

CHILI BAR PARK

Board of Supervisors Meeting

July 27, 2021

Presented by:



Feasibility Study Process

Opportunities and Constraints
(Complete)

Public Outreach
(Complete)

Conceptual Design
Alternatives (Complete)

Feasibility Report

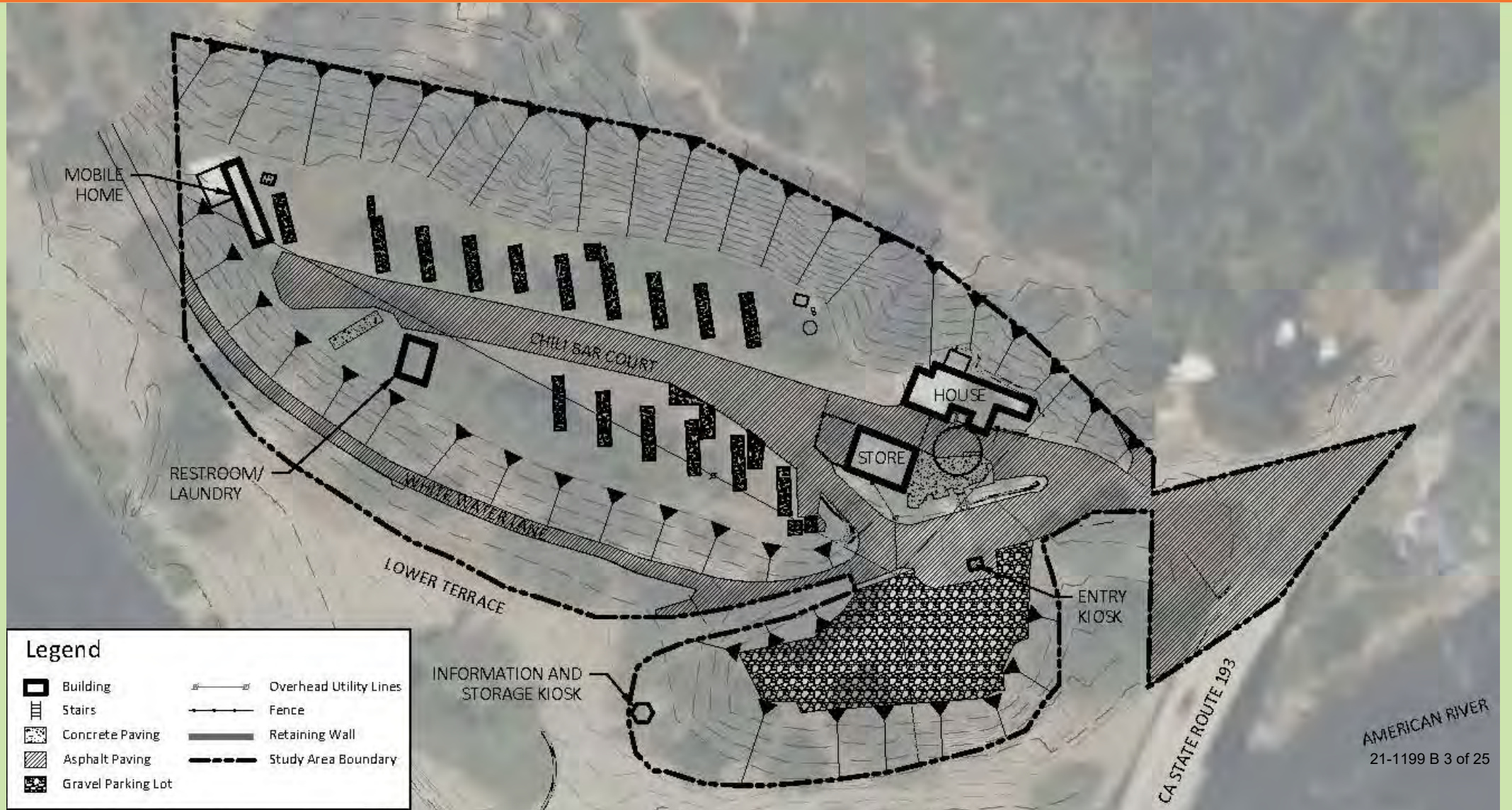


We Are
Here

Additional Studies
Detailed Design
Construction

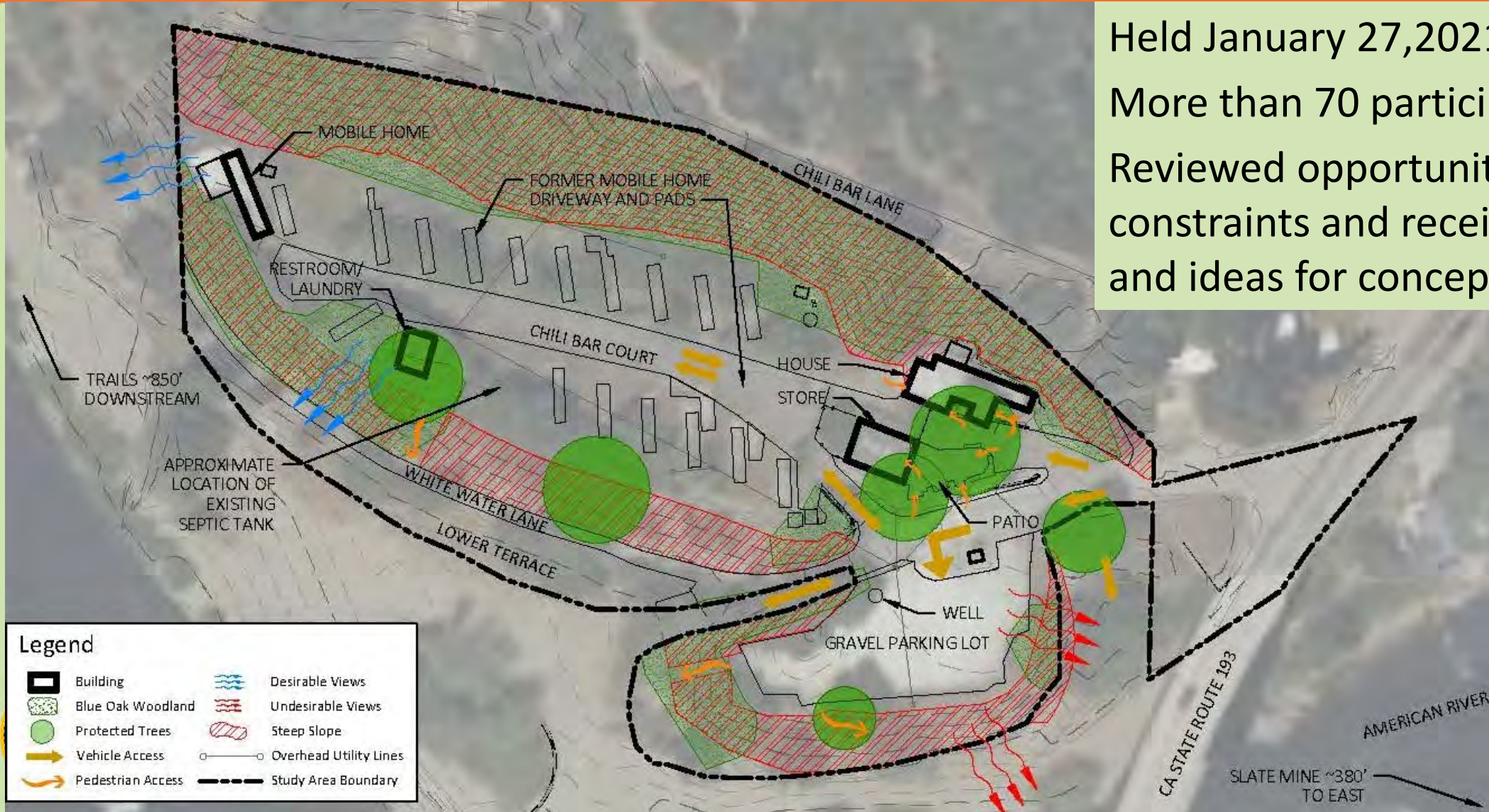


Existing Conditions



Public Outreach Meeting #1

Held January 27, 2021 via Zoom
More than 70 participants
Reviewed opportunities and constraints and received feedback and ideas for concept designs.



Public Outreach Meeting #1 – Response Summary

- Desire for day use improvements including permanent restrooms, picnic areas, and potable water.
- Concerns about overnight use including noise, financial feasibility and restricting use of site. Some support for overnight use was received in written form.
- Interest in playgrounds and small sports courts.
- Moderate support for re-use of store and house structures for educational purposes but also concerns of financial feasibility.
- Desire for trail connection and concerns over loss of private property.
- Improving accessibility to the site and river is strongly supported.



Public Outreach Meeting #2

Held March 27, 2021 onsite

23 attendees and 7 e-mailed comments

Obtained feedback on three preliminary conceptual designs and associated fiscal analysis

- Option 1: Support River Access with Expanded Parking
- Option 2: Day Use Park
- Option 3: Tent Camping



Public Outreach Meeting #2 – Response Summary

- No additional parking for river support is needed.
- Option 2 – Day Use was the most preferred option.
- Option 3 – Camping was the most controversial option, with strong opposition and strong support. Supporters wanted to see high-end camping options.
- Comments provided additional guidance for and emphasized importance of vehicular circulation.
- Although the lower terrace river access is outside this study area, many commented on the importance of accessible river access.
- The financial feasibility of the design is important.



Public Outreach Meeting #3

Held June 3,2021 via Zoom

More than 13 participants

Presented draft Feasibility Study

Summary of responses:

- There was strong support for onsite improvements.
- Support for options that are financially stable either through increased fees, rent, or grant funding. Many respondents suggested funding the project via grants.
- Although outside of study area, universal access to riverfront remains a priority of the community.
- Although outside of the study area, providing trail connections remains a priority of the community.



Conceptual Designs

All three designs feature:

- Existing gravel parking lot to remain
- Improved steps between parking lot and lower terrace
- 2 new accessible parking spaces and picnic area on lower terrace
- Interpretive signs for public education



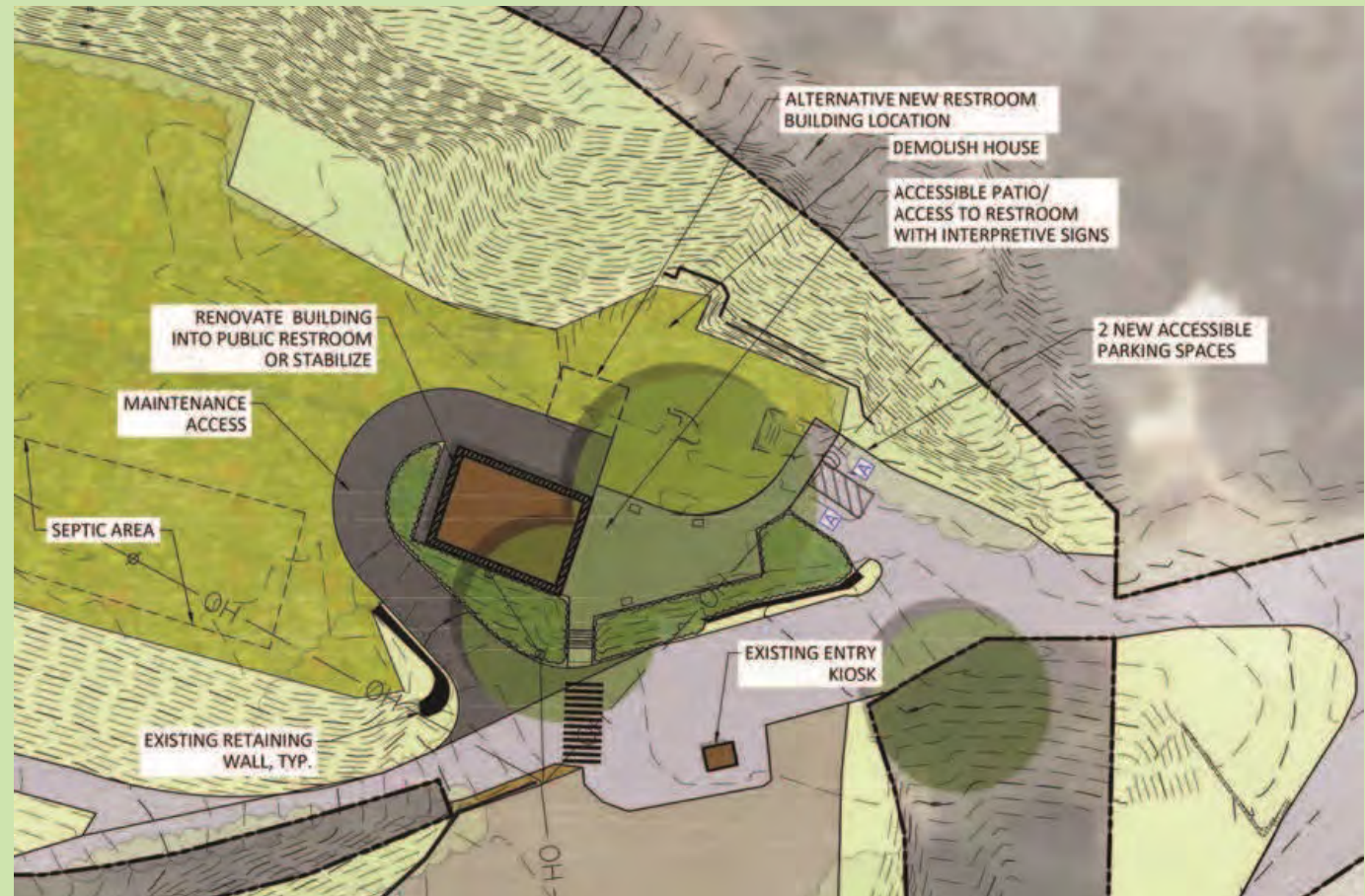
Conceptual Design Option 1 – Support River Access



Conceptual Design Option 1

Key Features

- Permanent restroom building with changing rooms either in old store or new building
- Rebuild accessible patio
- Stabilize existing CMU restroom/laundry building
- Demolish mobile home park infrastructure and residence and seed with fire-wise native plants



Could work as first phase of development.



Management Concerns Option 1

Operational Tasks

- Daily/ Weekly Restroom Maintenance
- Septic System Inspection and Pumping
- Annual Fuel Load Management

Management Options

- County Facilities Division
- Updated Management Agreement with ARC



Financial Analysis Option 1

Pre-Construction Costs

(Technical Studies, Environmental Review,
and Construction Documents)

\$210,000

Construction Costs

\$950,000

New Annual Net Revenue*

-\$8,000 to \$20,000

Return on Investment

Poor

Risk

Low

Grant Opportunities

Minimal due to limited amenities

*Net Revenue considered three levels of increased use with current (\$3) and increased (\$5) user fees.



Conceptual Design Option 2 – Day Use



Conceptual Design Option 2

Key Features

- Renovate restroom building
- Drinking fountain
- Group and individual picnic areas
- Multi-use turf areas
- Accessible play area
- Accessible loop trail
- Parking lot
- Store with expanded patio, run by concessionaire
- Space for future storage building
- Improved stair/ramp between terraces



Management Concerns Option 2

Operational Tasks

- Daily/ Weekly Restroom Maintenance
- Park Landscape Maintenance (including weekly turf mowing)
- Septic System Inspection and Pumping
- Annual Fuel Load Management
- Store Building Maintenance
- Collection of Day Use fees for park area

Site Management Options

- County Facilities Division
- Concessionaire (may maintain store building)
- Updated Management Agreement with ARC



Financial Analysis Option 2

Pre-Construction Costs (Technical Studies, Environmental Review, and Construction Documents)	\$350,000
Construction Costs	\$2,245,000
New Annual Net Revenue*	\$3,000
Return on Investment	Poor
Risk	Moderate
Grant Opportunities	Good due to new amenities

*Net Revenue assumes 30% increase in number of users and 6-month rental of store space.



Conceptual Design Option 3 - Camping



Conceptual Design Option 3

Key Features

- Renovate restroom building
- Potable water
- Store with expanded patio
- On-site camp steward in renovated house
- 9 to 12 high-end campsites (RV/trailer, cabin, yurt, etc.)*
- Covered group gathering area
- Improved stair and ramp between terraces



*Exact number and type of campsites to be determined by campground operator



Management Concerns Option 3

Operational Tasks

- Daily/ Weekly Restroom Maintenance
- Store and Camp Steward Building and Campground Maintenance
- Campground Marketing, Reservations, and Website
- Septic System Inspection and Pumping
- Annual Fuel Load Management

Site Management Options

- Concessionaire (possible long-term lease)
- Updated Management Agreement with ARC
- County Facilities Division



Financial Analysis Option 3

Pre-Construction Costs (Technical Studies, Environmental Review, and Construction Documents)	\$530,000
Construction Costs	\$3,100,000
New Annual Net Revenue*	\$44,000
Return on Investment	Moderate
Risk	High
Grant Opportunities	Limited due to camp user fees

*Net Revenue assumes 9-space RV park and 6-month rental of store space



Phasing

Phased development may allow the County to better meeting the short-term needs of the existing users.

- Phase one would involve implementing some or all of Option 1.
- Future phases could include some or all the improvements proposed in either Option 2 or Option 3.

If a phased approach is preferred, it is recommended a new restroom building be constructed in Phase 1, rather than renovating the store, to allow for commercial purposes in the future.



Park and Recreation Commission

Presented Draft Feasibility Study at the June 17, 2021 meeting.

Commissioners approved a motion to

recommend to Board Of Supervisors direct staff pursue either direct county implementation or through grant funding as soon as possible restrooms, changing area, and potable water to be provided at Chili Bar, and as a second phase pursue inclusive amenities and access to the river. Also recommend staff and interested commissioners should meet with ARC to review how changes and management of river access might be improved as well as improved trail connectivity.



Development Process – County Responsibilities

Development by
County

Board of Supervisors to provide direction.

Development by
Concessionaire

Assemble development team from County Divisions,
Partners, and Concessionaires

Identify Funding Sources and Secure Funding ★

Additional studies on buildings and site

Preliminary Design
(including connections to off-site recreation) ★

Environmental Review (CEQA) and technical studies ★

Construction Documents

Construction

Prepare contract and bid process.

Development Permit Processing

CEQA Review ★

★ Potential for Public Participation





THANK YOU