HELIX Environmental Planning

Chili Bar Park

Opportunities and Constraints Analysis

January 2021 | CED-07

Prepared for:

County of El Dorado
200Armory Drive
Placerville, CA 95667

Prepared by:

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ACRONYMS AND ABBREVIATIONS

ADA	Americans with Disabilities Act
APN	Assessor's Parcel Number
ARC	American River Conservancy
CEQA	California Environmental Quality Act
HELIX	Helix Environmental Planning, Inc.
ISA	International Society of Arboriculture
ORMP	Oak Resources Management Plan
RMP	River Management Plan

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1.0 EXECUTIVE SUMMARY

This report documents the existing conditions of the 4.3-acre upper terrace of Chili Bar Park and is the first phase of the conceptual planning process. The conceptual planning process will be completed with preparation of a Feasibility Report, which will provide recommendations for the highest and best use of the property as well construction estimates for potential improvements based on the results of public outreach and the information in this report.

The site offers opportunities for development of additional recreational, commercial, or residential uses. Although lack of maintenance has led to some deterioration of structures and infrastructure, much of the site is suitable for renovation or redevelopment. Electricity and potable water are available on the property. The proximity to the American River through the Chili Bar River Access located on the lower terrace is the primary recreational opportunity that supports rafting, fishing, and passive enjoyment of the water. Nearby public trails are not directly accessible from the property, but provide a potential opportunity for recreation if access was available. Either of these nearby recreation uses would be compatible with day-use or overnight facilities on the upper terrace.

In addition to the Feasibility Report, which will be prepared as part of this project, additional inspections, technical reports, and environmental studies will be required as part of the redevelopment process. These studies will likely cost between approximately $110,000 and $230,000, depending on the complexity of the project. In addition, detailed design, construction documents, and construction of new facilities or renovation of the existing improvements will be required. The estimated costs for this work cannot be estimated at this time, since the desired use of the site is undetermined, but will be included in the Feasibility Study.

2.0 INTRODUCTION

The purpose of this report is to document the existing conditions of Chili Bar Park (Study Area), identify design opportunities and constraints, and provide a summary of applicable design guidelines. This report will provide the basis for multiple site design alternatives, which will be presented and analyzed in a separate Feasibility Report. The overall goal of the project is to provide recommendations to El Dorado County for the highest and best use of the property.

This study focuses on the approximately 4.3-acre Chili Bar Park site currently owned and managed by the County. Although it is important to note the activities and amenities at the adjacent Chili Bar River Access, which is covered by a conservation easement and currently managed by the American River Conservancy, that parcel is not part of the Study Area.

2.1 LOCATION

The Study Area is located in El Dorado County approximately three miles north of the City of Placerville (Figure 1). It is located west of Highway 193 and north of the South Fork of the American River. The Study Area is bounded on the south by White Water Drive and on the north by Chili Bar Lane, both private roads. It includes portions of Assessor's Parcel Numbers (APN) 089-180-39 and 089-180-33.

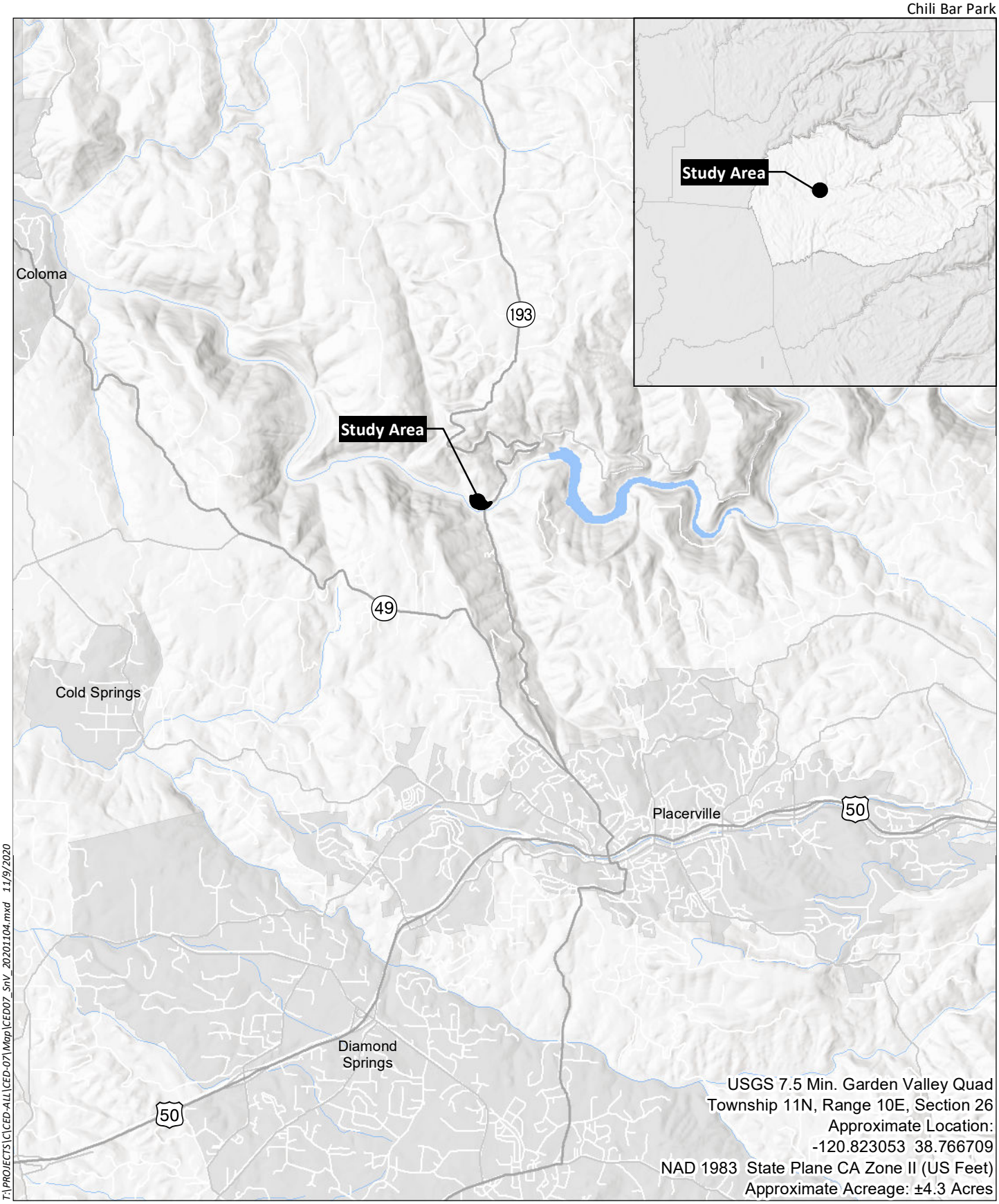
2.2 SITE HISTORY

The Study Area has been used for a variety of uses. The original single-story structure residence was built in 1957 (El Dorado 2020a). The mobile home park was developed in 1963. An two-story addition was added to the residence in the early 1980s (El Dorado 1980). The Study Area was later used as a rafting put-in with a photography studio and general store. The store was last actively used approximately 30 years ago in the 1990s. The American River Conservancy (ARC) acquired a conservation easement over the adjacent lower terrace in 1994 to ensure continued public access to the American River. In 2007, ARC acquired the remainder of the Study Area and transferred ownership to El Dorado County. Parking for river access occurs on the upper terrace in the portion of the Study Area south of Chili Bar Lane.

2.3 ZONING AND LAND USE

The majority of the Study Area is zoned One-acre Residential (R1A). The parcels surrounding the Study Area are predominantly zoned Limited Agricultural (LA-40) and Rural Land (RL-40). The river access parcel immediately to the south is zoned Recreational Facilities, Low Intensity (RF-L). A number of parcels along Highway 193 are zoned as Open Space (OS) (Figure 2). The General Plan Land Use Diagram identifies the Study Area as High Density Residential and the surrounding parcels to be a mix of Natural Resources and Open Space (El Dorado 2019). Existing land use surrounding the Study Area is predominantly low-density rural residential properties. East of Highway is the Chili Bar Slate mine and another river put-in used primarily for commercial rafting. A bed and breakfast, the River Rock Inn, was formerly located west of the Study Area at the end of White Water Lane, but is not currently in operation.

The Study Area is located outside of the 100-year floodplain with the exception of the bottom of the slope connecting to the lower terrace (El Dorado 2020c).



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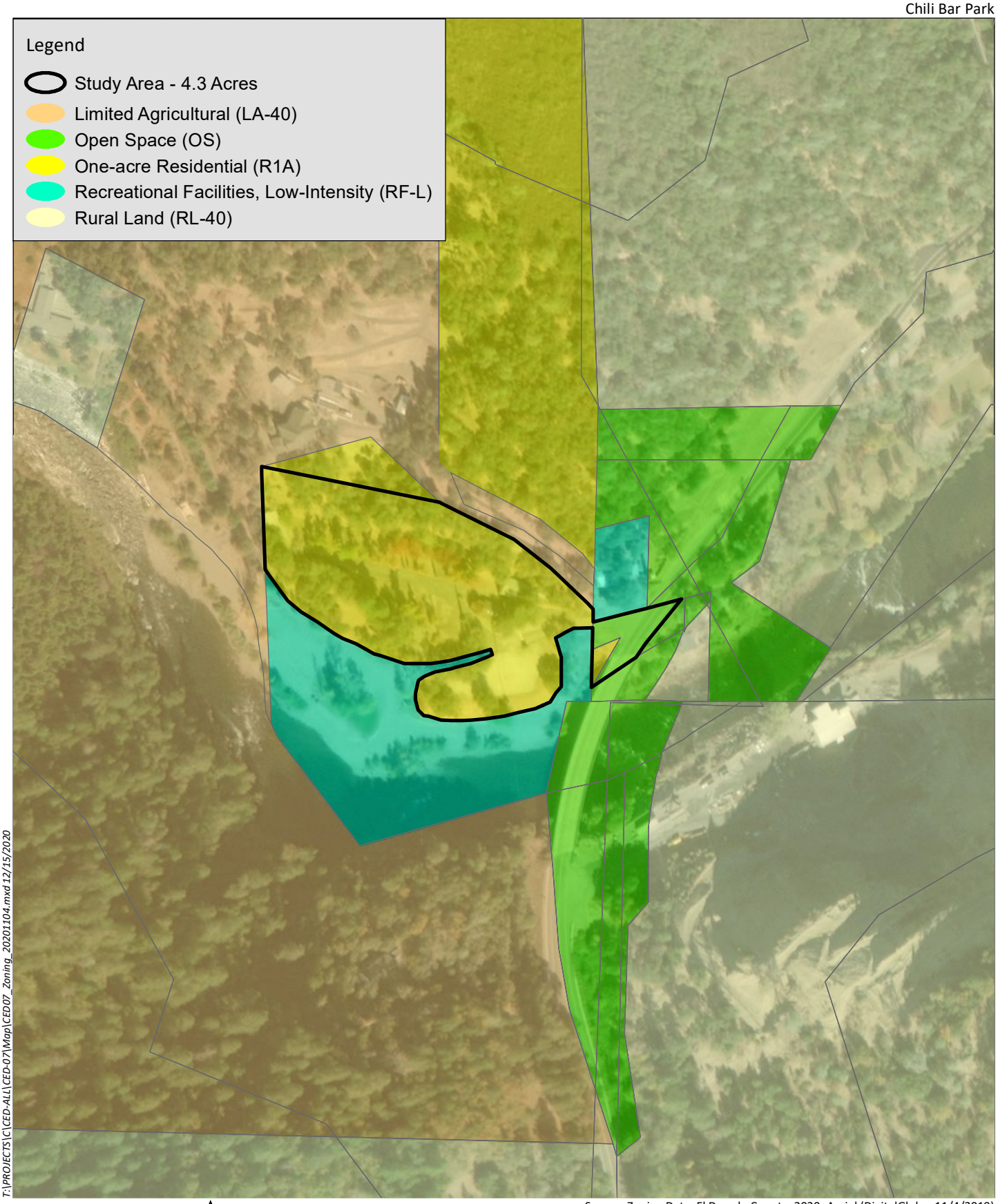
Vicinity Map

Figure 1



Source: Zoning Data, El Dorado County, 2020; Aerial (DigitalGlobe, 11/4/2019)

Zoning

Figure 2

2.4 DEVELOPMENT GUIDELINES

2.4.1 General Plan

The El Dorado County General Plan (General Plan) establishes goals, objectives, and policies (planning guidelines) that guide development in the County. Pertinent planning guidelines related to development of the Study Area are contained in the Parks and Recreation, Land Use, and Conservation and Open Space Elements.

The Parks and Recreation Element includes planning guidelines related to recreational opportunities and facilities on a regional scale. It establishes three categories of park: neighborhood, community, and regional parks. Due to its small size, Chili Bar Park would be considered a neighborhood park, but because of its remote location, it does not serve the typical functions of a neighborhood park as a place that residents can walk or bike to access and is instead considered a regional park in the Park and Trail Master Plan (El Dorado 2012, 2019). Multiple planning guidelines related to development of a County-wide multi-purpose trail system and trails along the American River on public land are important due to the Study Area's location in proximity to regional trails, which is further discussed in Section 3.4.1. Further development of Chili Bar Park to enhance the existing river access would support planning guidelines to encourage tourism and outdoor recreation within the County.

The Conservation and Open Space Element establishes planning guidelines regarding the management, preservation, and conservation of natural resources and open space. To minimize soil erosion, development or disturbance of slopes over 30% is restricted. Best management practices should be used in design and construction to minimize erosion, particularly around rivers, wetlands, and other water bodies. Lands designated as Open Space and Natural Resource on the Land Use Map are intended to conserve natural resources for wildlife, recreation, natural resource production, and public health and safety (El Dorado 2019).

The Land Use element establishes planning guidelines to direct growth of population centers and industry in the County. This element identifies overlay areas that receive special consideration during development, such as Important Biological Corridors, Ecological Preserves, and Mineral Resource. The Study Area is not located within any of these overlay areas. Although the Study Area is designated as High-Density Residential Land Use, which allows from one to five dwelling units per acre, this designation is only considered appropriate for Rural Centers and Community Regions. Since the Study Area is not located within either type of area, such development would likely be inconsistent with the intent of the General Plan to preserve the rural character of the County. The Land Use element also includes guidelines to encourage conservation of natural vegetation, protection of scenic corridors, and development of distinct and cohesive community design aesthetics (El Dorado 2019).

2.4.2 River Management Plan

The River Management Plan (RMP) provides a framework for managing whitewater recreation on the American River between Chili Bar Dam, located just upstream of the Study Area, and the Folsom Lake Recreation Area. The goal of the RMP is to support safe river use, minimize conflicts between users, and ensure environmental protection. The RMP includes educational programs for river users and guides, both of which could be integrated into improvements in the Study Area. The RMP specifically requires that County Parks and Trail Division will maintain a presence at Chili Bar as part of the safety program. The RMP also provides limits on boat density (300 boats/2 hours), daily use (2,100 people/day at Chili

Bar), and group size (seven rafts totaling 56 people) that can launch together and encourages the use of shuttles and other shared transportation (El Dorado 2018). These use limits should be taken into consideration when evaluating design of parking and access at Chili Bar.

2.4.3 Parks and Trails Master Plan

In 2012, El Dorado County adopted the Parks and Trails Master Plan. This document recommended additional public input to develop a final site master plan followed by preparation of a CEQA environmental document. It also establishes park and trail design standards (El Dorado 2012). Development of any improvements in the Study Area should be consistent with the design standards developed in the Parks and Trails Master Plan.

2.4.4 Scenic Corridor Ordinance

The General Plan requires development of a Scenic Corridor Ordinance. A draft ordinance was released by the Planning Commission in 2008, then put on hold in 2010 pending completion of the Zoning Ordinance Update. In 2016, County staff presented a draft framework for development of the ordinance to the Board of Supervisors and Planning Commission for review and consideration (El Dorado 2020b). Highway 193 at the Study Area was identified in this presentation as a potential scenic roadway corridor and the American River as a potential scenic river corridor (El Dorado 2016). Although no Scenic Corridor Ordinance has been adopted as of the writing of this report, if an ordinance is adopted prior to completion of the project, it may impact design of improvements within the Study Area.

3.0 EXISTING CONDITIONS

The project team consisting of HELIX landscape architects, landscape planners, and ISA-certified arborists; RFE Engineering civil engineer; Lionakis architect; and Chuck Nozicka Consulting financial analyst, conducted a site assessment on the morning of September 22, 2020. During this site visit, opportunities and constraints, such as views into and out of the Study Area and natural resources, site improvements, oak resources, and surrounding structures and land use; building condition; and utilities; were assessed and photo-documented and Kelley Crowfoot, on-site staff for the American River Conservancy, provided information on their operations. Additionally, other information about the surrounding area was gathered from available documents and interviews. Representative photographs are included in Appendix A. Figure 3 shows the existing conditions of the Study Area and the immediate surroundings.

3.1 SITE IMPROVEMENTS

3.1.1 Landscape Features

The Study Area consists of the higher of two terraces located between Chili Bar Lane and the American River. The slopes between the level terraces are quite steep, resulting in a clear separation between terraces. These slopes are dominated by blue oak woodland, as described in more detail in Section 3.2. As noted previously, the lower terrace is used for day-use river access and is described in more detail in Section 3.3.1.

The entrance to the Study Area is located on Chili Bar Court off State Highway 193 (Photo 1, Appendix A). Upon entering the Study Area, the road curves slightly to the left and passes by a small ranger station/ visitor's kiosk (Photo 2), which is seasonally staffed by ARC to collect day use fees for the river access area. Pipe gates are located in front of the kiosk and ARC ensures that the gates are locked at night. Just past the kiosk, the entry drive turns right into the defunct mobile home park (Photo 3), while the entry to the gravel parking lot used for day use river access is on the left. White Water Lane continues straight down the hill to the lower terrace before continuing west (Photo 4). The river put-in and overflow parking is on the left of White Water Lane.

The majority of the Study Area is located north of Chili Bar Court and White Water Lane. At the eastern end are two vacant buildings: a store with a large front porch and house with large garage on the first floor of the west side (Photos 5, 6, 7, and 8). The garage has been used by the El Dorado County Sheriff's Office to store boats in the past and this storage need will continue in the future. Between the house and the store is a large paved patio space that contains planter beds, a large pizza oven/ BBQ made of river rock, and a covered porch connected to the front of the store (Photos 9 and 10). The surface of the patio is uneven and would need to be repaved to provide accessible building access. A paved vehicle pull-out is located adjacent to the patio on the east (Photo 11). The patio area is separated from the rest of the site by a wooden fence. Behind the store is a fenced storage area (Photo 12). A water storage tank and shed are located west of the house (Photo 13). West of the buildings mobile home slabs with utility hookups and paved parking pads, as well as poorly maintained landscape plants, line the main drive (Photo 14). At the west end of the main drive, is an aging vacant mobile home (Photo 15). The restroom/laundry building is located south of the main drive near the edge of the upper terrace (Photo 16). A wooden staircase connects the upper terrace to White Water Drive, but it is in poor repair

and currently fenced off (Photo 17). Due to the trees growing on the slope between the upper and lower terraces, there is little visibility from the Study Area to the river (Photo 18).

The existing gravel parking lot allows parking for approximately 45 vehicles (Photos 19 and 20). There are no designated handicap-accessible parking stalls in the parking lot. There are two lights in the gravel parking lot, but the lower terrace is unlit. Currently, public toilet facilities are provided in the form of three Porta-potties in the gravel lot. The main parking lot is connected to the lower terrace by two staircases (Photo 21 and 22), both of which are steep and not compliant with Americans with Disabilities Act (ADA) accessibility requirements. Mobility-challenged visitors are directed to drive to the lower terrace to be closer to the river put-in, but there are no accessible facilities there either.

3.1.2 Structures

The three permanent structures in the Study Area, the approximately 1,170 square foot store, approximately 2,753 square foot residence, and approximately 530 square foot restroom/ laundry, are suitable for renovation and re-use. The mobile home at the west end of the Study Area is not suitable for renovation. The residence consists of an original single-story structure and a two-story addition. Potential uses for this structure include a residence, visitor center, storage, or office space.

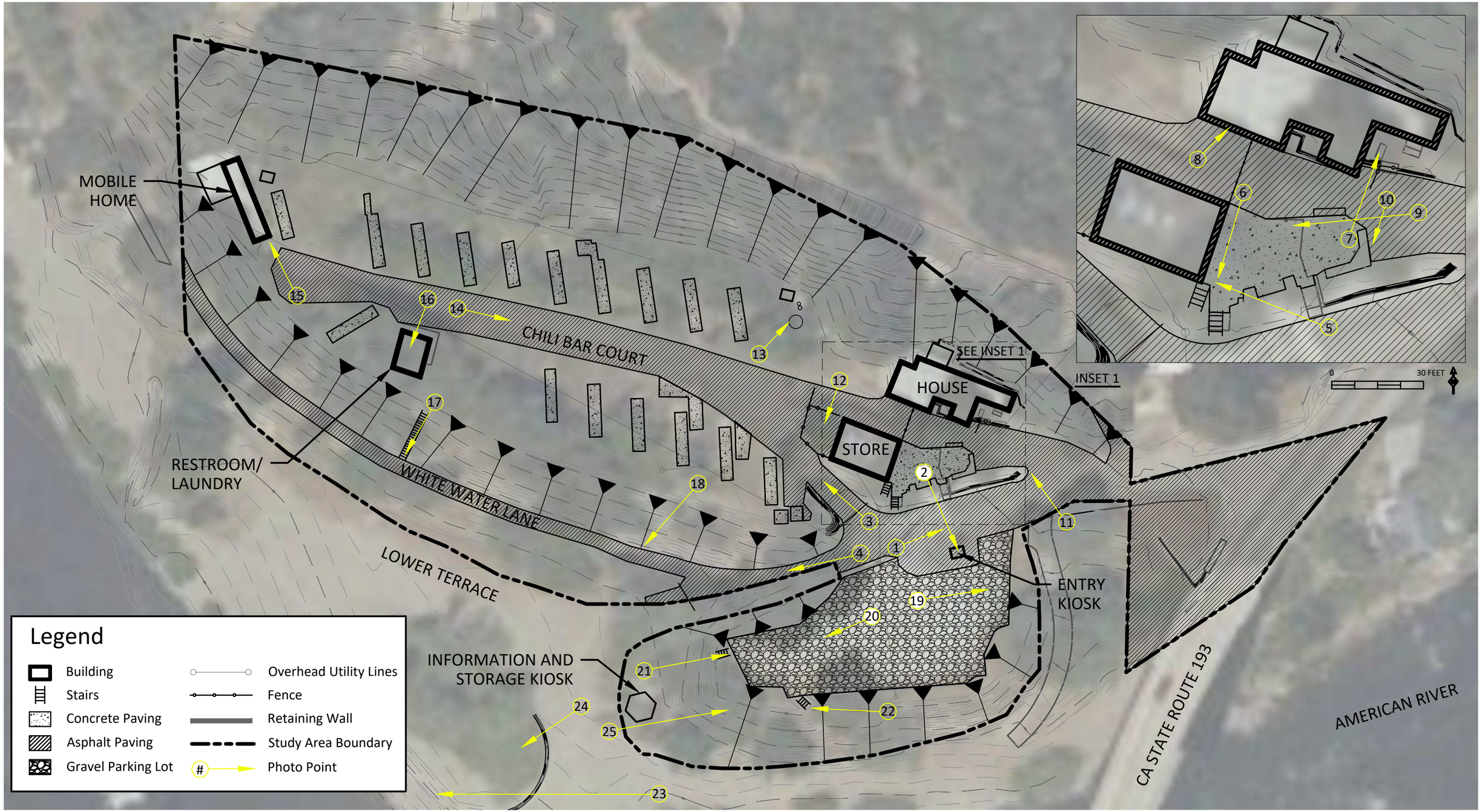
All the structures appear to be structurally sound, with no indication of cracks or differential settling. However, all buildings are suffering from a lack of maintenance, which has led to the presence of visible dry rot on the exterior and mold on the interior of both the store and residence. Additionally, it is expected that installation of entirely new energy-efficient lighting, HVAC systems, and roofs will be required throughout.

Any public use of the buildings will require access upgrades, such as accessible parking and ramps, to bring them into compliance with state building codes and federal standards. The store, restroom/ laundry, and the original residence are each on a single level, making an accessible path of travel relatively easy to achieve. The residence addition, which includes a large garage on the first floor, would require significant improvements to be made accessible to the public. Additionally, due to their age, the buildings may be considered historic, which would be evaluated further in a cultural and historic resources report.

Additional studies, including structural, mechanical, electrical, and pest inspections, an environmental report, and accessibility report will be required prior to detailed renovation design. These studies are anticipated to cost between approximately $60,000 and $96,000. Based on current construction costs, the cost to entirely replace the existing structures would range from approximately $600,000 to $1,176,000. For more detailed information on site structures, see Appendix B.

3.1.3 Utilities

Although the Study Area was previously developed with full utilities, the lack of maintenance of the utility infrastructure has resulted in a loss of capacity. Water is currently provided from a well located in the gravel parking lot, which is pumped to a holding tank located north of the house and from there is used to irrigate landscaping on the lower terrace. Although the well provides potable water, the holding tank and distribution system is not treated, so water cannot currently be used for drinking water or other potable uses. The existing 2,000-gallon septic system was constructed in 1962 and is located east of the laundry and restroom building. Although it could not be located during the site visit, due to its age



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Source: Aerial (Microsoft Corporation, 2020).

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Existing Conditions

Figure 3

and lack of maintenance, complete replacement of the septic system is recommended. The storm drain facilities in the Study Area are undersized and have not been maintained, resulting in erosion along the entry drive. The electrical service to the Study Area is in active use and provided by PG&E. In addition to service to the store, which is connected to the security camera and lights in the gravel parking lot, the house has a separate electrical meter. Additionally, there are overhead electrical lines throughout the upper terrace connecting to the electrical pedestals at each mobile home site, which should be removed or upgraded, depending on the future site use. For more detailed information on site utilities, see Appendix C.

3.1.4 Implications for reuse or development

- Due to the densely vegetated, steep slopes surrounding the upper terrace, it is relatively isolated from surrounding properties. This may allow more active uses of the site with minimal disturbance to neighbors.

- Removal of some vegetation from the slope near the laundry facility could allow views from the Study Area to the water.

- The existing patio area provides an opportunity to create a central focus or gathering space in in combination with the surrounding buildings.

- Providing safe and accessible connections between the upper and lower terraces will be a challenge.

- Mobile home should be demolished.

- Store, house, and laundry/shower buildings can be redeveloped for residential, commercial, or public uses, but will require extensive upgrades and renovation to comply with current building codes.

- Replacement or substantial repair of most site utilities (electricity, drainage, and septic system) will be required, but the extent of the work required will depend on the proposed site use and capacity.

3.2 OAK RESOURCES

El Dorado County (County) regulates impacts to oak woodlands under the Oak Resources Management Plan (ORMP). The ORMP designates three classes of protected oak resources: oak woodlands that have at least 10% oak canopy; Heritage Trees, defined as native oaks with a total trunk diameter at breast height of 36 inches or greater; and individual oak trees, defined as native oak trees with a trunk diameter at breast height of 6 inches or greater that are not located in oak woodlands. Species protected by the ORMP include blue oak (*Quercus douglasii*), valley oak (*Quercus lobata*), California black oak (*Quercus kelloggii*), interior live oak (*Quercus wislizeni*), canyon live oak (*Quercus chrysolepis*), and Oregon oak (*Quercus garryana*) and oracle oak (*Quercus x morehus*). An oak woodland removal permit is required prior to removal of oak trees that are part of an oak woodland and an oak tree removal permit is required prior to removal of Heritage Trees and individual oak trees. Mitigation, in the form of on-site or off-site planting, off-site conservation easements, or payment of in-lieu fees, is

required for impacts to oak resources. All mitigation planting areas and oak woodlands preserved on site must be protected in perpetuity through deed restrictions or a conservation easement.

Oak resources were inventoried by ISA-Certified Arborist Meredith Branstad (WE-5727A) during the site visit. Each surveyed tree was identified with an individually numbered tag and the species, trunk diameter at breast height (DBH), dripline radius (DLR), and condition were noted. Locations were mapped with a hand-held GPS unit with sub-meter accuracy. Oak resources in the Study Area consist of 1.3-acres of blue oak woodland, three Heritage Trees, and three individual oak trees. The blue oak woodland is dominated by a mix of blue oak and interior live oak and also contains gray pine (*Pinus sabinana*), California bay (*Umbellularia californica*), willow (*Salix* sp.), manzanita (*Arctostaphylos* sp.), and California grape (*Vitis californica*). Although none of the trees are recommended for immediate removal, tree #1175, located next to the store, is in poor-fair health with large bark cankers and a sparse canopy, and thus may not be suitable for preservation. Tree data is included in Appendix D and oak resources are shown on Figure 4.

3.2.1 Implications for reuse or development

- Prior to development, a formal oak resources technical report should be prepared, which will update tree size and condition, evaluate impacts to oak resources, provide protection recommendations, and detail mitigation implementation strategies. This expected cost of this report is approximately $3,500.

- If oak woodland or protected trees are impacted, a permit will be required prior to construction. Additionally, mitigation for loss of oak resources will be required through mitigation planting or payment of in-lieu fees.

- Ongoing fuel and vegetation management to reduce fire risk will be required. A site-specific Fuels Management Plan may be desirable and may cost $5,000-$10,000 to prepare.

3.3 ADJACENT LAND USE

3.3.1 Chili Bar River Access

The lower terrace provides river access for both commercial and private raft and kayak put-ins, fishing, and day use. Amenities on the lower terrace include a river rock beach, a grassy area for day use, and an information and storage kiosk (Photo 23, 24, and 25). On a busy summer day, approximately 300 people use the river access for day use, in addition to rafters. The rafting season is between May and October. Fishing typically starts in April. In general, use in the winter months is low (ARC 2020a).

The lower terrace is flooded to some extent each winter and can be completely inundated under more than 10 feet of water in high flows. The grass on the central island is necessary to minimize erosion during high flows and is irrigated throughout the summer. Periodic repair of flood damage is a significant ongoing expense; repairs after the 2017 floods totaled approximately $38,000 (ARC 2020a, 2020b).

Typically, vehicles access this area from White Water Drive to drop off boats and passengers, then exit along a paved driveway back to the upper terrace before parking in the gravel lot. If the gravel lot is full, then vehicles are directed to park at the north side of the lower terrace along White Water Drive. Due to

Source: Aerial Imagery (DigitalGlobe, 11/4/2019)

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Oak Resources

Figure 4

annual flooding and use with heavy trucks and trailers, the roads and overflow parking are in poor condition (ARC 2020a).

Amenities that would enhance public access to the river, include permanent restrooms, accessible parking and paths, safety lighting to reduce vandalism and theft, and increased parking capacity. Additionally, more day use space including shaded picnic areas and a multi-use grassy area are desired (ARC 2020b).

3.3.2 Privately-Owned Land

Private land use near the site consists of neighboring residential properties to the northwest, northeast, and across the river canyon to the south. East of Highway 193, the Nugget Campground and raft put-in is located on the north bank and the Chili Bar Slate mine is located on the south bank of the river. Due to the dense vegetation and steep topography surrounding the Study Area, surrounding residences are mostly obscured from view. However, it is possible that some of these residences may have views down to the Study Area due to their higher elevation. Highway 193 and the slate mine beyond are visible from the Study Area.

Since access to the private property, formerly the River Rock Inn, is via Chili Bar Court and White Water Drive, it could be directly affected by use changes at the Study Area. According to Kelley Crowfoot, maintenance of the road past the lower terrace entry has historically been the responsibility of the private landowner. Trash pick-up from that property results in significant wear on the road between the upper and lower terrace.

3.3.3 Implications for reuse or development

- Access to White Water Drive must be maintained.
- Views from the upper terrace are mainly the facing southern slope of the canyon. While the canyon wall is visually appealing, the slate mine and the highway are also visible and would be ideally screened with additional native vegetation.

3.4 REGIONAL RECREATIONAL FACILITIES

3.4.1 Regional Trails

There are three hiking trails nearby on Bureau of Land Management (BLM) property downstream of the Study Area. None connect directly with the Study Area or the river access. The closest trail is an old mining road located on the north shore of the American River. This trail can be reached from the river access in low flows by walking along the shoreline below the ordinary high-water line. However, this access is contentious with the neighboring private property owners as people often trespass on their property high up the bank (ARC 2020a). Starting from a trail head on Highway 193 and descending toward the American River, a trail runs through the Wildman Hill parcel (El Dorado 2012). This trail does not connect to the river due to private property concerns. The Old Flume Trail, also sometimes called Red Shack Trail, is an out and back trail that offers access to the south bank of the American river from Highway 49 downstream of Chili Bar. This is the only one of the three trails officially shown on the trail map (BLM 2018). ARC staff stated that they do get many inquiries about trail access from Chili Bar and they would favor improved connectivity with the BLM trails (ARC 2020a, 2020b).

3.4.2 Other Recreation Facilities

The Coloma-Lotus area, downstream of Chili Bar, offers a variety of recreational resources related to the river. The majority of the commercial rafting outfitters are located in the Coloma-Lotus area. Sport-fishing outfitters are an emerging, but still very small, part of the market. Most people using an outfitter park at their downstream/ endpoint location and are shuttled to Chili Bar to start their trip, then end their day in the Coloma-Lotus area. There are a number of existing campgrounds in that area, which service mostly short-term visitors. These campgrounds are large enough to provide the river community atmosphere desired by many campers.

Immediately upstream of Highway 193 is a privately-owned river put-in and campground call the Nugget Campground. The Nugget is used for raft launching by a number of commercial outfitters. Consolidation of commercial outfitters has resulted in a decline in use of Chili Bar for commercial launching over the past few years (ARC 2020b).

3.4.3 Implications for reuse or development

- If legal trail connections could be developed across intervening private properties, Chili Bar could serve as a trailhead for BLM trails on the north side if the river canyon.
- Demand for camping facilities at Chili Bar due to rafting use is likely to be minimal.
- Expansion of sport fishing or hiking could increase demand for facilities at Chili Bar and extend the use season.

4.0 OPPORTUNITIES AND CONSTRAINTS

The existing natural resources, built elements, and extensive informal use of the Study Area present both design opportunities and constraints. These are summarized in Table 1, below, and illustrated in Figure 5.

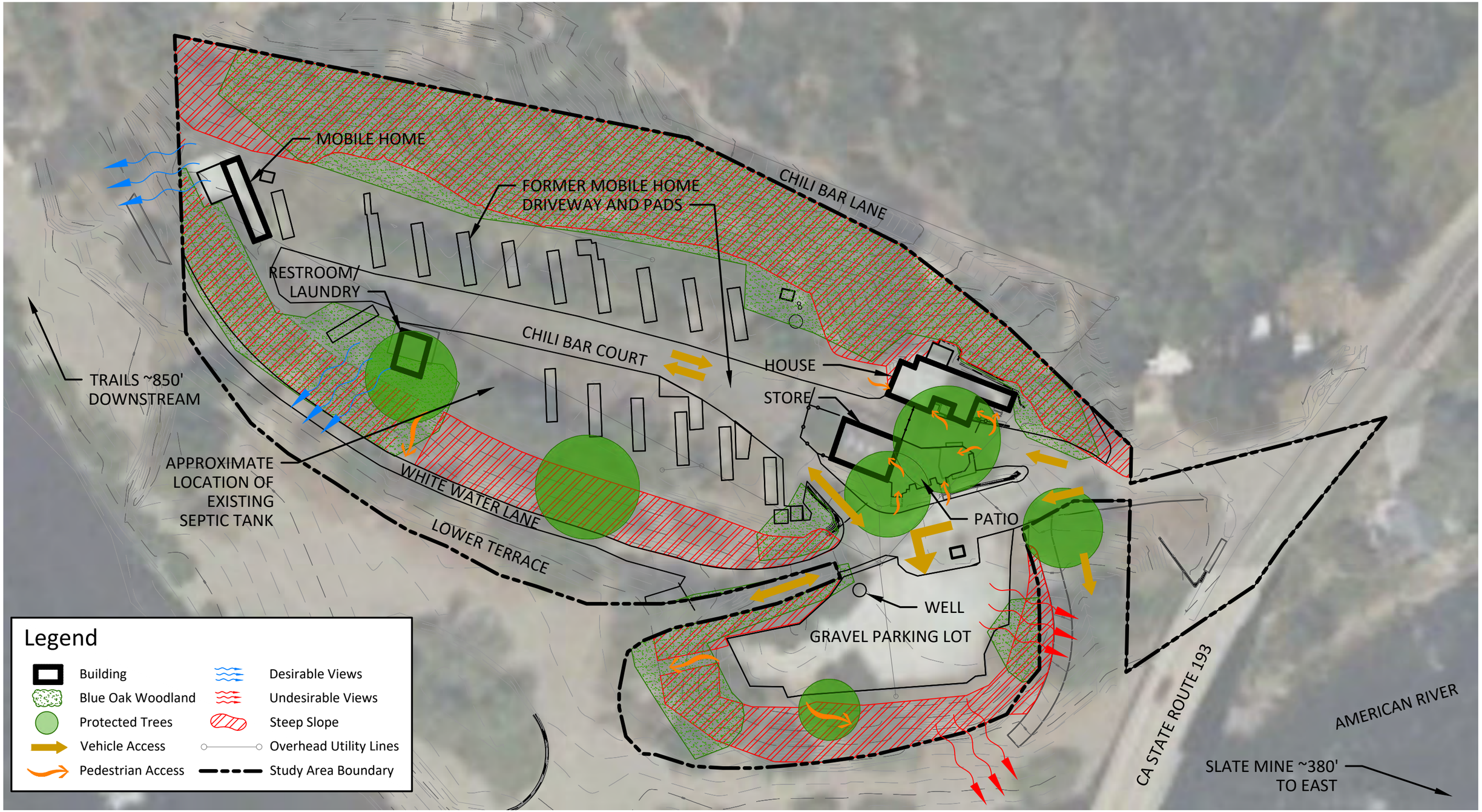
In addition to the studies identified above, an environmental review will be required under the California Environmental Quality Act (CEQA) once a conceptual design is determined. As part of the CEQA process, additional technical studies such as a biological resources assessment, cultural and historic resources assessment, noise, air quality, light, and environmental site assessment may be required. The CEQA process will also include an opportunity for members of the public to review and comment on the proposed project. This process will likely take 6 months to 1 year to complete and may cost from $40,000 - $120,000, depending on the complexity of the environmental review.

Table 1
OPPORTUNITIES AND CONSTRAINTS SUMMARY

Feature	Opportunities	Constraints	Possible Uses/ Improvements	Recommended Studies
Store	Currently has power. Location for rafting, fishing, or recreation related concessions.	Mold along ceiling ridgeline. Dry rot on exterior. Needs upgrades to meet building codes.	Suitable for retail, office, or commercial use.	Complete detailed assessments identified in architectural analysis (Appendix B).
House	Sufficient exterior space to connect to patio and parking pullout for ADA access. Large garage space.	Mold on large areas of ceiling. Dry rot on exterior. Needs upgrades to meet building codes. Not currently ADA accessible.	Suitable for office, visitor center, storage, and residential use.	Complete detailed assessments identified in architectural analysis (Appendix B).
Patio	Unique river rock BBQ and planters. Shaded by large oak trees.	Rough surface.	Re-pave to improve accessibility and enhance use of the adjacent buildings.	--
Restroom/ Laundry	CMU building shell is in good repair.	Roof and wood trim need to be replaced. Interior is not ADA accessible.	Refurbish interior to provide public restrooms for river access users. Consider shower or laundry facilities if overnight activities will occur.	Complete detailed assessments identified in architectural analysis (Appendix B).
Mobile Home	Potentially good views down river canyon.	Poor condition.	Remove.	--
Former Mobile Home Driveway and Pads	Utilities run to each pad location.	Poorly maintained landscape trees. Damaged and uneven surfaces.	Parking. Picnic Facilities. Tent, RV, or Group camping.	--
Existing Septic System	--	Old and unmaintained.	Abandon in place or remove.	--

Table 1 (cont.)
OPPORTUNITIES AND CONSTRAINTS SUMMARY

Feature	Opportunities	Constraints	Possible Uses/ Improvements	Recommended Studies
Well	Supplies potable water for domestic use or irrigation for landscape improvements.	Irrigation for lower terrace must be prioritized for erosion control.	Ensure new design does not overtax capacity of well.	Calculate existing water demand and compare to pump capacity.
Gravel Parking Lot	Large level surface. Lit for nighttime safety.	No ADA parking. Requires periodic refreshment of rock and re-leveling.	Provide ADA-compliant parking. Consider alternate permeable paving to reduce dust and maintenance.	--
Stairways to Lower Terrace	Connection between upper and lower terrace.	Steep slopes to traverse.	Redesign to improve accessibility and safety. Add ADA-compliant ramps, if feasible.	--
Oak Resources	Provide shade, regional character, and wildlife habitat.	Oak Resource Technical Report and permits needed prior to impacting oak resources.	Implement fire-safe landscape management.	Oak Resource Technical Report. Fuel Management Plan.
Regional Trails	Extensive trails along American River and into canyon located downstream.	Access to trails requires crossing private property or potentially dangerous walk below ordinary high-water mark.	Provide trailhead facilities such as parking, restroom, maps/ information, and water.	Investigate feasibility of access easement across private property.
Views From Study Area	Clearing of underbrush may open views to river. Dense surrounding vegetation largely blocks views of surrounding residences.	Hwy 193 Bridge and Slate Mine visible.	Maintain screening of nearby residences. Add screening of Highway 193 and Slate Mine. Open views to river/ along river canyon from upper terrace.	--



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Source: Aerial (Microsoft Corporation, 2020).

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Opportunities and Constraints

Figure 5

5.0 REFERENCES

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Appendix A

Representative Site Photographs

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Photo 1: Entrance off CA State Highway 193 as seen from Chili Bar Court

Photo 2: Ranger station/ visitor's kiosk and entry to gravel lot

Photo 3: Entry drive to upper terrace and former mobile home park.

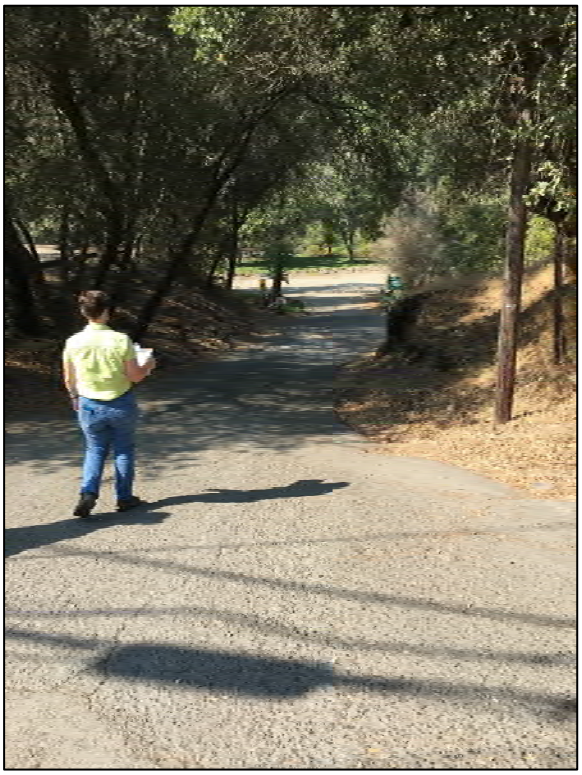

Photo 4: Entry drive to upper terrace and former mobile home park.

Photo 5: Front of Store from Chili Bar Court

Photo 6: Covered porch at front of store

Photo 7: Eastern (original) half of house

Photo 8: Garage on western half of house

Photo 9: Patio with store in background

Photo 10: Pizza oven/ grill on patio

Photo 11 -Vehicle pull-out and house

Photo 12: Fenced Storage Area

Photo 13: Water storage tank and shed

Photo 14: Main driveway and concrete pads of former mobile home park

Photo 15: Remaining vacant mobile home

Photo 16: Restroom/ laundry building

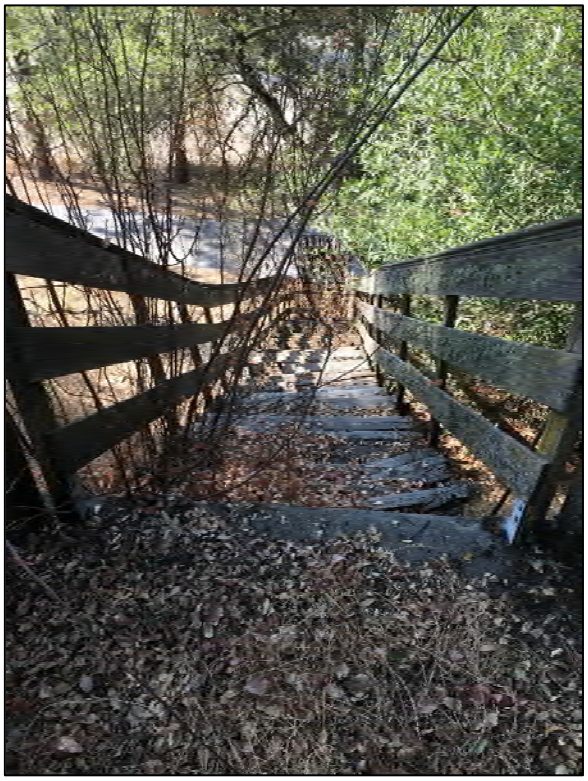

Photo 17. Wooden staircase between upper and lower terraces

Photo 18: View looking from upper terrace towards the river

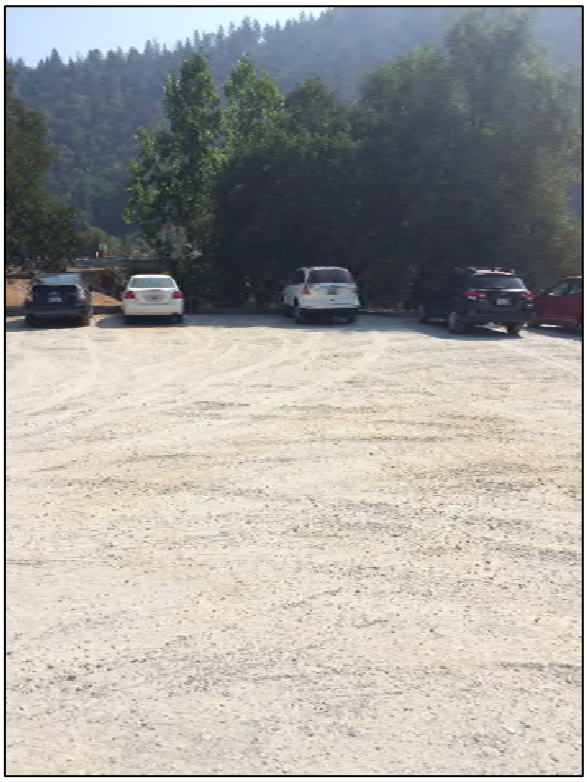

Photo 19: East half of gravel parking lot

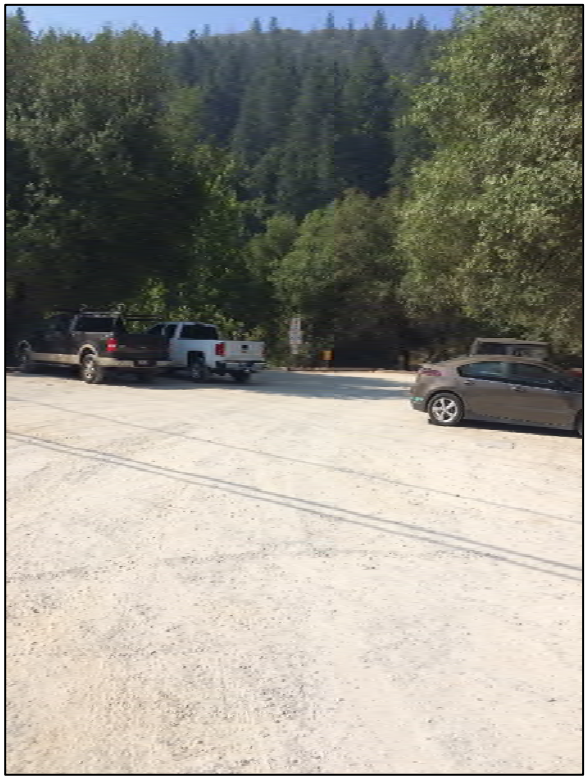

Photo 20: West half of gravel parking lot

Photo 21: Staircase between gravel parking lot and lower terrace

Photo 22: Staircase between gravel parking lot and lower terrace

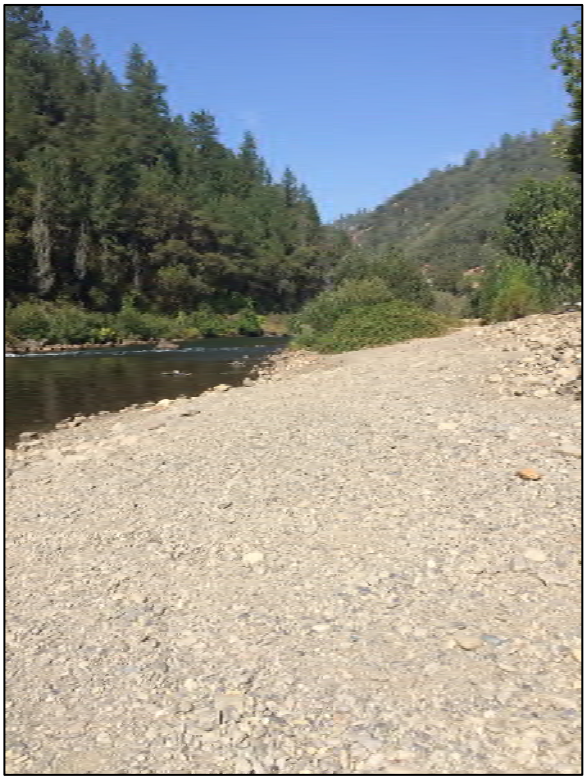

Photo 23: River rock beach on lower terrace looking downstream through river canyon

Photo 24: Grass picnic area on lower terrace

Photo 25: Information and storage kiosk on lower terrace

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Appendix B

Existing Buildings Assessment

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LIONAKIS

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22 September 2020

Meredith Branstad, PLA
Landscape Architecture Group Manager
HELIX Environmental Planning, Inc.
11 Natoma Street, Suite 155
Folsom, California 95630
MeredithB@helixepi.com
(916)212-3805

TECHNICAL MEMORANDUM: Chili Bar Existing Buildings Assessment
1669 Chili Bar Court
Placerville, California 95667

EXECUTIVE SUMMARY

Lionakis was retained by HELIX Environmental Planning on behalf of El Dorado County to conduct a limited visual assessment of the existing buildings located at Chili Bar Park. Chili Bar Park is located on the South Fork of the American River just outside of Placerville, California.

The purpose of the study is to visually assess the condition of the existing buildings at the subject site and to determine the suitability of the existing structures for future use. The subject buildings are:

1. The Store
2. The Residence
3. The Restroom/Laundry
4. The Mobile Home

Also included are recommendations for additional studies required to further evaluate the condition of the buildings. We understand that this information will be used by HELIX to propose to the County opportunities and constraints for the existing facility.

Lionakis' scope for the on-site assessment of the four subject buildings includes:

- Architectural Systems
- Additional Technical Study Recommendations

In preparation for this assessment, Lionakis reviewed the following documents provided by El Dorado County:

1) The August 2009 Chili Bar Master Plan prepared by Foothill Associates.
2) The July 2, 2007 appraisal prepared for the American River Conservancy by Harrison Appraisal Inc.
3) The December 17, 1980 Construction Permit for the addition to the Residence.
4) The undated Restroom Utility Plan blueprint.
5) The undated Building Public Questions.
6) The December 9, 1985 Existing Conditions Report.

The on-site assessment occurred on Tuesday, September 22, 2020, from 10:00AM to noon. The weather was warm and sunny, with hazy, smoke filled skies from wildfires. Present on site were:

For HELIX Environmental Planning:
- Meredith Branstad, Project Manager, Landscape Architect
- Jessamyn Lett, Assistant Project Manager

For El Dorado County:
- Vickie Sanders, Parks Manager

For RFE Engineering:
- Erik Fanselau, Civil Engineer

For Chuck Nozika Consulting, Tourism and Recreation Planning
- Chuck Nozika

For Giuliani and Kull:
- Pat Druding, Surveyor

For Lionakis:
- Dean Albright, Associate, Senior Project Manager

The satellite image below shows the subject buildings and their relationships to the site, adjacent trees, and other nearby features.

ARCHITECTURAL SYSTEMS

The following generally applies to the subject buildings.

Salvaging this facility as it is currently configured is a reasonable consideration, even with the long overdue maintenance and repairs. The current cost of new construction for publicly accessible buildings makes renovation of the existing buildings a valid approach. Determining the feasibility – from both cost and operational considerations - would require further detailed study. For reference, the following Cumming Construction Cost Analysis provides a general idea of cost per square foot for the Sacramento area. Another consideration related to escalation of the square footage costs would be the relatively remote location of the site for construction activity.

U.S. Costs per Square Foot of Gross Floor Area 2020

CUMMING
Building Value Through Expertise

	West						Midwest		South				East			
	San Francisco		Los Angeles		San Diego		Sacramento		Las Vegas		Seattle		Portland		Honolulu	
	▲	▼	▲	▼	▲	▼	▲	▼	▲	▼	▲	▼	▲	▼	▲	▼
RESIDENTIAL																
Single Family Detached-Medium Quality	$386	$322	$241	$65	$246	$139	$226	$128	$223	$116	$360	$250	$294	$245	$355	$296
Apartment/Condominium-Mid Rise	$584	$449	$529	$294	$503	$273	$463	$251	$469	$361	$469	$361	$445	$343	$537	$413
COMMERCIAL / OFFICE																
Single Story	$437	$364	$395	$327	$405	$325	$351	$289	$350	$292	$350	$292	$333	$277	$401	$335
Mid-Rise	$870	$726	$567	$371	$466	$359	$429	$330	$698	$582	$629	$501	$597	$476	$600	$500
High Rise	$1,001	$833	$688	$458	$678	$430	$624	$396	$803	$669	$696	$561	$661	$533	$690	$574
RETAIL																
Neighborhood Strip Center	$449	$375	$298	$165	$294	$163	$270	$150	$361	$301	$361	$301	$343	$286	$413	$345
Regional Mall	$671	$559	$607	$397	$583	$386	$536	$355	$538	$449	$538	$449	$511	$426	$617	$514
HOSPITALITY / LODGING																
Three-Star Hotel	$731	$555	$661	$425	$482	$348	$443	$320	$587	$354	$452	$376	$429	$358	$577	$480
Five-Star Hotel	$1,044	$761	$945	$679	$712	$456	$655	$420	$838	$458	$838	$591	$796	$561	$960	$691

The condition of the buildings and site indicates that general maintenance and repair has been deferred or non-existent for quite some time. It is understood from an interview with The American River Conservancy that they have occasionally cleared leaves and branches from the roofs of the store and residential building.

The facility appears to be generally out of compliance with Chapter 11B (Accessibility to Public Buildings, Public Accommodations, Commercial Buildings and Public Housing) of the 2019 California Building Code and the 2010 Americans with Disabilities Act (**ADA**) Standards.

For all buildings it is recommended to clear and maintain defensible space. It is recommended to work with an arborist to remove tree branches that are in contact or close to the buildings. The arborist can work from the HELIX survey and inventory, which includes inspection, tagging, identifying heritage trees, drip-line considerations, etc.

With the current climate change impacts and extreme wildfires, **Wildland Urban Interface** considerations are critical for this location. With this in mind, it is recommended that fire sprinkler systems for the Store, Residence, and Restroom buildings be included in any renovation or new construction planning.

Structural Systems

Foundations

The structural systems for the Store and the Residence include concrete slab on grade or raised floor, with wood stud framing for walls, and an assumed combination of pre-manufactured wood trusses and stick framing at the roofs. The Residence has concrete masonry walls at part of the lower level which also serve as a retaining wall. It also appears to have a stone foundation in the original building.

The Restroom/Laundry building is also slab on grade but with concrete masonry (CMU) walls, and wood roof framing members.

No cracks or differential settlement was observed. Shear walls, tiedowns and other structural elements were not observable at the time of the visit as they are covered by finishes. The condition of the buildings indicates that general maintenance and repair is overdue, and that water intrusion into the cladding systems is likely to have caused some deterioration.

Walls

It is difficult to get an accurate assessment of the wall framing conditions without selective demolition to observe the framing (and roof structure).

The exterior wood siding, which includes T-111, board and batten, and a tongue and groove (T&G) wainscot, appears to be in various states. The T-111 appears to exhibit some decay, with some of the south wall of the store exhibiting more deterioration. There is undoubtedly dry rot in various locations on the wood exteriors. On the back side of the Residence there appears to be soil in contact with the T&G wainscot, which should be corrected. There is also evidence of substantial dry rot on the board and batten on the back side of the Residence.

For any siding replacement it is recommended to use a cementitious product or metal that is more in line with Wildland Urban Interface guidelines.

In general, the interior finishes of the walls appear to be in reasonable condition. No cracks were observed in the gypsum board walls. Other finishes include a variety of wood, slat wall for display in the Store, and some brick.

Roof

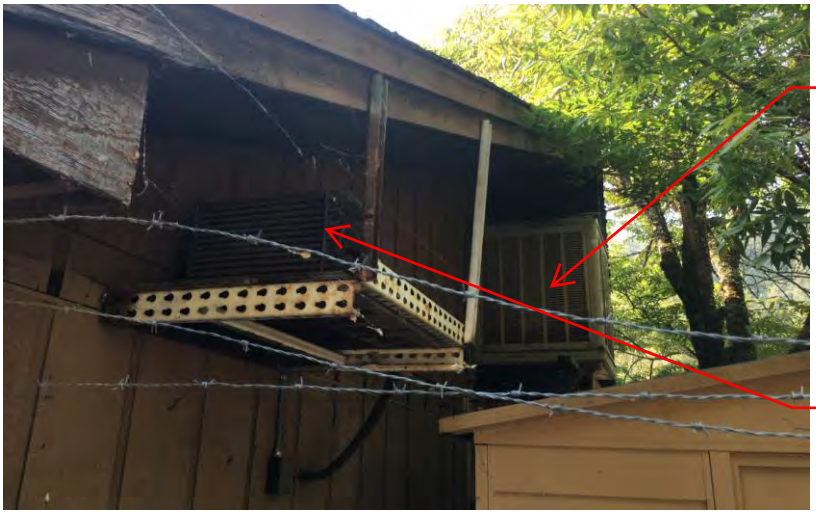
In general, the roofs appear to have surpassed their useful life spans. An inspection of the roofs by a company specializing in roof evaluation is recommended.

MEP Systems

While specific evaluations of mechanical, electrical and plumbing systems are beyond the scope of this study, we offer the following general comments for the building MEP systems:

HVAC Systems

All equipment observed appeared to be in poor condition and/or appeared to have exceeded their normal life expectancy and should be further evaluated. There are much more efficient options available that should be considered as part of renovation. A company specializing in the evaluation of mechanical systems should be engaged for this service.



Electrical Systems

Power distribution equipment observed appears to be in a variety of conditions from poor to good. The power distribution equipment needs to be evaluated further for repair or replacement. Some electrical panels do not meet current code installation heights and clearances.

The interior and exterior lighting systems are also outdated and in need of replacement with new energy-efficient LED lighting.

Plumbing Systems

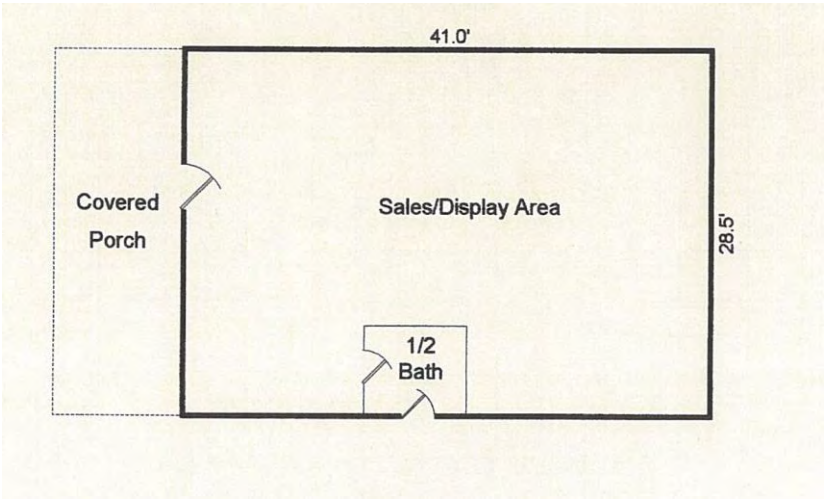
Plumbing fixtures do not meet water use (efficiency) requirements set by the current code in effect, nor accessibility requirements. Sewer lines should be scoped. A company specializing in the evaluation of water, sewer and natural gas plumbing should be engaged for further evaluation. A flow test is recommended as well.

BUILDING ASSESSMENTS

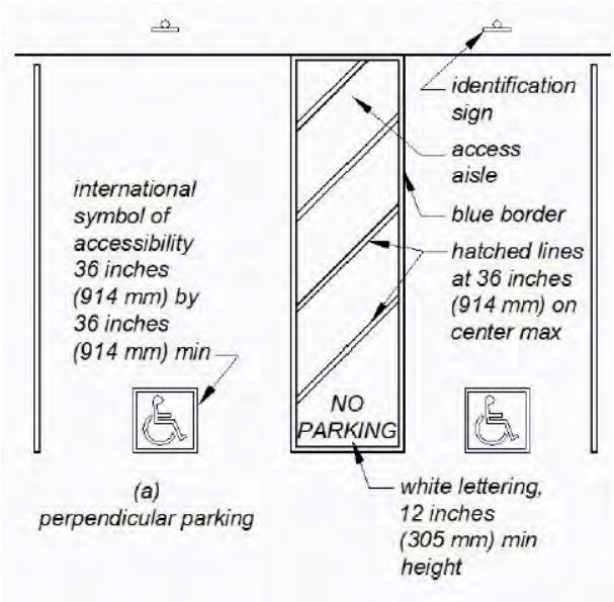
Our general assessment of the buildings is as follows:

THE STORE

The Store building appears to be in relatively good condition. A pest inspection is highly recommended.



There is a paved area adjacent to the residential building that could be converted to a van accessible parking space, required clear space, and a second accessible parking space. This may require new paving and would definitely require pavement markings and signage in compliance with the aforementioned code and standards, as shown in the exhibit below:

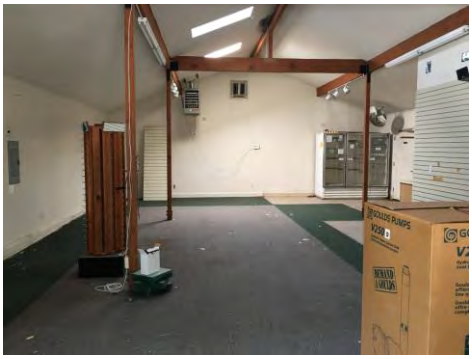


From this parking area to the entrance of the Store the route is relatively flat. However, the patio surface has irregularities creating barriers that would require the paving to be demolished and constructed new to meet accessibility compliance.

The interior appears to be in reasonably good condition. The vaulted ceilings, skylights, and attractive exposed structure are an asset.

The existing restroom would need to be remodeled and enlarged to comply with accessibility requirements. It has two doors, one from the exterior and one from the interior, which is somewhat unconventional for a public building.

One option would be to create two single user restrooms, with one having access from the interior and one having access from the exterior. The exterior restroom could serve visitors sitting outside on the patio, while the interior restroom could be for staff use.



THE RESIDENCE

For the Residence building, should it remain a residential use, the recommended renovation items to make the building sound and livable would be adequate. However, should it be considered for public use, the level changes between the addition and the original residential building would be a challenging barrier to overcome for accessibility.

The residential building sits substantially above the aforementioned parking area. There are numerous level changes outside the building, as well as sloped and uneven walkways that do not meet accessibility requirements. Non-compliance was not unexpected due to the building's age, which pre-dates the enactment of the Americans with Disabilities Act in 1990. Additionally, the lack of continuous, on-going maintenance has compromised the structural integrity of the exterior walking surfaces which are required to be accessible.

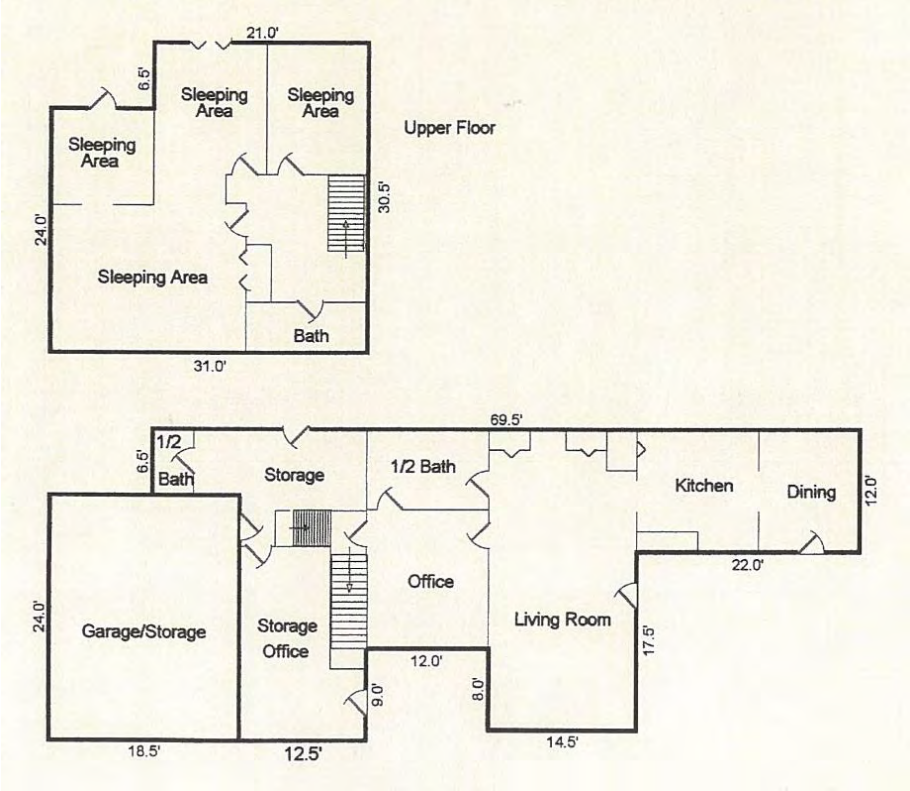
However, there is ample room to construct a compliant ramp system that could connect to the main entrance and a new exterior patio at the main level of the older section of the building. New connecting walkways between the buildings and their exterior amenities would be required.

The original Residence building is all on the same level at the interior. Should it be considered for public use, such as a visitor center, the existing bathroom could be remodeled to comply with accessibility requirements.

The original Residence building and the Addition could be occupied by different entities if they were used as a B Occupancy (business). As mentioned previously, the original building could be a visitor center. The addition, with its open floor plan on the second level, could function well as an office for a river outfitter. It has a garage on the lower level with ample storage areas.

Mixing the occupancies, such as a residential use and an office use, would require a fire rated occupancy separation, with or without fire sprinklers. This could be challenging to achieve but is possible and would add cost to the renovation.

Adding a deck at the second level of the addition would be a desirable amenity but would pose access challenges which would drive up the cost.



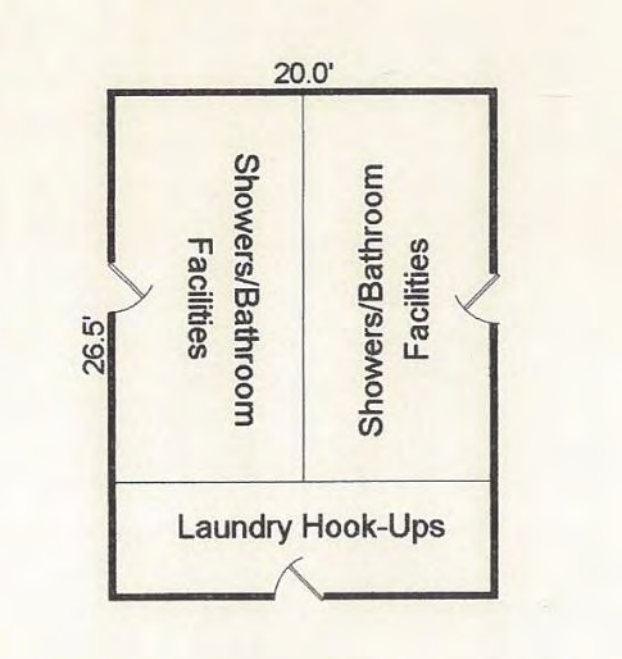
All new HVAC systems for would be required. All new LED lighting would likely be required.

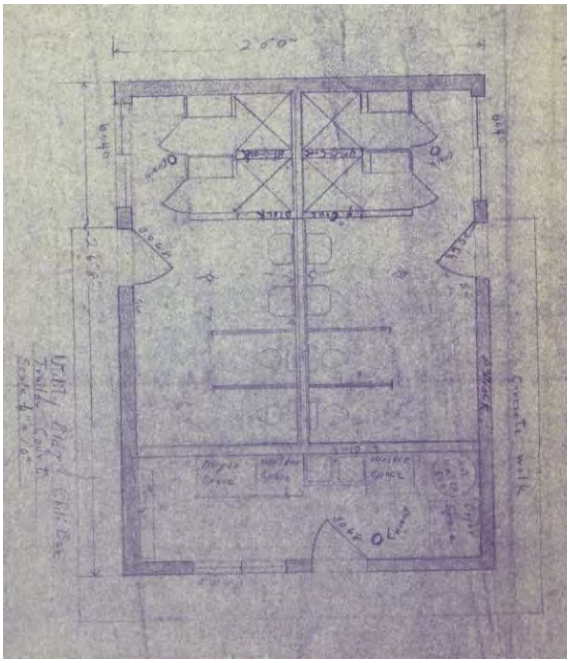
THE RESTROOM/LAUNDRY

Access to the interior of the Restroom/Laundry building in the campground was not available at the time of the site visit.

The restroom and laundry building's masonry walls appear to be in acceptable condition, with no visible differential settlement or cracking at the exterior.

Selective demolition is recommended to remove and replace all wood structure and roof, downspouts and gutters. As can be seen in the photo above, the wood is in poor condition.





While it is possible that the restrooms (including showers) could be remodeled to make them accessible, the required space to achieve clearances would substantially reduce the plumbing fixture count. This would likely result in two single user restroom/shower rooms.

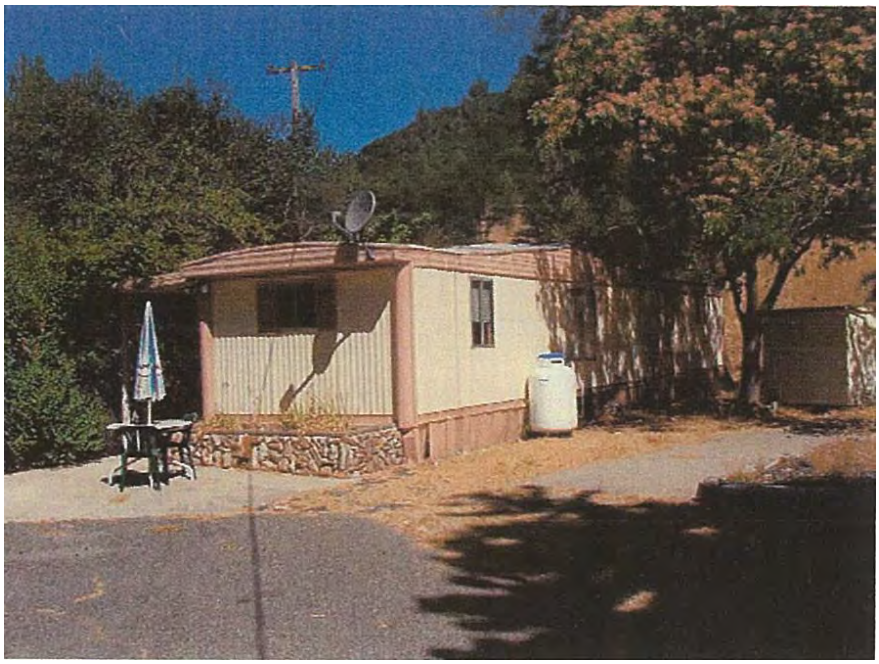
A better approach might be to remodel them with a one-for-one replacement for the fixtures, partitions, showers, LED light fixtures, etc., and add a unisex restroom/shower room to the facility.

These accessibility upgrades would need to include a compliant parking space with associated clear space close to the building, including an accessible route to both the compliant restroom/shower room as well as the laundry. The accessible path of travel should be relatively easy to achieve since the site is level near the restroom building.

All new mechanical systems for ventilation and heating would be required.

THE MOBILE HOME

At the time of the July 2007 appraisal, the subject mobile home was not being used and was in extremely poor condition. At that time it was the opinion of Harrison Appraisal that this mobile home did not contribute to the market value of the property.



In the intervening time between the 2007 appraisal and 2020, this mobile home has continued to deteriorate. It was inaccessible at the time of our site visit. It appears to be in poor condition, and it is not recommended to attempt to renovate or improve the building in any way.

Further Evaluation

This renovation scope of work represents a significant cost element for the buildings which will require further study. Based on our field observations, we recommend the following additional assessments to gain a full understanding of what would be required to renovate the store, residential, and shower/laundry buildings and site, making them compliant with current codes and safe for occupancy, as well as for developing the associated renovation budget model:

1. **CASp Report:** An accessibility survey of the building and grounds is recommended by a Certified Access Specialist (CASp) if the buildings will be placed back into service. The accessibility survey will cover access barriers and obstacles using the 2019 California Building Code (which was effective on January 1, 2020) and the 2010 Americans with Disabilities Act (ADA) Standards. The full CRASCA CASp report, with all the legal protections and state issued certificate, will also include a detailed list of all the deficiencies.

   Budget amount: $9,000 - $12,000

2. **Structural Assessment Report:** A review of the current condition of the built structures. To review the current structural conditions, selective demolition would be required at shear wall locations.

   (not including selective demolition) Budget amount: $4,000 – $6,000

3. **Pest Inspection:** A full inspection of the buildings for any evidence of termite activity or other borers, and/or evidence of dry rot damage, or moisture conditions that could lead to an atmosphere favorable for wood destroying organisms.

   Budget amount: $600 - $1,200

4. **Environmental Report:** This study would identify any asbestos, lead, mold/mildew, etc.

   Budget amount: $5,000 - $15,000

5. **Roof Inspection:** Evaluate the roof for leaks, repair and/or replacement.

   Budget amount: $1,200 - $2,400

6. **Mechanical System Inspection:** Testing and evaluation of the existing systems; feedback on the viability of utilizing the existing components; recommendations for repair and replacement.

   Budget amount: $1,000 - $3,000

7. **Electrical System Inspection**: Testing and evaluation of the existing systems; feedback on the viability of utilizing the existing components; recommendations for repair and replacement.

   Budget amount: $2,000 - $3,000

8. **Septic System Inspection:** Scope existing waste lines from buildings to septic system to inspect for tree root infiltration, collapsed pipe, etc.; recommendations on utilization of existing septic system components.

Budget amount: $1,000 - $2,000

9. **LPG System Inspection:** Have the existing liquid propane gas system and lines inspected for corrosion and leaks; assess viability for continued use.

Budget amount: $500 - $1,000

10. **Cost Estimator:** Review existing conditions for building and site, and provide estimate of probable cost to renovate for use as a public facility, demolition OR new construction estimate.

Budget amount: $10,000 - $15,000

11. **Geotechnical Engineer:** Review conditions of the site to assess soil stability for maintaining the current configuration and/or demolition and new construction. Conduct soil sampling and provide soil conditions data and recommendations.

Budget amount: $25,000 - $38,000

ROM BUDGET RANGE: $59,300 - $95,600

Given the limited scope of this study, this Rough Order of Magnitude Budget was built using a range of fees dependent on local market conditions and individual company pricing. These fee ranges include conservative allowances for unknown and unforeseen conditions that may arise when further studies are undertaken. The consultant team has no control over the future cost of labor, materials or equipment, over the methods of determining future prices, over future competitive bidding, or future construction industry and materials market conditions. Accordingly, the consultant team cannot and does not warrant or represent that R.O.M. prices for studies, assessments, inspections, or selective demolition for the subject project will not vary in the future from the budget numbers contemplated herein.

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Closure

The observations and recommendations contained herein are solely preliminary professional opinions and are based on limited site reconnaissance and the documents provided.

We endeavor to perform our professional services in accordance with generally accepted professional practice principles and level of care.

Should you have any questions or comments regarding this evaluation, please contact us and we will be happy to discuss them with you.

Regards,

LIONAKIS

Dean Albright, M.Arch, LEED AP
Associate | Senior Project Manager

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Appendix C

Utility Assessment

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RFE ENGINEERING, INC

TECHNICAL MEMORANDUM

TO: Meredith Branstad, Helix

FROM: Erik Fanselau, P.E., RFE Engineering

DATE: January 12, 2021

SUBJECT: Chili Bar Site Assessment (RFE Project No. 20145)

A. PURPOSE

El Dorado County is investigating the feasibility of renovating the Chili Bar Park facility to provide new amenities to recreational visitors. The purpose of this effort is to estimate the potential revenue available versus the renovation cost if the existing facilities are improved. RFE has been tasked with evaluating the state of the existing infrastructure and the improvements that may be required to restore the operation of the site.

B. EXISTING CONDITIONS

Chili Bar Park is located approximately 3.5 miles north of Placerville along Highway 193 where the road crosses the South Fork of the American River. The existing facility is owned by El Dorado County but managed by the American River Conservancy (ARC). The facility is used by day use visitors as well as rafters. ARC provides staff to manage the facility which includes a manned kiosk and charging visitors to use the facility. The existing site includes a store, house, restroom facilities, vacant mobile home, parking lot, and mobile home park. It should be noted that, the existing buildings, restroom, and mobile home park sites are in a state of disrepair and are not currently in use.

C. SITE VISIT

RFE performed a site visit on September 22, 2020, along with other members of the Helix consultant team, El Dorado County, and ARC. Kelley Crowfoot (ARC) participated in the site visit and answered questions about daily operations and maintenance challenges. Kelley serves as one of the regular ARC staff members at the site.

D. WATER SUPPLY

The site is currently served by a well located in the parking lot. ARC staff stated that the pump was recently replaced. From the well site, water is pumped to an above ground storage tank (volume unknown) behind the store and adjacent to the hillside. Previously, water was provided to the structure located on the hill above the site but apparently that connection has been severed. The County has stated that the well provides potable water but the rest of the system has not been designed to provide drinking water. If the site is to be renovated, the existing water demand should be calculated and compared against capacity of the new pump. In addition, it will need to be confirmed what, if any, additional treatment would be required for potable consumption.

E. SEPTIC SYSTEM

The existing facility included a septic system although it has not been in use for many years. The septic system was comprised of a 2,000-gallon septic tank located near the campground restroom building and adjacent leach field. Due to the weeds and debris on the site, it was not possible to verify the location of the septic tank. The permit for the original system was issued

in 1962. Given the age of the system, it is our opinion that it would not be cost effective to reuse the old septic system as the condition and capacity cannot be easily verified. Furthermore, the age of the system itself would likely warrant full replacement. There are several options for a new system. The configuration will likely include a new tank located near the existing tank and a leach facility nearby. The existing buildings could be connected to this tank as the restroom facility is downhill from the structures. Before the new system can be designed, it will be necessary to determine the capacity of the new system and perform a percolation test. For example, if new mobile home park sites are planned with sewer hookups, this demand will need to be included which will likely increase the size of the leach field and possibly the tank.

F. DRAINAGE

The site has limited storm drain facilities and consists mainly of small (3"-4" plastic) drains, trench drains, and surface flow. Many of the trench drains are full of vegetation and debris and provide little to no flow capacity. The driveway bisecting the site acts as conveyance for flow from the building and mobile home park sites. This road does not have adequate drainage capacity such as ditches and culverts. As a result, erosion has caused damage to the road. Previous studies have also indicated that the 100-yr floodplain bisects the site. Although this would not necessarily restrict site redevelopment, any future improvements should consider the location of this delineation.

G. ELECTRICAL

The site is currently served by PG&E for power. It appears that power is still connected to all the buildings including the restroom facility. The active overhead electric lines extend into the site. The old mobile home park sites still have electrical pedestals for hookups. These should be removed and replaced if the site is renovated. If new site lighting is added, new underground or overhead services will be required.

H. LIGHTING

Unfortunately, the site has recently experienced theft. This includes the loss of various landscaping tools out of the shed at the edge of the beach area. ARC staff believe this is due in part to lack of lighting, security cameras, and security patrols. The site does have some existing camera coverage, but it does not cover the entire site. ARC would like to see additional lighting of the beach/park area to deter theft. In addition, they would like to see security camera coverage of this area.

I. ROADWAY

The existing road surface shows signs of extensive wear including potholing. This wear can be intensified by poor drainage and the heavy loading from the weekly garbage trucks. It is not clear where the maintenance responsibility is delineated. This needs to be clarified before any improvements are constructed. It may be worthwhile to construct new ditches and culverts for this road and repave it. In addition, ARC staff suggested that garbage truck operation be restricted to the area immediately

adjacent to the county road. However, the local resident may object to this solution as it would require them to haul their garbage can further from the house.
Once the proposed use for the mobile home park area is determined, additional road and parking improvements can be determined. This could include a paved or gravel parking area near the existing restroom building.

J. FIRE

ARC staff stated that local fire personnel have visited the site and even performed some brush removal but have not expressed any concerns about fire suppression requirements. Any future renovation would need to comply with fire requirements. As the structures are existing, new interior fire sprinklers will not likely be required, but it should be confirmed if any additional fire suppression water storage would be required.

K. ADA

The site currently does not provide ADA access for visitors between the parking lot and beach as well as the parking lot and store. This should be further evaluated with the proposed use. For example, the existing stairs could be replaced with an ADA compliant ramp. However, it should be noted that the beach area consists of uneven, unimproved surfaces so it may not be feasible to make the entire site ADA compliant.

L. CONCLUSIONS

This site is a good candidate for renovation. RFE did not identify any issues that would make it difficult to improve the site. However, to generate a cost estimate for the infrastructure upgrades it will be necessary to determine the proposed improvements. This work is being performed by other members of the Helix team.

M. REFERENCES

Chili Bar Area – A Report on Existing Conditions, Problems, and Recommended Solutions, El Dorado County Community Development Department, December 1985.

Chili Bar Park – Preliminary Master Plan, Foothill Associates (now Helix), August 2009.

Attachments:
1) Site Pictures

Attachment 1 - Chili Bar Site Photos

Photo 1 - View of Existing RV Sites

Photo 2 - Existing Leach Field Area (assumed), House and Store in the Background

Photo 3 - Restroom Facility (septic tank assumed to be in this area)

Photo 4 - View Looking Toward Beach/Park

Photo 6 - Water Well Cover

Photo 5 - Water Storage Tank

Photo 7 - Trench Drain Filled with Sediment

Photo 8 - Road Surface and Drainage Issues

Photo 9 - View of Stairs from Parking Lot to Beach

Appendix D

Tree Data

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Appendix D
Tree Data

Tree #	Species	# of Trunks	DBH (inches)	Height (feet)	DLR (feet)	Health	Structure	Notes
1175	Blue oak	1	20	40	28	Poor-Fair	Fair	Codominant trunks with narrow crotch and included bark; large cankers on the trunk; trunk wound; sprout growth; overhead utility lines; overhangs store
1176	Interior live oak	1	27	40	35	Fair-Good	Fair	Codominant trunks; pruning wounds; trunk decay; healthy canopy; overhead utility lines; overhangs house
1177	Interior live oak	2	20, 23	45	30	Fair-Good	Fair	Deadwood; limb failure **Heritage Tree**
1178	Blue oak	2	17, 19	38	26	Fair-Good	Fair	Codominant trunk; small cankers/ trunk damage; sparse canopy **Heritage Tree**
1179	Interior live oak	1	21	30	20	Good	Fair-Good	Codominant trunk
1180	Interior live oak	10	10, 11, 13, 14, 14, 14, 16, 21, 25, 30	40	34	Fair-Good	Fair	Multiple trunk attachments; trunk cavity **Heritage Tree**