

To: Vicki Sanders, Helix Environmental Planning  
From: Parks and Trails Subcommittee of the Coloma Lotus Advisory Committee (CLAC)  
Date: January 25 2021  
Re: Comments and Recommendations on Helix Chili Bar Report (2021)

The CLAC Parks and Trails Committee (CPTC) appreciates the opportunity to comment on the Helix Environmental Planning Chili Bar Opportunities and Constraints Analysis ("the Analysis") dated January 2021. Specific recommendations and requests pertaining to the Analysis, as well as recommended exploration of potential uses for the park, are provided below.

**I. Per the contracted Scope of Work (Exhibit B, Task 1.1, 1.4 and 1.6), Helix was to deliver:**

1. A topographic and boundary survey that identified areas where construction could not be permitted or was infeasible, including but not limited to:
  - a. Easements or setbacks, including utility and road easements, rights of way, and encumbrances identified in the title report
  - b. Flood elevations, including Dam Failure Inundation Areas and FEMA 1% flood risk areas
  - c. Septic tanks or leach lines, including building setbacks from these
  - d. Well heads and setbacks
  - e. **Accordingly, the CPTC requests that Helix amend the map to depict this information.**
    - **In particular, please ensure that any setbacks, easements or right of ways associated with the property's High Voltage power lines, which extend from west to east, and from north to south, are depicted.**
2. A survey that included "approximately 6.5 acres extending from the water tank north of Chili Bar Court to the river's edge."
  - a. The current map surveys the 4.3 acre upper terrace only.
  - b. **Accordingly, the CPTC requests that Helix extend the map to include the remainder of the unmapped area, so that the site can be assessed holistically.**
3. Coordination with "representatives from the American River Conservancy to determine their goals and objectives for the river access portion of the site." (Task 1.5)
  - a. According to the report, Helix spoke with Kelly Crowfoot, the on-site staff for the Chili Bar Put In.
  - b. **To fulfill this Task, the CPTC requests that Helix coordinate with senior management of the ARC who are responsible for policy and planning, and amend the report to reflect their findings. (Elena DeLacy <elena@arconservancy.org>)**
4. An assessment of the condition of the existing improvements and buildings at Chili Bar Parksite (Task 1.3)
  - a. The condition of the improvements and buildings has not been fully assessed. It was understood at the time of the SOW signing that there would be some significant repair needed, but the assessment of the condition of the building and in particular, needed work and its cost, has not been completed.
  - b. The CPTC agrees that inspection reports from licensed trade professionals, with estimates for repairs, are the best way to assess needed work.

- c. **To fulfill this Task, the CPTC recommends that licensed trade professionals assess and issue reports upon the condition of the property, including estimates for any needed work to return the property to a usable state.**
    - **The CASp (ADA access) Report and the Geotechnical Engineering (Soils) report may be deferred until the desired use(s) of the property have been decided.**
5. This information is needed to fulfill the SOW to assess opportunities and constraints on the property (Task 1.6).

**II. The CPTC also highlights or recommends the following with respect to the Analysis:**

1. The CPTC believes that the entirety of the Chili Bar property owned by the County, including the property subject to the ARC easement, should be analyzed as a whole in this study to fully understand opportunities and constraints.
  - The content and purpose of the easement held by ARC should be clearly described in the report.
  - Any proposed uses must integrate with the entire property and other uses there.
2. The CPTC also recommends that ARC Chili Bar revenue, existing and potential, be reported and analyzed, as well as expenses associated with proposed uses.
  - This includes the expense of repairs after high water damage.
  - The history is a necessary beginning for a financial analysis.
3. The CPTC does not believe that trail access directly from the Chili Bar property to BLM trails is viable in the absence of acquisition of the downstream parcel or acquisition of an easement on that parcel.
  - BLM trail access may be feasible from other nearby parcels.
4. The CPTC is concerned that the property's structures may sustain significant additional damage without timely remediation.
5. The CPTC recommends that the property be brought into compliance with the county Vegetation Management Ordinance ASAP.
6. The Wade Settlement and Indemnity Agreements also should be considered in the report in light of any rights or restrictions that may pertain to the use of the Chili Bar Property.

**III. Upon completion of the work fulfilling the SOW, the CPTC would recommend exploration of the following Potential Uses for the property:**

1. Use of the old trailer grounds reconfigured as a day-use picnic site and play park.
2. Potential for food trucks at the old trailer grounds
3. Conversion of the store into a Whitewater Museum, potentially the Bill Center Museum of Whitewater
4. Use of the residential building leased to a nonprofit such as ARC, potentially reserving the upper bedrooms for interns, and utilization of the garage and ground level space for office functions.
5. Potential for food and drink patio dining/seating space in front of the store and in the rear between the store and residence garage
6. Potential for musicians in the patio spaces