

CHILI BAR PARK

PRELIMINARY MASTER PLAN

August 2009

PREPARED BY

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EL DORADO COUNTY

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Table of Contents

Chili Bar Park Master Plan Overview	1
Programming Options	1
<i>Programming for Existing Structures</i>	2
House.....	2
Store.....	4
Restroom Building.....	5
Mobile Home	5
<i>Programming of Upper Area</i>	6
Camping.....	6
Picnic Areas	7
Trails	8
Native Plant Garden or Educational Trail	8
Playground.....	9
<i>Programming of Lower Area</i>	10
Development Costs.....	11
Preliminary Master Plan	14

Chili Bar Park Master Plan Overview

This document is a preliminary master plan for Chili Bar Park. Its purpose is to examine the potential redevelopment of the upper terrace of the park for recreational uses. This plan was prepared with input from El Dorado County staff and members of the River Management Team. This document offers analysis and suggestions for potential uses of the site, a preliminary master plan, and cost estimates for development and construction. A final Master Plan will be developed through a public participation process in the future.

Programming Options

The existing improvements at Chili Bar Park offer many opportunities to develop unique recreation facilities. The house and store buildings could be used to generate revenue through lease and rental of facilities. The existing water, septic, and electrical systems allow many options to be considered for the site including day use, overnight camping, and group picnic/event facilities. Any proposed recreation activities on the upper site must be compatible with the existing rafting program on the lower site, as Chili Bar is the only public access on this section of the river.

The overall plan for the upper site could include day use activities, overnight uses, or a combination of the two. Day use activities include picnicking; play areas; environmental education via interpretive elements; a meeting, classroom, or event space; a museum/environmental education center, and trail staging areas. Overnight uses of the site may include tent camping, convenience units such as yurts or cabins, Recreational Vehicle (RV) camping, and a group campground. Educational facilities, such as a museum, classroom, or native plant garden could be open to the public and available by reservation for local schools, the County, or other organizations.

Financial considerations are an important part of site development, as Chili Bar Park must be self-sustaining. Revenue can be generated from entry fees, similar to the current program, camping fees, and special facility rental fees for classrooms, meeting space, or group picnic or camping areas. Additionally, renting space to concessionaires, such as the store or a rafting outfitter, would be a steady source of revenue.

Programming for Existing Structures

House

The existing house was built in phases and the distinct spaces can easily be used for multiple purposes. The structure includes a ground floor garage, office, storage room, and outdoor washout area. A flight of stairs leads up to the main level, which is composed of an office, living room, bathroom, kitchen, and dining area. Multiple rooms on this floor open onto the front deck, which is shared with the Store. The second story, accessed by another flight of stairs, is located over the ground floor rooms. The second story includes a bathroom, hall/entry area, two smaller bedrooms that open onto the back deck, and a master bedroom and undeveloped bathroom. Attic access is through a doorway in one of the bedroom closets.



A water leak in the second story bathroom in 2008 led to extensive water damage throughout the second floor and in the ceiling of the ground floor. There is also evidence of water damage on some parts of the second story ceiling, suggesting that the roof may need to be repaired. Although no evidence of mold was present during the site analysis visit, the building should be inspected by a professional to determine what remediation and repair work is necessary. Additionally, the electrical system, roof, foundations, and other structural elements should be inspected and repaired as needed.



Water damage to the ceiling.

The ground floor is probably best used as storage and administrative offices, as there are few windows and the majority of the space is the garage. The ground floor office has its own entrance, which would allow it to be used as an office and storage room for the store or for a raft outfitter. The garage would serve well as a storage space for the County River Management Division or the Sheriff's Boating Unit. The washroom behind the house was used by a river outfitter for cleaning returned equipment. It could be utilized by a rafting concession or the County staff and Sheriff's officers for a similar purpose with some cleaning and repair. There is potential for revenue generation from rent depending on who uses the space. The storage area is currently home to slides of raft photos from a defunct river photography business. If these slides could be categorized and inventoried, it is possible that they could be source of revenue for people desiring to find old photos. However, the return on investment is likely to be small, so this job would be best suited to volunteer labor.

The main floor, with its easy access to the front patio and deck and existing parking, is the area best suited to public access. This would be an ideal site for a museum or information center. One potential partner for the museum is the South Fork American River Watershed Center. The Information Center could also offer maps,



The main floor living room, a potential museum space.

information, and WAG bags for people going to the Rubicon Trail and water safety information. Converting the living room, kitchen, and dining room to a museum will require removal of the interior furnishings and appliances, renovation to meet ADA-accessibility guidelines, and potentially removal or changes to interior walls. The main floor office could serve as a management office for the store or museum or be utilized by the County to manage its River Management activities. Alternately, it could be used as additional museum space.

The second story is the area with the most potential uses. It could be renovated as a caretaker living space or rentable apartment, converted into a classroom or meeting space, used as a youth hostel, or become the campground recreation room. Prior to developing any of these options, the water damage on the floor and ceilings must be repaired. Also, this floor must be made ADA-accessible, and the drop-off from the master bedroom door must be addressed. This problem can be fixed by constructing a ramp from the outside of the building to the second floor and repairing the back deck.

To convert the upper level to a self-contained living space, one of the bedrooms will have to be converted into a kitchen. It may also be desirable to install a second bathroom next to the master bedroom. Minor repairs, such as repairing doorframes and replacing closet doors will also be necessary. If this space is utilized as a caretaker's apartment, no additional income is expected to be generated, but presumably the caretaker would cover the cost of utilities. If it is rented as an apartment, daily or weekly, it would generate some income to the County, but the County would also be responsible for having it cleaned and the cost of utilities.

Creating a meeting space, classroom, or recreation room will all require similar modifications to the upper level. The interior walls separating the three bedrooms should be removed, to the extent structurally possible, to create a larger meeting room. The existing bathroom should be renovated and a second bathroom may be added in the room off of the existing master bedroom. A small kitchenette area could be installed to provide added amenities and enable the space to be used for all-day events. For use as a classroom or meeting space the County will need to provide tables and chairs, which will also have to be stored somewhere on-site. Rental fees generated by this option would be a revenue source. A campground

recreation room could include a lending library, game tables, darts, board games, and a lounge area. Although the recreation room would not generate revenue directly, it would be an added amenity for the campground, thereby attracting more campers. The County would incur annual maintenance expenses with any of these options, which would presumably be recovered through the facility use fees.

Additional storage or office space, to be used by the County River Management team or sheriff, could be constructed adjacent to the garage on the ground floor. This could be combined with a rooftop deck adjacent to the upper story. This expanded outdoor space would be particularly useful if the County intends to use the upper level of the house as a rentable meeting or event space.

All improvements to the house should emphasize energy efficiency and environmental sensitivity with respect to materials and appearance.



A rooftop deck over storage would provide needed access to the upper level of the house.

Store



Existing store facility.

The County would like to re-open the store to serve the rafters and users of the upper park area. The concept has been discussed with potential concessionaires, but visitor rates and park occupancy time need to be increased before a store is financially viable. In addition to rafting, camping, and picnicking supplies, the store could also be used to rent life jackets and other river safety devices, or incorporate a photography business, as it has in the past. With the patio and outdoor grill,

food and refreshments could also be sold from the store. Before the store is rented to a concessionaire, the building should be inspected to ensure that there are no structural, electrical, or mold problems. The store will be a primary revenue source for the site.

Restroom Building

The restroom building is constructed of concrete masonry units (CMUs) and divided into three rooms. It was historically used as a laundry room and men's and women's restroom and shower areas. Although the exterior of the building appears in good repair, the toilet and shower areas are unusable and do not meet ADA-accessibility standards. There is mold and water damage on the ceiling of the women's area. It is recommended that the entire interior of the building be removed and renovated. Additionally, the building should be inspected by trained mold remediation professional. If the upper area will be used for camping, showers will be a desired amenity. Coin-operated showers would help offset the costs of maintenance.



Existing restroom facility.

The former laundry room can be used for a number of purposes. It could be restored to a coin-operated laundry facility, but this may adversely impact the septic system. The space could be used for vending machines or an arcade, which would also generate revenue for the County. However, vending machines could be in direct competition with the store, depending on the hours of operation. Finally, the room could be used for storage of maintenance equipment or supplies. Alternatively, by removing the interior wall and extending the dividing wall to the front of the building, this area could be used to expand the men's and women's restroom and shower area.

All restroom/shower improvements will need to be carefully designed to limit wastewater generation and energy use. Solar water heating should be explored together with low-flow fixtures. Although the septic system appears to be in good condition, the capacity and condition should be assessed prior to development.

Mobile Home

The best views of the river are found on the west end of the upper site, around the existing mobile home. The mobile home appears to be habitable, but is not desirable as a long-term or permanent feature of the site. In the short term, this structure could be rented out as seasonal housing for river guides or used as a caretaker's quarters. It should be removed as the rest of the site is developed. The building and deck should be inspected for safety prior to renting the building.



On-site mobile home.

Programming of Upper Area

Camping

There is potential on the site for both tent and RV camping. Pre-fabricated cabins or yurts could also be constructed to offer additional camping options. The campground can be designed entirely for small, family groups or also have facilities for group camping.



The upper area was formerly a mobile home park.

The minimum requirements of a tent camp site are single-car parking area, a picnic table, campfire ring, and flat area on which to pitch tents. Large, multi-room family tents can be up to 10 x 20 feet, but more standard 2-4 person tents are typically 10 x 10 feet. Tent campsites may also have an electrical outlet and water faucet. Alternately, area water faucets may be shared by multiple campsites. Campsites should be separated by at least ten feet to allow some privacy between campers. At Chili Bar Park, bears are not

anticipated to be a problem, but a lockable cabinet for food storage is still necessary to prevent raccoons, squirrels, and other wildlife from stealing food. Trash cans must be covered with solid lids or trash should be centrally collected in a covered dumpster. Site grading, parking arrangements, and furnishing should be ADA accessible.

RV campsites are generally classified by the type of utility hook-ups available. Primitive or dry sites, the most basic, consist of a level concrete pad, picnic table, and grill, with no electrical hookups. The concrete pad should accommodate the length of the RV as well as a tow vehicle. The most common type of RV camp site has an electrical and water hookup along with the basic site improvements. Full hookup sites have sewer, electricity, and water at the campsite. Some campgrounds with primitive or basic campsites have a central sewage dump station. There are existing overhead electrical lines and electrical connections throughout the upper site because it was used as a mobile home park. Therefore electrical and water hookups could be provided for RV camping. Since the Chili Bar Park is on a septic system, it may be preferable not to have a dump station or full hook-ups. However, this may limit the length of time that people can stay in the park.

Log cabins, tent cabins, and yurts come in a variety of sizes and with various amenities, from a basic enclosed sleeping room to a fully plumbed kitchen. They offer the option of a weekend camping experience without requiring extensive camping gear or experience. Additionally, if properly constructed one of these structures may be more accessible to people with limited mobility or other health restrictions than a traditional tent. These types of structures may be more feasible in

a future phase, when RV or tent sites could be converted to cabin or yurt sites. These types of convenience camping units may also extend the camping season by allowing visitation in the early spring and late fall when temperatures are less conducive to tent camping.



A pre-fabricated yurt.

Often campgrounds have a Camp Host. A person or couple that lives on site, assists campers, oversees maintenance, and ensures that the rules of the campground are followed. Camp Hosts are often retirees who live full-time in their RV and may stay at a camp for 4 to 6 months at a time. The Camp Host at Chili Bar Park could follow this traditional model, with a full hook-up camps site, or could be someone who lives in the existing house. If the upper level of the house is used as caretaker's quarters, it will probably attract a different group of people to the job, since they will not need to have their own RV.

A group camp site has the same basic amenities as a family campsite, but in a much larger space. Water faucets and trash cans, while optional for a single campsite, are necessary for a group site. Additionally, group sites often have large campfire areas, council rings and may also have a covered picnic or eating area. Multiple parking spots are required for a group campsite, and larger parking stalls may be useful to accommodate large vans.

Picnic Areas

Picnic areas are typically day use areas and can be designed for one family or large groups. A basic picnic area includes a table, and often a garbage can and grill. Picnic tables may be on a concrete or decomposed granite pad to improve accessibility, but can also be located in a lawn. Picnic tables can be covered with a trellis or solid shade shelter. Grills should not be located under a shelter. Day use picnic areas also require one to two parking spaces per table. Often no fee is charged to use a family-size picnic area, but an entry fee may be collected for entry to the park.



Group picnic shelter.

A group picnic area typically has a large covered concrete pad with tables, 2-3 large grills, water faucet, trash cans, and an electrical outlet. Optimally, a group event area will be designed to function as both a day use picnic area and group camping area at Chili Bar Park. Group picnic areas are generally reservable for a small fee. ADA-

accessibility should be considered in the design and furnishings of both family and group picnic areas.

Trails

Although Chili Bar Park is currently isolated from other trails in the area, there is great potential to make it a staging point for trail users. Historic trails along the river can be accessed from BLM land just downstream of the site via the Wildman Hill trailhead. If easements are negotiated with adjacent downstream property owners, the trail could extend from Chili Bar Park to connect with the historic trail. A loop trail utilizing that leg, turning north, and running south on the large County-owned parcel to the north is also a possibility and would be a strong draw for weekend campers. However, there is no direct access between Chili Bar Park and the County parcel to the north due to a privately owned road that divides them. Although the County has a maintenance easement on this road to allow access to the water tanks, a public trail would require negotiating a new easement. Alternately, it may be possible to route the trail around the neighbor's property and along Highway 193 until it can connect to the northern property. These trail connections will require additional planning and negotiations, but would greatly increase the recreation opportunities at Chili Bar Park and along the entire South Fork of the American River.

Trails are used by hikers, mountain bikers, and equestrians. Chili Bar Park would work well as a staging area for both hiking and mountain biking. It is not as well suited for equestrian staging, due to the large area required for horse trailers. However, if the park is part of a larger trail network it should be expected that some equestrians will visit the park, during the course of their ride. Facilities for all users, such as bike racks and hitching posts, should be provided on the site so that trail users can visit the store or make use of picnic facilities.

Native Plant Garden or Educational Trail

Chili Bar Park offers opportunities for education about the river, the history of the area, and natural history. This educational potential may take the form of a museum and indoor or outdoor classroom space, but can also be realized with interpretive signs, an educational trail, or a native plant garden. These types of passive outdoor education will not generate income, but will improve the recreational experience of park users and may have a long term positive effect on environmental stewardship.

Any of these outdoor education opportunities can be implemented on both the upper and lower areas of the park. Signage or plantings placed in the lower area must be designed to withstand inundation and flooding. A native plant garden or marked trail can be designed and maintained by volunteers such as a scouting group or friends of the park group. Interpretive brochures can be prepared by County staff, consultants, or volunteer groups.

Playground

Small playgrounds are often found near picnic areas and in campgrounds. To retain the natural feeling of Chili Bar Park, traditional metal and plastic play structures are not recommended. Instead, a play area of natural materials, such as wood, large partially buried pipes, or earthen mounds is recommended. Playgrounds constructed out of irregular natural materials create a much stronger identity and sense of place than standard pre-fabricated structures. A playground does not generate revenue, but may add to the recreational experience for campers and picnickers.



Natural materials create a unique and memorable play area.



Brightly colored metal and plastic play structures are not recommended.



Traditional structures painted to blend with the surroundings are recommended.

Programming of Lower Area

The lower area of Chili Bar Park is currently a public river access with parking and areas where rafts are put in the water. The primary use of the lower area is expected to remain the same as the upper area is developed. This parcel is constrained by its location in the floodplain and the conservation easement, held by the American River Conservancy. Any improvements in this area must be designed to withstand periodic flooding. Additional uses of the lower area include educational trails or signs, as described above, overflow parking for weekday and overnight visitors to the upper area.

Since the lower area functions successfully, improvements and changes are expected to be relatively minor. One improvement needed for both the upper and lower areas is an iron ranger or some other method of gathering fees when an attendant is not present. Multiple groups were observed using the site and seemed willing to pay the proper fees if there was a method to do so. Erosion control and soil stabilization is needed on the southern trail from the upper parking lot to the river's edge. There is significant erosion on this pathway, which should be addressed by installing water bars or otherwise controlling drainage down the hillside and trail. Consideration should also be given to replacing the current portable toilets in the upper parking area with a composting or vault toilet. Additional portable toilets may still be needed in the lower parking area during the rafting season.



Adding an iron ranger or fee deposit system would allow day use fees to be collected in the off-season.



Picnic tables could be installed seasonally on the central mound in the lower parking area.

Over the past decade work has been done to improve habitat and traffic flow on the site with tree planting and construction of a large raised planting area on the point. Additional planting of native trees, shrubs, and wildflowers in this area and around the perimeter of the site may be undertaken to increase shade and biodiversity of the area. The raised mound serves as a natural gathering point. Adding picnic facilities to this area would provide an additional amenity for day users. Since this area floods regularly, all site furniture should be movable so that it can be stored in the upper parking area through the winter.

Development Costs

There are two components to the cost estimate for development of Chili Bar Park: first, the design development costs and second, the construction costs. The design development phase includes performing surveys necessary to complete a California Environmental Quality Act (CEQA) analysis of the impacts of the proposed project such as cultural, biological, and phase 1 site assessments. The existing building must also be inspected for structural stability and mold infestations. After this data is collected, a series of public meetings will be held to gather input from park stakeholders: park users, and local residents, recreation and conservation groups. From these public meetings a final Master Plan will be developed and reviewed under the CEQA process. Once this is complete, construction documents for park improvements will be prepared. Table 1 shows the estimated design development costs. Table 2 shows the estimated construction costs for the Preliminary Master Plan.

Table 1 — Design Development Costs

Item Description	Estimated Cost
Inspect Existing Buildings	\$0*
Inspect Septic System	\$2,000
Arborist Survey	\$4,000
Topographic Survey	\$5,000
Cultural Assessment	\$4,000
Biological Assessment	\$4,000
Phase 1 Assessment	\$4,000
Public Meeting and Design Process (3 Meetings)	\$20,000
CEQA Analysis	\$10,000
Construction Document Preparation	\$135,000
Sub-Total Design Development Phase	\$188,000
10% Contingency	\$18,800
Total Design Development Phase	\$206,600

* Covered by existing County program

Table 2 – Construction Cost Estimate

ITEM NO.	DESCRIPTION	UNIT	UNIT QTY	UNIT PRICE	TOTAL PRICE
1	Mobilization and Site Layout	LS	1	\$6,500.00	\$6,500
2	Tree Protection Fencing	LF	780	\$4.00	\$3,120
3	Erosion Control/ SWPPP	LS	1	\$22,000.00	\$22,000
4	Clearing and Grubbing	AC	1.2	\$2,100.00	\$2,520
5	Remove and Chip Existing Trees	EA	5	\$500.00	\$2,500
6	Remove and Grind Existing Asphalt	SF	9,265	\$1.50	\$13,898
7	Remove Existing Concrete	SF	4,920	\$2.00	\$9,840
8	Remove Existing Chainlink Fence	LF	50	\$6.00	\$300
9	Remove Existing Wooden Fence	LF	50	\$6.00	\$300
10	Remove Existing Wooden Stairs	LF	40	\$60.00	\$2,400
11	Remove Existing Mobile Home and Deck	LS	1	\$6,000.00	\$6,000
12	Remove Existing Shed	LS	1	\$2,000.00	\$2,000
13	Remove Power Poles and Electrical Connections	EA	6	\$500.00	\$3,000
14	Stabilize Slope Above Upper Area	LS	1	\$10,000.00	\$10,000
15	Renovate Interior of Restroom/ Shower Building	LS	1	\$45,000.00	\$45,000
16	Renovate Existing House	LS	1	\$55,000.00	\$55,000
17	Storage Building with Rooftop Deck	SF	1,315	\$34.00	\$44,710
18	Wooden Ramp	LF	420	\$55.00	\$23,100
19	Wooden Stairs	LF	38	\$150.00	\$5,700
20	Split Rail Fence	LF	500	\$15.00	\$7,500
21	Electrical Connection to RV Sites	EA	6	\$5,000.00	\$30,000
22	Water Connection to All Camp Sites	EA	11	\$500.00	\$5,500
23	Asphalt Drive and Parking Areas (4" over 6" AB)	SF	13,154	\$8.00	\$105,232
24	Gravel Parking Areas (2" Agg. Base)	SF	3,770	\$6.50	\$24,505
25	Wheel Stops	EA	16	\$100.00	\$1,600
26	Asphalt Striping	LS	1	\$400.00	\$400
27	Decomposed Granite Path (2" Thick)	SF	1,218	\$2.50	\$3,045
28	Concrete Pad (4" concrete over 4" AB)	SF	2,690	\$25.00	\$67,250
29	CMU Trash Enclosure	LF	72	\$450.00	\$32,400
30	Group Shelter	LS	1	\$60,000.00	\$60,000
31	Group Grill	EA	2	\$950.00	\$1,900
32	Group Fire Ring	EA	1	\$1,000.00	\$1,000
33	Bench	EA	8	\$1,200.00	\$9,600
34	Picnic Table	EA	19	\$2,000.00	\$38,000
35	BBQ Grill/ Fire Ring	EA	11	\$850.00	\$9,350
36	Food Storage Cabinet	EA	8	\$250.00	\$2,000
37	Play Equipment	LS	1	\$40,000.00	\$40,000
38	Play Area Bark Surfacing	CY	86	\$50.00	\$4,300
39	Play Area Curb	LF	190	\$31.00	\$5,890
40	Rock Edging Around Planting Areas	LF	1,400	\$2.00	\$2,800
41	Soil Preparation/ Amendment	SF	6,800	\$0.20	\$1,360
42	15-Gallon Tree	EA	34	\$150.00	\$5,100
43	Shrub Planting	SF	2,495	\$2.25	\$5,614
44	Turf (Hydroseed)	SF	2,963	\$0.30	\$889
45	Bark Mulch	SF	3,845	\$0.75	\$2,884
46	Connection to Existing Water System	LS	1	\$1,500.00	\$1,500
47	Spray Irrigation	SF	2,963	\$2.00	\$5,926
48	Drip Irrigation	SF	3,845	\$0.20	\$769
SUBTOTAL BASE BID					\$734,201

ITEM NO.	DESCRIPTION	UNIT	UNIT QTY	UNIT PRICE	TOTAL PRICE
Additive Alternate #1 - Lower Area					
1	Composting or Vault Toilet	EA	1	\$20,000.00	\$20,000
2	Stabilize Trail From Upper Parking Area	LS	1	\$5,000.00	\$5,000
3	Picnic Table	EA	8	\$2,000.00	\$16,000
4	BBQ Grill	EA	3	\$850.00	\$2,550
5	Stairs to Lower Parking Area	LF	10	\$150.00	\$1,500
6	Iron Ranger	EA	1	\$800.00	\$800
SUBTOTAL ADD. ALT. #1					\$45,850
15% Contingency					\$ 117,008
GRAND TOTAL					\$ 897,059