualifications (RFP/Q) Competitive Process; (2) Execute Construction Contracts In a Total Amount Not To Exceed Three Hundred Twelve Thousand Seventy-Eight Thousand Dollars and Forty-Four Cents (\$312,078.44) For Capital Repairs And Replacement At Feather River Camp Located At 5469 Oakland Camp Road, Quincy, CA 95971 With (A) Ackley Engineering To Replace Three Septic Tanks And Drain Systems In A Total Amount Not To Exceed Two Hundred Twenty-Five Thousand Seven Hundred Sixty-Two Dollars (\$225,762) and (B) Aqua 1, Inc. To Replace A Drinking Water System In A Total Amount Not To Exceed Eighty-Seven Thousand Two Hundred Sixteen Dollars And Forty-Four Cents (\$87,216.44); and (3) Adopt Appropriate California Environmental Quality Act Findings

EXECUTIVE SUMMARY

Oakland Feather River Camp (OFRC) is a 37.58-acre camp facility in Plumas National Forest that has provided outdoor educational and recreational opportunities for generations of Oakland and Bay Area campers since its founding by the City of Oakland in 1924. In the early 1920s, the City of Oakland was inspired by a national movement to expand access to nature and set out to establish a summer camp retreat in the mountains for its citizens.

The City opened the Camp on June 28, 1924, under an agreement with the U.S. Department of Agriculture Forest Service. In 1995, the City executed a 25-year Special Use Permit, which was renewed until December 31, 2043, pursuant to Resolution No. 90017 C.M.S. adopted on December 5, 2023. OFRC has brought generations of youth and families together for fun, relaxation, camaraderie, and memories. Despite challenges over the past 100+ years, from rationing during World War II to more recent threats of the pandemic and wildfires, Oakland Feather River Camp remains Oakland's longest-running recreation program, offering family camp, youth camp, outreach, and group rental programs.

City Council
May 5, 2026

While the U.S Forest Service owns the land, the City, as the holder of the Special Use Permit, operates and maintains an organization camp for public use, and the camp improvements, which consist of tents, cabins, restrooms, showers, a water treatment plant, a water tank, and a sewage system. Pursuant to the Special Use Permit, the City has a license agreement with the non-profit Camps In Common (CIC) to provide outdoor programming at the camp. Under the current license agreement, the City of Oakland is responsible for any major structural repairs, including those to the water and sewage systems.

In 2025, the Executive Director of CIC, Yasi Safinya, and the OFRC Facilities Manager, Vince Yorba, informed the City that the 5,000-gallon septic tanks, drain field, and 14-year-old drinking water filtration system needed replacement. The contractor, Ackley Engineering, has provided a cost estimate of \$225,762.00 to replace three septic tanks and a leach field. A leach field, also known as a drain field, is an underground network of perforated pipes laid in gravel-filled trenches that disperses and filters wastewater from a septic tank and is a vital component of the septic system. The drinking water replacement system has exceeded its service life and needs to be replaced. The contractor Aqua 1, Inc., has provided a cost estimate of \$87,216.44. The total cost to replace both systems is \$312,978.44.

Pursuant to Section 2.04.050(I)(5), staff requests that the City Council make a finding and determination that it is in the best interests of the City to waive the Local/Small Local Business Enterprise (L/SLBE) requirements and competitive Request for Proposal/Qualification (RFP) competitive solicitation process because the Oakland Feather River Camp is located in Quincy, California, which is an approximately five (5) hour drive from Oakland and would be cost-prohibitive for local vendors due to travel costs. Due to the camp's isolated location, there is a limited number of vendors available to perform the tasks. The City collaborated with CIC and determined that the vendors who submitted cost-effective estimates are the most qualified entities to perform this work in a timely and professional manner.

REASON FOR URGENCY

The reason for the urgency of this request is that, without this action to replace both the septic and water filtration systems, Feather River Camp and its users face a severe public health threat, as determined by the City Manager, Mayor, or their designee, as described in the Oakland Sunshine Ordinance. The City is responsible for addressing any emergencies, major repairs, or equipment replacements. Without these systems being replaced, the summer 2026 camping season will not occur.

BACKGROUND / LEGISLATIVE HISTORY

In 2003, when the City proposed closing the camp amid a budget crisis, a grass-roots group of dedicated campers and city staff established the nonprofit organization Camps in Common (CIC) to operate OFRC in partnership with the City. CIC has sustained and built on the camp's legacy to ensure that future generations can enjoy its enriching summer camp programs. Today, youth and adult campers alike spend an average of 95 hours immersed in one of the most beautiful natural settings in California — swimming in the Spanish Creek, exploring among towering pines, developing new skills such as archery and horseback riding, building traditions, and strengthening

relationships with family and friends. From improving mental and physical health to fostering confidence and resilience, these experiences positively impact campers' lives forever.

The current license agreement between CIC and the City expired in 2021. The City Council adopted Ordinance No. 13776 C.M.S. on December 19, 2023, authorizing a new license agreement for a five-year term with three five-year options to extend at a rate of One Dollar (\$1.00) per year pursuant to Section 2.42.110 of the Oakland Municipal Code, plus any annual Special Use Permit fees above Three Thousand Dollars (\$3,000). The new license agreement is currently being finalized with an initial term ending December 31, 2028, with three 5-year options to extend to no later than December 31, 2043.

Pursuant to the Special Use Permit and both the current and proposed new license agreement, the City is responsible for the repair and replacement of the water and sewage systems. Replacing both the septic and drinking water systems will allow CIC to operate Feather River during the upcoming camp season and in subsequent years. Without the systems being replaced, a critical programming need for OPRYD will go unmet.

ANALYSIS AND POLICY ALTERNATIVES

To understand the dire situation of Feather River, please review the following overview. This analysis will show that approval of emergency funds to replace the septic and water filtration systems is the most expedient solution to this health and safety problem.

Public Health Priority: Systems directly affect human health. A failing leach field puts groundwater and the Feather River watershed at risk of wastewater contamination, and an aging filtration system can no longer reliably meet state drinking water standards at peak use. Replacement addresses both concerns and keeps the camp safe for every child, family, and staff member on site.

Issue 01 - Septic system structural failure. The failing system no longer safely disperses wastewater.

Issue 02 – Water filtration is no longer compliant. Filtration can no longer reliably deliver safe water.

01. Campers & Staff: Hundreds of Oakland kids drink the water and use the facilities every summer. Safe, compliant systems are non-negotiable for continued operation.

02. Watershed & Environment A failing leach field threatens the Feather River watershed. The Forest Service permit requires the City to prevent this kind of environmental risk.

03. Equitable Access Closure would cut off a century-old pathway to nature, most acutely for Oakland families with the fewest options for safe outdoor experiences. Fund \$312,978 before Summer 2026. Protect the health of Oakland's campers, honor the City's existing commitments, and preserve a century of access to the outdoors.

Oakland Feather River Camp, Camps In Common Health impact: Leach field breakdown puts groundwater and the Feather River watershed at direct risk of wastewater contamination. A

licensed soils engineer confirms that the system is undersized and structurally failing. Root intrusion and leach field breakdown prevent proper wastewater dispersal. Full replacement is required to meet current environmental health standards. Health impact: At peak summer use, filtration efficiency falls below the threshold required to meet state drinking water standards consistently. The aging system no longer meets peak seasonal demand or treatment capacity. Reduced filtration efficiency increases the chance of water quality violations. Replacement is required to ensure safe drinking water and compliance with regulations.

A Standing Legal Obligation: The City is already bound to address the Camps in Common Operating Agreement. The City of Oakland is contractually obligated to address emergency maintenance issues on the leased site. Septic and water infrastructure fall squarely within that duty. U.S. Forest Service Special Use Permit. The permit requires active protection of the surrounding environment. Current systems are noncompliant and pose a documented risk of contamination.

WAIVER RATIONALE

The waiver is requested for the following reason. Pursuant to Section 2.04.050(l)(5), staff requests that the City Council make a finding and determination that it is in the best interests of the City to waive the Local/Small Local Business Enterprise (L/SLBE) requirements and competitive Request for Proposal/Qualification (RFP) competitive solicitation process because the Oakland Feather River Camp is located in Quincy, California, which is an approximately five (5) hour drive from Oakland and would be cost-prohibitive for local vendors due to travel costs. Due to the camp's isolated location, there is a limited number of vendors available to perform the tasks. The City collaborated with CIC and determined that the vendors who submitted cost-effective estimates are the most qualified entities to perform this work in a timely and professional manner.

FISCAL IMPACT

The Feather River Cap Septic and Water Filtration System Replacement will require City Council appropriation of \$312,978.44. The recommended action will require the City to expend available 2025-2026 Emergency Fund funds from Facilities Fund 4400, Facilities Administration Org 30551, Emergency Repair Account 1004235 to pay two vendors to replace three septic tanks, a leach/drain field, and a drinking water system. The cost to the City is \$312,978.44. According to the City of Oakland Finance Department, this replacement meets the criteria for an emergency purchase. According to OMC 2.04.020.F. Emergency Supply and Services Procurement. In a situation deemed by the City Administrator to be an emergency for the immediate preservation of the public peace, health or safety, the City Administrator may authorize a contract or purchase order exceeding the City Administrator's non-emergency purchase authority in any one transaction, without advertising or previous specific action by the City Council, for the purchase of supplies or payment for services, or a combination thereof, to be furnished to the City. All emergency contracts awarded by the City Administrator shall be presented for informational purposes to the City Council within a reasonable time of contract execution.

The Feather River Camp Septic and Water Filtration System Replacement will be funded as follows:

Fund Source	Organization	Account	Project	Program	Amount
Facilities Fund 4400	Facilities Administration 30551	Emergency Repair 1004235	Feather River Camp Septic and Water Filtration System Replacement	Oakland Parks, Recreation and Youth Development (OPRYD)	Septic and Drain System: \$225,762. Drinking Water System: \$87,216.44
Total Project:					\$312,978.44
Total Ongoing:	N/A				\$0

The expenditure occurs in only one fiscal year (2025-2026). These costs are one-time and will not become part of ongoing costs, which need to be budgeted in future years.

PUBLIC OUTREACH / INTEREST

Oakland Feather River Camp remains Oakland’s most continuous and unique recreational program. The experience offers Oakland youth and adults a potentially once-in-a-lifetime opportunity. Annually, OPRYD sends approximately 300 youth and 50 adults to OFRC.

COORDINATION

This report and legislation have been reviewed by the Office of the City Attorney and the Budget Bureau. Also, OPRYD, in collaboration with OCA, has consulted with Oakland Public Works – Facilities Services Division as well as City Contracts and Environmental Services Division.

PAST PERFORMANCE, EVALUATION AND FOLLOW-UP

Vendor Aqua 1 installed the drinking water tanks 14 years ago. Jason Ackley Engineering has assessed the septic tanks and the leach field/drain system in prior years. Both vendors have detailed knowledge of the broken systems. They can start once the Council authorizes the emergency replacement.

RACE AND EQUITY

Due to the limited timeframe for executing this agreement, staff was unable to complete a formal equity analysis. However, the population served is overwhelmingly composed of Black/African American and Latino/Hispanic residents, including youth from low-income households who are already experiencing racial disparities. Failure to execute this agreement would have a significantly negative impact on these communities of color. This concern is further supported by Oakland Unified School District enrollment data, which reflects similar demographics across Oakland's student population — reinforcing the urgent need to move forward with this agreement.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The replacement and repair of the septic/leach field would ensure compliance with all local and state CEQA guidelines. There is no language in the soils report or the pre-permitting paperwork for the septic tanks or leach field systems regarding CEQA impacts. Without replacement or repair, there is a risk of environmental hazards. The leach system ensures the effluent wastewater leaches into the ground/soil. If the drain system does not leach properly into the soil, it will remain on the soil surface and may even enter the creek, a state waterway, posing an environmental hazard.

ACTION REQUESTED OF THE CITY COUNCIL

Staff Recommends That The City Council Adopt A Resolution Authorizing the City Administrator to (1) Waive The Local/Small Local Business Enterprise Requirements And Request for Proposal/Qualifications (RFP/Q) Competitive Process; (2) Execute Construction Contracts In a Total Amount Not To Exceed Three Hundred Twelve Thousand Seventy-Eight Thousand Dollars and Forty-Four Cents (\$312,078.44) For Capital Repairs And Replacement At Feather River Camp Located At 5469 Oakland Camp Road, Quincy, CA 95971 With (A) Ackley Engineering To Replace Three Septic Tanks And Drain Systems In A Total Amount Not To Exceed Two Hundred Twenty-Five Thousand Seven Hundred Sixty-Two Dollars (\$225,762) and (B) Aqua 1, Inc. To Replace A Drinking Water System In A Total Amount Not To Exceed Eighty-Seven Thousand Two Hundred Sixteen Dollars And Forty-Four Cents (\$87,216.44); and (3) Adopt Appropriate California Environmental Quality Act Findings.

For questions regarding this report, please contact Quincy Williams, Assistant Capital Improvement Project Coordinator, 510-424-3371

Respectfully submitted,


Myka Hammock (Apr 23, 2026 18:12:55 PDT)

Myka Hammock
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Prepared by:
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Administration