

Use Code 141

**Prospectus for Campground and  
Related Granger-Thye Concessions  
Eldorado National Forest  
Amendment #1 (addition to  
original prospectus)**

**U.S. DEPARTMENT OF AGRICULTURE  
Forest Service**



July 2018  
Amendment #1: August 2018, (in addition  
to the original prospectus)

Previous edition obsolete

## Table of Contents

<b>I. Business Opportunity .....</b>	<b>3</b>
A. Introduction.....	3
B. Area Description .....	3
C. Description of Developed Recreation Sites and Facilities .....	4
Table 2: Characteristics of Developed Recreation Sites .....	5
<b>II. Forest Service Concession Programs and Policies .....</b>	<b>6</b>
B. Pass Discounts.....	6
K. Camping Unit Capacity.....	7
<b>IV. Application .....</b>	<b>8</b>
A. Instructions for Submitting Applications .....	8
C. Application Package Requirements.....	9

## VI. Appendices

Appendix 2: Maps of Developed Recreation Sites

Appendix 3: Inventory of Government-Furnished Property

## I. Business Opportunity

### A. Introduction

The Eldorado National Forest is soliciting applications from qualified applicants for a Special Use Permit to provide high quality public service in the operation and maintenance of government furnished recreation facilities located on the Forest. One permit will be issued for recreation facilities on Amador, Georgetown, Pacific, and Placerville Ranger Districts. The permit will be issued for a period of up to 15 years (10 years + 5 years). **This amendment adds two sites to Placerville Ranger District and this document is to be combined with the original prospectus. Statements included in this amendment are the only additions/changes from the original prospectus and are displayed in bold. The permit will include the following developed sites that will be added to the 60 sites identified in the original prospectus:**

#### Placerville District

#### 6. Lovers Leap Campground

#### 7. Pyramid Trailhead

**Table 1. A & B:** Gross revenue for the past three years. *This only includes campground fees and day use fees; this does not include additional revenue such as firewood sales, pet fees, coin-operated showers, etc.*

	<b>All District Total</b>
<b>Year</b>	<b>Gross Revenue</b>
2015	<b>\$1,427,605.32</b>
2016	<b>\$1,565,617.04</b>
2017	<b>\$1,594,627.22</b>

Revenue by district:

<b>Placerville District</b>	
<b>Year</b>	<b>Gross Revenue</b>
2015	\$116,617.00 + <b>\$48,124.45</b> <b>= \$164,741.45</b>
2016	\$127,810.35 + <b>\$58,946.99</b> <b>= \$186,757.34</b>
2017	\$99,085.00 + <b>\$61,537.14</b> <b>= \$160,622.14</b>

### B. Area Description

The Placerville Ranger District is located in central California in the southeastern portion of El Dorado County. The district ranges from 3,000 feet to 8,000 feet in elevation. The District is

Previous edition obsolete

mostly within a uniform mixed conifer forest. The higher elevations are typically covered by red fir, lodge-pole pines, and open meadows. US Highway 50, a state scenic highway, bisects the district and provides year-round access.

All of the campgrounds and picnic area on the Placerville District are accessible via US Highway 50 and paved forest roads. The maximum distance of any campground from Highway 50 is approximately 22 miles.

## C. Description of Developed Recreation Sites and Facilities

### **PLACERVILLE DISTRICT (additional sites)**

#### **6. Lover's Leap Campground**

This campground and day use parking area is located in the town of Strawberry, CA, 43 miles east of Placerville, along US Highway 50. The campground is at 5,800 feet elevation. Vegetation of the area is dominated by Sierran mixed conifer. This campground is located near Lovers Leap, a granite rock formation that is very popular with rock climbers

The operating season for the campground is from the second weekend in May through the last weekend of October, depending on snow. The season may be limited by late snowmelt or early fall storms.

Activities in the area include rock climbing, hiking, fishing, water-play, and sightseeing. The campground and day use areas also provide access to the Pony Express National Historic Trail. If not parking within the designated parking areas, visitors wishing to access this trail would be allowed to pass through without being charged a fee.

The campground consists of 21 sites, eight of which are suitable for tent camping. The campground road is paved. Each site contains a picnic table, fire-ring, and pedestal grill. There are two vault toilets with one seat each. In addition, there are 16 day use parking spots that are traditionally used by day users and rock climbers.

The concessionaire is responsible for providing garbage cans/bins. Water is provided by connection to the local drinking water provider (EID – El Dorado Irrigation District). The water system is connected to one faucet/spigot. The concessionaire will be responsible for maintenance of the water system from the source and the water distribution line to the spigot/faucet.

A full time caretaker/manager is recommended at Lover's Leap Campground. One camp site can be used by the caretaker/manager, however, there are no hookups or sewage facilities available.

#### **7. Pyramid Creek Trailhead**

This trailhead is located near the town of Strawberry, CA, just north of US Highway 50, approximately 44 miles east of Placerville, California.

The trailhead is at 6,100 feet elevation. Vegetation of the area is dominated by Sierran mixed conifer. The trailhead provides access to the Pyramid Creek Geologic Special Interest Area and the Desolation Wilderness.

The operating season for the trailhead is from the second weekend in May through the last weekend of November, depending on snow. The season may be limited by late snowmelt or early fall storms.

Previous edition obsolete

Activities in the area include hiking, rock climbing, fishing, and sightseeing. Wilderness day-use permits are not available at the trailhead, but can be found at a kiosk at the Desolation Wilderness boundary. The trailhead also provides access to the Pyramid Creek Loop Trail. If not parked within the trailhead parking area, visitors wishing to access these areas would be allowed to pass through without being charged a fee.

The paved parking area consists of approximately 45 parking spots and 2 Accessible parking spots. There is one vault toilet with one seat and one flush toilet building with two seats. The concessionaire will be responsible for cleaning, operating and maintenance of these toilets.

The Forest Service currently charges a \$5/day fee for parking in the trailhead parking area. The concessionaire may continue to charge a standard amenity fee. However, that parking fee is waived for overnight permit holders accessing Desolation Wilderness. Overnight permit holders are issued a parking pass for trailheads that charge a day use fee. The parking pass should be displayed on the dash of their vehicle when using the parking area. The parking pass does not reserve a parking space nor guarantee parking will be available.

The concessionaire is responsible for providing garbage cans/bins. Water is provided by a vertical well to a 5,000 gallon above ground storage tank and gravity fed 200 feet to the flush toilets and drinking water spigot. The concessionaire will be responsible for maintenance of the water system from the source, including the well, storage tank, pump, water distribution lines, generator, electrical system, and pump house.

**Table 2: Characteristics of Developed Recreation Sites**

**Placerville Ranger District (additional sites)**

Site	6. Lovers Leap CG	7. Pyramid Creek Trailhead
Communications	None	None
Utilities	Water	Water
Drinking Water	Public Water System (EID)	Vertical Well
Toilet/Shower Type	None	None
Toilet Vault Capacity	500 - 1,000 gal.	500 - 1,000 gal.
Forest Service Trash Bins	None	None

Site	6. Lovers Leap CG	7. Pyramid Creek Trailhead
<b>Trash Bin Type</b>	(1) 4 Yd. dumpster provided by contractor	(1) 4 Yd. dumpster provided by contractor
<b>Accessibility</b>	(2) toilet accessible	(3) toilet accessible
<b>Elevation</b>	5,800 feet	6,100 feet
<b>Number of Camping Units</b>	(21) single	N/A
<b>2016 Fee Per Camping Unit</b>	Single \$10 Day use \$5	\$5 Parking/vehicle
<b>2017 Fee Per Camping Unit</b>	Single \$10 Day use \$5	\$5 Parking/vehicle
<b>Minimum Operating Season *</b>	May 15 – September 30	May 15 – September 30
<b>Three-year Average Gross Revenue (2015-2017)</b>	\$23,747.22	\$32,455.64

\*Does not include revenue from firewood sales, day-use fees, coin-operated showers, etc.

## **II. Forest Service Concession Programs and Policies**

### **B. Pass Discounts**

The permit holder must provide a 50 percent discount on recreation fees charged under REA at developed recreation sites covered by this prospectus to holders of Golden Age and Golden Access Passports, as well as holders of the Interagency Senior and Access Passes.

Specifically, holders of these passes are entitled to a 50 percent discount on the fee for a single campsite occupied by the pass holders. The pass holders are not entitled to a discount on the fee for a multiple-family campsite, cabin, day use/group use areas, or any additional campsites occupied by those accompanying the pass holders. The 50 percent campsite discount does not include utility, water, or any other hookup fees.

Any loss of fee revenue from honoring the passes should be factored into applicants' bids.

The permit holder will not be required to offer discounts on camping to holders of the Annual or Volunteer Pass.

The following is a list of sites covered by this prospectus where the 50 percent discount for passes applies:

Previous edition obsolete



**Placerville District**

- China Flat Campground
- Capps Crossing Campground (except when reserved as a group site)
- **Lovers Leap Campground**
- Sand Flat Campground
- Silver Fork Campground

Standard Amenity Recreation Fee Sites Under REA [Reserved]. The Forest Service is proposing a revision to FSM 2344.3 to address treatment of standard amenity recreation fee sites in the concession program. The agency reserves the right to amend a special use permit issued under this prospectus to be consistent with any change in that directive.

The permit holder is not required to provide free use at standard amenity recreation fee sites covered by this prospectus to holders of Golden Age and Golden Access Passports, as well as holders of the Interagency Annual Pass and any applicable local pass.

The following is a list of standard amenity recreation fee sites included in this prospectus. The permit holder is not required to honor passes that provide for free use at these sites:

**Placerville District**

- Bridalveil Picnic Area
- **Pyramid Trailhead**

**K. Camping Unit Capacity**

**Number of Vehicles Per Camping Unit**

A single-family camping unit may accommodate one vehicle. A “vehicle” is defined as any motorized conveyance, except that for purposes of vehicular capacity, two motorcycles are considered one vehicle. Additional vehicles may be allowed at a camping unit, if the camping unit can safely accommodate them. When extra vehicles are allowed, an extra fee of up to 50 percent of the camping unit fee may be charged for each extra vehicle. If an extra vehicle exceeds the camping unit capacity (i.e., the extra vehicle causes a safety hazard or resource damage), the customer may be required to pay for an additional camping unit or park in an overflow parking area, if available. One towed vehicle per single camping unit will be allowed for no extra charge if it can be parked completely on the surfaced area and does not create a safety hazard. Examples of towed vehicles include a boat trailer or a car towed by a motor home.

**Day Use Site Capacity**

**Placerville Ranger District:**

<b>Facility</b>	<b>People at one Time</b>
Bridalveil Picnic Area	165
<b>Pyramid Trailhead</b>	<b>225</b>

## **IV. Application**

### **A. Instructions for Submitting Applications**

Applicants may submit:

- One application for all of the developed recreation sites offered described in this prospectus, **along with Amendment #1**, which are located on the Amador, Georgetown, Pacific and Placerville Districts.

Applicants are strongly encouraged to visit the sites at least once before submitting an application (*see* Appendices 1 and 2, vicinity and area maps and maps of developed recreation sites).

The information in this prospectus is from generally reliable sources, but no warranty is made as to its accuracy. Each applicant is expected to make an independent assessment of the business opportunity offered in this prospectus.

All applications must be submitted to Laurence Crabtree, Forest Supervisor, Attention: Michelle Zuro-Kreimer, Eldorado National Forest, 100 Forni Road., Placerville, CA 95667. Applications must be received by close of business (4:30 p.m.) on September 10, 2018.

Applicants must submit **five (5)** copies of their application package and supporting documents.

Please ensure that all requested information is submitted. Missing or incomplete information will result in a lower rating for the corresponding evaluation criteria.

Applications must be signed. The person signing for an entity must have authority to sign for that entity. Applicants must include their address, telephone number, facsimile number, and email address.

Corporations also must include:

- Evidence of incorporation and good standing.
- If reasonably obtainable, the name and address of each shareholder owning 3 percent or more of the corporation's shares and the number and percentage of any class of voting shares that each shareholder is authorized to vote.
- The name and address of each affiliate of the corporation.
- If an affiliate is controlled by the corporation, the number of shares and the percentage of any class of voting stock of the affiliate owned, directly or indirectly, by the corporation.
- If an affiliate controls the corporation, the number of shares and the percentage of any class of voting stock of the corporation owned, directly or indirectly, by the affiliate.

Partnerships, limited liability companies (LLCs), associations, or other unincorporated entities must submit a certified copy of the partnership agreement or other documentation establishing the entity or a certificate of good standing under the laws of the state where the entity is located.

Previous edition obsolete



Applicants should contact **Michelle Zuro-Kreimer** at (530) 621-5214 or email at [mzurokreimer@fs.fed.us](mailto:mzurokreimer@fs.fed.us) regarding any questions related to this prospectus.

### C. Application Package Requirements

Applications must be in writing and must include or address the following:

- A proposed annual operating plan (including required and optional services).
- A business plan, business experience, references, and Small Business Development Center (SBDC) review fee, if applicable (*see* section IV.C.2).
- Financial resources.
- Fees charged to the public.
- **Fee to the government.**
- Initial processing fee.

### 5. Fee to the Government

The Government is obligated to obtain fair market value for the use of its land and improvements.

The minimum fee is the concession's average gross revenue for the past three years multiplied by the current 30-year Treasury bond rate. The minimum fee will be adjusted at the end of the first five years of the permit term and again at 10 years if the permit is extended for an additional five years.

#### Minimum Fee Calculation

Year	Gross Revenue
2015	1,427,605.32
2016	1,565,617.04
2017	1,594,627.22
<b>Total</b>	<b>4,587,849.58</b>

Total gross revenue ÷ 3 = average gross revenue

$$4,587,849.58 \div 3 = 1,529,283.19$$

Average gross revenue multiplied by the current 30-year Treasury bond rate = the minimum annual fee. The current 30-year Treasury bond rate is 3.09 percent (as of August 3, 2018).

$$\$1,529,283.19 \times 0.0309 = \mathbf{\$47,254.85 \text{ minimum annual fee}}$$

Applicants may propose a fee below the minimum, provided they can document why this amount represents fair market value. However, the Forest Service may reject the proposed fee if the agency determines that it does not reflect fair market value.

Applicants must propose the fee to the Government as a percentage of the concession's adjusted gross revenue. One percentage may be proposed for the entire permit term, or the percentage

may vary each year. However, if a consolidated fee payment will be proposed, one percentage rate must be proposed for the entire period of consolidated payments.

**Optional Consolidated Land Use Fee Payment.** Applicants may propose a consolidated fee payment for a minimum of 6 years but up to 10 years during the initial permit term or extension of the term to finance a GT fee offset project. The consolidated land use fee payment will be determined by multiplying the average annual gross revenue of the offering for the past 3 years (adjusted, if applicable, based on expansion or contraction of the concession) by the number of years the land use fee payments will be consolidated, and multiplying the product by the percentage of gross revenue proposed by the applicant. If the Forest Service will perform the GT fee offset work using a collection agreement, the entire consolidated land use fee payment must be made when the first land use fee payment otherwise would have been due. If the holder will perform the GT fee offset work, the holder must commence that work within the first 6 months of the consolidated fee period and must complete the work within 18 months of the beginning of the consolidated fee period. The consolidated land use fee payment will not be reconciled based on actual gross revenues.

The proposed fee to the Government also must be included in the business plan as an expense item in the cash flow projections.

The fee to the Government may be offset in whole or in part by the value of Government MRRI, performed at the permit holder's expense in accordance with a GT fee offset agreement (*see* section III of the prospectus).

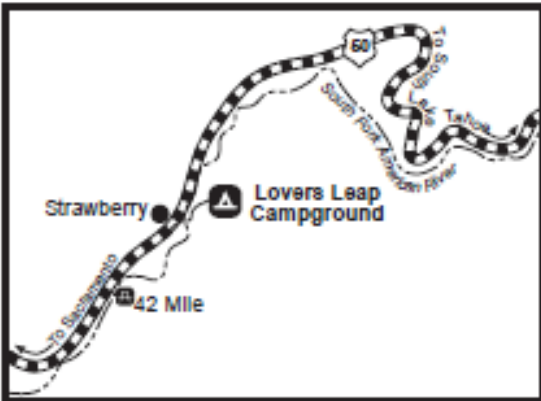
### **Burden and Non-Discrimination Statement**

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0596-0082. The time required to complete this information collection is estimated to average 10 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or part of an individual's income is derived from any public assistance. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at 202-720-2600 (voice and TDD).

To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, SW, Washington, DC 20250-9410, or call toll free at (866) 632-9992 (voice). TDD users can contact USDA through local relay or the Federal relay at (800) 877-8339 (TDD) or (866) 377-8642 (relay voice). USDA is an equal opportunity provider and employer. The Privacy Act of 1974 (5 U.S.C. 552a) and the Freedom of Information Act (5 U.S.C. 552) govern the confidentiality to be provided for information received by the Forest Service.

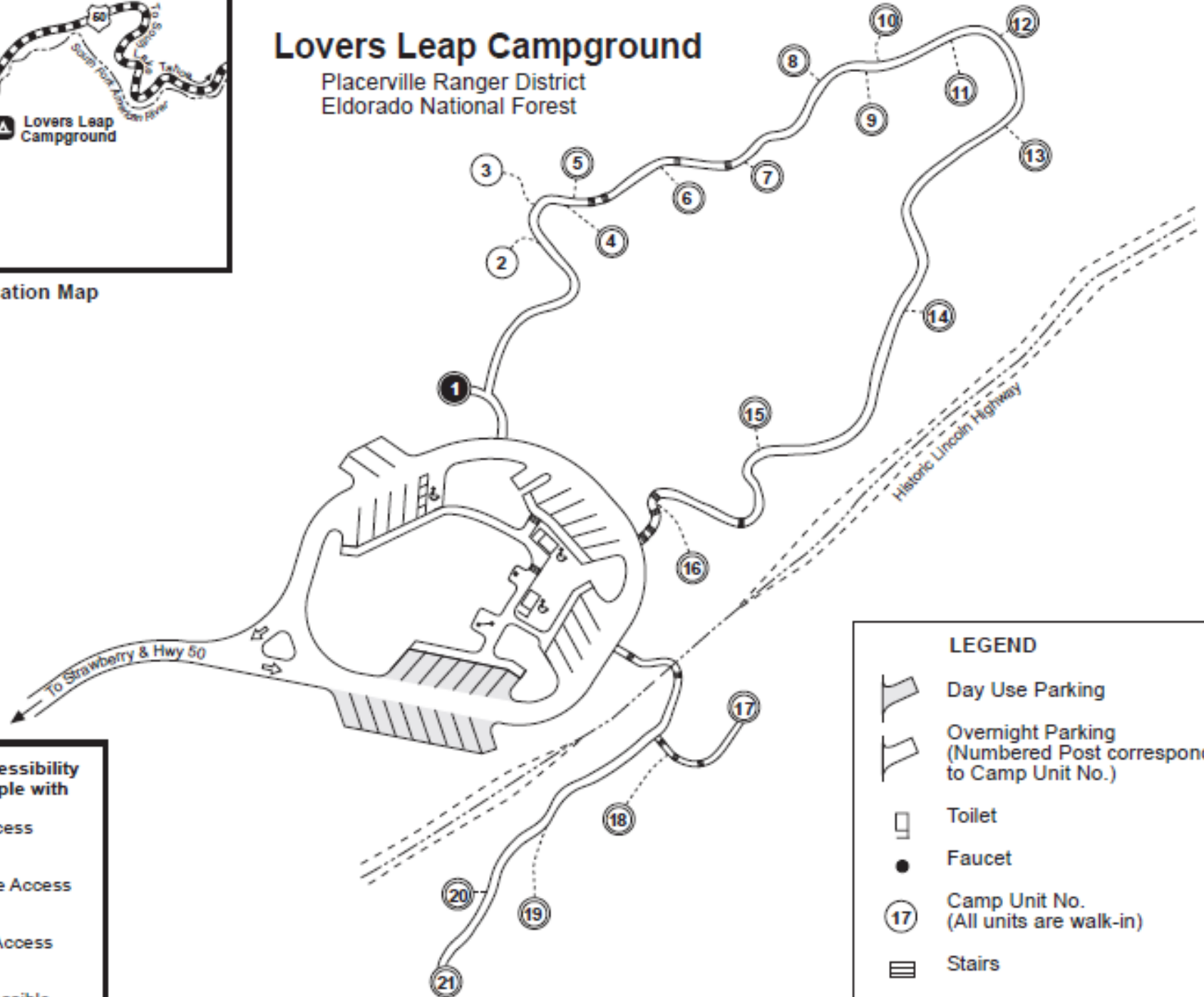
## Appendix 2: Maps of (additional) Developed Recreation Sites Placerville Districts



Location Map

# Lovers Leap Campground

Placerville Ranger District  
Eldorado National Forest



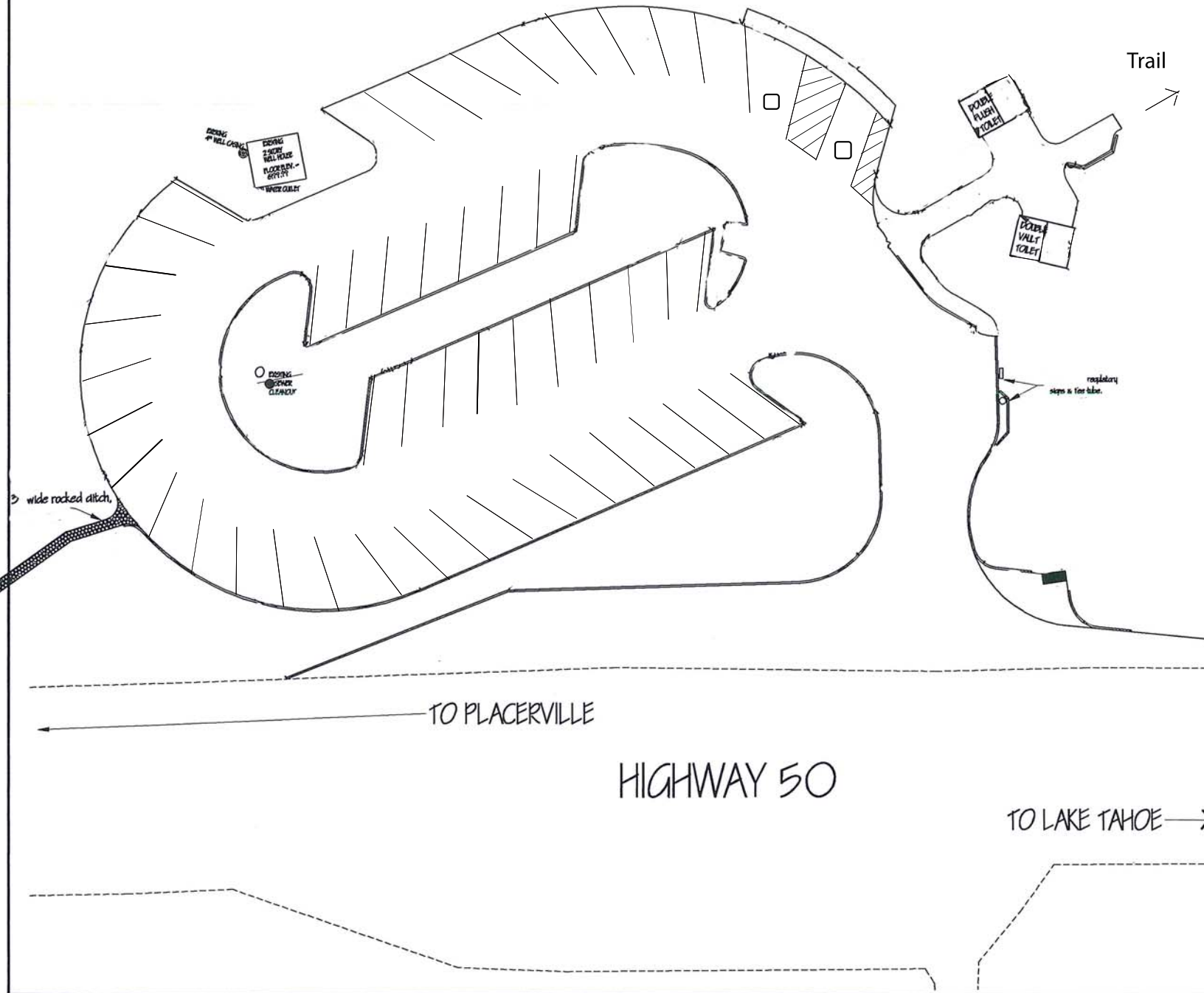
## Campsite Accessibility Level For People with

- 27** Easy Access
- 7** Moderate Access
- 2** Difficult Access
- 32** Not Accessible

## LEGEND

- Day Use Parking
- Overnight Parking (Numbered Post corresponds to Camp Unit No.)
- Toilet
- Faucet
- Camp Unit No. (All units are walk-in)
- Stairs
- Bulletin Board

# PYRAMID TRAIL HEAD



## Appendix 3: Inventory of Government-Furnished Property

### Appendix 3 – Government Facility and Improvement Inventory

Site Name	Feature Type	Quantity	Value	Total Cost Replacement Value Per Site
<b>1. Lover's Leap CG</b>	Toilet	2	\$42,150.86	\$105,377.34
<b>2. Pyramid Creek Trailhead</b>	Toilet #1	1	\$157,586.52	\$157,586.52
	Toilet #2	1	\$45,503.77	\$45,503.77
	PUMPHOUSE	1	\$71,947.78	\$71,947.78